

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)



MULTI-FAMILY HOUSING DESIGN  
COMMERCIAL DESIGN

Applicant (name and address):  
Coulee Council on Addictions, Inc.

921 West Avenue South, La Crosse, WI 54601

Owner of site (name and address):  
Franciscan Medical Center, Inc. Mayo Clinic Corporate Tax Unit

200 First Street SW, Rochester, MN 55905

Architect (name and address), if applicable:  
HSR Associates, Inc.

100 Milwaukee Street, La Crosse, WI 546903

Professional Engineer (name and address), if applicable:  
Paragon Associates

632 Copeland Avenue, La Crosse, WI 54603

Contractor (name and address), if applicable:  
N/A

Address of subject premises:

921, 923, 927, 929, 935 and 939 Ferry Street

Initials of Inspector

Tax Parcel No.: see attached

Initials of Inspector

Legal Description:  
See attached

Initials of Inspector

Details of Exception Request:

Request of waiver of parking requirement (City Ordinance 115-393(k)(1)) which requires 1 space/300 SF of floor area.

The proposed building is 13,583 SF which equates to 45.27 or 46 stalls. We are requesting a waiver to reduce the amount of required off street parking from 46 stalls to 31 stalls.

Please explain why the standards of this ordinance should not apply to your property:

The standards of this ordinance should not apply because 1) the original design proposed the required spaces but in addressing the neighbors concerns, parking spaces were removed. 2) Coulee Council has a parking agreement with Mayo Clinic Health Systems for the use of 20 spaces, and 3) Coulee Council's current parking needs during the day rarely exceeds 25 spaces. In the evening the need is greatest but still within that 25-30 range. The agreement with Mayo would allow up to 51 spaces.

CITY OF LA CROSSE, WI  
General Billing - 151404 - 2017  
004063-0013 Rachel H... 09/08/2017 02:55PM  
1608 - COULEE COUNCIL ON ADDICTIONS

Payment Amount: 300.00

What other options have you considered and why were they not chosen:

The other options considered was to meet the required number of spaces and displace the vermicomposting site as well as the Enactus garden. (Viterbo/Boys/Girls Club) It would have required parking access of of the north south alley.

Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

This request is as a result of public input and interests that were expressed during a number of input sessions. It allows for natural barriers, keeping of the Hillview Vermicomposting site, and green space that could be used for gardens. With the agreement with Mayo Clinic and the identified stalls it will provide adequate parking for the facility and keep street parking to a minimum

Please explain the granting of the requested waiver(s) is consistent with the spirit and intent of the Ordinance; in particular, how will it meet the purpose of the Commercial District in which your property is located:

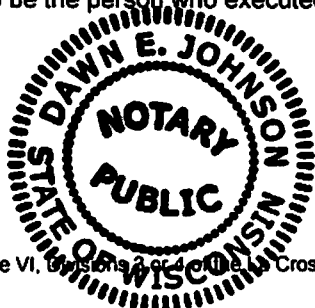
The intent of the ordinance is to provide adequate off street parking to accommodate the facility. With the Mayo Clinic agreement and the 31 stalls identified, the needs identified as part of the ordinance have been met. The Washburn neighborhood is a mixed use area that will benefit from shared parking and additional green space rather than a larger surface lot.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this request and that the above statements and any attachments submitted hereto are true and correct to the best of my knowledge and belief.

Meryl Hancock  
(signature)  
608-784-4177 9-8-17  
(telephone) (date)  
director@countycouncil.org  
(email)

STATE OF WISCONSIN )  
)ss.  
COUNTY OF LA CROSSE )

Personally appeared before me this 8<sup>th</sup> day of September, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Dawn E. Johnson  
Notary Public  
My Commission Expires: 3/18/2018  
La Crosse County



**Tax Parcel Numbers:**

921- 17-30053-40

923- 17-30053-30

927- 17-30053-20

929- 17-30053-10

935- 17-30052-140

939- 17-30052-130

AFFIDAVIT

STATE OF  
COUNTY OF

)  
) ss  
)

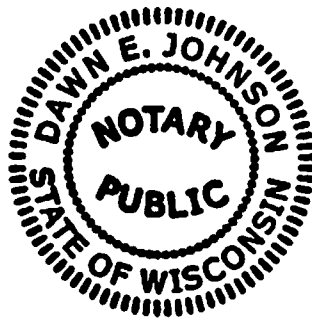
The undersigned, Tanner Holst, agent for Franciscan Medical Center, Inc. CFMC, Inc being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse State of WI
2. That the undersigned is (one of the) legal owner(s) of the property located at 921, 923, 927, 929, 935 + 939 Ferry St. La X.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Tanner Holst  
Property Owner

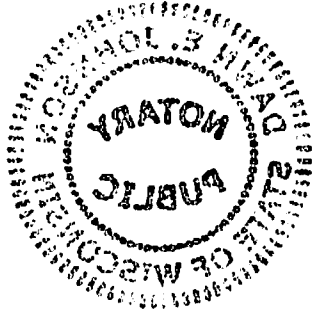
Subscribed and sworn to before me this 8<sup>th</sup> day of Sept., 2018.

