



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

Heritage Preservation Commission

Thursday, February 26, 2026

6:00 PM

Granddad Room- City Hall 400 La Crosse St

Members of the public may participate in the meeting in the following ways:
View Virtually and Speak:

Join Zoom Meeting

[https://cityoflacrosse-org.zoom.us/j/84101189486?](https://cityoflacrosse-org.zoom.us/j/84101189486?pwd=bFhXeHBwdWR3YkhOcmpzWWYrTjRvQT09)
[pwd=bFhXeHBwdWR3YkhOcmpzWWYrTjRvQT09](https://cityoflacrosse-org.zoom.us/j/84101189486?pwd=bFhXeHBwdWR3YkhOcmpzWWYrTjRvQT09)

Meeting ID: 841 0118 9486

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Phone Only

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Or you may attend in person at City Hall located at 400 La Crosse Street. Members of the public who would like to provide written comments on any agenda may do so by emailing acklint@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning and Development, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

The meeting was called to order at 6:01pm.

Roll Call

Present: 6 - Laura Godden, Mackenzie Mindel, Eric Garland, Jim Gallagher, Ellie McLoone, John Reiman

Excused: 1 - Natalie Heneghan

Approval of Minutes

1. Approval of the January 29, 2026 Special Meeting Minutes.

Laura Godden moved to approve the minutes. Jim Gallagher seconded. The motion passed 6-0 by voice vote.

Agenda Items:

2. [26-0063](#) Nomination of the Professional Arts Building- Mayo Campus (St Francis School of Nursing), located at 615 10th Street S, to be designated as a Local Historic Landmark.

Laura Godden moved to open a public hearing. Jim Gallgher seconded. The motion passed 6-0 by voice vote

Marcus Zettler provided an overview of the nomination and the building's history. The

Chris Hasse, with Mayo, stated that on behalf of Mayo they are opposed to the designation. He stated that Mayo would like the opportunity to modernize when needed and do not want any challenges with their ability to expand vestibules, entrances, or windows if needed.

Tanner Holst, with Mayo, is opposed to the designation and stated that as patient care changes, changes to the building may be needed and would not want this designation to hinder that.

Tim Buskirk, with Mayo, is opposed to the designation and stated that they would want the ability to replace windows if needed.

Matt Tradewell, with Mayo, is opposed to the designation and stated that they want the flexibility to provide safe entrances if needed.

Jennifer Livingston, with Mayo, is opposed to the designation and stated that Mayo would like to remain "cutting edge" and want the flexibility to make changes to the building if needed.

Barbara Kooiman is for the designation and restated significant aspects of the building outlined in its nomination. She stated that she understood the concerns of Mayo but that their concerns could be addressed. Additionally, designation of the building would put the brakes on any immediate demolition. She also asked the Commission if the nomination meets the criteria and if it does they should vote yes.

Eric Garland moved to close the public Hearing. Ellie McLoone seconded. The motion passed 6-0 by voice vote.

John Reiman moved to approve the designation as submitted under the criteria that it is the work of a master builder, designer, or architect, and its association with events that are significant to the history of La Crosse. Ellie McLoone seconded.

John Reiman stated that he was sympathetic to both sides. He also stated that he feels that designation would not hinder what they would want to do. The only hindrance would be the time for getting any approvals from the HPC.

Eric Garland stated that he plans to support the application as it was very well done and meets the criteria. Designation may present some challenges for Mayo but felt that they could be overcome.

Laura Godden stated that the nomination was well written and complete. She also stated that maybe not enough information was communicated on what designation means. It can also help with reuse, it is not intended to prevent.

More guidance may be needed.

Ellie McLoone stated that she is in favor of the designation. Nomination was well detailed. She also stated that any hardships could be worked around. It will be nice to preserve a piece of St. Francis's history.

Mackenzie Mindel asked staff to describe the Certificate of Appropriateness process. Staff did. Mackenzie stated that Mayo is a big part of the neighborhood. They have done an amazing job on maintaining its use. "Preservation is no achieved through designation alone."

The motion passed 6-0 by voice vote.

3. [26-0222](#)

Nomination of Emerson Elementary School (Hillview Orthopedic School), located at 2001 Campbell Rd, to be designated as a Local Historic Landmark.

Staff stated that they felt that the nomination was complete and provided information to support why it was being nominated. The building is being nominated under the criteria of its association with events or person(s) who have made a significant contribution to the history of La Crosse and that it exemplifies the broad cultural, political, economic, or social history of La Crosse.

Marcus Zettler, with the Preservation Alliance of La Crosse and nominator of the building, provided an overview of the building's history. He specifically stated that the building is more significant for its history and not its architecture. John Reiman asked what the condition of the building is. Marcus stated that the exterior of the building was good. The windows are not original. The openings have been reduced. He has not been inside. Jim Gallagher stated that the addition seems to be mismatched. Marcus stated that is fairly typical of additions and that his nomination does state that it does not contribute to its significance.

