

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. [70.47\(7\)\(a\)](#), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice)							
Darlene J Geiger & Shawn C. Clark							
Owner mailing address							
1625 Winnebago St.							
City	State	Zip	City	State	Zip		
La Crosse	WI	54601					
Owner phone		Email	Owner phone		Email		
(503) 707-6140		msdarlenelax@gmail.com	()				
Section 2: Assessment Information and Opinion of Value							
Property address							
1934 Fanell Dr.							
City	State	Zip	Legal description or parcel no. (on changed assessment notice)				
La Crosse	WI	54601	ASSESSORS PLAT MILLERS GREEN ISLAND ADDITION LOTS 48 & 49 LOT SX:IRR				
Assessment shown on notice - Total		\$362,200	Your opinion of assessed value - Total		\$225,000		

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acre	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed)

Please see additional sheets: 1) objection statement; 2) market comparables; 3) 2024-2025 email correspondence with City of La Crosse

\$225,000

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
If Yes, provide acquisition price \$ \$155,100 Date 03 - 22 - 2024 ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☒ Yes ☐ No
If Yes, describe Under Construction; see Section 3 additional sheets for description
Date of changes 03 - 22 - 2024 Cost of changes \$ 30,000 Does this cost include the value of all labor (including your own)? ☐ Yes ☒ No
(mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale? ☒ Yes ☐ No
If Yes, how long was the property listed (provide dates) 02 - 22 - 2024 to 03 - 22 - 2024
(mm-dd-yyyy)
- Asking price \$ 225,000 List all offers received competitive bidding process
- D. Within the last five years, was this property appraised? ☐ Yes ☒ No
If Yes, provide: Date - - - - Value - - - - Purpose of appraisal Unknown
(mm-dd-yyyy)
- If this property had more than one appraisal, provide the requested information for each appraisal.

Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): Josh Benrud  See attachment(s)
Note: This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing 8 minutes.

Property owner or Agent signature

Date (mm-dd-yyyy)

07 - 01 - 2025

Notice of Intent to File Objection with Board of Review

I, Darlene Geiger & Shawn Clark, as the property owner or as agent for Selves, hereby give Notice of Intent to File an Objection to the assessment for Parcel Number 17-50483-060 1934 with a Property Address of 1934 Fanell Drive La Crosse, WI 54601 for the 20 25 Assessment Year in the City of La Crosse.

This Notice of Intent is being filed: (please mark one)

- ☒ at least 48 hours before the Board's first scheduled meeting
☐ during the first two hours of the Board's first scheduled meeting (Complete Section A below)
☐ up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days (Complete Section B below)

Filing of this form DOES NOT relieve the objector of the requirement to timely file a fully completed written objection form (PA-115A) with the City Clerk (Clerk of the Board of Review).

Darlene Geiger & Shawn Clark

Name

(503) 707-6140

Phone

July 1, 2025

Date

Received by: _____
on: _____

Section A: The Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before the Board during the first two hours of the meeting, shows GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILES A WRITTEN OBJECTION. Applicant's statement of good cause is:

Section B: The Board of Review may waive all notice requirements and hear the objection even if a property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours of the meeting, if the property owner appears before the Board at any time up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days, and FILES A WRITTEN OBJECTION AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES. Applicant's statement of extraordinary circumstances is:

A WRITTEN OBJECTION, ON THE PROPER FORM PA-115A, MUST BE TIMELY FILED WITH THE CITY CLERK (CLERK OF THE BOARD OF REVIEW).

Attachment (1)

(P. 1/5) +A

July 1, 2025

To: City of La Crosse, Board of Review
Nikki M. Elsen, Municipal Clerk

Board of Review Members:

In a competitive bidding process, with professional realtors, we purchased 1934 Fanell Drive, which is .25-acre property on the Le Plume/Green Island Slough, for **\$155,100 on March 22, 2024**. Structures at point of sale included a detached garage without electric or usable foundation, and 900sq ft. house (3bd/1bth). Both are currently unusable; however, plumbing, sewer, and electric are on site. Significant updates are necessary for becoming a residence. Including: de-hording all corners/crevices and trusses of both structures, as well as clearing the mud-pit of land filled with invasives, large metal beams, cement blocks, rotten lumber, and stone. It is taking us over a year to clear 10,000+ pounds of garbage, while managing invasive species and dead tree removal/trimming. Additionally, the house needed reinforcement, the roof replaced, steps built into the collapsed thresholds around doorways, replacement of rotted windowsills, and preliminary clearing of landscape. Disposal of all appliances, including water heater and the gutting of bathroom and kitchen fixtures continues. The 1bth remains unusable without shower or sink; the entire property remains under construction, including the broken furnace, for majority of 2025.

After clearing the clutter of a hoarder property and tackling the vermin, the Appraiser II was invited to visit the property, including the interior, on November 17, 2024. He, Josh Benrud, stated, "schedule an appointment after Jan 1st to assess only the work that has been completed as of Jan 1st". He advised us that this was only our opportunity to have 2025 assessment reflect the status of this property for both fairness and equity. At our invitation, Josh Benrud returned to the property on January 7, 2025, for both an exterior and interior assessment. On June 16th the determination was sent to our local residence, 1625 Winnebago St., which is also in the City of La Crosse. That property received a 27% increase, which makes sense given the livability of the neighborhood and the home value on the market. **Alternatively, nothing has "sold" near 1934 Fanell Dr., which received a 53% increase, as an unlivable residence.** Assessor II saw this and acknowledged it is still under construction as we continue to invest in it as a livable residence. Comparable properties near this neighborhood are not only newer by 60 years, but they have garages, additional bathrooms, docks, updated electric, appliances, modern home features, and landscaping. Examples include:

201 Westview Pl. La Crosse, WI 54601	off market	\$271,000
204 Westview Pl. La Crosse, WI 54601	sold in 2024	\$330,900

(P. 2/5)

206 Westview Pl. La Crosse, WI 54601 for sale \$349,900
1920 Fanell Drive La Crosse, WI 54601 lot-only/dock \$ 99,900

Again, 1934 Fanell Dr. is much older, does not have a functional garage or access to the LaPlume Slough and is currently non-functional as a residence. There is no comparable. Zillow's estimate is \$166,300.

