

CITY OF VERONA
MINUTES
BOARD OF REVIEW
August 24, 2020
5:30 PM

Due to the COVID-19 pandemic, the City of Verona Board of Review held its meeting as a virtual meeting. The Board of Review did not meet at City Hall, 111 Lincoln Street. Members of the Board of Review and Staff joined the meeting by using Zoom Webinar. Members of the public and objectors were able to join the meeting using Zoom Webinar via a computer, tablet, or smartphone, or by calling into the meeting via phone.

1. The meeting was called to order by Chair Luke Diaz at 5:36 p.m.
2. Roll Call: Kate Cronin, Luke Diaz, Charlotte Jerney, Chad Kemp, Katie Kohl, Christine Posey, Heather Reekie, Charlie Ryan, Evan Touchett and Clerk Ellen Clark present. Also present: City Administrator Adam Sayre and Assessor Dean Peters.
3. Approval of minutes from the August 24, 2020 Board of Review: Motion by Kemp, seconded by Posey, to approve the minutes from the August 24, 2020 Board of Review. Motion carried 10-0.
4. Affidavit of Board of Review member training: Members Kate Cronin, Charlotte Jerney and Christine Posey have taken the required Board of Review Training within the past two years. The affidavits were filed with the Department of Revenue by the City Clerk on September 25, 2020.
5. Confirmation of Open Book and Board of Review notices
The City Clerk confirmed that Open Book and Board of Review notices were posted and published in a timely manner.
6. Swearing in of Assessor
City Assessor, Dean Peters, was sworn in by the City Clerk.
7. Verification of Open Book Changes
City Assessor, Dean Peters, verified that all 2020 Open Book changes were recorded in the 2020 Assessment Roll.
8. Receipt of Assessment Roll and Assessor's Affidavit
Electronic receipt of the 2020 Real Estate and Personal Property Assessment Rolls and Assessor's Affidavit was confirmed by the City Clerk. The same were forwarded to Board of Review members via email.
9. Consideration of Objection to 2020 Real Estate Tax Assessment from Park Capital Holdings I, LLC, 1801 Greenway Cross, Madison, WI 53713 for 104 S. Main St., Parcel No. 0608-153-6162-2

The City Clerk stated Park Capital Holdings I, LLC, through their agent, Chad Zeznanski, timely submitted a Request for Waiver of Board of Review (BOR) Hearing to the City Clerk. This would allow Park Capital Holdings I, LLC to avoid the Board of Review Testimony and reserve the right to take the objection directly to Circuit Court. By granting the request for waiver of hearing, the Board of Review is effectively sustaining the assessment as is exists in the Assessment Roll: Land: \$503,200; Improvements: \$1,554,800; Total: \$2,058,000. Board Member Posey recused herself from the vote on this item, as she is employed by Park Bank. Motion by Reekie, seconded by Cronin, to grant the Request for Waiver of Board of Review (BOR) Hearing from Park Capital Holdings I, LLC. On roll call: Cronin, Jerney, Kemp, Kohl, Reekie, Ryan, Touchett, Diaz and Clark voted Aye. Motion carried 9-0, with Posey abstaining.

10. Consideration of Objection to 2020 Real Estate Tax Assessment from Bret Backus for PIB Alaska, LLC, 18010 Via Bellamare Lane, Miromar Lakes, FL 33913 for 240 Enterprise Dr., Parcel No. 0608-151-6580-7. Prior to the Board of Review meeting, Bret Backus withdrew his objection, as he had reached an agreement with the assessor. No action was taken on this item.

11. Consideration of Objection to 2020 Real Estate Tax Assessment from Alexander Han and Jennifer Han for 104 Lucille St., Parcel No. 0608-153-2320-7. Mr. Han was in attendance to present the objection to the Board of Review. Mr. Han and City Assessor Peters were sworn in for this hearing by the City Clerk. Motion by Kohl, seconded by Reekie, to sustain the Assessor's valuation of Land: \$85,600; Improvements: \$167,100; Total: \$252,700. On roll call: Cronin, Jerney, Kemp, Kohl, Posey, Reekie, Ryan, Touchett, Diaz and Clark voted Aye. Motion carried 10-0.