Dr, Engel, Superintendent of the La Crosse School District, stated that he was opposed to the nomination. He stated that the purpose of the school was not a first of its kind, nor does it retain the physical characteristics associated with the reason for its designation. Additionally, other Public Works projects in La Crosse are not designated. He stated that he does not believe it meets the criteria and submitted a letter to be attached to the legislative file. John Reiman asked if the plan was to close the school. Dr. Engel stated that are still working on an analysis of all of their facilities and are unsure at this time. No plans to close it at this time. John Reiman asked if he could describe the condition of the building's interior. Dr. Engel stated that he would give a tour anytime. He then stated that it is suitable for education but outdated. Jim Gallagher asked why designation would interfere with other uses. Dr. Engel stated that he felt there were issues with Lincoln Middle School as a result of its designation. He had concerns that designation would hinder the ability to explore what other things could occur on this site. Ellie McLoone asked what other interest there was on the property. Was UWL interested. Dr. Engel stated that there was interest in the property. Mackenzie Mindel asked for him to expand on why the history was not unique and its current condition. Dr. Engel stated that it was not the first of its kind Wisconsin. It only meets the basic needs for education and does not meet modern needs in design and function. John Reiman asked if economic concerns were the reason for opposition. Dr. Engel stated that they want the flexibility to explore all options if it no longer

serves as a public school and that designation limits that. Laura Godden stated that designation of the school is part of a nationwide trend to preserve them and that it does meet the criteria. Dr. Engel stated that it is one of hundreds which does not make it significant. He also added that he has concerns with the process as it is too random and can happen to quick. Dr. Engel also stated that designation can hurt its value. Laura Godden stated that their is evidence that show historic properties actually have a higher value.

Jim Gallagher moved to accept the nomination and hold a public hearing. Laura Godden seconded.

John Reiman suggested that a tour of the building would be highly beneficial.

Laura Godden stated that it was a well written nomination. Mackenzie Mindel stated that it was well written but unsure if it meets the criteria. Jim Gallagher was concerned about the mismatch of the addition.

Ellie McLoone moved to refer the item for 30 days so the Commission can tour the building. Eric Garland seconded. The motion passed 6-0 by voice vote. Staff will coordinate the tour with the School District.

4. [26-0223](#)

Review and comment on the National Register of Historic Places Nomination for former Fire Station #4 located at 906 Gillette Street.

Staff provided an explanation of the nomination process to the National Register and why the Commission was being asked to provide comment. Additionally, staff stated that this nominations were part of a project the City is funding. The former fire station #4 was purchased from the City by a former fire chief where they are converting it to a duplex where they will live in one of the units and rent our the other unit to new fire fighters moving to the city to work at our fire department.

John Reiman stated that he supports this nomination and there is no reason to deny it.

Laura Godden moved to support the nomination and direct staff to send a letter of support to the State Historic Preservation Office. John Reiman seconded. The motion passed 6-0 by voice vote.

5. [26-0224](#)

Review and comment on the National Register of Historic Places Nomination for La Crosse's City Hall Building located at 400 La Crosse Street.

Staff stated that they were grateful to former Mayor Reynolds for supporting City Hall to be nominated to the National Register.

John Reiman stated that he supports this nomination and while the building is ugly, its meets the criteria. He was also surprised to see that it was designed by a local architect.

Mackenzie Mindel also stated that she supports this nomination and it was an excellent example of the Brutalist Style of architecture.

John Reiman moved to support the nomination and direct staff to send a letter of support to the State Historic Preservation Office. Laura Godden seconded. The motion passed 6-0 by voice vote.

6. [26-0225](#) Review and comment on the National Register of Historic Places Nomination for the HSR Building located at 100 Milwaukee Street.
- Staff explained where the building was and that the owners were very excited when we asked if we could nominate it.**
- Ellie McLoone moved to support the nomination and direct staff to send a letter of support to the State Historic Preservation Office. Jim Gallagher seconded. The motion passed 6-0 by voice vote.**
7. [26-0226](#) Review and comment on the National Register of Historic Places Nomination for the Congregation Sons of Abraham Building located at 1820 Main Street.
- Staff stated that they were excited by this nomination as they were skeptical at first. Staff had meet with their board to discuss the process and answer any questions. Was excited when they gave their approval.**
- John Reiman stated support of this nomination is another way for us to show support for them.**
- John Reiman moved to support the nomination and direct staff to send a letter of support to the State Historic Preservation Office. Ellie McLoone seconded. The motion passed 6-0 by voice vote.**
8. Discussion on Historic Certificate Initiative
- John Reiman provided a write-up of the initiative for feedback from the Commission based on previous discussions.**
- Ellie McLoone stated that John did a great job and that less is more. Jim Gallagher liked the simplicity of it. Laura Godden stated that she had notes and will send to staff to send to John. A revised document will be presented to the Commission for a future meeting.**

Adjournment

The meeting was adjourned at 7:45pm.

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Heritage Preservation Commission Members
CM Mackenzie Mindel, Laura Godden, Natalie Heneghan, Jim Gallagher, Ellie McLoone, John Reiman,
Eric Garland