



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### Citizens Board of Review

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Monday, June 3, 2019

8:00 AM

Council Chambers

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#### Adjourned Meeting

#### Call to Order

*Chair Nick Passe, presiding*

#### Roll Call

**Present:** 5 - Mike Brown, Kenna Christians, Nick Passe, Daniel Ryan, Susan Dillenbeck

*Others Present: Teri Lehrke, Pat Burns, Josh Benrud, Shannon Neumann, Court Reporter  
Nancy Johnson*

#### 19-0686

Hear and deliberate on written objections for 2019 real and personal property assessments.

*Monica Bodoh, 2115 Losey Blvd. S. – Josh Benrud, Dawn Gale and Monica Bodoh were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Scope of work for 2019 assessment year. Commercial assessor Dawn Gale reported she was in charge of the model calibration for the 2019 assessment year, and provided an overview of the scope of work. See attached Report.*

*Nicholas Marson, 3120 Losey Blvd. S. – Josh Benrud and Arthur Marson, were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Yao Yin and Xiaoli Yuan, 2680 7th St. S. – Yao Yin and Josh Benrud were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Allen Werth, 2011 21st St. S. – Joan and Allen Werth and Josh Benrud were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Kari Brown, 535 17th St. S. – Shannon Neumann, Greg Tooke and Kari Brown were sworn in and testified. Burns stated the appraisal submitted is an opinion as to value since the appraiser is not present and objected on hearsay grounds. See Findings of Fact, Determinations and Decision.*

*Lead Appraiser Patrick Burns stated the Board should be making its decision on the cases based on the three tiers of the Markarian Hierachy. The best evidence of value under the Markarian Hierachy is the recent arms' length sale of the subject property. The second is the recent arm's length sale of similar homes. The third consideration is other approaches to value, such as cost or income approaches.*

*Gregory & Anne Hlavacka, 2955 Baier Lane – Shannon Neumann, Anne Hlavacka and Patrick Burns were sworn in and testified. Burns stated appellant has not provided sufficient oral evidence, and asked that the case be dismissed. Ryan said objectors have provided realtors and other assessments that they have paid for to try to show what they have to show that the city's assessment may be incorrect. Mr. Burns is saying that Ms. Hlavacka hasn't done that; no appraisal. Ryan thinks we should deliberate as others. Brown said she did not have comparable properties but did raise issues; let Assessor state their case. Passe stated there was no recent sale; let City to present case. Passe/Brown moved to allow City to present case. Carried. See Findings of Fact, Determinations and Decision.*

*Buchner Properties #3 LLC, 2647 15th St. S. – Pat Burns, Josh Benrud and Doug Buchner were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Buchner Properties #2 LLC, 819 Wall St. –Josh Benrud and Doug Buchner were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Douglas Buchner, 2704 7th St. S. - Josh Benrud and Doug Buchner were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Robert Massena, 933-937 Division – Shannon Neumann and Adam Hoffer were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Hoffer LLC, 216 16th St. S. – Shannon Neumann and Adam Hoffer were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Hoffer LLC, 1914 Winnebago Ct. – Shannon Neumann and Adam Hoffer were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Henry Anderson & Karla Frank-Anderson, 724 Powell St. – Patrick Burns, Josh Benrud and Karla Frank-Anderson were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Ronald & Debra Johnson, 2309 Diagonal Rd. – Josh Benrud and Deb Johnson were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Ross Freeman-Herdina, 502 Hood St. – Shannon Neumann and Ross Freeman-Herdina were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Michael & Regina Ojelabi, 403 9th St. S. – Regina Ojelabi and Shannon Neumann were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Michael & Regina Ojelabi, 1304 Main St. – Regina Ojelabi and Shannon Neumann were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Michael & Regina Ojelabi, 127 Losey Blvd. N. - Regina Ojelabi and Shannon Neumann were sworn in and testified. See Findings of Fact, Determinations and Decision.*

*Irvin Hougom, 105 7th St. S. – Patrick Burns and Irvin Hougom were sworn in and testified. See Findings of Fact, Determinations and Decision.*

**Consider objections and evidence of extraordinary circumstances for waiving required 48-hour notice of intent to file a written objection, if necessary.**

*Dan Wettstein, 1503 Nakomis Ave. – Wettstein submitted written reasons of extraordinary circumstances. Assessor position is there was ample time to submit documentation and request should be denied. Notices were sent in April 2019, posted and published as required. Sue Dillenbeck recused herself. Wettstein currently lives at 1503 Nakomis. In 2017 he was not living there. Wife moved to new home in October 2018. Brown/Passe moved to accept excuse that he did not receive notice, that it was forwarded to wife. Discussion: There were people who came in and had the same issue. Typically the good cause exception has not been allowed like the one you are giving. Wettstein takes responsibility, but wants to show appraisals. On the motion to allow a hearing - Yes: Brown; No: Ryan, Passe, Christians; Abstain: Dillenbeck. MOTION FAILS.*

**Adjourn to June 4, 2019 at 8:00 a.m.**

*At approximately 7:00 p.m., the meeting was adjourned to June 4, 2019 at 8:00 a.m.*