

## **BOARD OF REVIEW**

Time and Place: Wednesday, September 30, 2015 @ 9:00 a.m., in the Council Chambers at City Hall.

Members Present: Russ Tonelli, Carmen Siegel (C), Gary Klingbeil (alt), Gordon Popko (alt)

Others Present: Nan Giese, Rick Rubow, Toni Rayala, Robert Mayer, Jeremy Ray, Tara Alfonso

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 9:02 am.

### **1) DECIDE WHETHER TO HEAR OR DENY ANY OBJECTIONS FILED AFTER THE FIRST MEETING BUT BEFORE THE END OF THE FIFTH DAY OR LAST DAY IN SESSION WITH EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES.**

Giese spoke about a necessary correction, based on new information gathered on the properties at 330 N. Third Street, Unit 703 and 330 N. Third Street, Unit 604. This correction puts the value back to what it was the prior year. Mark Craig waived the right to 48 hour notice of hearing. Giese on behalf of the assessor's office also waived the right to 48 hour notice of hearing.

Motion by Klingbeil, second by Tonelli to accept the extraordinary circumstances of Craig's objection and to accept the objection for both properties. Roll call vote: Klingbeil-aye, Tonelli-aye, Siegel-aye. Motion passed unanimously.

Craig agreed that the revised assessments are correct. 330 N. 3<sup>rd</sup> Street Unit 703, PIN# 291-2907-253-0590, from Land: \$6,800, Building: \$430,400 for a total assessment of \$437,200; to Land: \$6,800, Building \$176,800 for a total adjusted assessment of \$183,600. For property at 330 N. 3<sup>rd</sup> Street Unit 604, PIN# 291-2907-253-0587, from Land: \$6,800, Building \$388,800 for a total assessment of \$395,600; to Land: \$6,800, Building: \$176,100 for a total adjusted assessment of \$182,900.

Motion by Siegel, second by Klingbeil to accept the recommendation of the assessment office to revise the assessments based on State Statutes 70.47(9)(a) and to modify the assessment of the following two properties: 330 N. 3<sup>rd</sup> St, Unit 604 and Unit 703 to the assessment as revised above.

### **2) SCHEDULE AND OR RESCHEDULE ANY SCHEDULED HEARINGS, IF NECESSARY.**

None at this time.

### **3) HEAR OBJECTIONS SCHEDULED:**

**9:00 am Hearing RE: Wausau Law Offices: PIN# 291-2907-253-0239, 630 N. 4<sup>th</sup> Street, Wausau, WI 54403, and PIN# 291-2907-253-0238, 622 N. 4<sup>th</sup> Street, Wausau, WI 54403 Agent: Paul David**

Siegel introduced the objections of Wausau Law Offices for property at 630 N. 4<sup>th</sup> Street and 622 N. 4<sup>th</sup> Street. The following individuals present were sworn in: Paul David, agent; City Assessor: Nanette Giese, Property Appraisers: Rick Rubow, Jeremy Ray. Testimony was taken by both parties. Two exhibits (2) were placed on file on behalf of the objector. One exhibit was placed on file on behalf of the assessor. Board deliberated on the testimony and made the following determination.

Motion by Klingbeil, second by Siegel to amend the valuation based on 70.47(9)(a) for both parcels to \$505,300. Roll call vote: Tonelli-no, Klingbeil-aye, Siegel-aye. Passed 2-1. Motion by Klingbeil, second by Tonelli to amend the previous motion to make the adjustment the parcel PIN# 291-2907-253-0238 stays the same at \$78,500 (parking lot) and for the parcel with the building on it PIN# 291-2907-253-0239 to amend the value from \$476,000 to \$426,800 (land is \$174,600 and improvements are \$252,200), based on State Statutes 70.47(9)(a). Roll Call Vote: Tonelli-aye, Klingbeil-aye, Siegel-aye. Motion passed unanimously.

Rayala mentioned that during the last recess Michael Gile left a voicemail message and she called him back. Gile

requested the Board to reschedule his hearing from Friday October 2, 2015 to another time, preferable a Wednesday or Thursday due to his work schedule as a truck driver. Motion by Siegel, second by Tonelli to not reschedule the hearing of Gile. The hearing remains scheduled for Friday October 2, 2015 at 12:30 pm. Siegel-aye, Tonelli-aye, Klingbeil-aye. Motion carried unanimously.

