



OFFICIAL MINUTES OF THE ANNUAL **BOARD OF REVIEW** HELD ON MAY 23, 2018 AT 9:00 AM., IN THE COUNCIL CHAMBERS OF CITY HALL, 2000 NORTH CALHOUN ROAD, BROOKFIELD, WISCONSIN

6 MEMBERS PRESENT: (4 Citizen Members): Tom Koch, Michael Post, David Schneider, Dean Veling*, (2 Aldermanic Members): Ald. Bill Carnell, Ald. Jerry Mellone (*Chairman of the Board)

1 MEMBERS NOT PRESENT: (1 citizen member) Dale Casper, vacancy (alt. member)

OTHERS PRESENT: Ass't City Attorney Julie Aquavia, Deputy City Clerk Renee Tadych as Board of Review Clerk, City Assessor Allan Land, Assessor's Staff: Bill Mortag, Linda Mente, Pam Konet, Nick Garcia

1) ROLL CALL (1st Day in Session)

Track 001

In accordance with Chapter 19 of Wis. Stats., notice of this meeting was posted in three public buildings (City Hall, Post Office and Public Library) and sent to the West NOW in the proper manner. It was noted that there was a quorum present and the meeting was called to order by the Chairman at 9:00 a.m., with 6 members present.

2) ELECTION OF CHAIR AND VICE CHAIR OF THE BOARD

Dean Veling requested nominations from the floor for the position of Chairman for the 2018 Board of Review.

Motion by Alderman Carnell, seconded by Michael Post, to nominate Dean Veling as Chairman of the Board. No other nominations were made. Motion carried unanimously.

Chairman Dean Veling requested nominations from the floor for the position of Vice Chairman of the 2018 Board of Review.

Motion by Alderman Carnell, seconded by Tom Koch, to nominate Alderman Jerry Mellone as Vice Chairman of the Board. No other nominations were made. Motion carried unanimously.

3) MINUTES OF THE JUNE 23, 2017 BOARD OF REVIEW MINUTES

Motion by Tom Koch, seconded by Alderman Jerry Mellone, to approve the minutes of the June 23rd meeting minutes as presented. Motion carried unanimously.

4) TRAINING CERTIFICATION REQUIREMENTS PURSUANT TO SS 70.46(4) WIS. STATS.

Proof was provided that the training affidavit had been electronically filed with the Department of Revenue for members Alderman Bill Carnell, David Schneider, Dean Veling, and Michael Post as required by state law. Additionally she noted two members, David Schneider and Dean Veling, had attained their 2 year training certification last year and so they have one year remaining on their certification term and that a total of 4 members with their training certification.

5) CONFIRM THE CITY'S ORDINANCE FOR CONFIDENTIALITY OF INCOME AND EXPENSE PURSUANT TO SS 70.47(7)(af) WIS. STATS.

The Clerk provided copies of Ordinance #1710 which confirms the confidentiality of income and expense information as required by law.

6) ASSESSOR'S REPORT ON VALUES AND TRENDS IN THE CITY OF BROOKFIELD

Assessor Allan Land presented a written report titled "2018 Assessor's Report on Values and Trends in the City of Brookfield" and summarized various trends in the City (see attachment). He also presented reports Yearly Marked Comparison, 2018 Statement of Real Estate Assessments and 2018 Changes to Assessment Roll (see attachment). The Assessor reported he anticipates a city wide revaluation in 2019.

7) ASSESSOR'S AFFIDAVIT AND SIGNING OF THE ASSESSMENT ROLL

The Assessor presented for the first time a digital assessment roll. He stated that the Affidavit of the Assessment Roll will be signed before the 1st hearing on May 31.

8) EXAMINATION AND CORRECTION OF THE ASSESSMENT ROLL

Members reviewed the assessment roll by looking up their own assessments as well as assessments of others.

Motion by Alderman Carnell, seconded by Alderman Mellone to accept the assessment roll as presented. Motion carried unanimously.

9) CONSIDER WHETHER OR NOT TO SCHEDULE, DENY OR WAIVE HEARINGS FOR WRITTEN OBJECTIONS FILED. SCHEDULE HEARINGS FOR OBJECTIONS DEEMED ACCEPTABLE AND CONSIDER ASSESSOR'S REQUEST FOR SUBPOENA(S) TRACK 002

WAIVED TO CIRCUIT COURT:

- 1) The Clerk introduced the following objection:

Parcel #: 1035-001-003	Land Value: \$1,179,400
Owner: Broadstone MCW Wisconsin LLC	Improvements: \$7,040,300
Property Address: 21700 Intertech Dr.	2018 Assessed: \$8,219,700
Agent: Don Millis, Reinhardt, Attorneys at Law	
Objector's Opinion of Value: \$4,650,000	

Clerk's Note: Notice of Intent received at least 48 hours prior to meeting; objection form filed along with waiver request during the first two hours of Board of Review Meeting. Assessor agrees that the case be waived directly to Circuit Court.

Motion by Alderman Carnell, seconded by Michael Post, to grant the objector's request for waiver of the Board of Review Hearing to Circuit Court for Broadstone MCW Wisconsin LLC, property located at 21700 Intertech Drive, pursuant to Section 70.47(8m) of the Wisconsin Statutes; and to direct the Clerk to submit a notice of decision under subsection (12) using the amount of the Assessor's 2018 assessment as the finalized amount. Motion carried unanimously.

