

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Board of Review
DATE OF MEETING: August 10, 2016 (Wednesday)
PLACE OF MEETING: City Hall – 415 Main Street (Common Council Chambers)
TIME OF MEETING: 9:00 a.m.

PURPOSE OF MEETING

1. Call to Order and roll call.
2. Approval of minutes from the previous meeting.

Consideration and possible action on the following items:

3. Requests for waivers / testimony
 - a. Waivers of the required 48-hour notice of intent to file an objection when there is good cause
 - b. Request for Waiver of the Board of Review hearing allowing the property owner an appeal directly to circuit court
 - c. Request to testify by telephone or submit sworn written statement
4. Presentation of objections for actual real/personal property values by owners or their representatives according to the procedures established in Sec. 70.47 (8) of the Wisconsin Statutes.
5. Create new hearing schedule for written objections filed but not heard

Adjournment

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the Board may attend this meeting to gather information about a subject over which they have decision making responsibility.

Therefore, further notice is hereby given that the above meeting may constitute a meeting of the Common Council and is hereby noticed as such, even though it is not contemplated that the Common Council will take any formal action at this meeting.

NOTICES MAILED TO:

* Mayor Joe Chilsen
* Ald. Jim Binash - Chair
** Ald. Jim Olson
* Ald. Jim Bialecki – Vice Chair
** Ald. Bob Muth
* Ald. Barry Blomquist
** Ald. Harvey Bertrand
City Attorney Dept Heads
La Crosse Tribune Charter Com.
Onalaska Holmen Courier
WIZM WKTY WLXR WKBH
WLSU WKBT WXOW

*Cari Burmaster-City Clerk
Milde Appraisal Services
Real Appraisal Inc.
Onalaska City Hall
Onalaska Omni Center
Onalaska Public Library

*Committee Members

** Alternate Members

Date Notices Mailed: 8/3/16

Date Notices Posted: 8/3/16

In compliance with the Americans with Disabilities Act of 1990, the City of Onalaska will provide reasonable accommodations to qualified individuals with a disability to ensure equal access to public meetings provided notification is given to the City Clerk within seventy-two (72) hours prior to the public meeting and that the requested accommodation does not create an undue hardship for the City.

Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 20__ as finalized by the Board of Review (BOR) is listed below.

Property owner

MBAKK Onalaska LLC
10301 Woodcrest Drive NW
Coon Rapids, MN 55433

General information

Date issued 8 - 10 - 16
Parcel no. 18-3625-4
Address 9519 State Road 16, Onalaska
Legal description

Town Village City

Municipality Onalaska

Assessment information

2016 Original Assessment		20 16 Final Assessment <i>(determined by BOR)</i>	
Land	\$ 701,300	Land	\$ 693,300
Improvements	\$ 3,701,700	Improvements	\$ 3,306,700
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 4,403,000	Total all property	\$ 4,000,000

Appeal information

If you are not satisfied with the BOR's decision, there are appeal options available. **Note:** Each appeal option has filing requirements. For more information on the appeal process, review the Property Assessment Appeal Guide. Visit revenue.wi.gov and search keyword "Assessment Appeal."

Appeal to:

Department of Revenue (DOR) – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A \$100 filing fee is required. The fair market value of the items or parcels cannot exceed \$1 million dollars. DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

Circuit Court - Action for Certiorari – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

Municipality - Excessive Assessment – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.

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Property owner

General information

John Q Public
123 N Pleasant St
Badger WI 53111

Date issued 10 - 15 - 2016
Parcel no. 002-0654
Address 123 N Pleasant St
Legal description Lot 1, Block 6
Dexter's Subdivision

Town Village City

Municipality Badger

Assessment information

2016 Original Assessment		2016 Final Assessment <i>(determined by BOR)</i>	
Land	\$45,000	Land	\$45,000
Improvements	\$325,000	Improvements	\$325,000
Personal property	- 0 -	Personal property	- 0 -
Personal property	- 0 -	Personal property	- 0 -
Personal property	- 0 -	Personal property	- 0 -
Total personal property	- 0 -	Total personal property	- 0 -
Total all property	\$370,000	Total all property	\$370,000

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Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information				<small>* If agent, submit written authorization with this form</small>			
Property owner name (on changed assessment notice) MBAKK Onalaska LLC				Agent name (if applicable)			
Owner mailing address 10301 Woodcrest Drive NW				Agent mailing address			
City Coon Rapids	State MN	Zip 55433		City	State	Zip	
Owner phone (763) 767-3771	Email mbrady@homfurniture.com			Owner phone () -	Email		

Section 2: Assessment Information and Opinion of Value			
Property address 9519 State Road 16		Legal description or parcel no. (on changed assessment notice) 018-003625-004 Certified Survey Map No. 95 Vol 6 Lot 1 Doc No. 1127306 EX .22 AC for R/W in V1100 P 21-323 & V1109 P315 SUBJ TO RESTR. IN DOC NO 1610895	
City Onalaska	State WI	Zip 54650	
Assessment shown on notice - Total \$ 4,755,200		Your opinion of assessed value - Total \$ 4,000,000	

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Estimated market value is greater than property's actual market value.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Purchase price plus improvements supports \$4,000,000 assessment. Parking limits retail uses, non-prime location.

Section 4: Other Property Information	
A. How was this property acquired: (check the box that applies) <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
Acquisition price \$ <u>1,661,300</u> Date <u>11-13-2012</u> <small>(mm-dd-yyyy)</small>	
B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, describe <u>addition</u>	
Date of changes <u>12-19-2012</u> Cost of changes \$ <u>1,150,000</u> Does this cost include the value of all labor (including your own)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>(mm-dd-yyyy)</small>	
C. During the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, how long was the property listed (provide dates) <u>- -</u> to <u>- -</u> <small>(mm-dd-yyyy) (mm-dd-yyyy)</small>	
Asking price \$ _____ List all offers received _____	
D. Was this property appraised within the last five years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, provide: Date <u>- -</u> Value _____ Purpose of appraisal _____ <small>(mm-dd-yyyy)</small>	
If this property had more than one appraisal, provide the requested information for each appraisal. _____	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ Note: This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.	

Property owner or Agent signature Michael Brady	Date (mm-dd-yyyy) 07-26-2016
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