

June 6, 2026

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**RE: TND Petition Cover Letter
St Clare Health Mission Expansion– 406 Jackson St, La Crosse**

Tim,

The St. Clare Health Mission (SCHM) was founded over 30 years ago through a partnership between the Franciscan Sisters of Perpetual Adoration (FSPA), the Franciscan Hospital, and Skemp Clinic (now part of Mayo Clinic Health Systems), along with Gundersen Clinic and Lutheran Hospital (now Emplify). For its first 24 years, SCHM operated under the legal and financial umbrella of the Franciscan Foundation of Mayo. In 2018, SCHM became an independent 501(c)(3) nonprofit organization.

SCHM currently serves approximately 2,500 patients annually, 75% of whom speak Spanish as their primary language. Today, SCHM is supported by a dedicated team of 13 staff members and over 174 volunteers—25% from Mayo Clinic Health Systems and 75% from Emplify—who work together to fulfill the mission that “Everyone in our community has access to needed medical care.” SCHM’s vision is realized through three core objectives:

- Expanding access to healthcare for individuals who face economic barriers.
- Providing meaningful volunteer opportunities for medical professionals.
- Educating healthcare students on the impact of poverty on health and well-being.

This petition includes a description of the proposed renovation project and demonstrates compliance with the Traditional Neighborhood Development (TND) ordinance and requirements.

PROJECT DESCRIPTION

To meet growing community needs, this project proposes relocating SCHM clinical operations from a temporary trailer on the Mayo Campus to a permanent facility at 406 Jackson Street. In order to accommodate the new use of primary care facilities, renovation and expansion to the current building is proposed. The subject property is zoned Traditional Neighborhood Development (TND) and located within the Washburn Neighborhood in La Crosse. Surrounding land uses include primarily low to medium density residential.

The existing structure at 406 Jackson Street is a single-story chiropractic clinic of approximately 2,500 square feet. The proposed project involves interior renovation a building addition to retrofit the space for primary care services. Space programming will include:

- New exam rooms, offices, and clinical support areas.
- A pharmacy for basic over-the-counter medications.
- A laboratory for essential basic diagnostic tests such as urinalysis.

The renovated clinic will serve uninsured adults aged 18–65 with a focus of provision of general medical and wellness services. Rehabilitation services will not be offered at this clinic.

Site improvements will include reconstruction of existing walkways and patio to support the building expansion and enhance site circulation. The patio will serve both patients and staff and will feature access to a pollinator garden designed to attract species such as monarch butterflies. This element holds cultural significance for SCHM's predominantly Hispanic patient population. The project also includes architectural enhancements to modernize the existing building's appearance and create a more welcoming environment. The addition of windows will increase natural light and visibility, contributing to a more hospitable and healing space for patients.

Once design, entitlements, permitting, and approvals for the project are completed this summer, construction is anticipated to run from August 8th through November 24th, with occupancy occurring shortly thereafter.

TND ORDINANCE CONFORMANCE

In accordance with City Code Sec. 115-403 Traditional Neighborhood Development, the following describes the proposed project's conformance with the TND ordinance.

i. Is compact.

The building additions tightly flank either sides of the existing footprint, minimizing impact to existing landscape and eliminating need to heavily reconfigure or expand surface parking.

ii. Is designed for the human scale.

The addition maintains single-story height of the existing building, which is harmonious and matches the character of surrounding low to medium densities.

iii. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood.

The proposed project promotes mixed usage within the neighborhood. As surrounding uses are primarily low to medium density residential, the proposed primary care clinic diversifies land uses and provides a new critical service of accessible medical and wellness services to the neighborhood.

iv. Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes.

This project does not include any housing elements, but rather seeks to serve residents within the neighborhood and surrounding community. The subject property is located in the Washburn neighborhood, of which housing stock is comprised of a mix of homeowner, absentee landlord-owned, student rental and low-income housing. The property is directly adjacent to a new multi-family housing development, The Collective, which features mixed-income housing that seeks to address the city's goal of reducing homelessness by providing more accessible and affordable housing. As individuals and families experiencing or at-risk of homelessness often also lack access to medical insurance, the renovated clinic will serve as a critical resource to residents at the Collective and other low income housing in the neighborhood through the provision of general medical and wellness services to those without insurance.

v. Incorporates a system of relatively narrow, interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.

No impacts to the current street or transit network are proposed and the project will utilize the existing street and transit system. The project does include reconstruction of onsite walkways and patio to support the building expansion and enhance site circulation. Proximity to adjacent residential areas eliminates the need to travel far distances to access care and promotes walkability.

vi. Retains existing buildings with historical features or architectural features that enhance the visual character of the community.

The updated design embraces existing gable roof profile, emulating the surrounding residential neighborhood.

vii. Incorporates significant environmental features into the design.

The exterior envelope performance will contribute to improved building energy efficiency. Furniture, fixtures, and equipment from the chiropractor clinic will be salvaged and reused in the new development or otherwise relocated to other location to minimize waste.

In addition, intentional landscape design will include a pollinator garden to promote native plantings and species, attracting beneficial pollinators such as monarch butterflies. This element holds cultural significance for SCHM's Hispanic patient population, as monarch butterflies are symbolic in cultural and spiritual traditions. The site already hosts rain gardens as a form of green infrastructure to minimize stormwater runoff.

viii. Is consistent with the La Crosse's Comprehensive Plan or other applicable area plans.

The proposed project is consistent with future land uses as described in the La Crosse Comprehensive Plan. The proposed institutional land use is allowed within the Washburn Neighborhood (N-17) as described in the comprehensive plan and will harmoniously integrate with surrounding low and medium density residential uses. It meets the neighborhood goal of encouragement of family friendly low-density mixed usages, and goal of expansion of green space through provision of a pollinator garden and associated landscaping.

It also aligns with the vision of the Washburn neighborhood plan through the promotion of a vibrant, healthy, and livable neighborhood. The SCHM clinic will promote improved health and wellbeing through accessible provision of services.

SUPPORTING ATTACHMENTS

- Completed Application
- Site, Utility, and Landscape Plans
- Architectural Floor Plans and Elevations
- Stormwater Management Memorandum
- Check for Application Fee Amount of \$700

Please contact me at 608.789.2034 or via email at Tarah.Raaum@ISGinc.com with any questions or if there is any additional information we can provide in support of this project.



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