Numerous attempts to learn how the Assessor II calculated the available information to determine a 53% increase in valuation were made via email and in person. We do not carry objection to pay our fair share if it is equitable for the city and neighborhood where we choose to live. We have not observed improvements that the City of La Crosse has done for that neighborhood where we have invested in good faith. Although the original structure is much older, maybe earlier 1900s, the parcel search indicates 1940 year built. The Isle Le Plume Slough needs better reinforcements and removal of invasive species; what has the City of La Crosse done for this area to increase an assessment by 53% for this dilapidated property?

Please consider a fair and equitable assessment with actual data to inform valuation. We have invested in a livable city; we are making this property better for the City of La Crosse and our future engagement as members of this City. The land, and house without functionality, as it stands, may be worth \$225,000 in this current market, but a 53% increase on property that remains unusable is neither fair nor equitable. We feel targeted after Assessor II had visited the property at our invitation to engage with that office. In fact, the plot at 1920 Fanell Dr. has been on the market for over 410 days with reduced price at \$99,900 and it has a dock. We will continue with construction in 2025 to hope for livability in 2026.

Respectfully,



Darlene J. Geiger & Shawn C. Clark
(503) 707-6140 & (503) 320-8955



\$155,100

1934 Fanelli Drive, La Crosse, WI 54601

3 beds 1 baths 900 sqft

Claim home

Est. refi payment: \$1,029/mo [Refinance your loan](#)

Single Family Residence

Built in 1940

0.25 Acres Lot

\$165,500 Zestimate[®]

\$172/sqft

\$1,408 Estimated rent

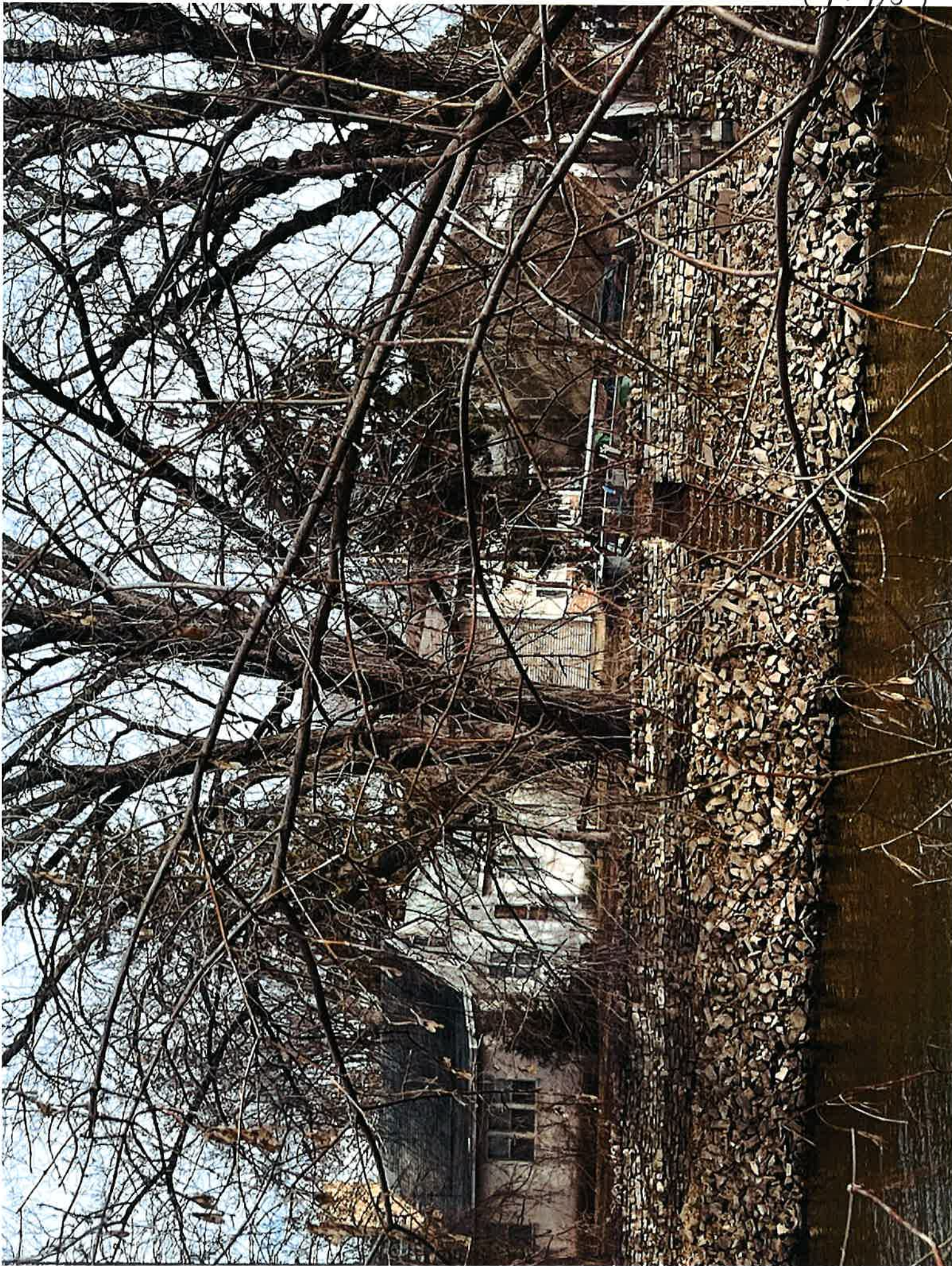
Home value

Zestimate[®]
\$165,500

Estimated sales range
\$149,000 - \$184,000

Rent Zestimate[®]
\$1,408/mo

Lower than previous on 7/1/2025





Additional rational for exclusion of Assessor II, Josh Benrud, as member of BOR decision:

We feel we have been targeted by the Assessor II, who also happens to be a realtor, after an off-handed comment about he [did not see] this property “come across his desk”. He appeared resentful and compared it to the vacant lot at 1920 Fanell that is still for sale over a year later. Also note, ours and the empty lot with dock at 1920 Fanell Drive, are on a Le Plume Slough, which is much different than “the river” and according to the DNR is managed by City of La Crosse. Properties that have SOLD in the past year have not reached as high as the assessment we received at \$362,200.

The market has been good for La Crosse with over 12% increase showing for properties sold throughout the city. It's easy to see that a vast number of rentals in this City are unkept and deteriorating without expectations of landlords to invest. Yet, as landowners, we were literally harassed by both David Reinhart and Mike Suntken about what “work” was planned and whether this property was “vacant” and “abandoned” which felt at odds with a trusting intention to learn and partner with the City of La Crosse as we invested in this neighborhood (see attached: 2024-25 email correspondence with City of La Crosse).

Whether property assessments are both equitable and fair is the key mission for City of La Crosse Assessor, according to the website information provided. However, when I tried to access the Assessment Data on June 24th the page was broken with “404” message. Again after **multiple attempts to learn how the information was used to determine the 53% increase in the valuation for this dilapidated property**, the Assessor II was unable to justify this valuation for 2025 when asked. The only explanation we can ascertain is that the City of La Crosse Assessor II has targeted us based on information that has not been made available. 1934 Fanell Drive was assessed beyond market value as an unlivable property and remains outside rationale when comparing recent sales, including 1934 Fanell Drive—a dilapidated property that is currently under construction with hope for livability in 2026.

Property records & home values in Westview Pl, 54601 WI

<u>206 Westview Pl, La Crosse, 54601, WI</u>	For sale	\$349,900	<u>204 Westview Pl, La Crosse, 54601, WI</u>	Off market	\$347,605 est.
<u>202 Westview Pl, La Crosse, 54601, WI</u>	Off market	\$331,000 est.	<u>211 Westview Pl, La Crosse, 54601, WI</u>	Off market	\$294,000 est.
<u>201 Westview Pl, La Crosse, 54601, WI</u>	Off market	\$279,971 est.	<u>209 Westview Pl, La Crosse, 54601, WI</u>	Off market	\$294,000 est.
<u>208 Westview Pl, La Crosse, 54601, WI</u>	Off market	\$344,000 est.	<u>203 Westview Pl, La Crosse, 54601, WI</u>	Off market	

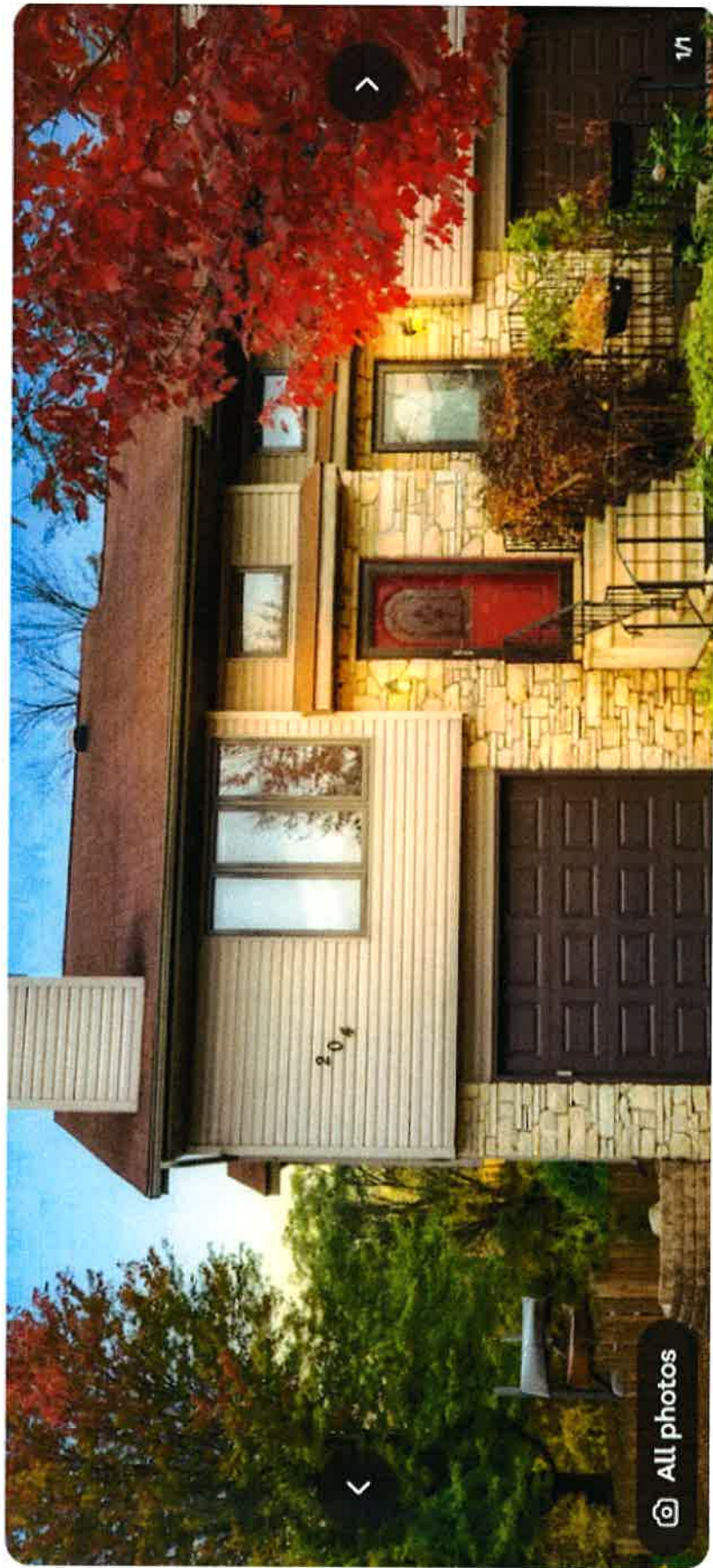
Attachment (2)

