

**CITY OF LA CROSSE, WISCONSIN**  
**CITY PLAN COMMISSION**  
**REPORT**  
**January 31, 2022**

➤ **AGENDA ITEM – 22-0147 (Tim Acklin)**

Request from Mayo Clinic Health System to modify the area regulations of the Public/Semi-Public Zoning District for the property located at 800 West Ave.

➤ **ROUTING:** CPC Only

➤ **BACKGROUND INFORMATION:**

Mayo Clinic Health System are proposing to construct a new, multi-story building on the parcel depicted on attached **MAP PC22-0147**. Due to zoning and the height of the building they are required to have a 25ft setback from the property line. The building includes a large canopy over the entrance and drop-off area designed to protect visitors from the elements. Canopies may extend into this setback by 2ft.

The proposed canopy extends into this setback by 7ft-10inches. Mayo is requesting a modification (variance) to this requirement and the Municipal Code allows the City Plan Commission to grant such requests.

➤ **GENERAL LOCATION:**

Just north of the intersection Jackson St & West Ave on Mayo Clinic Health System's Campus. Washburn Neighborhood Association, Council District #8.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**



















Redevelopment and expansion of our major institutions within their campus boundaries are supported in the Comprehensive Plan.

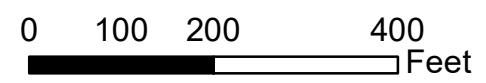
➤ **PLANNING RECOMMENDATION:**

The proposed encroachment faces Mississippi Street which is only bordered by surface parking lots and Walgreens, no residential. This item is recommended for APPROVAL.

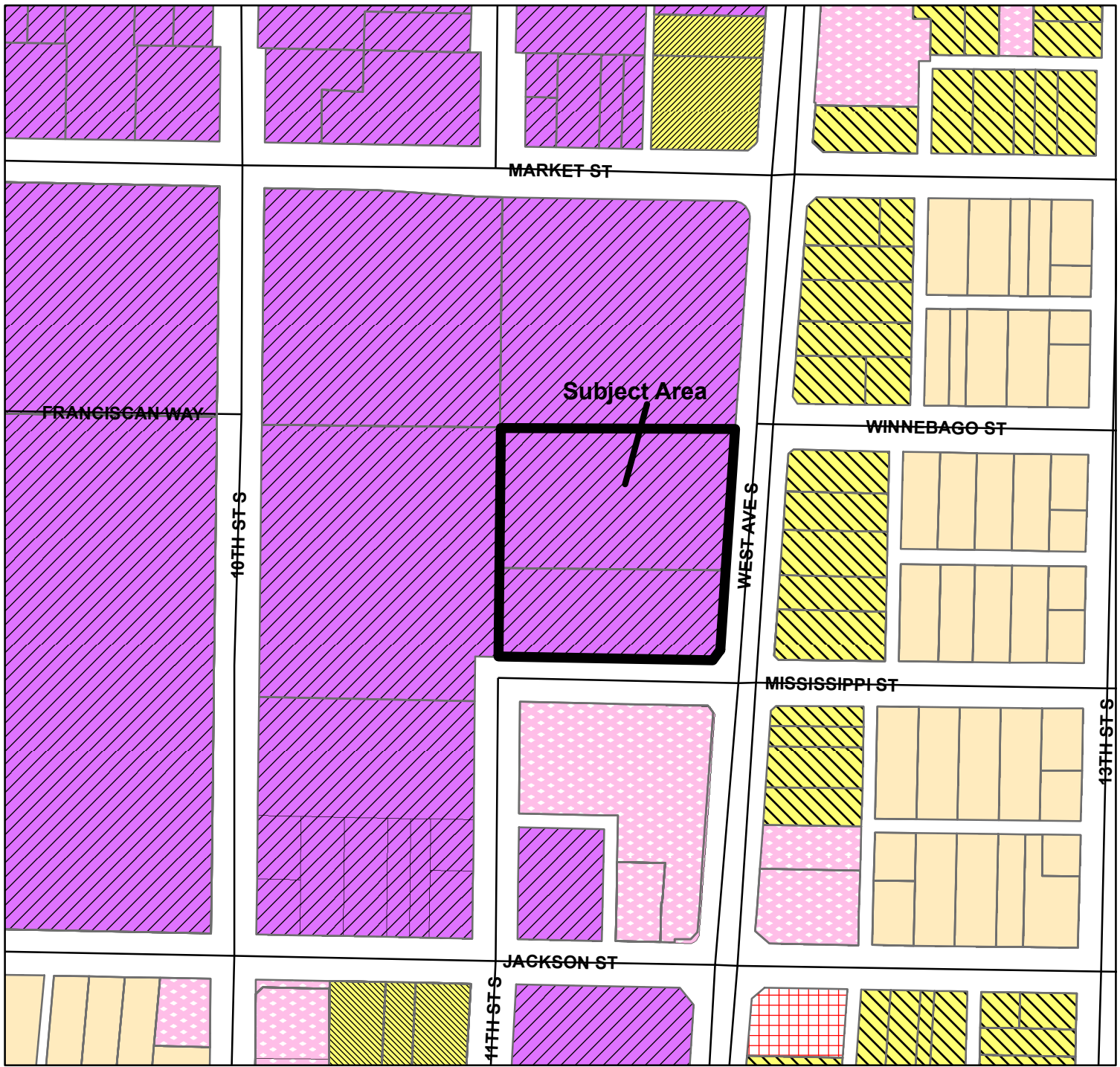


# BASIC ZONING DISTRICTS

-  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

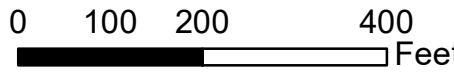






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# Kahler Slater

Milwaukee  
Madison  
Richmond  
Chicago  
Singapore

January 20, 2022

City of La Crosse  
City Plan Commission  
400 La Crosse Street  
La Crosse, WI 54601

722 Williamson Street  
Madison, WI 53703  
P 608.283.6300

Dear Members of the Planning Commission,

On behalf of the Mayo Clinic Health System (MCHS), I would like to apply for a variance for setbacks on Mississippi Street between West Avenue and 11<sup>th</sup> Street South. Enclosed please find design drawings that describe the proposed canopy which encroaches on the required building setback.

MCHS is faced with aging facilities for both the hospital, the St. Francis building, and the ambulatory clinic, the Skemp building. MCHS leadership created a multi-phased redevelopment program to replace the two older buildings over time. We prioritized replacement of inpatient programs in this Phase 1 project. Our goal is to ensure that the new facility would provide innovative ways to deliver patient care and demonstrate the "One Mayo" philosophy and brand.

The function of this south facing drop-off and pick-up canopy is for patient transfers from nursing homes or similar patient transfer activity. These transfers want to be near the front door, but not at the front door. Patients may be on a stretcher or using a wheelchair. The canopy protects the visitor from rain as they are loaded into and out of the transfer vehicle.

The ordinance allows the canopy to extend 2'-0" over the building set-back line, which in our case is 25'-0". In order to have adequate coverage of the vehicle and transfer, we recommend the canopy to have a 17'-2" setback. The ordinance allows a 2'-0" encroachment into the building setback. Our encroachment is a total of 7'-10".

Sincerely,

KAHLER SLATER, INC.



William Eric Steed  
Architect, Principal, Team Leader

CC. Karen Finneman Killinger, Mayo Facilities & Support Services  
Regional Chair – Southwest Wisconsin





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