

## Craig, Sondra

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**From:** Dr. Paul Mueller <ldrshpcom61@mayo.edu>  
**Sent:** Thursday, April 14, 2022 1:13 PM  
**To:** ZZ Council Members; Reynolds, Mitch; ZZ City Clerk External  
**Subject:** MCHS Parking Lot Enhancement  
**Attachments:** Current Parking Lot.jpg; Current Alley.jpg; 20-106 Mayo Lot Green Space.pdf

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Hello,

In preparation for tonight's council meeting, I would like to take this opportunity to review the need for the city to vacate the alley so we can improve and enhance Parking Lot 9 and encourage the council to not refer the decision for 30 days.

We have received concerns from our neighbors regarding the blighted condition of this parking lot. See images attached. The proposed project is a large investment that would improve the lot for both our staff and the neighborhood. Delaying reconstruction of this lot could potentially force staff parking onto the public streets, which we would like to avoid at all costs.

City of La Crosse staff have reviewed the plan and have not shared any concerns with us. The last piece needed to move the project forward is final approval of vacating the alley.

Below is an outline of why vacation of the alley is needed:

- The revised parking lot requires a storm water management system. If the alley is not vacated, we would be required to install two separate systems or receive approval to cross the alley right-of-way. City Engineering encouraged requesting the alley vacation to simplify the solution for MCHS. If MCHS is not allowed the vacation, there will be considerable cost for redesign and construction of two storm water systems.
- In the last few years both 10th and 11<sup>th</sup> Streets have been reconstructed. We were encouraged by City staff, and have agreed, to reuse the new alley curb cuts in our planning to limit the disruption to the new roadways.
- The City has vacated all underground utilities in the alley and MCHS has been doing all snow removal and ice management for the City because of our ownership of the adjacent properties.
- The current condition of the alley is poor. There are many breaks, cracks, and holes in the concrete, which are a risk for pedestrian traffic. We are offering to replace the failing alley as part of our project.
- In the future, we would like the flexibility to add parking control gates to the lot if needed. We would only implement this option if there were ongoing issues with individuals who are not MCHS staff parking in our lots. Our long-term goal is to keep our staff, patients, and visitors parking on our property only.
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There are very few, if any, existing alleys in La Crosse that split properties with a single owner. This precedent aligns with our request to own and maintain the parking lot as one single property.

We understand the desire for additional housing options in the neighborhood. Our own staff comment on wanting housing options near our campus, but this particular property isn't the best location for that. We would be happy to work with the city and our neighbors to identify other possible options in the future.

Feel free to reach out directly to me with any questions or concerns. We would greatly appreciate your support of our project.

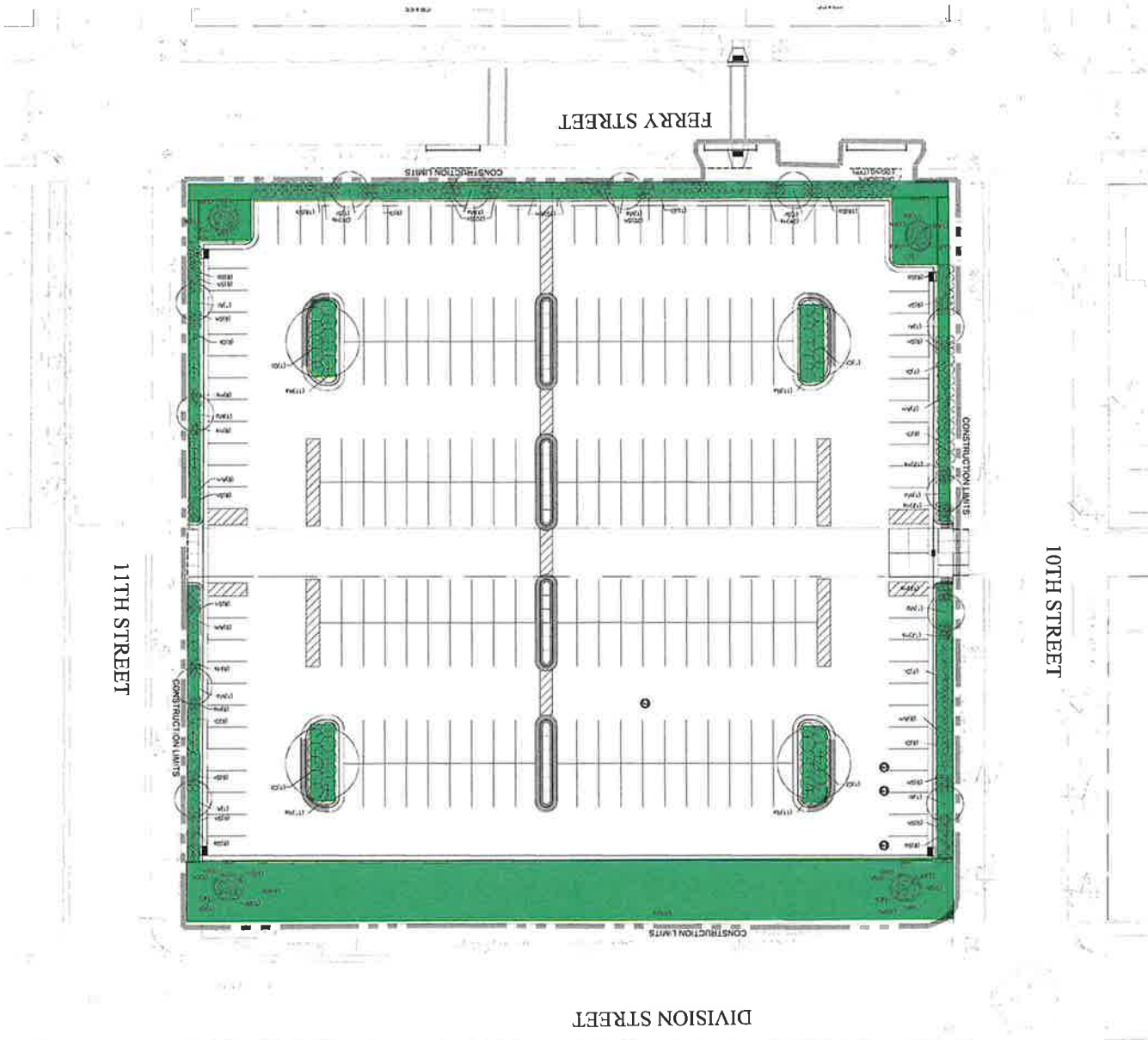
Sincerely,  
Paul Mueller, M.D.  
Regional Vice President  
Mayo Clinic Health System  
Southwest Wisconsin



