

BOARD OF REVIEW

Time and Place: Tuesday, September 22, 2015 @ 9:30 a.m., in the Council Chambers at City Hall.

Members Present: Russ Tonelli, Carmen Siegel (C), Dennis Nicholiason, Gary Klingbeil (alt)

Others Present: Nan Giese, Rick Rubow, Anne Jacobson, Toni Rayala

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 a quorum was present and the meeting was called to order by Chairperson Carmen Siegel at 9:40 am.

1) ELECTION OF OFFICERS (Chair and Vice Chair)

Rayala explained the elections of chair and vice chair were already done at a previous meeting.

2) BOARD of REVIEW PROCEDURES and CERTIFICATION REQUIREMENTS PER SS70.46(4).

Rayala stated last meeting of the Board of Review members have received the appropriate certification for the 2015 Board of Review.

Siegel mentioned that there was a revision to the Waiver of Hearing. It was requested that the Board consider amending the Waiver of Hearing so that there would be a time limit on filing the waiver of hearing. There was one update to the Waiver of Hearing by Sworn below 1D to the Waiver of hearing sheet.

Motion by Tonelli, second by Nicoliasen to move the paragraph below 1D "Other than the Notice of Intent to Object, such requests must be filed with the clerk of the BOR within the first 2 hours of the BOR's first scheduled meeting. If the owner fails to file the above mentioned documents as required, the BOR will not consider the request for the waiver of hearing, except upon evidence of extraordinary circumstances as determined by the BOR." Roll Call vote: Tonelli, Nicoliasen, Klingbeil, Siegel. All Ayes. Motion passed unanimously.

The City Assessor was sworn in, along with the Assessment roll for 2015.

The Board examined the Assessment Roll for errors or duplications. None were discovered.

Motion by Klingbeil, second by Tonelli, to accept the objection of Jennifer Thomas, PIN# 291-2908-181-0064, 4031 Stoneridge Dr. Roll Call vote: Tonelli, Nicoliasen, Klingbeil, Siegel. All Ayes. Motion passed unanimously.

Motion by Klingbeil, second by Siegel to deny the objection for Perg Co. LLP. PIN# 291-2907-331-0036, 3315 Terrace Court, due to the lateness of the filing of the Objection Form with the Board Clerk. Roll Call Vote: Klingbeil - Aye, Siegel-Aye, Tonelli-Aye, Nicoliasen-Aye motion passed 4-0. Objection form denied.

Motion by Siegel, second by Nicoliasen to deny the objection for Shirley Meade PIN# 291-2907-344-0256, 1301 S. 14th Avenue, due to the lateness of the filing of the Objection form with the Board Clerk. Roll Call Vote: Siegel-Aye, Nicoliasen-Aye, Klingbeil, Aye, Tonelli- Aye, Motion passed unanimously. Objection form denied.

Giese made a request to dismiss this objection. James Meseberg refused entry of the assessor into his home. The assessors had a certified letter requesting to inspect the property. Rubow explained this again at open book, Meseberg refused again, to let them inspect the property. The assessor had documentation that they had requested to see the house in February 2014. VanderWaal clarified that the state statutes say no person shall be allowed to appear before the board of review, to testify to the board by telephone or to contest the amount of any assessment of real or personal property, if the person has refused a reasonable written request by certified mail of the assessor to view such property.

Motion Siegel, second by Klingbeil to table the decision to accept or reject Meseberg's objection form until a quorum can be available and revisited on the next available BOR session. Siegel-yes, Klingbeil-yes, Tonelli-yes,

Nicoliasen-yes. Motion passed 4-0.

The objection form of Wausau Law Offices, LLP was accepted, PIN# 291-2907-253-0239, 630 N. 4th St. Giese said that a waiver was signed during open book, by the assessor and the property owner. The new assessment that was agreed to is now \$476,000 from \$569,300.

The objection form of Wausau Law Offices, LLP, PIN# 291-2907-253-0238, 622 N. 4th St. was accepted and scheduled for hearing.

The objection form of JLF Income Trust, PIN# 291-2907-131-0995, 4049 Troy Street, was accepted and scheduled for a hearing.

Motion by Siegel, second by Klingbeil to deny the objection of Christopher Kretz PIN# 291-2907-364-0039, 1225 Dunbar St., because it is incomplete and not timely. Roll Call Vote: Siegel-yes, Klingbeil-yes, Tonelli-yes, Nicoliasen-yes. Motion passed 4-0. Objection denied.

Motion by Siegel, second by Nicoliasen to accept the waiver of hearing for Walgreens at 105 Central Bridge Street. Roll Call Vote: Siegel-yes, Nicoliasen-yes, Tonelli-yes, Klingbeil- yes. Motion passed 4-0. Waiver approved.

