

**MINUTES OF THE 2011 BOARD OF REVIEW**  
**Tuesday, May 24, 2011**

The members of the Board **convened** the Board of Review in the 3<sup>rd</sup> floor conference room at City Hall, 828 Center Ave., Sheboygan at **8:00 a.m. on Tuesday, May 24, 2011.**

**ROLL CALL**

The following Board Members were present:

Ken King  
Dave Hinze  
Kathleen Hoffmann  
Susan Lessard  
Pat Weisrock

Others Present:

Steve McLean, City Attorney  
Susan Richards, City Clerk  
Linda Long, Deputy City Clerk  
Lee Grosenick, Interim City Assessor  
Rae Ann Schmitz, Property Appraiser  
Lona Schaefer, Property Appraiser  
Court Reporter - Mallman and Bastyr

**CERTIFIED TRAINING BY WISCONSIN DEPARTMENT OF REVENUE**

Motion by Pat Weisrock/second by Susan Lessard to **confirm the required training** of at least 1 Board member for the 2011 Board of Review by the Department of Revenue-approved trainer, Cindi Gamb, Deputy Village Clerk, Kohler, held on March 15, 2011 in Council Chambers at 828 Center Ave., Sheboygan. **Pat Weisrock and Susan Lessard, Board members completed the training.**

**ELECTION OF OFFICERS OF THE BOARD OF REVIEW**

The election of officers were as follows:

Motion by Dave Hinze/second by Susan Lessard to elect **Ken King as Chairman** of the 2011 Board of Review - all members voting "Aye."

Motion by Kathleen Hoffmann/second by Susan Lessard to elect **Pat Weisrock as Vice Chairman** of the 2011 Board of Review - all members voting "Aye."

Motion by Pat Weisrock/second by Kathleen Hoffmann to elect **Dave Hinze as Secretary** of the 2011 Board of Review - all members voting "Aye."

**VERIFICATION BY ASSESSOR THAT OPEN BOOK CHANGES HAVE BEEN INCLUDED IN THE ASSESSMENT ROLL**

Interim City Assessor Lee Grosenick verified that all changes have been included in the assessment roll.

**RECEIVE AND REVIEW THE ASSESSMENT ROLL**

Motion by Dave Hinze/second by Pat Weisrock to **approve the assessment roll**, all members voting "Aye".

**VERIFY NOTICES PUBLISHED/POSTED BY THE CITY CLERK**

City Clerk Susan Richards verified that proper notice was posted/published for the Open Book held on April 27 and 28, 2011 and the Notice to Property Owners for the Board of Review to be held on May 24, 2011. The Notice to Property Owners was posted in three locations: City Hall, Mead Public Library and the Sheboygan Administration Building.

### VERIFY QUALIFICATIONS OF ASSESSOR'S OFFICE

Interim Assessor, Lee Grosenick, Property Appraiser, Rae Ann Schmitz and Lona Schaefer submitted their resumes to the Secretary of the Board. (see Exhibit #1 in file)

### SWEARING IN OF ASSESSOR'S OFFICE

Secretary Hinze swore in Lee Grosenick, Rae Ann Schmitz and Lona Schaefer.

### ASSESSOR'S STATEMENT

Interim City Assessor, Lee Grosenick, presented an Information Packet for the Board of Review Members prepared by the City Assessor's Office (see file for packet).

### STIPULATION PRESENTED BY THE CITY ATTORNEY

Atty. McLean presented to the Board a **Stipulation** regarding the Objection to the 2011 Real Property Tax Assessment of Parcel Nos. 59281205930, 59281629780 and 592281431734 (**3 Walgreen's properties**). (Exhibit #1 in Walgreen's file)

### SCHEDULE FOR OBJECTORS FOR THE 2011 BOARD OF REVIEW (Name and Address of objection)

David W. Hartmann  
1621/1623 N. 12<sup>th</sup> St.

Rick Baker  
1010 North Ave.

Alicja Sawicki  
420/422 Huron Ave.

John Webb  
2533B Cross Creek

Jeffrey & Susan Smies  
635 Mayflower Ave.

JFM1 - Bill Arden  
Memorial Mall

Claremont New Frontier  
(Blue Harbor)  
725 Blue Harbor Dr.

Thomas LaBouve  
1322 Parkwood Blvd.

John Brown  
1632 N. 10<sup>th</sup> St.

Tzong Yang  
1235 Michigan Ave.

Laura Kocmoud  
2404 Center Ave.

Tom & Joyce Atkins  
855 Beachfront Dr.  
Scott & Tamra Mailhot  
1421 Grand Ave.

Debra Dreps  
1222 N. 12<sup>th</sup> St.

**HEARINGS and TESTIMONIES**  
**(Court Reporter captured all testimonies)**

RESIDENTIAL

Secretary Hinze swore in David W. Hartmann regarding objection to assessment of property at 1621/1623 N. 12<sup>th</sup> St.  
Mr. Hartmann gave his testimony under oath - the City gave their testimony - the Board asked questions.

RESIDENTIAL

Secretary Hinze swore in Rick Baker regarding objection to assessment of property at 1010 North Ave.  
Mr. Baker gave his testimony under oath - the City gave their testimony - the Board asked questions.

RESIDENTIAL

Secretary Hinze swore in Alicja Sawicki and Jadwiga Sawicki regarding objection to assessment of property at 420/422 Huron Ave.

Alicja and Jadwiga gave their testimony under oath - the City gave their testimony - the Board asked questions.

RESIDENTIAL

Secretary Hinze swore in John Webb regarding objection to assessment of property at 2533B Cross Creek Dr.

Mr. Webb gave his testimony under oath - the City gave their testimony - the Board asked questions.

