

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Coulee Council on Addictions, Inc.  
921 West Avenue South  
La Crosse, WI 54650

Owner of site (name and address):

Franciscan Skemp Medical Center, Inc. c/o Mayo Clinic Tax Unit  
200 First Street SW  
Rochester, MN 55905

Address of subject premises:

923, 927, 929, 935, 939 Ferry Street

Tax Parcel No.: 17-30053-30, 17-30053-20, 17-30053-10, 17-30052-140, 17-30052-130

Legal Description: See attached

Zoning District Classification: R-5 Multiple Dwelling

Proposed Zoning Classification: PS Public and Semi-Public

Is the property located in a floodway/floodplain zoning district?  Yes  No

Is the property/structure listed on the local register of historic places?  Yes  No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?  Yes  No

Is the Rezoning consistent with the policies of the Comprehensive Plan?  Yes  No

Property is Presently Used For:

All of the lots that are zoned R-5 are currently vacant.

Property is Proposed to be Used For:

The Coulee Recovery Center will be built on the lots identified for rezoning, as well as 921 Ferry Street. The 13,000+ square foot building will include flexible spaces to allow for diverse programming, including recreational and psycho-social activities for those seeking long term recovery. It will also include confidential office space for staff and visitors, an updated kitchen to allow for efficient food storage and handling, a resource library and place other organizations could meet with visitors, a mediation and contemplation area, and an inviting drop-in center that is alcohol and chemical free, as well as a coffee area for both community members and those seeking services at Coulee. It include adequate parking for those visiting on a daily basis.

Proposed Rezoning is Necessary Because (Detailed Answer):

Rezoning is necessary because the proposed development encompasses all five lots proposed to be rezoned, as well as 921 Ferry Street, which is already zoned PS - Public/Semi-public. In order to build on the lots, they must all be combined and must all be zoned the same.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

The proposed development is within Mayo Clinic's Campus Plan. The development will also be an asset to the neighborhood because the building itself will be constructed of quality materials, have many architectural design features, and be built at more of a neighborhood scale. The building will include a coffee area that will be open to the community at large. Services are being provided to individuals seeking sobriety and continues a neighborhood food pantry. The development is consistent with the Washburn Neighborhood Plan's Vision Statement of, "...projects aimed at improving the existing amenities of the neighborhood." No additional homes will be removed as a result of this project, as all the lots are vacant, except for a garage at 921 Ferry Street.

CITY OF LA CROSSE, WI  
General Billing - 150177 - 2017  
003845-0034 Rachel H... 07/07/2017 11:39AM  
1608 - COULEE COUNCIL ON ADDICTIONS

Payment Amount: 450.00



AFFIDAVIT

STATE OF Wisconsin )  
COUNTY OF LaCrosse ) ss

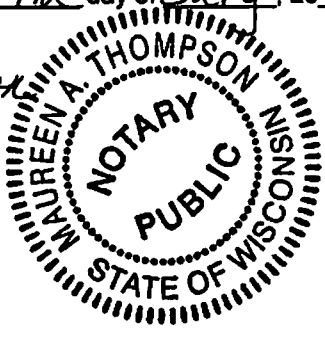
The undersigned, Tanner Holst, agent for Franciscan Medical Center, INC CFMC, Inc. being duly sworn states:

1. That the undersigned is an agent for FMC, Inc. ~~adult resident~~ of the City of LaCrosse, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at 923, 927, 929, 935 + 939 Ferry St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit (district change or amendment (circle one) for said property.

T. T. Holst  
Property Owner

Subscribed and sworn to before me this 7th day of July, 2017

Maureen A. Thompson  
Notary Public  
My Commission expires 3/8/2019





# Coulee Council On Addictions

Bridging the Gap Between Addiction and Recovery

To: City of La Crosse

From: Cheryl Hancock, Executive Director

Re: Rezoning Application

Date: July 7, 2017

Please find the materials as needed to complete the Rezoning application or the following properties: 923 Ferry Street, 927 Ferry Street, 929 Ferry Street, 935 Ferry Street, and 939 Ferry Street.

