

**Agenda Item 25-0661 (Jenna Dinkel)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - Specific to the to the Traditional Neighborhood District - Specific, allowing for a primary care clinic at 406 Jackson St.

**General Location**

Council District 9, Powell-Poage Hamilton Neighborhood Association. Located on Jackson Street between 4<sup>th</sup> and 5<sup>th</sup> Street as depicted on attached Map PC25-0661. The property is surrounded by Industrial, Traditional Neighborhood Development, R5 – Multiple Dwelling, R1 – Single Family, and R6 – Special Multiple.

**Background Information**

The applicant is requesting a rezoning from Traditional Neighborhood Development – Specific to Traditional Neighborhood Development – Specific to change the use at 406 Jackson Street. This property was first rezoned to Traditional Neighborhood Development in 2012 for the use as a chiropractic clinic. There is a desire to change the use to a primary care clinic. This will also include a 2,280 square foot addition to the current building and the addition of a trash enclosure. The applicant is requesting waivers/exceptions for the trash enclosure as it is in the vision corner clearance area off the alley.

The St. Clare Health Mission (SCHM) is planning on purchasing the property at 406 Jackson Street to relocate from their current temporary trailer on the Mayo Campus. The addition to the building is needed to accommodate the service they provide which will include new exam rooms and offices, a pharmacy for basic over-the-counter medication, and a lab for basic diagnostic tests.

The current square footage of the building is 2,500 square feet and the renovation will bring the total square footage to approximately 4,700 square feet.

The clinic will serve uninsured adults between the ages of 18-65. SCHM serves approximately 2,500 patients annually, with 75% of patients speaking Spanish as their primary language. There will be no rehabilitation services offered at this clinic.

**Principles of Traditional Neighborhood 115-403 (a)(1)**

- A. The proposed development is a compact development near the urban core of the city. It is approximately a mile from the downtown district.
- B. This development by design is developed for human scale, interest, and variety through emphasis of building entries, variation of materials, and variation in building form. The building front faces Jackson Street and is built for pedestrian scale.
- C. This rezoning will provide a more holistic mix of uses in the healthcare field than was currently operating at this location. The healthcare facility will provide services to many in the community and offers a walkable location for those living downtown or in the surrounding area. Notably, this location is across the street from the new development, the Collective on Fourth.
- D. No housing types are provided with this rezoning, however, the proposed use will accommodate households with a mix of ages, sizes and incomes.

- E. The location of this service is accessible via many forms of transportation. Jackson Street itself has bike lanes and a complete and interconnected sidewalk system. Additionally, this will be one block away from the Circulator 1 and Circulator 2 bus routes, which stop on Jackson and Fifth Street.
- F. The existing building is being utilized with an addition to suite the needs of this facility.
- G. Environmental features will meet Commercial Design Standards.
- H. Institutional use is a desirable use in the Powell-Poage Hamilton Neighborhood in the Comprehensive Plan.

**Applicable Design Standards 115-403(d)**

- A. The proposed project meets requirements for a mix of uses given the proposed development is adding a primary care clinic in an area with existing: residential uses (single family homes, multi-family developments), civic uses (university, hospital, school), and open space (Poage Park and Houska Park).
- B. Development Density is not applicable to this development.
- C. Stormwater Management will be reviewed at the final Commercial and Multi-family Design Review Meeting.
- D. This parcel will maintain the traditional grid system.
- E. Parking lot design must meet Commercial Design Standards.
- F. Architectural standards will be reviewed as part of the Commercial and Multifamily Design Review Committee Meeting.
- G. Landscaping Standards will be reviewed during the Commercial and Multifamily Design Review Committee Meeting.

**Recommendation of Other Boards and Commissions**

This redevelopment has gone to preliminary Commercial and Multi-Family Design Review on June 27, 2025.

**Consistency with Adopted Comprehensive Plan**

This parcel falls within the Powell-Poage Hamilton Neighborhood which notes institutional as a desired use in the Comprehensive Plan. The Comprehensive Plan notes this neighborhood has a long-standing cooperation with major healthcare facilities. This rezoning is consistent with the Comprehensive Plan.