Motion by Siegel, second by Nicoliasen to accept the waiver of hearing for Walgreens at 504 17th Ave. Roll Call vote: Siegel-yes, Nicoliasen-yes, Tonelli -yes, Klingbeil-yes. Motion passed 4-0. Waiver approved.

Motion by Siegel, second by Nicoliasen to accept the objection form of Acker Nine, LLC. Roll Call Vote: Siegel-yes, Nicoliasen-yes, Tonelli-yes, Klingbeil-yes. Motion passed unanimously. Hearing was scheduled.

Motion by Siegel, second by Tonelli to accept the objection of Raj Bhandari, 1815 N. 18th St., PIN# 291-2908-301-0014. Roll Call Vote: Siegel-yes, Nicoliasen-yes, Tonelli-yes, Klingbeil, yes. Motion passed unanimously.

FRB Properties LLLP, Agent Charles Berens, at 419 Henrietta St. Giese asked that this objection be dismissed because the assessment office did not receive any income and expense information when it was requested. Motion by Siegel, second by Nicoliasen to not accept this objection because no income and expense information was sent to the assessor's office. Roll call vote: Siegel-yes, Nicoliasen-yes, Tonelli-yes, Klingbeil-yes. Passed unanimously to not accept the objection.

Motion by Tonelli, second by Klingbeil to accept the objection form of Vallee Family Trust, PIN# 291-2807-024-0063, 916 Sturgeon Eddy Road. Roll call vote: Tonelli-yes, Klingbeil-yes, Nicoliasen-yes, Siegel-yes. Motion passed unanimously.

Motion by Siegel, second by Tonelli to accept the objection form for Derek Boyd, PIN# 291-2907-322-0016, 513 S. 52nd Avenue. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Motion by Siegel, second by Klingbeil to accept the objection form of James Eckerle, PIN# 291-2907-234-0891, 1314 North 3rd Avenue. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Motion by Nicoliasen, second by Siegel to accept the objection form of Craig Erickson. PIN# 291-2907-231-0858, 105 W. Bos Creek Drive. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Motion by Klingbeil, second by Siegel to accept to objection form of Anne Flaherty, PIN# 291-2907-254-0001,

1206 Highland Park Blvd. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Motion by Siegel, second by Klingbeil to deny the objection form of Michael Conley because it wasn't filed timely, 114 Windtree Drive, PIN# 291-2907-293-0077. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously. Objection denied.

Motion by Siegel, second by Tonelli to accept the objection form of Anna Gasior, PIN# 291-2907-341-0951, 513 S. 19th Avenue. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Motion by Siegel, second by Klingbeil to accept the objection form of Mike Gile, 900 North 23rd Ave, PIN# 291-2907-223-0953. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Passed unanimously.

Motion by Siegel, second by Klingbeil to accept the objection of GK 408 Third Street, LLC, PIN # 291-2907-253-0306, 408 N. 3rd Street. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Motion by Klingbeil, second by Nicoliasen to deny the objection form of Kelly Kohnhorst, PIN# 291-2907-363-0918, 1212 Grand Avenue, because the form was incomplete; no signature of either property owner or agent. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously. Objection denied.

Motion by Siegel, second by Nicoliasen, to accept the objection form of Virginia Jantinski, PIN# 291-2907-242-0886, 1713 Burek Avenue. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Motion by Siegel, second by Tonelli, to accept the objection form of Patrick France, PIN# 291-2908-321-0010, 226 Fountain Hills Blvd. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Motion by Siegel, second by Tonelli, to accept the objection form of Barbara Lattimer, PIN# 291-2907-240-0990, 730 E. Crocker Street. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Motion by Tonelli, second by Siegel to accept the Krueger-Salzman objection, PIN# 291-2907-253-0567, 901 N. 6th St. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously. *(at 3:19 pm Tonelli moved to reconsider the objection form, second by Siegel. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously. Motion by Siegel, second by Tonelli to not accept the objection form based on State Statutes 70.47(7)(af) no person may appear before the board of review, testify to the board by telephone 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, as specified in the manual under s. 73.03(2a), that the assessor requests. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.)* Objection form denied.

Motion by Siegel, second by Klingbeil to accept the objection of Fernando and Heidi Riveron, PIN# 291-2908-254-0289, 1010 Franklin Street. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously. Objection form accepted.

Motion by Nicoliasen, second by Klingbeil to accept the objection form of Diane Schultz, PIN# 291-2907-254-0321, 717 McClellan Street. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes,

Nicoliasen-yes. Motion passed unanimously.

Giese asked to have the objection form of Diane Schultz, 303 Summit Drive, dismissed because the assessment office has not received any income / expense information. Motion by Tonelli, second by Klingbeil to deny the objection form of Diane Schultz, PIN# 291-2907-231-0188, 303 Summit Drive based on State statutes 70.47(7)(af) no person may appear before the board of review, testify to the board by telephone 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, as specified in the manual under s. 73.03(2a), that the assessor requests. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously. Objection form not accepted.