Coulee Council on Addictions has been serving those seeking long term recovery for almost 50 years. We have been at our current location since the late 70's and have positive relationships with the neighboring properties in our current location. We have negotiated a positive partnership agreement with Mayo Health Systems (owner of the property) on a long term lease that allows us to build a new 13,000 square foot building in the location of the rezoning application. As a result we are making the rezoning application. We are requesting a zoning of public/semi-public which is consistent with land in close proximity shown as public/semi-public on the Future Land Use Map and Mayo Clinic's Campus Plans' boundaries.

The Coulee Recovery Center will be a safe and chemical free place for individuals on their recovery journey to go to find support, recreational opportunities, socialization with others on the same journey and a way to re-introduce themselves as a positive member of the neighborhood and community. We hope to provide a coffee center that will allow for networking – as well as opportunities to learn work and employment skills and provide service to the community. We look to continue the neighborhood food pantry and offer meeting places for support groups and committees working toward our mission's goals. We see our project as a neighborhood focused development helping the greater La Crosse community by helping those who live here recover.

As we researched where in the City of La Crosse we might locate, we heard from almost all of our stakeholders that we needed to be in central La Crosse, at or near a bus route and one that is pedestrian friendly. This site meets all of those criteria. We also see our project as a nice transition between the more institutionalized buildings of Mayo's main campus and the residential neighborhood. It is important for us to have a building that is welcoming – not only internally but externally as well.

In addition we would note that we have accepted an offer to purchase our current location at 921 West Ave. South. Once done the new ownership will result on that property being added back to the tax rolls and in return we are hoping there will be some consideration for exempt status as we complete our building and take occupancy. We understand that we may need to negotiate a PILOT and are open to doing so in the future.

**LIVE UNITED**



**Legal Descriptions for Rezoning Application**

**923 Ferry Street: Clinton & Rublees Addition-Lot 11 Block 7**

**927 Ferry Street: Clinton & Rublees Addition-West 20 ft. 2 in. of the South 48 ft. & West 28 ft. 8 in. of the North 92 ft. of Lot 10, Block 7.**

**929 Ferry Street: Clinton & Rublees Addition-East 34 ft. 7 in. of South 48 ft. & East 26 ft. 1 in. of North 92 ft.- Lot 10, Block 7.**

**935 Ferry Street: Clinton & Rublees Addition-Lot 9 Block 7**

**939 Ferry Street: Clinton & Rublees Addition-Lot 8 Except East 6 ft. of South 84 ft. & Except North 56 ft. of East 24 ft. 9 in. Block 7.**





60 Years of Knowledge





COMMUNITY  
GARDEN

ALLEY

ALLEY

10TH STREET

FERRY STREET





ALLEY

ALLEY

FERRY STREET











BRICKL BROS.



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ENGINEERING  
INTERIOR DESIGN  
HSR Associates  
6070015













# COMMUNITY GARDEN




**HSR Associates**  
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Established 1950 60 Years of Professional Design





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60 Years of Excellence





**HSR** ASSOCIATES  
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ENGINEERING  
INTERIOR DESIGN  
60 Years of Excellence