(P.1/5)

Nearby home values

Address	RealEstimate SM	Bed	Bath	Sqft	Lot (sqft)
This home : 208 Westview Pl	\$344,000			N/A	8,189
<u>206 Westview Pl, La Crosse, WI 54601</u>	\$349,900	2	2	1,586	6,098
<u>101 Alexander St, La Crosse, WI 54601</u>	\$357,140	1	2	1,275	9,148
<u>204 Westview Pl, La Crosse, WI 54601</u>	\$329,900	2	2	1,548	4,792

(P.2/5)



What's your equity? (It's easy to find out).

● Off Market

2 bed 2 bath 1,548 sqft 4,792 sqft lot

204 Westview Pl, La Crosse, WI 54601

Single Family Property type 1987 Year built

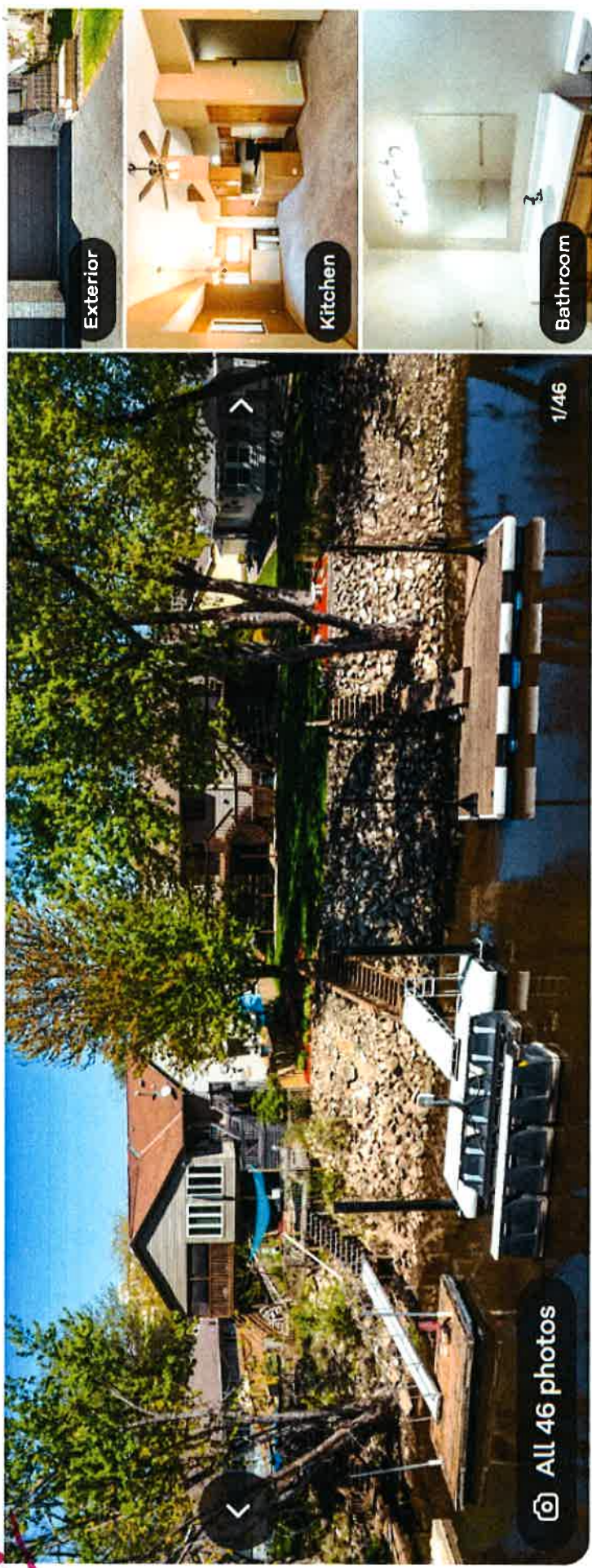
\$213 Price per sqft 1 Car Garage

\$330K in 2024 Last sold



(P. 3/5)

3.11.25



Check your VA Loan eligibility as of June, 2025 | How much home can I afford? (Find out!)

