



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Citizens Board of Review

Monday, May 15, 2017

10:00 AM

Council Chambers

Call to Order, Roll Call

Present: 4 - Mike Brown, Kara Burgos, Sean O'Flaherty, Kenna Christians

Absent: 1 - Dustin Bagstad

Others Present: Teri Lehrke, Court Reporter Nancy Johnson, Mark Schlafer, Greg Tooke, Joshua Benrud

Election of Chair and Vice Chair

Burgos/Brown nominated O'Flaherty as Chair. O'Flaherty/Brown nominated Burgos as Vice Chair. Burgos/Christians moved to cast a unanimous ballot for the slate of candidates. Carried. O'Flaherty assumed the chair and presided for the balance of the meeting.

Certification of annual review of the Code of Ethics

Members confirmed review.

Verification that mandatory training requirement under sec. 70.46(4), Wis. Stat., has been met.

Clerk stated training requirements have been met, and the required Affidavit has been filed with the state.

Assessor's Annual Assessment Report (AAR) and verification of Assessor's Affidavit.

Chief Assessor Mark Schlafer thanked the Board for their service. The Assessment roll is complete. Notices as required were mailed in mid-April, all before the mandatory 15 day period before today. Assessor's Report is due June 12. The State decided all reports are due on one date after the Board of Review. State has more oversight in reviewing assessors' work, which is encompassed in the annual assessment report. It describes entire year's work, processes and procedures. All work conforms to state requirements and to Uniform Standards of Professional Appraisal Practice (USPAP) requirements. Completed, signed and had notarized the Assessor's Affidavit, which he read into the record. This was a maintenance year. The city ended a struggling contract with the software supplier last fall. A new vendor will start right away within the next couple weeks, and plan to be back on schedule for annual evaluation as have been in the past.

17-0381

Hear and deliberate on written objections for 2017 real and personal property assessments filed at least 48 hours prior to the commencement of the first day in session of the Board of Review.

Roger M. Pafford, 1609 Prospect St. – Roger M. Pafford and Joshua Benrud were sworn in and testified. See Findings of Fact, Determinations and Decision.

Lawrence R. Hamilton, 1111 Island St. – Lawrence Hamilton and Gregory Tooke were sworn in and testified. See Findings of Fact, Determinations and Decision.

Lawrence R. Hamilton, 723 George St. – Lawrence Hamilton and Gregory Tooke were sworn in and testified. See Findings of Fact, Determinations and Decision.

Schlafer reported a recommendation for a reduced assessment for R&R Development LLC, 624 King St., parcel 17-20174-100. A discussion commenced during the open book period and was completed today. An Open Book Notice of Amended Assessment was sent to R&R Development this morning. Schlafer recommends the amended assessment of Land \$139,500, Improvements \$230,500, Total \$370,000 be approved. Burgos/Brown moved to approve. Carried.

Waiver of hearing requests.

- Macy's Retail Holdings, Inc., 3900 State Road 16 – Schlafer stated there is current litigation the Assessor does not object to a waiver. Burgos/Brown moved to approve the waiver due to pending litigation and recommendation of Assessor. Carried.*
- Walgreen Co., 3909 Mormon Coulee Rd. – Schlafer stated there is pending litigation and the Assessor does not object to a waiver. Burgos/Christians moved to approve the waiver due to pending litigation and recommendation of Assessor. Carried.*
- Walgreen Co, 4415 State Road – Schlafer stated there is pending litigation and the Assessor does not object to waiver. Burgos/Brown moved to approve the waiver due to pending litigation and recommendation of Assessor. Carried.*
- Sears Holdings Co., 2415 State Road 33 – Schlafer stated there is pending litigation and the Assessor does not object to waiver. Burgos/Christians moved to approve the waiver due to pending litigation and recommendation of Assessor. Carried.*
- Sears Holdings Co., 4200 State Road 16 – Schlafer stated property currently in litigation and the Assessor does not object to waiver. Burgos/Brown moved to approve the waiver per recommendation of Assessor. Carried.*
- The Bon-Ton Stores, Inc., 4400 State Road 16 - Schlafer stated litigation may be filed soon and the Assessor does not object to waiver. Burgos/Brown moved to approve the waiver per recommendation of Assessor. Carried.*
- 100 Harborview Partners LLC, 100 2nd St. N. - Schlafer stated property is in litigation, and the Assessor does not object to waiver. Burgos/Christians moved to approve the waiver due to pending litigation and recommendation of Assessor. Carried.*
- Menard, Inc., 223 Lang Drive – Schlafer stated staff discussed and Assessor does not object to waiver. Burgos/Brown to approve waiver per recommendation of Assessor. Carried.*
- JJAWC LLC, 525 2nd St. N. – Schlafer stated he was contacted Friday morning by an agent giving intent to appeal. Sent report of contamination regarding lead and asbestos abatement. Sent back email that afternoon to the agent with information about the assessment. Already significantly given consideration for building's age, condition, and also contamination in the ground. Value staff appraiser put on the building was around 5% of cost new - almost a zero. Didn't hear back until objection filed first thing this morning with request for waiver. Objection states the value is \$0.*

Staff has not developed a recommendation to the Board. Burgos asked about setting it aside until next Monday. If we do not grant waiver, it will be set for that date. Chair suggested motion to deny the request so that we set it for hearing. Burgos/Brown moved to deny request for waiver due to lack of information to allow assessor's office to review the late filing information. Carried. Burgos/Brown moved that it applies to both parcels owned by JJAWC. Carried.

- JJAWC LLC, Vine St. – See above.

Request to Testify by Telephone.

- Menard, Inc. – 223 Lang Dr. – No action.

During first two hours - consider "good cause" objections for waiving the required 48-hour notice of intent to file a written objection.

None.

Adjourn for further hearings if necessary or if none, adjourn sine die.

At 2:22 p.m., Burgos/Christians moved to reconvene at 9:30 a.m. on May 22, 2017. Carried.