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2) The Clerk introduced the following objection:

Parcel #: 1151-987	Land Value: \$945,300
Owner: Broadstone FDT Wisconsin LLC	Improvements: \$4,267,700
Property Address: 1350 S. Sunny Slope Rd.	2018 Assessed: \$5,213,000
Agent: Don Millis, Reinhardt, Attorneys at Law	
Objector's Opinion of Value: \$3,600,000	

Clerk's Note: Notice of Intent received at least 48 hours prior to meeting; objection form filed along with waiver request during the first two hours of Board of Review Meeting. Assessor agrees that the case be waived directly to Circuit Court.

Motion by Alderman Mellone, seconded by David Schneider, to grant the objector's request for waiver of the Board of Review Hearing to Circuit Court for Broadstone FDT Wisconsin LLC located at 1350 S. Sunny Slope Road, pursuant to Section 70.47(8m) of the Wisconsin Statutes; and to direct the Clerk to submit a notice of decision under subsection (12) using the amount of the Assessor's 2018 assessment as the finalized amount. Motion carried unanimously.

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3) The Clerk introduced the following objection:

Parcel #: 1059-075	Land Value: \$491,300
Owner: Sherwood Manor VI LLC	Improvements: \$7,074,500
Property Address: 13800 W. North Ave.	2018 Assessed: \$7,565,800
Agent: Don Millis, Reinhardt, Attorneys at Law	
Objector's Opinion of Value: \$4,850,000	

Clerk's Note: Notice of Intent received at least 48 hours prior to meeting; objection form filed along with waiver request during the first two hours of Board of Review Meeting. Assessor agrees that the case be waived directly to Circuit Court.

Motion by Michael Post, seconded by Alderman Mellone, to grant the objector's request for waiver of the Board of Review Hearing to Circuit Court for Sherwood Manor VI LLC located at 13800 W. North Avenue, pursuant to Section 70.47(8m) of the Wisconsin Statutes; and to direct the Clerk to submit a notice of decision under subsection (12) using the amount of the Assessor's 2018 assessment as the finalized amount. Motion carried unanimously.

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HEARINGS SCHEDULED:

4) The Clerk introduced the following objection:

Parcel #: 1053-017	Land Value: \$243,000
Owner: Ace Industrial Properties Inc.	Improvements: \$1,614,500
Property Address: 3505, 3515, 3525 N. 124 th St.	2018 Assessed: \$1,857,500
Agent: Bill Ardern, WPTC Inc.	
Objector's Opinion of Value: \$1,461,150	

Motion by Alderman Mellone, seconded by David Schneider, to schedule a hearing for property owned by Ace Industrial Properties Inc. located at 3505, 3515, 3525 N. 124th Street and to direct the Clerk to notify the owner or owner's agent of the hearing as noted below. Motion carried unanimously.

Hearing Date and Time: May 31, 2018 @ 9:00 a.m.

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5) The Clerk introduced the following objection:

Parcel #: 1143-214	Land Value: \$503,000
Owner: New Perspectives Real Estate Holdings LLC	Improvements: \$1,456,400
Property Address: 16690 & 16720 W. Greenfield Ave.	2018 Assessed: \$1,959,400
Agent: Debbie Moore – V.P., JLL Valuation & Advisory Services LLC	
Objector's Opinion of Value: \$1,700,000 (cost replacement)	

Motion by Alderman Carnell, seconded by Alderman Mellone, to schedule a hearing for property owned by New Perspectives Real Estate Holdings located at 16690 & 16720 W. Greenfield Avenue and to direct the Clerk to notify the owner or owner's agent of the hearing as noted below. Motion carried unanimously.

Hearing Date and Time: May 31, 2018 @ 9:00 a.m.

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At this time, the Board took a recess at 9:55 a.m. and reconvened at 10:58 a.m.

CORRECTION to

7) ASSESSOR'S AFFIDAVIT AND SIGNING OF THE ASSESSMENT ROLL **Track 2**

Assessor Land stated there is another order of business the Board needs to do today. Assistant City Attorney Julie Aquavia stated in reviewing the Statues, the Assessor's Affidavit must be received and signed the first meeting of the Board of Review.

Therefore, the Clerk noted that the Assessor signed and submitted the sworn affidavit attesting to the accuracy of the assessment roll at this time and the Clerk indicated she also signed the affidavit and placed it on file.

EXPIRATION OF TWO HOUR MINIMUM

Chairman Veling noted for the record the expiration of the first two hours in session and verified with the Clerk that no other objectors had appeared during that time.

The Clerk reported she checked her office and no other objections had been filed in her office during the past two hours. Chair Veling read the following statement for the record.

Objectors appearing during the first two hours of the first meeting need to explain and should only

be heard upon hearing good cause which prevented them from filing their objection the required 48 hours prior to the first two hours of the first meeting of the Board. It would be up to Board members to accept or deny hearing of the objection upon showing of good cause. After the first two hours and up to the end of the fifth day in session if applicable, there must be extraordinary circumstances shown.

Assessor Land stated that there is another order of business in regards to a personal property account that needs to be added to the assessment roll. It was originally due in March. Hair Zone, located at 17495 W. Capitol Dr., Suite #107, needs to be added to the personal property assessment roll in the amount of \$1,000.

Motion by Tom Koch, seconded by Alderman Mellone, to correct the assessment roll to add Hair Zone, 17495 W. Capitol Dr., Suite #107, as a personal property account for \$1,000. Motion carried unanimously.

10) ADJOURN FOR FURTHER HEARINGS IF NECESSARY OR IF NONE, ADJOURN SINE DIE

Motion by Alderman Mellone, seconded by David Schneider, to adjourn the meeting to Thursday, May 31, 2018, at 9:00 a.m. at which time the board would consider objections scheduled for hearing. Motion carried unanimously. Meeting adjourned at 11:05 a.m.

Respectfully Submitted:
Renee J. Tadych, Board of Review Clerk