● Contingent

\$349,900

2 bed 2 bath 1,586 sqft 6,098 sqft lot

206 Westview Pl, La Crosse, WI 54601

Build 1983

Est. \$2,347/mo

Get pre-approved

2 car garage



Single family
Property type



40 days
On Realtor.com



\$221
Price per sqft



Add a commute

(P. 4/5)

201 Westview Pl. est. value = 279,971



Check 0% down VA Loan eligibility as of June 2025

How much home can I afford? (Find out!)

Land for sale

\$99,900

5,227 sqft lot

1920 Fanell Dr, La Crosse, WI 54601

Est. \$658/mo

Get pre-approved

Land
Property type

405 days
On Realtor.com



Add a commute

(P. 5/5)

6/24/25, 12:39 PM



Email - #17-50483-060 1934 Fanell Dr. LAX 54601

Attachment(3)

(P.1/10)

Ms. Darlene Geiger <msdarlenelax@gmail.com>

#17-50483-060 1934 Fanell Dr. LAX 54601

18 messages

Ms. Darlene Geiger <msdarlenelax@gmail.com>

To: "benrudj@cityoflacrosse.org" <benrudj@cityoflacrosse.org>, Sc Clark <clark1870@gmail.com> Mon, Nov 11, 2024 at 4:51 PM

Parcel #17-50483-060

Hi Josh,

This email is to reach out at the end of the year for your expertise once again. I hope you are doing well as winter approaches. My husband, Shawn Clark, and I continue to work on the house at 1934 Fanell Dr. La Crosse, WI 54601. He is included in this request that is our follow up after the most recent interaction with you/your office (July 24, 2024). As we continue to plan for the future of this parcel, we hope to learn more with your help to point us in the right direction.

- 1) May we request an assessment for 2024 tax purposes? We have made some progress but not enough yet for someone to live there.
 - 2) You mentioned someone we might have a conversation with at the City of LaCrosse to learn more about the two lots #48-49 and an egress on that parcel. **Karen Campbell?** (I have not been able to find this person on the website's staff directory). **May I ask you to provide the correct contact information to me so that I might reach out for a meeting?**
- I left a voicemail on your office phone today (Veteran's day). Feel free to call my cell (503) 707-6140 or reply to this email that includes my husband, Shawn, to keep him in the loop as well.

Thank you,
Darlene

Benrud, Josh <benrudj@cityoflacrosse.org>

Tue, Nov 12, 2024 at 3:07 PM

To: "Ms. Darlene Geiger" <msdarlenelax@gmail.com>, Sc Clark <clark1870@gmail.com>

Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, "Neumann, Shannon" <Neumanns@cityoflacrosse.org>

Hello,

We would need to schedule an appointment after Jan 1st to assess only the work that has been completed as of Jan 1st. You should be receiving a postcard in Dec requesting an interior inspection.

I am not sure who Karen Campbell is???

I have copied David Reinhart and Shannon Neumann on this email, they might be able to answer some questions about splitting this lot and guide you on questions about any easements on the property.

Thank you,

Joshua Benrud

Appraiser II

Assessor's Office
City of La Crosse

6/24/25, 12:39 PM

400 La Crosse Street
La Crosse, WI 54601

Gmail - #17-50483-060 1934 Fanell Dr. LAX 54601

benrudj@cityoflacrosse.org

(608)789-7546

From: Ms. Darlene Geiger <msdarlenelax@gmail.com>
Sent: Monday, November 11, 2024 4:51 PM
To: Benrud, Josh <benrudj@cityoflacrosse.org>; Sc Clark <clark1870@gmail.com>
Subject: #17-50483-060 1934 Fanell Dr. LAX 54601

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***** CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

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Ms. Darlene Geiger <msdarlenelax@gmail.com>
To: "Benrud, Josh" <benrudj@cityoflacrosse.org>
Cc: Sc Clark <clark1870@gmail.com>, "Reinhart, David" <Reinhartd@cityoflacrosse.org>, "Neumann, Shannon" <Neumanns@cityoflacrosse.org>

Tue, Nov 12, 2024 at 3:34 PM

Ah ha! That's why I could not find that person. Thanks for looping me in with real people and I will watch out for the postcard, Josh.
Thank you.
Darlene

[Quoted text hidden]

Reinhart, David <Reinhartd@cityoflacrosse.org>
To: "Ms. Darlene Geiger" <msdarlenelax@gmail.com>
Cc: Sc Clark <clark1870@gmail.com>, "Suntken, Mike" <suntkenm@cityoflacrosse.org>

Fri, Nov 15, 2024 at 9:03 AM

Darlene,

What questions are there related to the existing parcel?

Curious as to the "work" going on at this address. Please provide a detailed list of what "work" is being completed. If the "work" does not require a permit, there is a vacant building registration ordinance that this property would fall under.

6/24/25, 12:39 PM

Gmail - #17-50483-060 1934 Fanell Dr. LAX 54601

ARTICLE VII. - VACANT BUILDING REGISTRATION PROGRAM (VBRP) | Code of Ordinances | La Crosse, WI |
Municode Library

Thanks,

David Reinhart

Chief Building Inspector

La Crosse Fire Department

Division of Community Risk Management

400 La Crosse St., La Crosse, WI 54601

Office: 608-789-7564

From: Ms. Darlene Geiger <msdarlenelax@gmail.com>

Sent: Tuesday, November 12, 2024 3:35 PM

To: Benrud, Josh <benrudj@cityoflacrosse.org>

Cc: Sc Clark <clark1870@gmail.com>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>

Subject: Re: #17-50483-060 1934 Fanell Dr. LAX 54601

Some people who received this message don't often get email from msdarlenelax@gmail.com. Learn why this is important

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 **VACANTPROPERTYREGISTRATION.pdf**

75K

Ms. Darlene Geiger <msdarlenelax@gmail.com>

To: "Reinhart, David" <Reinhartd@cityoflacrosse.org>

Cc: Sc Clark <clark1870@gmail.com>, "Suntken, Mike" <suntkenm@cityoflacrosse.org>

Fri, Nov 15, 2024 at 11:18 AM

Hi David,

Thanks for reaching out. The property has been vacant since last December and my husband and I purchased it in March 2024. Various projects are underway with just he and I doing the work on the weekends. If you would like to meet with us at the property, we can set something up in the coming weeks. We had hoped to talk with someone about ideas we have for the parcel more long-term but nothing formal, just ideas for what is possible given our personal resources and allowable limits with the City of LaCrosse.