Dawn Johnson  
Notary Public  
My Commission expires 3-18-2018  
La Crosse County



NOTARY PUBLIC  
STATE OF WISCONSIN  
JAMES H. JONES  
100

SECRET




[Parcel Search](#) | [Permit Search](#)

## 921 FERRY ST LA CROSSE

Print View

Parcel: 17-30053-40 Internal ID: 31252  
 Municipality: City of La Crosse Record Status: Current

**Parcel Information:**

Parcel: 17-30053-40  
 Internal ID: 31252  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.176  
 Township: 15  
 Range: 07  
 Section: 05  
 Qtr: SE-NW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

**Legal Description:**

CLINTON &amp; RUBLEES ADDITION LOT 12 BLOCK 7 LOT SZ: 54 9/12 X 140

**Property Addresses:**

Street Address	City(Postal)
921 FERRY ST	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
FRANCISCAN SKEMP MEDICAL CENTER INC	Owner	700 WEST AVE S	LA CROSSE	WI	54601
C/O MAYO CLINIC CORPORATE TAX UNIT	In Care Of	200 FIRST ST SW	ROCHESTER	MN	55905

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

**Additional Information**

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 8
2012+ VOTING WARDS	2012+ Ward 15
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601

**Lottery Tax Information**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:



**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.**

*921 Ferry - See Attached*

September 1, 2017

Cheryl Hancock, Executive Director  
Coulee Council on Addictions  
921 West Avenue  
La Crosse, WI 54601

Dear Cheryl:

The letter is in response to your request for the Coulee Council on Addictions to enter into an agreement with us to allow your visitor to utilize our parking after hours. Mayo Clinic Health System – Franciscan Healthcare supports this request for after hour parking needs. We are working to formalize such an agreement and will have a Memorandum of Agreement completed in September.

These are the details that we are including in the memorandum.

- After hours is defined as after 5PM Monday – Friday, weekends and holidays.
- We will provide up to 20 spaces.
- We would request visitors use lot 8 in parking spots closest to Ferry Street.
- This agreement will be reviewed every two years.

I have included a map for your reference.

We look forward to continuing to work with you and the Coulee Council on Addictions.

