

BOARD OF REVIEW – 6th Day in Session

Time and Place: Thursday, May 29, 2014 @ 11:00 a.m., in the Council Chambers at City Hall.

Members Present: Carmen Siegel, Russ Tonelli, Dennis Nicoliasen

Others Present: Nan Giese, Tara Alfonso, Toni Rayala, Jeremy Ray, Rick Rubow, Chad Zeznanski representing both 8400 Stewart Avenue, LLC and Financial Way, LLC

In accordance with Chapter 19, Wisconsin Stats., Notice of this meeting was posted in three public buildings (City Hall, County Courthouse and Public Library) and faxed to the Daily Herald in the proper manner. It was noted that there was a quorum present and the meeting was called to order by Carmen Siegel.

1) DECIDE WHETHER TO HEAR OBJECTIONS OR SCHEDULE OBJECTIONS TO BE HEARD

Rayala stated there were no further objections filed.

2) RESCHEDULE ANY SCHEDULED HEARINGS, IF NECESSARY

Rayala stated there were no hearings to be rescheduled at this time.

3) HEAR OBJECTIONS SCHEDULED

11:00 AM Hearing RE: 8400 STEWART AVENUE, LLC Wausau 54403 PIN# 291-2906-363-0997

Geise read into the record a recommendation to amend the assessment as described for the objection of 8400 Stewart Avenue LLC, located at 8400 Stewart Avenue. The recommendation was to amend as specified as grounds for such order: 1) objector has met their statutory obligations as set forth in Wisc. Stat. 70.47(7)(a); 2) objector has provided information as to the market value of the property; 3) an inspection of the property revealed conditions which resulted in a value change. Based on the new information gathered it is recommended that the assessment be amended as follows: 2013 assessment: land \$99,000; building \$1,619,900; for total assessed value of \$1,718,900. The recommendation of change proposed before the Board for 2014 is: land \$99,000; building \$1,366,200; for total assessed value of \$1,465,200. Motion by Tonelli, second by Nicoliasen, exercising discretion and judgment determines that the amended value be adopted for 8400 Stewart Avenue. Roll Call Vote: Tonelli yes, Nicoliasen yes, Siegel yes. Motion carried 3-0.

4) OPPORTUNITY FOR THE BOARD TO HEAR AGENT(S) REPRESENTING FINANCIAL WAY REGARDING DISMISSAL OF FINANCIAL WAY'S OBJECTION AND TO POTENTIALLY HEAR OR RESCHEDULE THEIR OBJECTION, IF NECESSARY. RE: 311 FINANCIAL WAY Wausau 54401 PIN# 291-2907-274-0951

Siegel called this item for the opportunity for the Board to hear agent(s) representing Financial Way regarding the dismissal of Financial Way's objection and to potentially hear or reschedule their objection, if necessary.

Alfonso cited Wisconsin State Statutes 70.47(7)(af) that states, no person may appear before the board of review or object to a valuation; if that valuation was made by the assessor or the objector using the income method; unless the person supplies to the assessor all of the information about income and expenses that the assessor requests. The board motioned to dismiss this objection because the assessment office had not heard anything from the objector, or received any phone calls, or any written information from the objector. The assessor as a courtesy, called Financial Way to let them know that the objection had been dismissed by the board. Then subsequent to that, Alfonso spoke with Zeznanski and he said that he had objections to the dismissal of their objection to the assessment. This is the opportunity for Mr. Zeznanski

to address the board of his objections to that action.

Chad Zeznanski spoke of specific reasons as to why he was not given enough time to reply to the request of income information from the assessor's office. Zeznanski said that the letter from the assessor's office dated on May 12, 2014 and he was out of the office the entire week and didn't receive the letter right away. He said that the letter arrived to his office on May 15, 2014. He described and read the list of information that the assessor's office requested. The assessor requested this information by May 20, 2014, or Financial Way would not be able to be heard before the board. He stated he felt that this lengthy of a request is a way for Financial Way's hearing not to be heard in front of the Board. He said they just didn't have enough time to collect the requested information.

Alfonso submitted evidence of a timeline (Assessor's exhibit #1) and spoke to the issue that Zeznanski has had the request for the information and Wipfli has been given plenty of time to submit the income and expense information to determine the valuation. To date, the assessment office has not received any information regarding this property's assessment.

Zeznanski said that if they were scheduled to be heard by the next board of review hearing, they could get the information together at that time.

Zeznanski left the meeting at 11:45.

Motion by Tonelli, second by Siegel, to sustain the dismissal of the objection of Financial Way, LLC. Roll Call Vote: Tonelli yes, Nicoliasen yes, Siegel yes. Motion carried 3-0.

4) ADJOURN FOR FURTHER HEARINGS IF NECESSARY, IF NONE, ADJOURN SINE DIE

Motion by Nicoliasen, second by Tonelli to adjourn today's meeting until and to reconvene on Monday June 23, 2014 @ 9:00 am, at which time they will hear objections as scheduled. Motion by voice vote carried 3-0. Meeting adjourned at 11:49 am.

Respectfully Submitted:

Toni Rayala
City Clerk