

Kahler Slater

Milwaukee
Madison
Richmond
Chicago
Singapore

January 20, 2022

City of La Crosse
City Plan Commission
400 La Crosse Street
La Crosse, WI 54601

722 Williamson Street
Madison, WI 53703
P 608.283.6300

Dear Members of the Planning Commission,

On behalf of the Mayo Clinic Health System (MCHS), I would like to apply for a variance for setbacks on Mississippi Street between West Avenue and 11th Street South. Enclosed please find design drawings that describe the proposed canopy which encroaches on the required building setback.

MCHS is faced with aging facilities for both the hospital, the St. Francis building, and the ambulatory clinic, the Skemp building. MCHS leadership created a multi-phased redevelopment program to replace the two older buildings over time. We prioritized replacement of inpatient programs in this Phase 1 project. Our goal is to ensure that the new facility would provide innovative ways to deliver patient care and demonstrate the "One Mayo" philosophy and brand.

The function of this south facing drop-off and pick-up canopy is for patient transfers from nursing homes or similar patient transfer activity. These transfers want to be near the front door, but not at the front door. Patients may be on a stretcher or using a wheelchair. The canopy protects the visitor from rain as they are loaded into and out of the transfer vehicle.

The ordinance allows the canopy to extend 2'-0" over the building set-back line, which in our case is 25'-0". In order to have adequate coverage of the vehicle and transfer, we recommend the canopy to have a 17'-2" setback. The ordinance allows a 2'-0" encroachment into the building setback. Our encroachment is a total of 7'-10".

Sincerely,

KAHLER SLATER, INC.



William Eric Steed
Architect, Principal, Team Leader

CC. Karen Finneman Killinger, Mayo Facilities & Support Services
Regional Chair – Southwest Wisconsin