After reviewing the ordinance link, we may not fit the definition since this property is not "abandoned" or considered "nuisance/blight" however, after you see the property you may be able to give us your insights about that option. Are you available to meet us at the property in the coming weeks after 3pm on a Monday or Friday?

Best,
Darlene

[Quoted text hidden]

Suntken, Mike <suntkenm@cityoflacrosse.org>

To: "Ms. Darlene Geiger" <msdarlenelax@gmail.com>, "Reinhart, David" <Reinhartd@cityoflacrosse.org>

Cc: Sc Clark <clark1870@gmail.com>

Fri, Nov 15, 2024 at 3:13 PM

Darlene, I can meet you on Monday afternoon at 3pm. I will be the inspector for the project and can discuss options with you. Thanks.

Mike Suntken

District 4 Building/Housing Inspector

La Crosse Fire Department

Division of Community Risk Management

400 La Crosse St., La Crosse, WI. 54601

Office: 608-789-7583 | Mobile: 608-386-1980



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From: Ms. Darlene Geiger <msdarlenelax@gmail.com>

Sent: Friday, November 15, 2024 11:19 AM

To: Reinhart, David <Reinhartd@cityoflacrosse.org>

Cc: Sc Clark <clark1870@gmail.com>; Suntken, Mike <suntkenm@cityoflacrosse.org>

Subject: Re: #17-50483-060 1934 Fanell Dr. LAX 54601

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[Quoted text hidden]

Ms. Darlene Geiger <msdarlenelax@gmail.com>

To: "Suntken, Mike" <suntkenm@cityoflacrosse.org>

Cc: "Reinhart, David" <Reinhardt@cityoflacrosse.org>, Sc Clark <clark1870@gmail.com>

Fri, Nov 15, 2024 at 4:06 PM

Thank you for your offer, Mike . At this time, we do not need an inspector at the house currently on site for any reason but I am sure we will get to know you in the next couple years.

We just need the tax assessor and somebody to talk to us about what we can and cannot do on the lot.

Thank you for jumping in and I look forward to connecting with you in the future.
Darlene

On Nov 15, 2024, at 3:13 PM, Suntken, Mike <suntkenm@cityoflacrosse.org> wrote:

Darlene, I can meet you on Monday afternoon at 3pm. I will be the inspector for the project and can discuss options with you. Thanks.

Mike Suntken

District 4 Building/Housing Inspector

La Crosse Fire Department

Division of Community Risk Management

400 La Crosse St., La Crosse, WI. 54601

Office: 608-789-7583 | Mobile: 608-386-1980

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<[image002.png](#)>

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Suntken, Mike <suntkenm@cityoflacrosse.org>

To: "Ms. Darlene Geiger" <msdarlenelax@gmail.com>

Cc: "Reinhart, David" <Reinhardt@cityoflacrosse.org>, Sc Clark <clark1870@gmail.com>

Mon, Nov 18, 2024 at 8:47 AM

Good morning Darlene, the purpose of the consult was to make sure none of the work you were completing required a building permit. We were also going to discuss if the property was required to be listed as a vacant property or not. I believe it would be a good idea to meet with you and am still available at 3 pm this afternoon.

Mike Suntken

6/24/25, 12:39 PM

Gmail - #17-50483-060 1934 Fanell Dr. LAX 54601

District 4 Building/Housing Inspector

La Crosse Fire Department

Division of Community Risk Management

400 La Crosse St., La Crosse, WI. 54601

Office: 608-789-7583 | Mobile: 608-386-1980



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[Quoted text hidden]

Ms. Darlene Geiger <msdarlenelax@gmail.com>

To: "Suntken, Mike" <suntkenm@cityoflacrosse.org>

Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, Sc Clark <clark1870@gmail.com>

Mon, Nov 18, 2024 at 9:09 AM

Thank you for clarifying, Mike. At this time, we do not need any building permits for what we are doing with the current house on the property. The property is also not considered a vacant property. I appreciate your offer for time today and I'm sorry for the confusion.

I will loop back with Joshua at the start of the year and try to explain what I hoped to learn from the folks at the City better in the new year.

Best to your holiday season,
Darlene

On Nov 18, 2024, at 8:47 AM, Suntken, Mike <suntkenm@cityoflacrosse.org> wrote:

Good morning Darlene, the purpose of the consult was to make sure none of the work you were completing required a building permit. We were also going to discuss if the property was required to be listed as a vacant property or not. I believe it would be a good idea to meet with you and am still available at 3 pm this afternoon.

