

**COMMERCIAL DEVELOPMENT DESIGN STANDARDS APPLICATION**

Planning Department • Phone 608.789.7512 • Fax 608 789.7318

<http://www.cityoflacrosse.org>[Planning@cityoflacrosse.org](mailto:Planning@cityoflacrosse.org)

Permit No.:

Date:

Parcel No.:

STATUS:

**OWNER**

Name: Mayo Clinic Health System; Karen Finneman Killinger

Address: 700 West Avenue South

City: LaCrosse, WI 54601

Phone: 608-392-6193

Cell: NA

Fax: NA

E-mail: FinnemanKillinger.Karen@mayo.edu

**ARCHITECT  
CONTRACTOR**

Name: William (Bill) Steed, AIA

Address: 722 Williamson Street

City: Madison, WI 53703

Phone: 608-227-7227

Cell: 262-748-5461

Fax: NA

E-mail: bsteed@kahlerslater.com

**PROJECT**Check One: ☐ Building ☒ Addition ☐ Alteration/Remodel

## Description of Work:

A 6-story (plus basement) addition to the Center for Advanced Medicine (CAMS) building. The 290,000 SF addition projects from the south side of the existing CAMS building, onto the existing surface parking lot, and includes accommodations for modernized inpatient care such as medical/surgical beds, ICU beds, mother-baby unit, diagnostic imaging, Phase I and Phase II prep/recovery, cardiac catheterization and endoscopy procedural units. There is a rooftop helistop.

Pre-application Meeting Date: March 25, 2019 and June 26, 2019

Applying for Exception: ☐ No ☐ Yes (Include \$300 Check for Public Notification)**PROPERTY**

Project Address: 800 West Avenue South

Zoning District: Public and Semi-Public

Parcel Number: 17-30058-90 AND 17-30058-200

Address:

Address same as property owner's address: ☒

City:

State:

Zip Code:

**OFFICIAL  
USE ONLY**

Date Received:

Review Date:

Exception Check:

☐ Yes☐ No

Required Information:

☐ Site Plan☐ Architecture Plan☐ Landscape Plan☐ Building Elevations & Materials☐ Exterior Light Diagram☐ LEED Checklist☐ Photos

The applicant agrees that all design aspects and maintenance plans are in accordance with the requirements of Section 15.47 of the Code of Ordinances for the City of La Crosse. Application, the checklist, and seven (7) sets of required information must be submitted to the City Inspection Department prior to review and acceptance.

William Steed, AIA

(PRINT) Architect/Engineer Name

12/06/2021

Signature (Architect/Engineer)

Date

Karen Finneman Killinger, Mayo Clinic Health System

(Print) Owner Name

  
 Signature (Owner)

12/06/2021

Date

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## REVIEW PROCEDURES

### Fee Schedule

At the time of application for complete approval to the Design Review Commission, the following Commercial Development Design Review Fee must be paid:

Under 50,000 Cubic Feet **\$250.00**

Over 50,000 Cubic Feet **\$500.00**

Third Part Architect  
Fee **\$500.00**

(1) These design standards will be administered as part of the building permit process and documents required by these standards must be submitted to the Building and Inspection Department.

- (a) The applicant is encouraged to meet with City staff at the schematic stage, the design stage, and at the submittal stage.
- (b) A pre-application meeting with the Planning Department Staff is required prior to submittal of building and development plans for the purpose of reviewing the requirements of this ordinance. Other members of the Design Review Committee will be encouraged to attend the pre-application meeting to facilitate the development review process. Developers are strongly encouraged to obtain Design Review Committee approval prior to submitting plans to the state for state review and approval.

- (c) Seven complete sets of the following shall be submitted to the Building and Inspection Department as part of the application. Electronic copies of plan sheets for (2)(a), (b), (d), (f) and (g) shall also be submitted. Incomplete submissions will not be accepted.

## REVIEW PROCEDURES

### (2) Submittal Requirements

- (a) All architectural and engineering plan sets typically required for building permit application including: site plan including the size and location of building, drive-thru facilities, parking lots with access points defined, utilities, connection points, stormwater facilities, signage locations, bicycle parking areas, pedestrian sidewalks, trash and smoking receptacles, vending machines, outdoor refuse and recycling receptacles, landscaping fences, exterior lights, parking lot snow storage areas, garages and accessory buildings, etc.
  - (b) Exterior light fixture locations and specification sheets in accordance with Section I
  - (c) Photos of at least four (4) nearby buildings and four (4) street views of nearby blocks
  - (d) Building elevations including materials
  - (e) A completed Design Standards checklist and completed LEED for New Buildings Checklist in accordance with Section (Q)
- (2). LEED Certification of a completed

project is encouraged but not required by the Commercial Development Design Standards Ordinance.

- (f) A landscaping plan (Section F), a stormwater management plan (Section H), and an erosion control plan.
- (g) Nothing in these design standards is intended to prevent the use of materials, systems, methods, or devices of equivalent or superior quality, strength, effectiveness, attractiveness, durability, and safety in place of those prescribed by this Ordinance that demonstrates equivalency and the materials, systems, method or device is approved for the intended purpose.
- (h) Fee Schedule: See previous page
- (i) A traffic Impact Analysis shall be required for the proposed development based on trip generation standards of the Institute of Transportation Engineers (ITE) as determined by the City Traffic Engineer.

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## REVIEW PROCEDURES

- (3) Design Review Process and Review Timeline: There is hereby established a Design Review Committee which shall consist of the following Department Heads or their designee: Chief Inspector, Planning, Fire Department, Police Department, Public Works, Water and Sanitary Sewer Utility, and Engineering and a license Architect. Meeting notices shall be sent to all Common Council members. All requests for approval shall be reviewed within ten (10) business days. The review timelines shall be provided in instructions to applicants. Designs may receive approval, conditional approval or denial. Developers/applicants are required to attend Design Review Committee meetings. Exception to the standards may be allowed on a case-by-case basis, consistent with the overall purpose of this ordinance. All requests for exceptions to the standards shall be requested in writing with the original request for approval. In the case of a request for an exception, notification of the time, date and location of the meeting

where such request is being considered shall be provided to all neighbors within two hundred feet (200') of said project. *A fee of three hundred dollars (\$300.00) shall be paid to the City Clerk at the time of said submittal to provide for notification of the neighbors and a Class II notice in the La Crosse Tribune.* Any request for exception shall be routed to the Design Review Committee, City Plan Commission, Judiciary and Administrative Committee, and Common Council for consideration and final determination as a legislative enactment. The Planning Department shall also make the following available to all applicants at the time of pre-application meeting: a copy of this ordinance, a design standards handbook, and checklist.