**Staff Recommendation**

**Approval** - Staff recommends approval.

**Routing J&A 7.1.25**





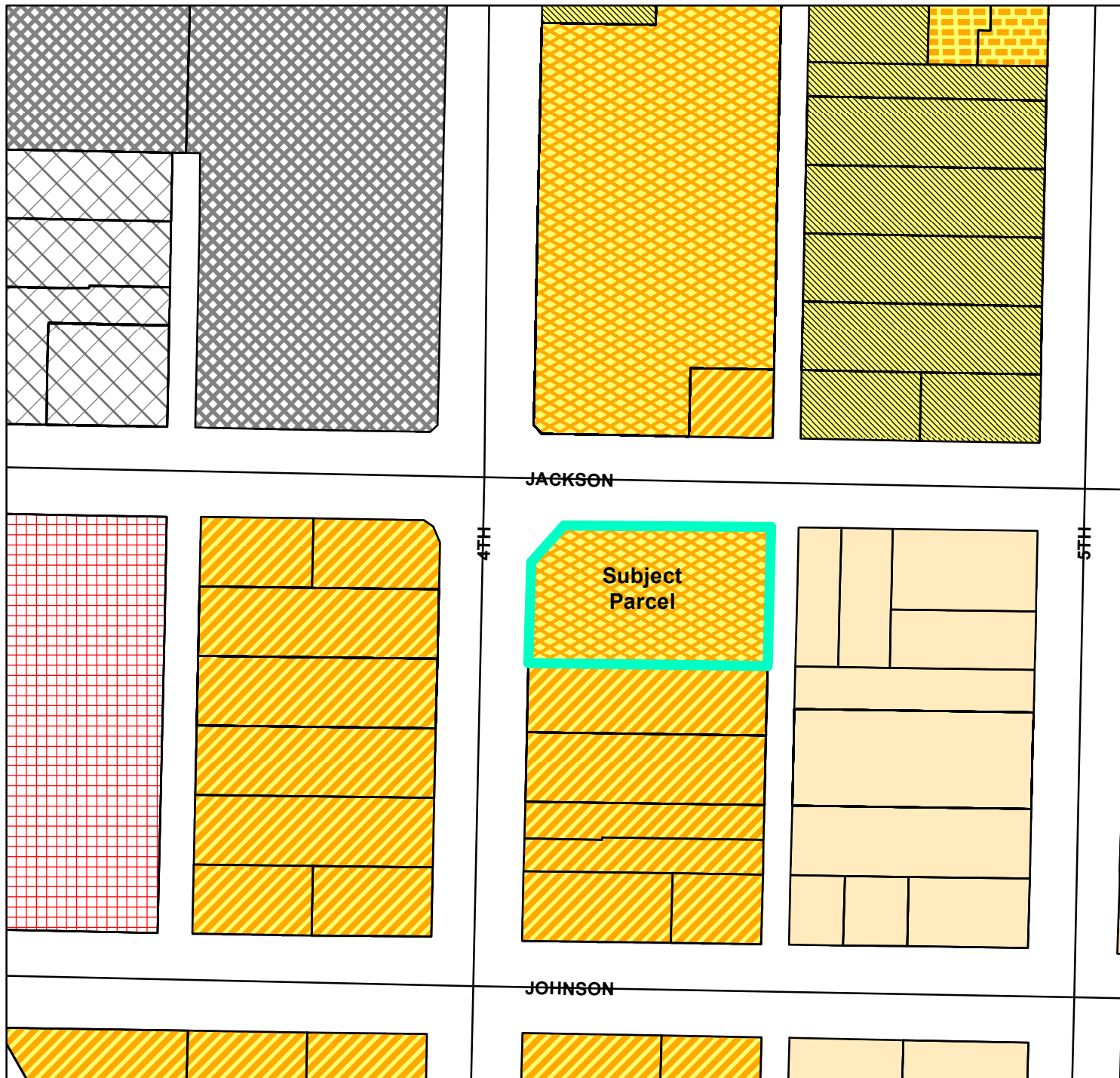
## BASIC ZONING DISTRICTS

	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 50 100 200 Feet





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