



March 25, 2026

Via Hand Delivery

Nikki Elsen
City Clerk
City Hall 2nd Floor
400 La Crosse, WI 54601



Re: Appeal of the decision to designate the Professional Arts Building as a historic structure.

Dear Ms. Elsen,

On February 26, 2026, the Heritage Preservation Commission (“HPC”) conferred a historic preservation designation for Mayo Clinic Health System’s Professional Arts Building (referred to below as the “PAB”), located at 615 10th Street, La Crosse, WI. Per the City of La Crosse Municipal code, Section 20.58, I am attaching to this Petition to Appeal the decision of the HPC.

The grounds for this appeal are as follows:

- 1) Negative impact to healthcare in La Crosse and surrounding areas**
 - a. A historic preservation designation limits Mayo Clinic Health System’s ability to plan for and timely deliver advanced healthcare treatment options.
 - b. The PAB’s use as expanded healthcare space provides a broader, more immediate, and future public benefit to residents.

- 2) A historical preservation designation significantly restricts adaptations, which are unlikely to change the important historical aspects of the PAB**
 - a. Slows the process of making updates for patient, visitor and community safety.
 - b. Limits any work done on the exterior and could impact codes and standards compliance.
 - c. Mitigates efforts to improve energy efficiency of the building envelope.
 - d. Materials that match the existing exterior will become more difficult, if not impossible, to source.
 - e. Could have impacts on structural improvements to account for equipment needs.

3) Local partnership and trust versus unilateral historical designation

- a. Mayo Clinic Health System values historical preservation.
- b. We request the opportunity to work with community leaders on historical preservation while also providing high quality healthcare to the La Crosse community with the most recent innovations and advancements in medicine.

4) Economic and development impact

- a. Preservation through unilateral historical designation harms economic growth and depresses fair market value.
- b. By restricting or slowing modification/expansion to the PAB, Mayo Clinic Health System may be required to seek alternative sites for needed expansion, which may intrude into existing neighborhoods (which is the result – we understand – that such a designation is intended to prevent).

5) Future planning

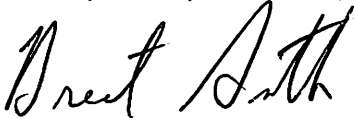
- a. Mayo Clinic Health System has been a trusted community healthcare provider for generations.
- b. Historical preservation designations on buildings could influence decisions on future growth and expansion locations.

6) Purpose and Intent

- a. The purpose and intent of Chapter 20, Section 20-23 of the City of La Crosse Ordinances (Historical Preservation and Archaeology) are inconsistent with the designation of the PAB as a historic structure.

Based on the reasons above, I am requesting a hearing by the Common Council pursuant to Section 20.58 in order to appeal the decision of the Professional Arts Building designation.

Respectfully submitted,



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