Mike Suntken

District 4 Building/Housing Inspector

La Crosse Fire Department

Division of Community Risk Management

400 La Crosse St., La Crosse, WI. 54601

Office: 608-789-7583 | Mobile: 608-386-1980

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<image002.png>

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Suntken, Mike <suntkenm@cityoflacrosse.org>

To: "Ms. Darlene Geiger" <msdarlenelax@gmail.com>

Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, Sc Clark <clark1870@gmail.com>

Mon, Nov 18, 2024 at 9:35 AM

(P. 7/10)

Thanks, Darlene. Can you provide a description of the work you are doing? The reason I ask is I want to make sure we deal with any potential permit requirements prior to the work being started. There have been a couple instances in the past where Shawn has started work on remodel projects and got caught. Because of this the permit fees increased and citations were issued. I'm trying to prevent this from happening on this project. Meeting with me this afternoon will be the best way to ensure this doesn't happen.

Thanks, Mike Suntken

Get Outlook for iOS

From: Ms. Darlene Geiger <msdarlenelax@gmail.com>

Sent: Monday, November 18, 2024 9:09:59 AM

To: Suntken, Mike <suntkenm@cityoflacrosse.org>

Cc: Reinhart, David <Reinhartd@cityoflacrosse.org>; Sc Clark <clark1870@gmail.com>

Subject: Re: #17-50483-060 1934 Fanell Dr. LAX 54601

[Quoted text hidden]

Ms. Darlene Geiger <msdarlenelax@gmail.com>

To: "Suntken, Mike" <suntkenm@cityoflacrosse.org>

Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, Sc Clark <clark1870@gmail.com>

Mon, Nov 18, 2024 at 9:44 AM

I am actually headed out of town today for a family emergency. I'm not sure what you mean by Shawn... Are you referring to my husband? Maybe you are thinking of a different Shawn Clark? My husband and I are doing the work on our house. We don't have a list of the projects lined up to have those types of questions for you.

His name is a common name and more common than we expected when we bought our first house here in La Crosse. you might have him confused with someone else.

On Nov 18, 2024, at 9:35 AM, Suntken, Mike <suntkenm@cityoflacrosse.org> wrote:

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Suntken, Mike <suntkenm@cityoflacrosse.org>

To: "Ms. Darlene Geiger" <msdarlenelax@gmail.com>

Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, Sc Clark <clark1870@gmail.com>

Mon, Nov 18, 2024 at 10:00 AM

That's possible, thanks for clarifying. If you don't own any other rental properties in La Crosse we may be talking about different people.

You mentioned in the original email that "various projects were underway...". These are the projects I was hoping you could explain in greater detail.

I am simply trying to help you determine if a permit may be needed. If you are planning to occupy the house and it will be your primary residence, then you can do the building yourself. Permits and inspections may still be required but the work can be done by the owners. If you are planning any plumbing, electrical or HVAC work, those will need to be done by a licensed professional and the permit must be applied for by a licensed professional. This is an ordinance specific to the City of La Crosse, so if you are moving from another part of the State you may not be aware.

Again, just reaching out to offer my assistance. Let me know if you would like me to stop by in the future or if you have questions about the permitting process. Thanks.

Mike Suntken

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From: Ms. Darlene Geiger <msdarlenelax@gmail.com>**Sent:** Monday, November 18, 2024 9:44:04 AM

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Ms. Darlene Geiger <msdarlenelax@gmail.com>To: "Suntken, Mike" <suntkenm@cityoflacrosse.org>Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, Sc Clark <clark1870@gmail.com>

Mon, Nov 18, 2024 at 10:04 AM

That's correct. We do not own any rental property here in La Crosse or anywhere actually ha ha. As the owners, we are fixing it up for ourselves.

I appreciate your expertise and willingness to connect in the future.

On Nov 18, 2024, at 10:00 AM, Suntken, Mike <suntkenm@cityoflacrosse.org> wrote:

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Ms. Darlene Geiger <msdarlenelax@gmail.com>To: "Benrud, Josh" <benrudj@cityoflacrosse.org>, Sc Clark <clark1870@gmail.com>

Tue, Jan 7, 2025 at 1:09 PM

Thanks for coming by the house today, Josh, to consider a reduction in tax assessment for 1936 Fanell Dr. because it is clearly not ready for anyone to move into it at this time without functional use of bathroom or working heat. (Plus all the other stuff like rotten window sills, roofing, flooring, non-useable garage spaces, and without usable access to the river, etc...).

Shawn and I appreciate your time. He asked me to share the RMLS# with you as you had mentioned again to us (to him today and to me in July '24) that you believed it was an "arms length" deal (i.e., without your awareness as an insider at the City of La Crosse). This was not the case, as I also mentioned in July and we were strangers to the seller who now lives next door on Bundy. Here is info you may want to clear up perceptions:

RMLS#1902331

Listed for \$225 on Feb 22, 2024

Sold March 22nd for \$155,100

As both Shawn and I are recent transplants to La Crosse, and also newbies as owners of a 2nd home--one with significant burdens associated--we appreciate your help in any opportunity to clear his name from the internal watchlists among colleagues at the City of La Crosse (see thread below). We also look forward to establishing a partnership with various offices as our projects, permits and ideas become more clear to us in the future. For now, we are still climbing out of the current status of the significant expense, as well as physical, emotional and relational efforts, associated with owning non-livable property. We look forward to tapping the expertise and time of the staff at the City of La Crosse as this unfolds for us on this property.

Best,

Darlene Geiger (& Shawn C. Clark)

[Quoted text hidden]

Ms. Darlene Geiger <msdarlenelax@gmail.com>To: "Benrud, Josh" <benrudj@cityoflacrosse.org>, Sc Clark <clark1870@gmail.com>

Mon, Jun 23, 2025 at 11:12 AM

Good Morning, Josh,

It's the new tax year and after we last spoke you had visited the property per the expectation that as of January 1, 2025, it would be reassessed for the current tax year. I trusted you to accurately re-evaluate the situation when you were invited to

6/24/25, 12:39 PM

Gmail - #17-50483-060 1934 Fanell Dr. LAX 54601

1934 Fanell Drive. According to the letter dated June 16, 2025, our taxes have significantly increased. Is this simply an oversight?

