



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Citizens Board of Review

Monday, May 18, 2020

1:00 PM

Council Chambers

Adjourned Meeting

Call to Order

Chair Dan Ryan called the meeting to order at 1:00 p.m.

Roll Call

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

[20-0575](#)

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

Clerk reported she received an email from the agent of the objectors today, and all three objections have been withdrawn by his client. As a result, the assessor's valuation stands and there is no need for a hearing on any of three objections filed.

Objections filed and withdrawn as follows:

- GRS Homes LLC, 315 3rd St. S.
- Grand River Station Apartments, LLC, 315 3rd St. S.
- Historic Gund Brewery Lofts LLC, 2130 South Avenue

Burns reported since Friday afternoon, there were additional personal property submissions received. Brown/Dillenbeck moved to approve submissions after Board of Review since Friday, May 15, 2020. Carried.

The Board questioned Burns regarding the discussion on May 15 after the meeting about the appeal of the Mazzola properties regarding the occupancy permit information not given to the Board. Burns stated the information about the occupancy permit was given in the testimony. His concern was the occupancy permit was granted in mid-February. Pat's personal assumption is because the building wasn't complete. Testimony from the plaintiff overwhelmingly did not sway the Board's opinion and the assessment was sustained. In deliberations, he said he heard testimony that the developer had not been here the end of the year, but was back January 9, and he testified to the level of completion. Board comment about concern with setting a precedent, fear of giving access to their property, which might encourage that behavior or game-playing. Passe stated he suspects the Board agreed that there should be procedural fairness and substantive fairness to everyone. Can everyone in the office review this and do the right thing, whatever that might be? Burns responded he discussed with staff more as policy as to additional ways to contact property owners whether by cell phone or email. Important on a substantial increase in assessment; need to do everything possible. In future, staff will reach out better. This individual had a pattern of non- response. Board member stated it sounds like there might be disagreement within department as to the valuation of the property as of January 1,

2020. Should it be handled as a collaborative effort? It was recommended that if Burns believes a property is worth less than what someone else thought, further discussion between the two might be suggested. Burns said he would have to step in during the testimony. He couldn't interject during the deliberation. He personally would have put something less on the property, maybe 10%. That allows him an opportunity to go back to the property in two years after the building permit was completed. He said they don't have to do 100%. Brown asks if Burns reviews actions of the employees, to which he replied he doesn't always have time for review of documentation. It is internal, and will be corrected.

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

None.

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

The meeting was adjourned sine die on motion by Brown/Christians. Carried.