

BOARD OF REVIEW

Time and Place: Thursday, October 6, 2016 @ 9:00 a.m., in the Council Chambers at City Hall.

Members Present: Russ Tonelli, Carmen Siegel, Monty Raskin, Dennis Nicoliasen, and Aaron Zitzelsberger

Others Present: Anne Jacobson, Nan Giese, Dan Hampton, Kristeen Quale, Toni Rayala, Robert Mielke

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 Chair Siegel at 9:00 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.

Arlyn & Ana Wilder Trust: (1231 Highland Ct.) Objection form was received on October 6, 2016 at 9:00 am. Motion by Siegel, second by Raskin to not accept the exemption of extraordinary circumstances. Roll call vote: Nicoliasen, yes; Tonelli, yes; Zitzelsberger, yes; Raskin, yes; Siegel, yes. Motion passed 5-0

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

Hear/Deny Objections or Schedule Objection Hearings to another date and time for objections filed during first two hours in session upon show of good cause for failure to meet 48 hour notice requirement and Hear/Deny Objections or Schedule Objection Hearings to another date and time for objections filed after the first two hours but up to the end of the fifth day of session or up to the end of the final day of the session if less than five days upon acceptance of evidence of extraordinary circumstances which prevented the timely filing of same.

There were none.

3) HEAR OBJECTIONS SCHEDULED:

9:00 am Hearing RE: Bridget Street Partners, LLP

PIN# 291-2907-261-0264; 205 West Bridge St, Wausau, WI 54403, Agent: Robert Alexejun.

Siegel introduced the objection of Robert & Mary Jane Alexejun for property at 205 West Bridge Street. The following individuals present were sworn in: Robert Alexejun, agent, Mary Jane Alexejun Partner in LLP; City Assessor: Nanette Giese, Property Appraisers: Kristeen Quale, Daniel Hampton. Testimony was taken by both parties. One exhibit was placed on file on behalf of the objector. Two exhibits were placed on file on behalf of the assessor. Board deliberated on the testimony and made the following determination.

Because they are both customers of Dr. Robert Alexejun, Tonelli and Nicoliasen both abstained from this hearing.

Motion by Siegel, second by Raskin, that the assessor's valuation is correct, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the assessor; and the assessor's valuation is reasonable in light of all evidence and sustains the valuation set by the assessor. Roll Call Vote: Siegel-yes, Raskin-yes, Zitzelsberger-yes. Motion carried 3-0-2.

Aaron Zitzelsberger dismissed himself from the BOR because he is an active member of the Greenwood Hills Country Club. He returned later in the session.

The following objections / parcels were combined into one hearing due to the nature of the entity (a golf course and club house)

10:00 am Hearing RE: Greenwood Hills Country Club, Inc., Agent: James Wanserski

PIN#291-2808-054-0992; 2002 Poplar Lane, Wausau, WI 54403. The following individuals present remained under oath James Wanserski, agent; Robert Zimmerman, Attorney; City Assessor: Nanette Giese, Property Appraisers: Kristeen Quale and Daniel Hampton. Testimony was taken by both parties. Board deliberated on the testimony and made the following determination.

Motion by Nicoliasen, second by Tonelli to sustain the assessor's evaluation; that the Assessor's valuation is correct. Roll Call Vote: Tonelli-yes, Nicoliasen-yes, Siegel-yes, Raskin-yes. Motion carried 4-0.

**10:00 am Hearing RE: Greenwood Hills Country Club, Inc., Agent: James Wanserski
PIN#291-2908-054-0983; 2000 Poplar Lane, Wausau, WI 54403.** The following individuals present were sworn in: James Wanserski, agent; Robert Zimmerman, Attorney; City Assessor: Nanette Giese, Property Appraisers: Kristeen Quale and Daniel Hampton. Testimony was taken by both parties. Seven exhibits were placed on file on behalf of the objector. Three exhibits were placed on file on behalf of the assessor. Board deliberated on the testimony and made the following determination.

Motion by Tonelli, second by Nicoliasen, to sustain the assessor's evaluation; that the Assessor's valuation is correct. Roll Call Vote: Tonelli-yes, Nicoliasen-yes, Siegel-yes, Raskin-yes. Motion carried 4-0.

Aaron Zitzelsberger returned for the next hearings.

**1:30 pm Hearing RE: Wausau Warehousing LLC (Wayne Peters – agent)
PIN#291-2907-323-0976, 903-907 S. 60th Avenue**

Siegel introduced the objection of Wausau Warehousing for property at 903-907 S. 60th Avenue, Wausau, WI 54401. The following individuals present were sworn in: Wayne Peters, agent (sole member of LLC); City Assessor: Nanette Giese, Property Appraisers: Kristeen Quale, Daniel Hampton. 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, that the Assessor's valuation as correct, the property owner did not present sufficient evidence to overturn the assessor's office and that we sustain the same valuation set by the assessor. Roll Call Vote: Tonelli-aye, Nicoliasen-aye, Siegel-aye, Raskin-aye, Zitzelsberger-aye. Motion carried 5-0

Consideration of a Late filed objection 3:40 pm

Tom Roovers' objection. Rayala recapped the filing of the objection form of Mr. Roovers. There was an oral intent (via telephone with the assessor's office and the clerk's office) on file dated September 27, 2016. The objection form was dropped off in the clerk's office on October 3, 2016 at 2:09 pm. Mr. Roovers was in attendance at the morning session, but had to return to work and was not present at this time. Motion by Siegel, second by Zitzelsberger to not accept the objection of Roovers. Roll call vote: Siegel - yes, Nicoliasen - yes, Tonelli - yes, Raskin - yes, Zitzelsberger - yes.

Rayala recapped that the Board is all done addressing all of the issues related to all objections of this year's Board of Review that have come up whether the Board denied them, or waived based on information not presented to the assessor.

Motion by Siegel, second by Nicoliasen to adjourn sine die, the Board has completed everything. Motion passed unanimously. Board of Review 2016 adjourned sine die at 3:41 p.m.