



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Board of Review

Thursday, June 6, 2019

12:00 PM

Council Chambers

1. Call to Order

2. Roll Call

Board of Review Members Steve Martin, Diane McGeen, Sherry Larson and Julie Bielinski were present until 2343 Pewaukee Road where Board Member Julie Bielinski left at 2:05 pm.

Present 4 - McGeen, Larson, Bielinski, and Martin

Absent 1 - Hansen

3. Approval of Minutes

[ID#19-0789](#) Minutes May 31, 2019

Sponsors: Clerk/Treasurer

Attachments: [BOR May 31 2019 DRAFT](#)

A motion was made by Diane McGeen, seconded by Sherry Larson, to approve the Minutes from May 31, 2019. The motion carried by the following vote:

Aye: 4 - McGeen, Larson, Bielinski and Martin

Absent: 1 - Hansen

4. Consider / act on request for waiver of the Board of Review hearing allowing the property owner an appeal directly to the Circuit Court

A motion was made by Sherry Larson, seconded by Steve Martin, to approve waivers for Menards and Walmart. The motion carried by the following vote:

Aye: 4 - McGeen, Larson, Bielinski and Martin

Absent: 1 - Hansen

5. Consider / act on requests to testify by telephone or submit sworn written statement

6. Consider / act on any other legally allowed / required Board of Review matters

Mr. Hach spoke regarding his application stating there are extraordinary circumstances as to why he had not filed an Objection within the first 2 hours of the Board of Review meeting held on May 20, 2019. He indicated he had an accepted offer on May 10, 2019, and he closed on the property June 5, 2019.

City Assessor Paul Klauck referenced State Statute 70.47(7), stating Mr. Hach's reasoning is not covered under extraordinary circumstances in his opinion.

A motion was made Julie Bielinski, seconded by Steve Martin, to deny extraordinary circumstances to Mr. Edward Hach. The motion carried by the following vote:

Aye: 3 - Larson, Bielinski and Martin

Nay: 1 - McGeen

Absent: 1 - Hansen

7. Consider / act on scheduling additional Board of Review date(s)

8. Proceed to hear objections, if an and if proper notice / waivers given unless scheduled for another date

[ID#19-0790](#) Assessment Objection Filings

Attachments: [BOR Objections June 6 2019](#)

*120 Cambridge Avenue, Parcel #1311-270, Property Owner: CAJV Limited Partnership
Assessed Value: \$12,542,000, Homeowner Opinion of Value: \$11,054,693*

The parties were sworn. The Board of Review Chair outlined the hearing procedures. Legal Counsel Christopher Oakes representing CAJV Limited Partnership, presented testimony. Mike Patnode from the Assessor's Office provided testimony. Documents from Property owner and Assessor that were submitted to the Board for consideration on file with the Clerk. The Board went into deliberation and reached a decision.

A motion was made by Julie Bielinski, seconded by McGeen, to uphold the valuation of the Assessor. The motion carried by the following vote:

Aye: 4 - McGeen, Larson, Bielinski and Martin

Absent: 1 - Hansen

Meeting went into Recess

Meeting Reconvened

2327 Pewaukee Road; Parcel #0967-965, Property Owner: R&R Investments of Wisconsin, LLC

Assessed Value: \$812,900, Homeowner Opinion of Value: \$463,364

The parties were sworn. The Board of Review Chair outlined the hearing procedures. Attorney Sara Rapkin, representing R&R Investments of Wisconsin, LLC presented testimony. Mike Patnode from the Assessor's Office provided testimony. Documents from Property owner and Assessor that were submitted to the Board for consideration on file with the Clerk. The Board went into deliberation and reached a decision.

A motion was made by Sherry Larson, seconded by Julie Bielinski to uphold the valuation of the Assessor. The motion carried by the following vote:

Aye: 3 - Larson, Bielinski and Martin

Absent: 1 - Hansen

Abstain: 1 - McGeen

2343 Pewaukee Road; Parcel #0967-966, Property Owner: R&R Investments of Wisconsin, LLC.

Assessed Value: \$935,400, Homeowner Opinion of Value as amended at the time of the meeting: \$435,000.

The parties were sworn. The Board of Review Chair outlined the hearing procedures. Attorney Sara Rapkin, representing R&R Investments of Wisconsin, LLC presented testimony. Mike Patnode from the Assessor's Office provided testimony. Documents from Property owner and Assessor that were submitted to the Board for consideration on file with the Clerk. The Board went into deliberation and reached a decision.

Board of Review Chairperson, Julie Bielinski left at the start of this property. Board Member Sherry Larson took over as Chairperson in her absence.

A motion was made by Diane McGeen, seconded by Steve Martin, to approve the adjusted Assessed Value to \$625,000. The motion carried by the following vote:

Aye: 3 - McGeen, Larson and Martin

Absent: 2 - Bielinski and Hansen

Personal Property located at 2450 Grandview Boulevard, Suite E, Personal Property Key #199970, Business Owner: Garrett Burns/ Perfect Timing Pizza

Assessed Value: \$34,600, Homeowner Opinion of Value: Exempt

Garrett Burns/Perfect Timing Pizza was present. Paul Klauck, the City Assessor, provided information that the Board of Review is a valuation board and does not hear exemptions. Personal Property valuations determinations are made by the Assessor on the advice of the City Attorney.

A motion was made by Diane McGeen, seconded by Steve Martin, to deny the hearing. The motion carried by the following vote:

Aye: 3 - McGeen, Larson and Martin

Absent: 2 - Bielinski and Hansen

9. Adjournment

A motion was made by Steve Martin, seconded by Diane McGeen, to adjourn the meeting at 3:07 pm. The motion carried by the following vote:

Aye: 3 - McGeen, Bielinski and Martin

Absent: 2 - Larson and Hansen

"A majority of the Council members may be in attendance"

NOTICE: Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible or that materials at the meeting be in an accessible format, please contact Fred Abadi, 48 hours prior to the meeting at 524-3600 or by the Wisconsin Telecommunications Relay System so that arrangements may be made to accommodate the request.