The City's assessment has increased over 53% on what is clearly unlivable/unrentable space, which you had seen on both visits (Nov. '24 & Jan. '25). In fact, you had made the emphatic assertion that assessments were too late for 2024 tax valuation and then came back in the new year when you also again saw that the condition of the property, and structures, had gone unimproved for many years; however, we were slowly but surely moving this property and the structure forward for our personal use. Please provide the data used to determine the Average Assessment Ratio as well as the Fair Market Value determined for 2025.

Other than removal of over 10,000 pounds of garbage, the property has not been improved with healthy landscaping and access to the river with a dock. The garage does not have electricity, the garage door is jammed with a foundation seriously cracked. The river has overgrown limbs and unkept trees as well as riverbank care that remains unattended by the City of La Crosse. We have not noticed improvements that the City of La Crosse is doing to make the slough/riverfront and Fanell Drive better for those who live in the area. In fact, we have noticed the lack of care for Fanell Drive, especially in the winter months with piles of snow removal blocking the driveway at corner. **Please provide the City's reasoning along with the data used for the significant increase of over 53% for the value of both the land and improvements done on this property since valuation was taxed in 2024 vs. 2025.**

As you noticed when you were on the property January 7, 2025, it does not have a usable bathroom. This remains true as of this email today. It is unlivable due to the construction that remains for the interior, including kitchen and HVAC. We continue to remove invasive species along La Plume slough and on the property, as well as trim overgrown trees and rid the property of vermin. Additionally, it remains an unlivable structure without a functioning one-bathroom; however, the tax assessment reflects a different story with an increase of \$125,500 when we have invested just over \$40k as of today. Please provide your reasoning for \$141,000 of improvements when we have personally invested just under \$40k to date and the City of La Crosse has not provided any invested funds to improve the area. **I am writing today to appeal the assessment sent June 16th, 2025.**

What are the next steps for appealing the unrealistic expectation that this property with unlivable house (and unimproved garage) and nearly inaccessible riverfront is worth \$365,000? As we compare this property to those that have sold in the area, the numbers do not make sense for those with additional bedrooms and baths, that also have access to the river with docks as well as updated roofs, siding, functioning garages etc. Keeping in mind what is comparable are those that have been sold, the modern twin home down the river with more bathrooms & bedrooms as well as updated interior, roof, and landscaping sold for less than that in 2024.

Please reply via this email thread with the data to support the assessment.

Sincerely,
Darlene & Shawn

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Ms. Darlene Geiger <msdarlenelax@gmail.com>

To: "Benrud, Josh" <benrudj@cityoflacrosse.org>, Sc Clark <clark1870@gmail.com>, assessor@cityoflacrosse.org

Tue, Jun 24, 2025 at 10:44 AM

Hello Josh,

I received a call from your office this morning on my cell phone; however, it was difficult to understand who & what was being said with low quality recorded. While I understand you are busy in your office and that many citizens in the City of La Crosse must have received letters that shocked them this year, I do appreciate a written response with the data requested to justify the overly burdensome increase dictated by the letter. The 53% increase does not seem reasonable given the average increase for homes recently sold in the La Crosse market.

Please provide the actual data used to determine the 53% increase for 1934 Fanell Drive, specifically. Although I do understand that market value for homes sold is one piece of the algorithm, it remains unclear how land and improvements are part of the 53% increase. This is especially disconcerting when market values for SOLD properties have hovered around 11% increase throughout the La Crosse market. This particular home, the neighborhood, and the river has NOT seen improvements--neither by property owners nor the City of La Crosse--to this extent in this past year.

Again, please reply to this email with the actual data used to determine a 53% increase for Tax assessment of 1934 Fanell Drive. This is my 2nd attempt at an *informal appeal* per directions on the back of the letter sent last week from your office.

Thank you,

6/24/25, 12:39 PM

Gmail - #17-50483-060 1934 Fanell Dr. LAX 54601

Darlene

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Benrud, Josh <benrudj@cityoflacrosse.org>
To: "Ms. Darlene Geiger" <msdarlenelax@gmail.com>

Tue, Jun 24, 2025 at 11:45 AM

Hello,

Our office conducted an all-city revaluation for the 2025 assessment year, meaning that changes were made to the majority of assessments bringing them up to reflect current building costs and market-growth. This would likely be the reason that your property saw an increase.

All the sales we used to determine market adjustments to reflect full market value are listed on our Assessor's website at cityoflacrosse.org.

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Ms. Darlene Geiger <msdarlenelax@gmail.com>
To: "Benrud, Josh" <benrudj@cityoflacrosse.org>, "Neumann, Shannon" <Neumanns@cityoflacrosse.org>, Sc Clark <clark1870@gmail.com>

Tue, Jun 24, 2025 at 12:38 PM

Josh,

How disappointing when I trusted your expertise to provide reasonable explanations as an intelligent person contacting your office. At least you could have provided a proper link or attachment(s) for the explanations you suggest are available to "explain" 53% increase on this property but not others. I have compared the numbers for increases around town with other property owners.

The homepage for the City of La Crosse is not helpful in this case. I will pursue the formal appeals process since you have been unable to provide a rational explanation with appropriate resources for me as a tax paying citizen of this City who only owns two homes.

Darlene

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Tony $\approx 23\% \uparrow$
Winnebago $\approx 27\% \uparrow$