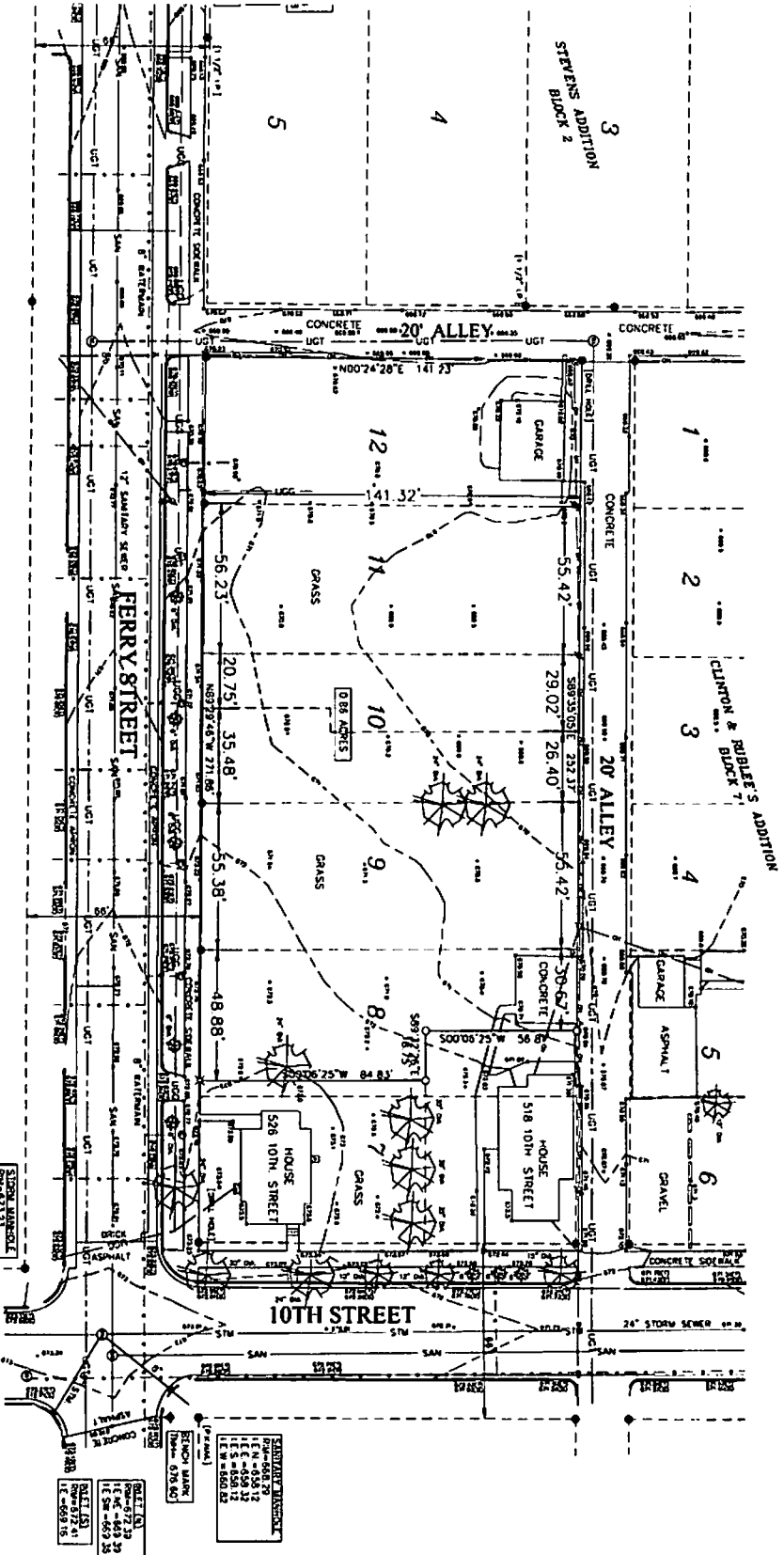


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ARCHITECTURE  
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HSR Associates  
60 Years of Excellence

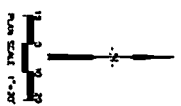




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<b>C001</b>	DATE	02/20/20
	PROJECT	COULEE RECOVER CENTER
	CLIENT	LA CROSBIE
	CONTRACT NO.	LA CROSBIE 2020-01
DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 02/20/20		

**COULEE RECOVER CENTER**  
 921-939 FERRY STREET  
 LA CROSBIE, WISCONSIN  
**EXISTING CONDITIONS MAP**

PREPARED FOR:  
 XXXX

**PARAGON ASSOCIATES**  
 Environmental Design & Consulting  
 CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING  
 833 COPPELLAND AVENUE, LA CROSBIE, WI 54603  
 TEL 608.781.3110 FAX 608.781.3197 Paragon-4446-01