Sincerely,



Joseph Kruse  
Regional Chair  
Mayo Clinic Health System Franciscan Healthcare

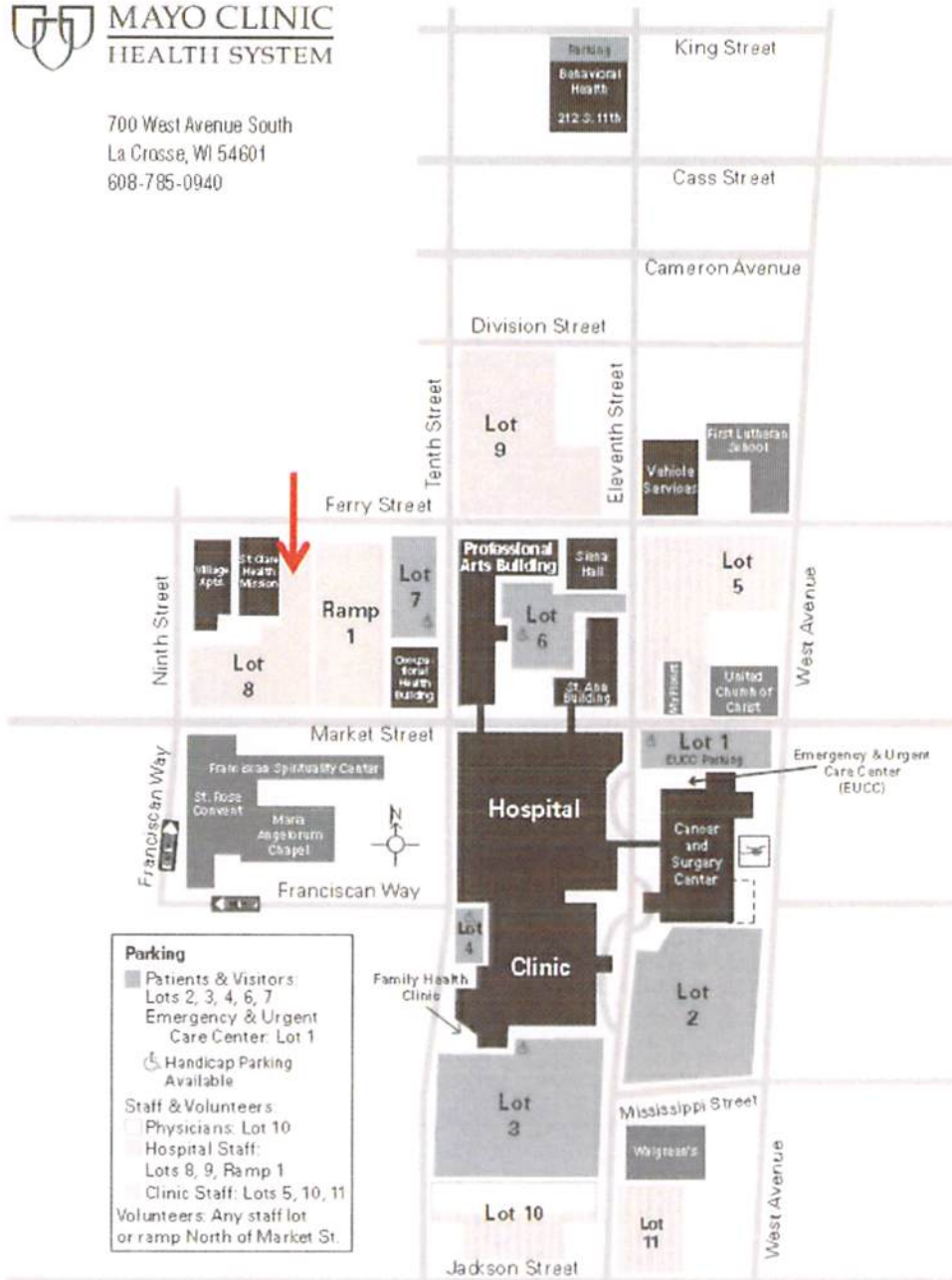
Cc:

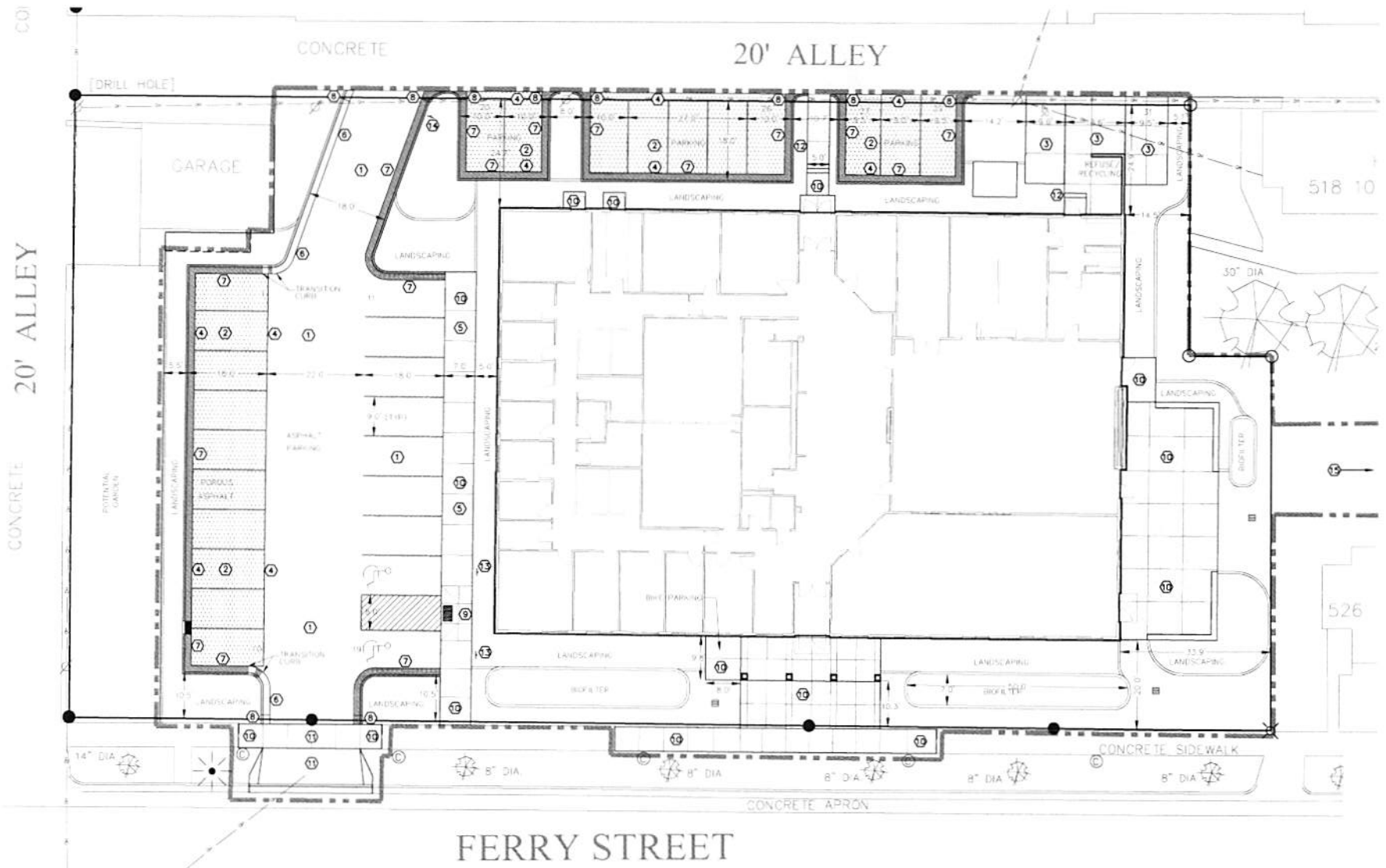
Christine Feller, Operation Administrator  
Lisa Josvai, Security Supervisor

