



BOARD OF REVIEW

MEETING NOTICE AND AGENDA

Tuesday, September 22, 2020

5:00PM

Meeting will be held at: <https://global.gotomeeting.com/join/844554949>

Access Code: 844-554-949

Phone Number Log In: +1 (872) 240-3212

- I. Call to Order and Roll Call
- II. Approval of the minutes from the meeting held on September 9, 2020.
- III. Hear Objections/Deliberations and Decisions on Objections
 - A. Brie Lindemann, 4706 N. Wilshire Rd., Parcel 237-1122-000
- V Adjourn

Due to the COVID-19 pandemic, this meeting is being held via remote conference only. Members of the media and public may attend by logging onto <https://global.gotomeeting.com/join/844554949>. The access code is 844-554-949. The phone number to log in is +1 (872) 240-3212.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at (414) 962-6690. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Village Board may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.wfbvillage.org)

**VILLAGE OF WHITEFISH BAY
BOARD OF REVIEW MINUTES**

September 9, 2020, 5:30PM

Meeting Held Remotely via GoToMeeting

Item 1. Call to Order and Roll Call.

Chairman Dwyer called the meeting to order at 5:32pm. Present: Sam Dettmann, Kristin Langhoff, Mike Harrigan and Mike Dwyer. Hank Schneider arrived at 5:52pm. Also Present: Assessor Marty Kuehn, Village Attorney Chris Jaekels, Village Manager Paul Boening, Finance Director/Clerk Jaimie Krueger and Deputy Clerk Erin Granstrom.

Item 2. Review and Acceptance of the Assessment Roll.

Assessor Kuehn provided an overview and indicated that the assessment ratio was at 96%. The Board agreed to defer action on the Assessment Roll until later in the meeting.

Item 3. Hear Objections/Deliberations and Decisions on Objections.

A. Bradley Dixon, 1019 E. Sylvan Avenue, Parcel 199-0108-000

Village Manager Boening introduced the case and swore in Village Assessor Marty Kuehn and Property Owner Bradley Dixon.

Mr. Dixon began by commenting on the ROI of the remodeling project and his review of comparable properties and market values. He noted that the increase in assessed value was more than what he paid to remodel the kitchen. Discussion and questions from Board members followed.

Assessor Kuehn then presented his justification of the assessed value including an explanation of the approach used last year during the Village wide revaluation.

BOR member Hank Schneider arrived at 5:52pm.

Assessor Kuehn continued his presentation by addressing the sale dates that can be considered for the 2020 assessment year. He also summarized the comparable sales data and explained the adjustment factor.

Attorney Jaekels provided clarification regarding Mr. Schneider's ability to participate in the hearing. Property owner Bradley Dixon consented to Mr. Schneider's participation.

Board members asked Assessor Kuehn questions pertaining to comparable sales, property rating scale, property characteristics and adjustment factors. Discussion followed.

Assessor Kuehn concluded his presentation by declaring that the assessed value had been calculated in accordance with the process as defined in the Wisconsin Assessor's Manual, and he believed the value to be fair and equitable.

Discussion/questions followed.

Mike Dwyer moved, seconded by Mike Harrigan to maintain the land value at \$182,500 and to adjust the improvements value to \$516,700 for a total assessment of \$699,200. Motion Carried, 5-0.

Item 4. Hear or Schedule Additional Meetings for Objections Filed Prior to Final Adjournment of the Board of Review.

Property owner Brie Lindemann was present and asked for clarification about the reassessment notice that she had received. Chairman Dwyer outlined the process for the Board to be able to hear an objection since the minimum 48 hour notice had not been met. Discussion followed. Kristin Langhoff moved, seconded by Sam Dettmann to agree to hear the objection. Motion Carried, 5-0. The Board agreed to reconvene at 5:00pm on Tuesday, September 22nd to hear the case (4706 N. Wilshire). Ms. Lindemann was directed to communicate with Assessor Kuehn in advance of that date.

Item 2. Review and Acceptance of the Assessment Roll (continuation from earlier in the meeting).

Discussion followed regarding the number of assessment changes and the Open Book process. Mike Harrigan moved, seconded by Hank Schneider to accept the Assessment Roll. Motion Carried, 5-0.

Item 5. Adjourn.

Hank Schneider moved, seconded by Sam Dettman to approve a recess until 5:00pm on Tuesday, September 22nd. Motion Carried, 5-0. The recess began at 7:33pm.

Respectfully Submitted,

Paul Boening – Village Manager