



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Citizens Board of Review

Friday, May 15, 2020

10:00 AM

Council Chambers

Call to Order, Roll Call

Board of Review Clerk Teri Lehrke called the meeting to order at 10:00 a.m. and asked Board members to introduce themselves.

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

Election of Chair and Vice Chair

The first order of business was the election of officers. Dillenbeck/Passe moved to nominate Dan Ryan as Chair. No more nominations. Brown/Dillenbeck moved to cast a unanimous ballot for Ryan to serve as Chair. Carried. Ryan/Dillenbeck moved to nominate Nick Passe as Vice Chair. No more nominations. A motion was made by Brown/Ryan to cast a unanimous ballot for Passe to serve as Vice Chair. Carried. Ryan presided for the balance of the meeting.

Certification of Annual Review of Code of Ethics

Members confirmed review.

Verification of mandatory training requirement under Wis. Stat., sec. 70.46(4)

Clerk stated training requirements have been met, and the required Affidavit has been filed with the Wisconsin Department of Revenue.

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

Burns summarized changes for fiscal period 2020. It was a maintenance year so no revaluation of classifications of residential/commercial divisions. Sent 831 notices this year for requests for reviews due to building permits for the most part and incidentals. During open book which was held April 27-May 1, he had contact with over 80 individuals on their properties and 140 in personal property areas. Made changes to 18 of them. For personal property there are over 2400 accounts; six changes at open book. After open book, the Board must approve corrections which were filings after open book from May 3 to present. There were 69 corrections. People delayed delivery is unknown, but he accepted them. He also had seven exemption requests for real estate and/or personal property. Five were granted and two were denied. The denied cases were individuals that were not eligible or for failure to meet the timeline. On April 24, he sent 726 docketings for people who failed to file personal property report. He verified the Assessor Affidavit was filed with Clerk. Brown/Dillenbeck moved to approve 69 changes made after open book by the Assessor. Carried.

Receipt of Assessment Roll and sworn statement from Clerk

Teri Lehrke reported the Assessment Roll is in electronic format and was delivered on April 15.

Review of Assessment Roll

Staff made available electronic tablets for the Board to review.

Certification of error corrections by Assessor under sec. 70.43, Wis. Stat.

Corrections of palpable errors were provided to the Clerk. Burns explained the corrections were for businesses that were not in operation and were not caught. Others are real estate parcels that had improvements and go back a couple years, for which that individual will have to pay those past-year taxes. There were also duplications; one company was a manufacturer but Department of Revenue also included.

Verification with Assessor that open book changes are included in assessment roll

Burns stated there are six pages of changes and corrections that are in the assessment roll.

During first two hours, consideration of:

20-0575

Hear and deliberate on written objections for 2020 real and personal property assessments.

Waiver of required 48-hour Notice of Intent to File an Objection when there is good cause. Clerk reported there were none.

Requests for waiver of the Board of Review hearing allowing the property owner an appeal directly to circuit court. Clerk reported there were none.

Requests to testify by telephone or submit sworn written statement. Clerk reported there were none.

Burns stated the Estimated level of Assessment for current year is 100%.

Angela and Robert Porter, 512 Hood St. – Angela and Robert Porter and Shannon Neumann were sworn in and testified. See Findings of Fact, Determinations and Decision.

Great River Homes LLC, 6106 River Run Rd. – Joshua Benrud and John Mazzola were sworn in and testified. See Findings of Fact, Determinations and Decision.

Great River Homes LLC, 6108 River Run Rd. – Mazzola stated his testimony is the same for 6108 as 6106 River Run Rd. Benrud stated that the end product is not in question. The objection is to the level of assessment of January 1. Testimony of prior case is the same evidence. Feels the assessment should be at \$288,500. See

*Findings of Fact, Determinations and Decision.***Schedule additional Board of Review date(s), if necessary**

Lehrke reported there were three objections filed and their representative sent an email that he is ill and should not attend Monday, May 18, and requests a waiver of the hearing or it be rescheduled. Burns stated the assessor does not agree to a waiver to go to circuit court because they have not met the requirements, and the firm is big enough and has an office in La Crosse that they should be able to send someone else if he is not able to attend. Brown/Dillenbeck moved to schedule the hearing for 1:00 p.m. on Monday, May 18, 2020, and he or someone else should be present, or the Board is willing to conduct the hearing via teleconference with information being sent in advance, provided the applicant replies to the Clerk no later than 4:00 p.m. today to request a teleconference. If he fails to reply, then the hearing will be held in person on Monday, May 18, 2020 at 1:00 p.m. Carried. The Board requested Clerk to notify him that the three objections will be heard beginning at 1:00.

Adjourn to future date if necessary or if none, adjourn sine die

Christians/Brown moved to adjourn at 12:40 p.m. until Monday, May 18, 2020, at 1:00 pm. Carried.