

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 29, 2015**

➤ **AGENDA ITEM - 15-0644 (Tim Acklin)**

Application of Mayo Clinic Health System - Franciscan Healthcare for a Conditional Use Permit at 921 Ferry Street to demolish vacant residential structure allowing for green space.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This item is related to agenda item 15-0647. The applicant is requesting a Conditional Use Permit to demolish the primary structure on the property depicted on attached **MAP PC-15-0644**. The applicant states that the existing house has been vacant for 7 years and the detached garage is currently used by Mayo Clinic Health System as a maintenance shop and as a water source for the Washburn Community garden. The applicant would like to remove the house for green space, but keep the detached garage to continue its current use.

In order for the applicant to demolish the primary building and keep the detached garage the property must be rezoned to Public-Semi Public. (15-0647)

➤ **GENERAL LOCATION:**

NW of the Mayo campus, near the Washburn Community Garden.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This area is depicted as Traditional Neighborhood Development in the Future Land Use Map of the Comprehensive Plan. Its use as part of the Washburn Community Garden and a public space would make it consistent with the Comprehensive Plan. However, it is unclear as to Mayo's long term plans for this site.

➤ **PLANNING RECOMMENDATION:**

This property is within Mayo Health System's campus boundary that was approved by the Common Council in 1997, the applicant has owned the property since at least 2002,

and is located on a block primarily owned by Mayo Health System. The current total assessed value of the property is \$0.

Staff is uncertain as to the future use of this property, as well as all of the other properties on the block, and the removal of homes is against our current efforts at neighborhood revitalization. They are however, located within Mayo's adopted campus boundary and the city has previously allowed them to remove homes within it. **Staff recommends approval of this application with the following conditions:**

- 1) The subject property is rezoned to the Public/Semi Public District.**



BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY



0 45 90 180



Feet



BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