Current Alley



Current Parking Lot



**PLANT MATERIAL LIST-SCHEDULE** (cont'd)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
101	CRASH MATS	100	sq. yd.
102	CONCRETE CURB	100	lin. ft.
103	CONCRETE DRIVE	100	sq. yd.
104	CONCRETE DRIVE	100	sq. yd.
105	CONCRETE DRIVE	100	sq. yd.
106	CONCRETE DRIVE	100	sq. yd.
107	CONCRETE DRIVE	100	sq. yd.
108	CONCRETE DRIVE	100	sq. yd.
109	CONCRETE DRIVE	100	sq. yd.
110	CONCRETE DRIVE	100	sq. yd.

**PLANT MATERIAL LIST-SCHEDULE**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
111	CONCRETE DRIVE	100	sq. yd.
112	CONCRETE DRIVE	100	sq. yd.
113	CONCRETE DRIVE	100	sq. yd.
114	CONCRETE DRIVE	100	sq. yd.
115	CONCRETE DRIVE	100	sq. yd.
116	CONCRETE DRIVE	100	sq. yd.
117	CONCRETE DRIVE	100	sq. yd.
118	CONCRETE DRIVE	100	sq. yd.
119	CONCRETE DRIVE	100	sq. yd.
120	CONCRETE DRIVE	100	sq. yd.

- PLAN NOTES:**
1. YEARLY UTILITY LOCATION BEFORE BEGINNING ANY WORK.
  2. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF LA CROSSE, WISCONSIN, AND ALL APPLICABLE ORDINANCES. ALL PLANTS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  3. NEW AND EXISTING CURB AND DRIVE AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LA CROSSE, WISCONSIN, AND ALL APPLICABLE ORDINANCES.
  4. MODIFICATIONS TO PLANT GRADING AND CONSTRUCTION SHALL BE APPROVED BY THE CITY OF LA CROSSE, WISCONSIN, AND ALL APPLICABLE ORDINANCES.
  5. LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANTING QUANTITIES AND MATERIALS LISTED IN THIS SCHEDULE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
  6. THE LANDSCAPE ARCHITECT'S ESTIMATED QUANTITIES ARE SHOWN IN THE MATERIAL LIST-SCHEDULE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLAN AND SHALL RELY ON THE SCHEDULED QUANTITIES AT THEIR OWN RISK. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL PLANTING SHOWN ON THE DRAWINGS, WHETHER OR NOT INCLUDED IN THE SCHEDULE OR NOT.
  7. LANDSCAPE AND LANDSCAPE DETAILS ARE SHOWN ON SHEET C-200.

**L100**

DATE: 01/11/2011  
 PROJECT NO.: 1000  
 SHEET NO.: 1000  
 DRAWN BY: J. J. J.  
 CHECKED BY: J. J. J.  
 APPROVED BY: J. J. J.

**MCHS LA CROSSE PARKING LOT 9**  
**1000 BLOCK OF FERRY STREET**  
**LA CROSSE, WISCONSIN**  
**LANDSCAPE PLAN**

PREPARED FOR:  
**MAYO CLINIC**

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