Motion by Siegel, second by Tonelli to accept the objection form of Scott Murch, PIN# 291-2908-311-0033, 215 Freedom Way. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Motion by Siegel, second by Klingbeil to accept the objection form of RM Stephens LLC, PIN# 291-2907-261-0260, 115 W. Bridge St. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Motion by Siegel, second by Tonelli to accept the objection form of RM Stephens LLC, PIN# 291-2907-261-0131, 107 W. Bridge St. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Motion by Siegel, second by Klingbeil to accept the objection form of RM Stephens LLC, PIN# 291-2907-222-0998, 2008 Cty Road U. Roll Call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously.

Recessed at 1:05 pm. Reconvened at 1:50 pm.

Motion by Tonelli, second by Siegel to accept the objection form of R.R. Voigt Properties, LLC, Agent: Ryan Voigt, PIN# 291-907-254-0310, 721 Scott St. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-abstained, Nicoliasen-yes. Passed 3-0-1. *Abstention due to relation to objector.*

Motion by Siegel, second by Klingbeil to accept the objection of Glen Witter, PIN# 291-2907-264-0177, 414 S. 1st Avenue. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Passed 4-0. Siegel to amend, second by Klingbeil to approve this objection, subject to DOR to verify whether for not delinquent taxes can withhold the hearing of an objection. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Passed 4-0.

Motion by Siegel, second Tonelli to accept the objection form of Glen Witter, PIN# 291-2907-362-0470, 514 Prospect Ave. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Passed 4-0. Giese mentioned that the assessment is listed at \$63,400, during open book the assessment of this property was dropped to \$45,000. Witter is still objecting.

Motion by Siegel, second by Tonelli to accept the objection of Glen Witter, PIN# 291-2907-344-0844, 1224 S. 12th Ave subject to DOR approved subject to DOR to verify whether for not delinquent taxes can withhold the hearing of an objection. Roll call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Passed 4-0.

Motion by Siegel, second by Tonelli to approve the waiver of hearing requested of Menards, PIN# 291-2907-331-0972, 2801 Stewart Avenue. Roll Call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously. Motion by Siegel, second by Tonelli to amend the motion to accept the objection form for Menards. Roll Call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion

passed unanimously.

Giese spoke about errors on the CVS Pharmacy objection form. She stated the response in 7(B) is \$3,524,920, not the \$1,300,000. She also had concerns about who owns the property. CVS is the tenant. Also CVS did not file any income and expense information that was requested by the assessor's office. Giese asked for a motion to dismiss this objection because they didn't submit income and expense information. Motion by Siegel, second by Nicoliasen to dismiss the objection form of Wausau Pharmacy LLC / CVS Pharmacy Inc. PIN# 291-2907-261-0953, 102 Central Bridge Street, based on this information; State Statutes 70.47(7)(af), no person may appear before the board of review, testify to the board by telephone 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, as specified in the manual under s. 73.03(2a), that the assessor requests. Roll Call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously. Objection was not accepted.

Giese said that U.S. Bank did not file income and expense information that she requested in February 2015. Subject to written verification of this request for the file, Siegel motioned to not accept the objection of U.S. Bank, second by Klingbeil based on State statutes 70.47(7)(af) no person may appear before the board of review, testify to the board by telephone 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, as specified in the manual under s. 73.03(2a), that the assessor requests. Roll Call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously. Objection was not accepted.

Giese said Wisconsin Hospitality Group did not file income and expense information and she requested this information February. Subject to written verification of this request for the file, Siegel motioned to not accept the objection of Wisconsin Hospitality Group, second by Tonelli based on State statutes 70.47(7)(af) no person may appear before the board of review, testify to the board by telephone 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, as specified in the manual under s. 73.03(2a), that the assessor requests. Roll Call vote: Siegel-yes, Tonelli-yes, Klingbeil-yes, Nicoliasen-yes. Motion passed unanimously. Objection was not accepted.

Rayala read into the record those that had filed intents, but no further objection form was received: Myron Esselman, 505 Winton St.; Celine McNelis-Kline, 906 Grant St.; Nick Krcma, 4206 Indian Springs Dr.; Jacklyn Palmer; RKV Trust, 802 Franklin St.; RKV Trust, 900 McClellan St.; Sears, 411 Washington St.; Dan Sitarz, 1014 Sumner St.; Thomas St. Enterprises, 145 E. Thomas St.

Motion by Klingbeil, second by Nicoliasen to adjourn until September 28, 2015 at 9:00 am. Motion passed unanimously. Meeting adjourned at 3:26 pm.