# Attachment 1: Parking Map



700 West Avenue South  
 La Crosse, WI 54601  
 608-785-0940





ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN



HSR ASSOCIATES INC.  
100 MILWAUKEE STREET  
LA CROSSE, WISCONSIN  
PHONE: 608.784.1830  
FAX: 608.782.5844  
WEB SITE: www.hsrassociates.com



PARAGON ASSOCIATES  
Environmental Science & Construction  
1000 UNIVERSITY DRIVE  
LA CROSSE, WISCONSIN 54601  
PHONE: 608.785.1111 FAX: 608.785.1117

Project Name: **COULEE REGION RECOVERY CENTER**  
Project Location: **FERRY STREET LA CROSSE, WISCONSIN**  
Project Number: **SITE PLAN - OPTION 3**

Roll Project Number:	AUTO PROJECT #
Project Date:	08/21/17
Drawn By:	C.G.
Key Plan:	

**REVIEW**  
**NOT FOR CONSTRUCTION**

No.	Description	Date

Graphic Scale: 1"=10'  
Last Update: 09/01/17  
**C100**

**SITE NOTES**

- THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. CALL DODGE'S SOG/ME (800) 242-8011.
- THE UNDERGROUND LOCATIONS OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES. THE LOCATIONS OF THE PRIVATELY OWNED UNDERGROUND UTILITIES WERE NOT MARKED.
- THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR ANY NECESSARY INSPECTIONS BY LOCAL GOVERNMENT THAT MAY BE REQUIRED.
- ANY AND ALL PARTIES UTILIZING VERTICAL DATUM SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSPOSITIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED "INATTEMPT" TO GROSS NEGLIGENCE AND SUBJECT THE OBTAINING PARTY TO ANY DAMAGES RESULTING THEREFROM.

**SITE NOTES**

- ① SEE DETAIL (A) FOR LIGHT DUTY PAVEMENT SECTION
- ② SEE DETAIL (B) FOR POROUS FLEXIBLE PAVEMENT SECTION
- ③ SEE DETAIL (C) FOR CONCRETE PAVEMENT
- ④ SEE DETAIL (D) FOR CRITICAL INTERFACE TO RESERVOIR COURSE
- ⑤ SEE DETAIL (E) FOR INTEGRAL CURB/SIDEWALK SECTION
- ⑥ SEE DETAIL (F) FOR TYPICAL 24" CURB AND GUTTER SECTION
- ⑦ SEE DETAIL (G) FOR 24" CURB AND GUTTER SECTION - REVERSE SLOPE
- ⑧ SEE DETAIL (H) FOR END SECTION CURB AND GUTTER
- ⑨ SEE DETAIL (I) FOR SIDEWALK RAMP
- ⑩ SEE DETAIL (J) FOR CONCRETE PAVING AND JOINTING
- ⑪ SEE DETAIL (K) FOR STANDARD CONCRETE APRON
- ⑫ SEE DETAIL (L) FOR REINFORCED CONCRETE STEP
- ⑬ SEE DETAIL (M) FOR DISABLED SIGN DETAIL
- ⑭ SEE DETAIL (N) FOR "RIGHT TURN ONLY" SIGN DETAIL
- ⑮ SEE SHEET C400 FOR EXTENTS OF CURB AND PAVEMENT REPLACEMENT ON 10TH STREET