Diaz requested unanimous consent of the Board of Review to take Item 15. before Item 12. There were no objections.

15. Consideration of Objection to 2020 Real Estate Tax Assessment from Philip Mendel and Stephanie K. Mendel, for 112 Stone Ridge Ct., Parcel No. 0608-224-0091-3. Mr. Mendel was in attendance to present the objection to the Board of Review. Mr. Mendel and City Assessor Peters were sworn in for this hearing by the City Clerk. In preparation for this hearing, the assessment record was adjusted by the Assessor upon discovery that he had an incorrect drawing of the home on file. The original assessment was Land: \$125,200; Improvements: \$274,600; Total: \$399,800. The assessment was adjusted to Land: \$125,200; Improvements: \$215,100; Total \$340,300. During the course of the Board of Review hearing, it was discovered that the value of the 2-car basement garage was not included in the assessed improvement value of \$215,100, and that the assessment value of such a garage was \$5,000. Motion by Posey, seconded by Kemp, to modify the Assessor's 2020 value of Land: \$125,200; Improvements: \$215,100; Total: \$340,300 to a new value of Land: \$125,200; Improvements: \$220,100; Total: \$345,300. On roll call: Cronin, Jerney, Kemp, Kohl, Posey, Reekie, Ryan, Touchett, Diaz and Clark voted Aye. Motion carried 10-0.

12. Consideration of Objection to 2020 Real Estate Tax Assessment from Steve Short Family, LLC for 1231 Enterprise Dr., Parcel No. 0608-104-2136-2. Mr. Short was in attendance via telephone to present the objection to the Board of Review. Mr. Short and City Assessor Peters were sworn in for this hearing by the City Clerk. Motion by Diaz, seconded by Kohl, to adjust the Assessor's 2020 value of Land: \$122,300; Improvements: \$361,900; Total: \$484,200 to a new value of Land: \$122,300; Improvements: \$342,700; Total: \$465,000. On roll call: Cronin, Jerney, Kemp, Kohl, Posey, Reekie, Ryan, Touchett, Diaz and Clark voted Aye. Motion carried 10-0.
13. Consideration of Objection to 2020 Real Estate Tax Assessment from Craig Mortenson for 1109 Gateway Pass, Parcel No. 0608-103-6111-2. Prior to the Board of Review meeting, Craig Mortenson withdrew his objection, as he had reached an agreement with the Assessor. No action was taken on this item.
14. Consideration of Objection to 2020 Real Estate Tax Assessment from Daniela Tallard for 203 Melody Lane, Parcel No. 0608-221-3304-2. Ms. Tallard was in attendance to present the objection to the Board of Review. Ms. Tallard and City Assessor Peters were sworn in for this hearing by the City Clerk. Motion by , seconded by , to sustain the Assessor's valuation of Land: \$90,100; Improvements: \$227,300; Total: \$317,400. On roll call: Cronin, Jerney, Kemp, Kohl, Posey, Reekie, Ryan, Touchett, Diaz and Clark voted Aye. Motion carried 10-0.

Sharon Rohlfing, 1023 Onyx Ct., Parcel No. 0608-103-6210-2; Eric Winsand, 1246 Cathedral Point Dr., Parcel No. 0608-271-6584-2; and Bruce Quade, 1022 Caribe Ct., Parcel No. 0608-103-6089-1 (agenda items 16, 17 and 18) did not file Notices of Intent to File an Objection with the Board of Review, and reached agreements with the Assessor prior to the Board of Review meeting. Therefore, they did not appear at the Board of Review.

8. Adjournment:

Motion by Diaz, seconded by Reekie, to adjourn this meeting of the Board of Review upon certification that Board of Review determinations have been sent by the City Clerk to Board of Review objectors by Certified Mail. Motion carried 10-0.

Ellen Clark
Board of Review Clerk