**11:45 am Hearing RE: RM Stephens LLC: PIN# 291-2907-261-0131, 107 W. Bridge Street, Wausau, WI 54403, and PIN# 291-2907-261-0260, 115 W. Bridge Street, Wausau, WI 54403 Agent: Heath Tappe**  
Siegel introduced the objections of RM Stephens LLC for property at 107 W. Bridge Street and 115 W. Bridge Street. The following individual present was sworn in: Heath Tappe, agent. Testimony was taken by both parties. One exhibit was placed on file on behalf of the objector. One exhibit was placed on file on behalf of the assessor. Board deliberated on the testimony and made the following determination.

Motion by Klingbeil, to affirm the assessment; exercising its judgement and discretion, pursuant to 70.47(9)(a) of the Wisconsin Statutes and that the assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual. *This motion died for lack of a second.*

Motion by Tonelli, exercising its judgment and discretion, pursuant to Section 70.47(9)(a) of Wisconsin Statutes, the Board of Review by majority and roll call vote hereby determines: to amend the value of PIN# 291-2907-261-0131, 107 W. Bridge Street, Wausau, from \$84,900 land value and \$7,000 for improvements to \$56,600 land value and \$21,100 for the improvements, for a total value of \$77,100. *Motion dies to a lack of a second.*

Motion by Tonelli, second by Siegel exercising its judgment and discretion, pursuant to Section 70.47(9)(a) of Wisconsin Statutes, the Board of Review by majority and roll call vote hereby determines: to amend the value of PIN# 291-2907-261-0131, 107 W. Bridge Street, Wausau, from \$84,900 land value and \$7,000 for improvements to \$56,600 land value and \$7,000 for the improvements, for a total value of \$63,600. Roll vote: Siegel-aye, Tonelli-aye, Klingbeil-aye. Motion carried unanimously.

Motion by Tonelli, second by Klingbeil exercising its judgment and discretion, pursuant to Section 70.47(9)(a) of Wisconsin Statutes, the Board of Review by majority and roll call vote hereby determines: to amend the value of PIN# 291-2907-261-0260, 115 W. Bridge Street, Wausau, the land value from \$47,400 and improvement value of \$149,600 to a value of \$47,700 for the land and a value of \$126,500 to the improvements, for a total value of \$174,200. Roll vote: Siegel-no, Tonelli-aye, Klingbeil-aye. Motion carried 2-1.

**11:45 am Hearing RE: RM Stephens LLC: PIN# 291-2907-222-0998, 2008 County Road U, Wausau, WI 54401, Agent: Heath Tappe.** Tappe withdrew this objection.

*Klingbeil left the meeting during a recess and Popko arrived.*

**1:30 pm Hearing RE: R. R. Voigt Properties, LLC, PIN# 291-2907-254-0310, 721 Scott St. Wausau, WI 54403, Agent: Ryan Voigt**

Siegel introduced the objection R. R. Voigt Properties, LLC for property at 721 Scott Street. The following individual present was sworn in: Ryan Voigt, agent. Testimony was taken by both parties. Two exhibits were placed on file on behalf of the objector. One exhibit was placed on file on behalf of the assessor. Board deliberated on the testimony and made the following determination.

Motion by Tonelli, second by Siegel exercising its judgment and discretion, pursuant to State Statutes 70.47 (9)(a) the Board of Review does sustain the assessor's valuation because of Tier II required valuations. Roll vote: Siegel-aye, Tonelli-aye, Popko-aye. Motion carried unanimously.

Discussion occurred before the consideration of the objection form filed by Rosemary Benson that was received in

the clerk's office on September 30, 2015.

Motion by Siegel, second by Tonelli to not accept the objection form of Rosemary Bensen for lack of extraordinary reasons. The Board does not consider working as an extraordinary circumstance. Roll call vote: Siegel aye, Tonelli aye, Popko-aye. Motion passed 3-0.

**2:30 pm Hearing RE: GK 408 Third Street, LLC, PIN# 291-2907-253-0306, 408 N. 3<sup>rd</sup> St. Wausau, WI 54403, Agent: Kurt Kraimer**

Siegel introduced the objection GK 408 Third Street, LLC for property at 408 N. 3<sup>rd</sup> St. The following individual present was sworn in: Kurt Kraimer, agent. Testimony was taken by both parties. One exhibit was placed on file on behalf of the objector. One exhibit was placed on file on behalf of the assessor. Board deliberated on the testimony and made the following determination.

Motion by Siegel, second by Tonelli exercising its judgement and discretion, pursuant to Section 70.47(9)(a) of Wisconsin Statutes, the Board of Review by majority and roll call vote hereby sustain the assessor's valuation. Roll vote: Siegel-aye, Tonelli-aye, Popko -aye. Motion carried unanimously.

Motion by Tonelli, second by Popko to adjourn until October 1, 2015 at 9:00 am. Motion passed unanimously. Meeting adjourned at 3:17 pm.