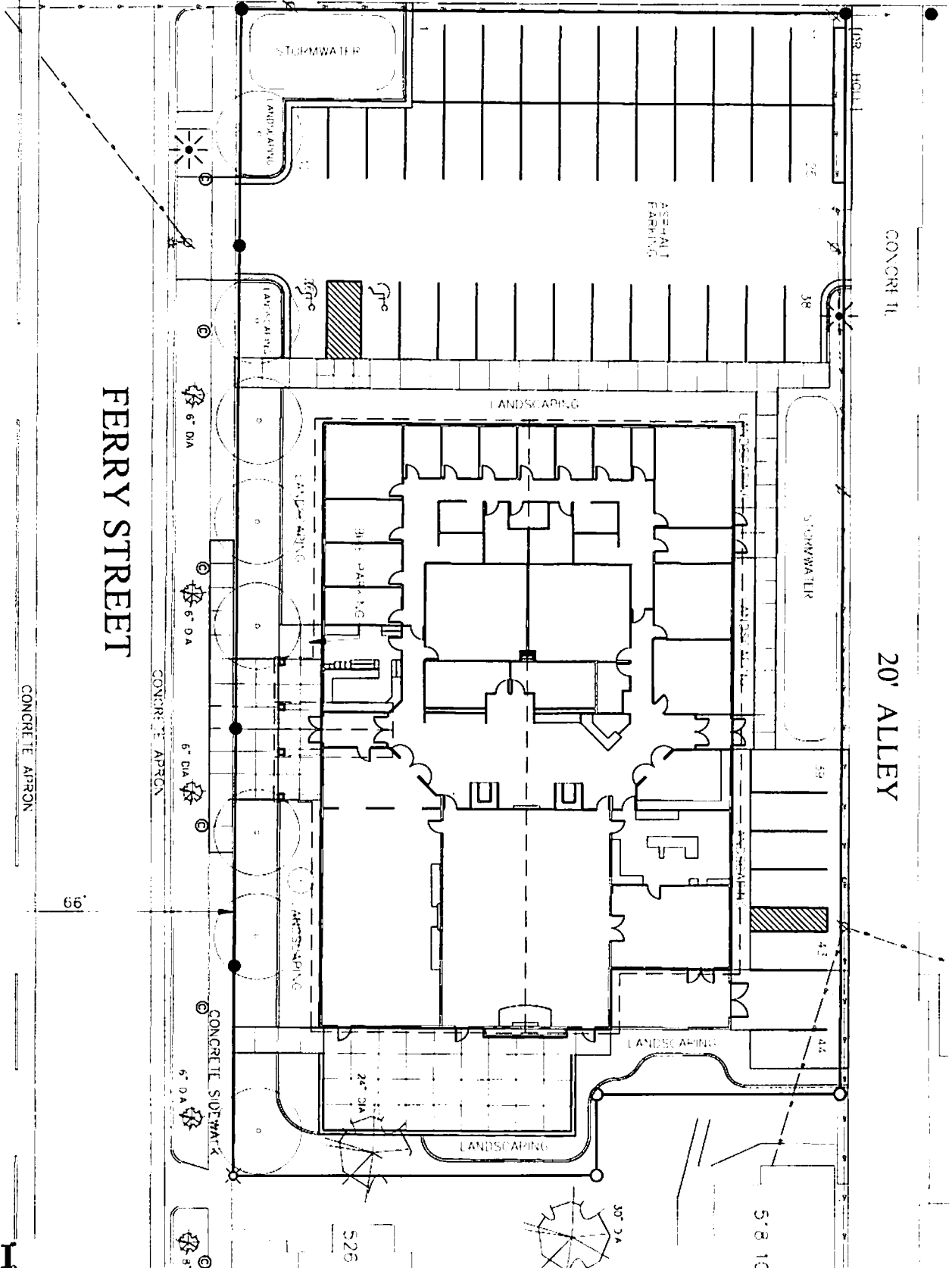
NO.	DATE	DESCRIPTION



CONCRETE

20' ALLEY

CONC



PLAN SCALE: 1"=10'

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**COULEE RECOVER CENTER**  
 921-939 FERRY STREET  
 LA CROSSE, WISCONSIN  
**EXISTING CONDITIONS MAP**

PREPARED FOR:  
 XXXX

**PARAGON ASSOCIATES**  
 Environmental Design & Consulting  
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING  
 833 COPPLAND AVENUE • LA CROSSE, WI 54601  
 TEL: 608.781.3110 FAX: 608.781.3187 Paragon@paragonwi.com

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