

BOARD OF REVIEW
May 4, 2021

The May 4, 2021 meeting of the Board of Review was called to order by Board Clerk, City Treasurer Elizabeth Milbrath at 5:00 P.M. in the Lake Mills Municipal Building Community Center Room, 200 Water Street, Lake Mills. Roll call taken indicated the following Board members were present: Wayne Magnussen, Fred Hosey, Dana Ostrowski, Josh Schumacher, Scott Thompson and Elizabeth Milbrath (City Treasurer). Nate Carlson of Grota Appraisal was also present.

Confirmation of appropriate Board of Review and Open Meeting notices. The notice of Board of Review meeting was published, and affidavit of publication received.

Selection of 2021 Board of Review Chairperson and Vice Chairperson. Motion Mr. Hosey to nominate Mr. Magnussen for Chairperson, second Mrs. Ostrowski. Motion Mr. Schumacher to close nominations, second Mrs. Ostrowski. Motion to close nominations carried 6-0. Motion to elect Mr. Magnussen Chairperson passed 6-0.

Mr. Magnussen now presiding.

Motion Mr. Schumacher to nominate Mr. Thompson for Vice-Chairperson, second Mr. Hosey. Motion Mr. Hosey to close nominations, second Mrs. Ostrowski. Motion Mrs. Ostrowski to close nominations, second Mr. Schumacher. Motion to close nomination carried 6-0. Motion to elect Mr. Thompson Vice Chairperson passed 6-0.

Approval of Minutes of May 19, 2020. Motion Mrs. Ostrowski, 2nd Mr. Schumacher to approve the minutes of May 19, 2020. Motion passed 5-0-1 with Mr. Thompson abstaining.

Verify that a BOR member has met the mandatory training requirements. Treasurer Elizabeth Milbrath has taken the training and the training affidavit has been filed with the State DOR prior to the meeting.

Verify the City has an ordinance for the confidentiality of income and expenses information provided to the assessor under state law (sec. 70.47(7)(af)). City of Lake Mills Municipal

Code, Chapter 27, section 4 Ordinance 1112, adopted July 2, 2013.

Filing and Summary of Annual Assessment Report by the Assessor. Assessor Nate Carlson of Grota Appraisal provided the Annual Assessment Report and summary.

Acceptance of the assessment roll and sworn statements from the Clerk and verification that the Assessor's affidavit has been signed. The Assessor's affidavit is signed.

Examine the 2021 assessment roll valuations of real and personal property therein, correct all errors in description or computation, add omitted or eliminate double assessed property. Board members examined the roll. No correction was made by members.

Certify all corrections of errors under state law (sec. 70.43 Wis. Stats.) All known errors are corrected.

Verify with assessor all open book changes are included in the Assessment Roll. Assessor Nate Carlson has included all Open Book Changes in the assessment roll presented.

Allow Taxpayers to examine assessment data. No one present wishing to examine assessment data.

Consideration of Waivers of the required 48-hour notice of intent to file objections. No waivers of 48-hour notice of intent to file had been received.

Consideration of Requests for Waiver of the BOR Hearing. Motion Mr. Schumacher, second Mr. Thompson to approve the request of Waiver of the Board of Review Hearing. Motion passed 6-0.

Consideration of Requests to Testify by Telephone or Submit Sworn Written Statement. Two request filed. Motion Mr. Schumacher to approve the Request for Telephone Testimony, second Mrs. Ostrowski. Motion passed 6-0.

Consider Subpoena Requests. No subpoena requests to consider.

Review Notices of Intent to File Objection. Three Notices of Intent to File Objections were received.

Hearing written objection if notice was given to the BOR, to the property owner and Assessor as least 48 hours Prior, or if both waive the 48-hour notice requirement.

HEARING: Hearing scheduled for 5:30. No call, no answer when the board called, Chad Zeznanski representing Casting Iron Investment Properties, LLC.

HEARING: Hearing Scheduled for 6:00. No call, no answer when the board called, Chad Zeznanski representing Casting Iron Investment Properties, LLC.

6:35 pm. Chad Zeznanski, representing Casting Iron Investment Properties, LLC called for the hearings. He asked to combine information for the two hearings for Casting Iron Investment Properties, LLC.

Chad Zeznanski, representing Casting Iron Investment Properties, LLC and Nate Carlson, Grota Appraisals were sworn in.

When asked Mr. Zeznanski stated opinion of cost is \$650,000. When asked why this is different then his objection forms, he mentioned that he was hoping for a waiver of Board of Review. The Board did not receive a waiver request. Mr. Zeznanski testified that his opinion of value is based on his experience, market conditions and income approach. The Assessor testified that the value is based on the 2019 sale of the property for \$2,550,000 for three parcels together. The current assessed value of those parcels of \$2,386,000 is slightly less than the purchase price.

Motion Mrs. Ostrowski, second Mr. Schumacher to sustain the Assessors valuation of both parcels siting that the objector failed to present evidence to rebut the presumption of correctness granted by law to the assessor. Motion passed 6-0.

Consideration of scheduling additional Board of Review Hearing Dates. No additional Board of Review Hearing dates need to be scheduled.

Adjournment. Motion Mr. Schumacher, second to Mr. Thompson to adjourn the City of Lake Mills 2021 Board of Review Sine Die at 7:00 p.m.

Elizabeth Milbrath
City Treasurer/Board of Review Clerk