



OFFICIAL MINUTES OF THE ANNUAL **BOARD OF REVIEW** HELD ON MAY 31, 2018 AT 9:00 AM., IN THE COUNCIL CHAMBERS OF CITY HALL, 2000 NORTH CALHOUN ROAD, BROOKFIELD, WISCONSIN

7 MEMBERS PRESENT: (5 Citizen Members): Dale Casper, Tom Koch, Michael Post, David Schneider, Dean Veling*, (2 Aldermanic Members): Bill Carnell, Jerry Mellone (*Chairman of the Board)

1 MEMBER NOT PRESENT: (Alternate Member) Vacant Seat.

OTHERS PRESENT: Assistant City Attorney Julie Aquavia, City Clerk Kelly Michaels, Deputy Clerk Renee Tadych, City Assessor Allan Land, Assessor's Staff (4) Pam Konet, Linda Mente, Nick Garcia, Bill Mortag and Court Reporter Wendy Hanneman of US Legal Support/Gramann Reporting.

1) ROLL CALL (2nd 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. The meeting was called to order by the Chairman at 9:00 am. Roll call was taken and it was noted there was a quorum of 7 members present.

2) MINUTES OF THE MAY 23, 2018, BOARD OF REVIEW

Motion by Alderman Mellone, seconded by Michael Post, to approve the May 23, 2018, Board of Review minutes. Motion carried unanimously.

3) IF NECESSARY, CONSIDER CHANGE OF ASSESSMENT FOR PROPERTIES WITH INCORRECT ASSESSMENTS, ORDER NOTICE AND SCHEDULE HEARINGS PURSUANT TO WIS STATS 70.47(6) & (10).

The Clerk and Assessor noted there are none.

4) IF NECESSARY, CONSIDER CHANGES TO THE ASSESSMENT ROLL DUE TO AMENDED ASSESSMENTS.

The Clerk and Assessor noted there are none.

5) UPON RECEIVING EXTRAORDINARY CIRCUMSTANCES DEEMED ACCEPTABLE, CONSIDER WHETHER OR NOT TO SCHEDULE, DENY OR WAIVE HEARINGS FOR WRITTEN OBJECTIONS / WAIVER REQUESTS RECEIVED.

The Clerk stated that the applicant filed the late Objection Form and Notice of Intent on May 29. The Clerk instructed the Board to read Section B of the Notice of Intent that provides the objector's evidence of extraordinary circumstances. It is the Board's decision whether to hear the case based on extraordinary circumstances.

Tax Key No.: 1026-027

Owner: Zahra M. Zahedi and Mojtaba Rajaei
Property Address: 19940 Bradon Trail W.

Land Value: \$160,000
Improvements: 0

Agent: -
Objector's Opinion of Value: \$147,000

2018 Assessed Value: \$160,000

After discussion and questions, Alderman Carnell moved to deny the case be heard, based on insufficient evidence of extraordinary circumstances, the property is co-owned so the spouse could have filed on time; and in regards to the applicant's medical condition, the applicant wasn't in the hospital and was able to appear. The motion was seconded by Dale Casper and carried unanimously.

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The Clerk stated the next applicant filed the late Notice of Intent on May 30. It is the Board's decision whether to hear the case based on extraordinary circumstances. The Objection Form was not received.

Tax Key No.: 1026-997

Owner: Diane Haasch
Property Address: Lannon Road (vacant land)
Agent: Matthew J. Haasch
Objector's Opinion of Value: was not submitted

Land Value: \$519,500
Improvements: 0
2018 Assessed Value: \$519,500

- and -

Tax Key No.: 1026-997-002

Owner: Diane Haasch
Property Address: Lannon Road (vacant land)
Agent: Matthew J. Haasch
Objector's Opinion of Value: was not submitted

Land Value: \$110,000
Improvements: \$12,700
2018 Assessed Value: \$122,700

After discussion and questions, Alderman Carnell moved to deny the case be heard based on insufficient evidence of extraordinary circumstances, the idea of getting the wrong date could have occurred yet there were many instances where that miscommunication could have been corrected. The motion was seconded by Alderman Mellone and carried unanimously.

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5) HEAR OBJECTIONS FILED TIMELY AND SCHEDULED FOR HEARING TODAY.

Chairperson Veling explained the protocol that would be followed for today's quasi-judicial hearing. The Clerk introduced the following case and stated that the case has been withdrawn by the objector.

Tax Key No.: 1053-017

Owner: Ace Industrial Properties Inc.
Property Address: 3505, 3515, 3525 N. 124th St.
Agent: Bill Ardem, WPTC Inc.
Objector's Opinion of Value: \$1,461,150

Land Value: \$243,000
Improvements: \$1,614,500
2018 Assessed: \$1,857,500

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Chairperson Veling explained the protocol that would be followed for today's quasi-judicial hearing. The Clerk introduced the following case into record and swore in those individuals providing testimony.

Tax Key No.: 1143-214

Owner: New Perspectives Real Estate Holdings LLC	Land Value:	\$503,000
Property Address: 16690 & 16720 W. Greenfield Ave.	Improvements:	\$1,456,400
Agent: Debbie Moore-V.P., JLL Valuation & Advisory Services	2018 Assessed:	\$1,959,400

Objector's Opinion of Value: \$ 1,700,000 (cost replacement)

Sworn Testimony by: Objector's Agent: David Dodd (new agent form was filed at the hearing)
City Assessor: Allan Land

- Exhibits Marked:
1. Income Analysis (39 pages)
 2. Sales (17 pages)
 3. Property Advisory Report (2 pages)
 4. Occupancy Report – 4 years (28 pages)
 5. Assessor Values and Pictures (5 pages)

Following sworn testimony and deliberation by Board of Review members, the following final determination was made:

Motion by Alderman Carnell, seconded by Dale Casper, to declare that in exercising its judgement and discretion, pursuant to Section 70.47(9)(a) of the Wisconsin Statutes, the Board of Review sustains the same valuation as set by the Assessor and determines that:

- ✓ **The Assessor's valuation is correct;**
- ✓ **The Assessor presented evidence of fair market value of the subject property using assessment methods which conform to statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;**
- ✓ **The property owner/objector did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;**
- ✓ **The Assessor's valuation is reasonable in light of all the relevant evidence.**
- ✓ **Further, the Clerk is directed to prepare the determination for immediate hand delivery to the objector's agent at today's hearing.**

Motion carried unanimously.

6) ADJOURN FOR FURTHER HEARINGS IF NECESSARY OR ADJOURN SINE DIE

Chairman Veling announced the conclusion of this year's Board of Review as there are no remaining cases to hear and no objections to consider.

Motion by Michael Post, seconded by David Schneider to adjourn the annual meeting sine die. Motion carried unanimously. Meeting adjourned at 10:31 am.

Respectfully Submitted:
Renee Tadych, Deputy City Clerk