

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 29, 2019**

➤ **AGENDA ITEM – 19-1003 (Jack Zabrowski)**

Application of Mayo Clinic Health System - Franciscan Medical Center for a Conditional Use Permit allowing demolition of existing buildings for construction of a parking lot at 1001-1007 Jackson St. and 930 11th St. S.

➤ **ROUTING:** CPC 7/29/19, J&A 7/30/19

➤ **BACKGROUND INFORMATION:**

The applicant, Mayo Clinic Health System - Franciscan Medical Center is requesting to demolish the structures depicted on attached **MAP PC19-1003**. The applicant would then like to combine the subject parcels with seven surrounding parcels and redesign their parking. The parcels of interest are within the Mayo Clinic Health System - Franciscan Medical Center campus boundary adopted in 1997.

This project includes a redesign of the existing parking lot that includes landscaping along Jackson Street, 10th Street and 11th Street and eight landscaped islands on the perimeter. To manage stormwater runoff two large porous pavement areas will be installed in the middle of the parking area. The new parking area will have 174 parking spaces. See attached plan for more information.

The buildings that will be demolished consist of one 6-unit apartment building and one 4-unit apartment building. 1001-1007 Jackson Street is assessed at \$172,900 (\$17,600 land, \$155,300 improvement). This property is not currently tax exempt. Its 2018 tax bill was \$5,042.95. 930 11th Street S is assessed at \$208,600 (\$21,200 land, \$187,400 improvement). This property is not currently tax exempt. Its 2018 tax bill was \$6,084.20.

➤ **GENERAL LOCATION:**

Located on the north side of Jackson Street 1001 Jackson St is on the northeast corner of 10th and Jackson Street and 930 11th Street S is on the northwest corner of 11th and Jackson Street.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The 2002 Comprehensive Plan allows for support parking facilities in commercial land use categories which is the land use category for these parcels. The Planning Department is concerned with loss of housing investment in the City, however, we have supported demolitions where resulting investment may stimulate more housing investment including housing rehabilitation in the City. While the medical campus is illustrated as public-semi-public land use, medical campuses are often a mix of medical and support uses. Future expansion of the Mayo Clinic Health System in the city of La Crosse made possible by the reconfiguration of parking and support stormwater facilities would concentrate development in population dense, walkable urban areas, potentially reducing, traffic demand and sprawl development. This would also have a positive impact on the economy, tax base and value of residential housing. These are all smart growth concepts, which is the basis of our comprehensive plan.

➤ **PLANNING RECOMMENDATION:**

Due to the decrease in tax base the Planning Department staff recommend the following conditions:

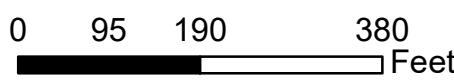
1. That a payment in lieu of taxes (PILOT) agreement be signed before Common Council approval of the Conditional Use Permit (CUP). Generally these payment in lieu of tax agreements are written to allow the owner to offset the loss in tax base by future development.
2. We request that Mayo Clinic Health System create and adopt Transportation Demand Management (TDM) guidance for their La Crosse campus to mitigate the increased demand for parking in the future based on the City's TDM plan for which Mayo Health Systems participated. City Planning staff would be willing to assist with the process of TDM plan creation.
3. Planning staff recommends the use of native and non-invasive species in landscaping and plantings on the proposed project.

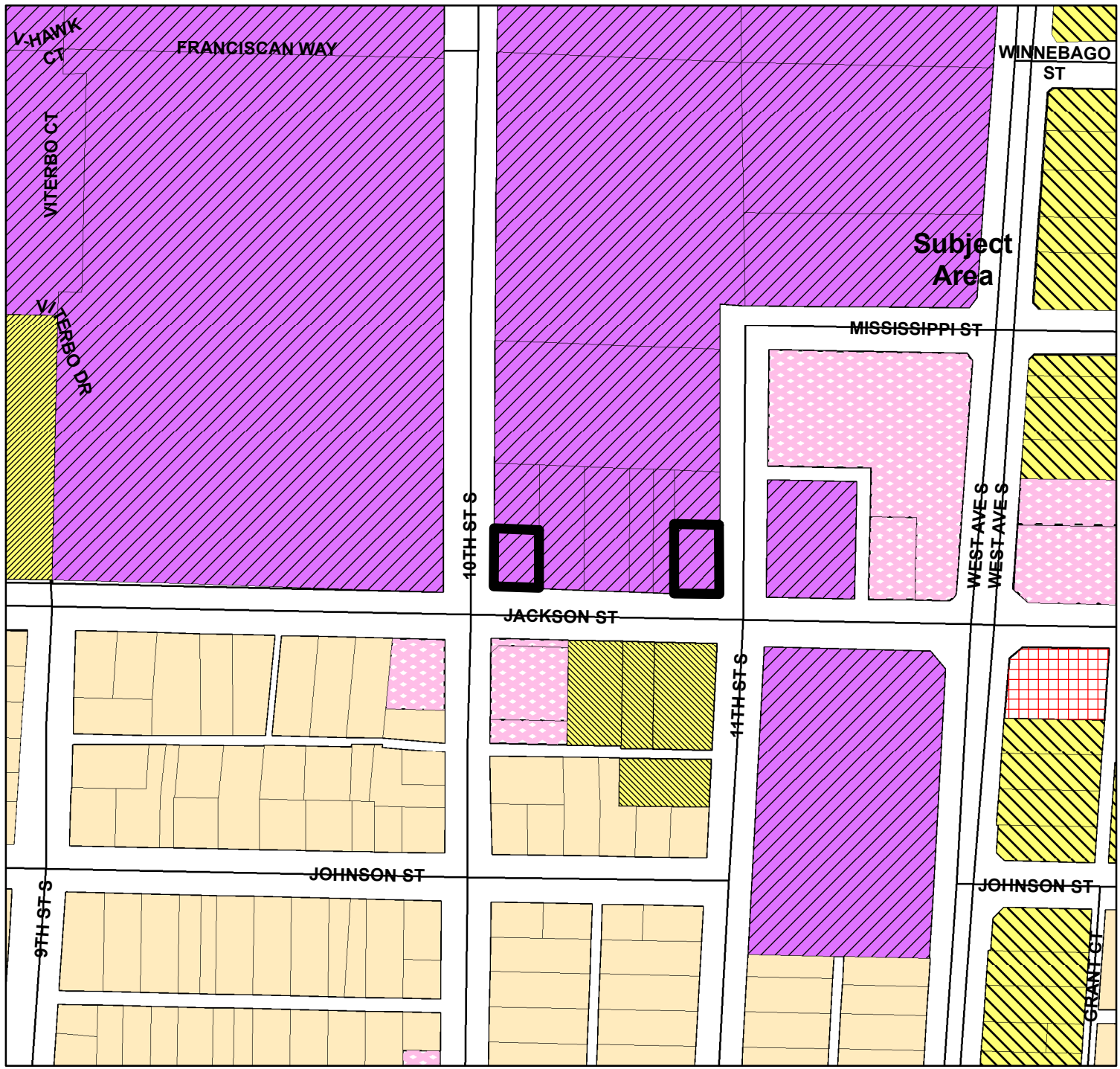
Given the positive impact that urban infill redevelopment has on; economic, environmental, social and cultural factors the Planning Department staff recommends approval of this item.



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
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