RESIDENTIAL

Secretary Hinze swore in Jeffrey and Susan Smies regarding objection to assessment of property at 635 Mayflower Ave.

Mr. and Mrs. Smies gave their testimony under oath - the City gave their testimony - the Board asked questions.

COMMERCIAL

Secretary Hinze swore in Bill Arden, agent representing JFM1, regarding objection to assessment of property at Memorial Mall.

Mr. Arden provided a Letter of Authorization from JFM1 authorizing him to represent them at the Board of Review.

Mr. Arden gave his testimony under oath - the City gave their testimony - the Board asked questions.

COMMERCIAL

Secretary Hinze swore in Atty. Resimius, Patrick O'Donohue and Randy Dzierzawski representing Claremont New Frontier (Blue Harbor Resort) regarding objection to assessment of property at 725 Blue Harbor Dr.

Mr. Resimius, Mr. O'Donohue and Mr. Dzierzawski gave their testimony under oath - the City gave their testimony - the Board asked questions.

RESIDENTIAL

Secretary Hinze swore in Thomas LaBouve regarding objection to assessment of property at 1322 Parkwood Blvd.

Mr. La Bouve gave his testimony under oath - the City gave their testimony - the Board asked questions.

RESIDENTIAL

Secretary Hinze swore in John Brown regarding objection to assessment of property at 1632 N. 10<sup>th</sup> St.

Mr. Brown gave his testimony under oath - the City gave their testimony - the Board asked questions.

Board Member King was excused.

COMMERCIAL

Secretary Hinze swore in Tzong Yang regarding objection to assessment of property at 1235 Michigan Ave.

Ms. Yang gave her testimony under oath - the City gave their testimony - the Board asked questions.

RESIDENTIAL

Secretary Hinze swore in Laura Kocmoud and John Justinger regarding objection to assessment of property at 2404 Center Ave.

Ms. Kocmoud and Mr. Justinger gave their testimony under oath - the City gave their testimony - the Board asked questions.

The Board recessed at 12:30 p.m. for lunch until 1:15 p.m.

The Board reconvened at 1:15 p.m.

Board Member King returned.

RESIDENTIAL

Secretary Hinze swore in Tom Atkins and Atty. Peter Mayer regarding objection to assessment of property located at 855 Beachfront Dr.

Mr. Atkins signed a waiver of the 48 hour required notice of intent to file.

Mr. Atkins and Atty. Mayer gave their testimony under oath - the City gave their testimony - the Board asked questions.

RESIDENTIAL

Secretary Hinze swore in Scott Mailhot regarding objection to assessment of property located at 1421 Grand Ave.

Mr. Mailhot signed a waiver of the 48 hour required notice of intent to file.

Mr. Mailhot gave his testimony under oath - the City gave their testimony - the Board asked questions.

RESIDENTIAL

Secretary swore in Jeffrey Scharra, agent for Debra Dreps, regarding objection to assessment of property located at 1222 N. 12<sup>th</sup> St.

Mr. Scharra signed a waiver of the 48 hour required notice of intent to file. (appeared just before deliberations)

Ms. Dreps was in Texas, so no Letter of Authorization to allow Mr. Scharra to represent her, however, Deputy City Clerk Long spoke to Ms. Dreps on the phone and Ms. Dreps stated that he had her permission to represent her.

Mr. Scharra gave his testimony under oath - the City gave their testimony - the Board asked questions.

Motion to recess the hearings and go into deliberations was made by Dave Hinze/seconded by Kathleen Hoffmann, all members voting "Aye."

NOTE: ALL EXHIBITS FOR EACH CASE ARE LOCATED IN THE CITY CLERK'S OFFICE, 828 Center Ave., Sheboygan, IN THEIR CASE FILE.

DELIBERATIONS AND FINDINGS OF THE BOARD

After deliberations on each of the hearings, the following are the decisions of the Board:

David Hartmann  
1621/1623 N. 12<sup>th</sup> St.

Motion by Weisrock/second by Lessard to sustain the recommendation of the assessment office - 5 Ayes, 0 Nays.

Rick Baker  
1010 North Ave.

Motion by Lessard/second by Weisrock to sustain the recommendation of the assessment office - 4 Ayes, 1 Nay - King.

Alicja Sawicki  
420/422 Huron Ave.

Motion by Hinze/second by Weisrock to sustain the recommendation of the assessment office - 5 Ayes, 0 Nays.

John Webb

2533B Cross Creek

Motion by Hoffmann/second by Weisrock to sustain the recommendation of the assessment office - 5 Ayes, 0 Nays.

Jeffrey & Susan Smies

635 Mayflower

Motion by Hinze to change as follows: improvements \$220,400; land \$34,800 - total: 255,200 died for a lack of a second.

Motion by Hoffmann/second by Weisrock to sustain the recommendation of the assessment office - 5 Ayes, 0 Nays.

JFM1 - Bill Arden

Memorial Mall

Motion by Hinze/second by Lessard to sustain the recommendation of the assessment office - 5 Ayes, 0 Nays.

Claremont New Frontier - Atty. Resimius

(Blue Harbor)

725 Blue Harbor Dr.

Motion by Lessard/second by Hinze to sustain the recommendation of the assessment office - 4 Ayes, 1 Nay - King.

Thomas LaBouve

1322 Parkwood Blvd.

Motion by Weisrock/second by King to sustain the recommendation of the assessment office - 5 Ayes, 0 Nays.

John Brown

1632 N. 10<sup>th</sup> St.

Motion by Hinze/second by Weisrock to sustain the recommendation of the assessment office - 5 Ayes, 0 Nays.

Tzong Yang

1235 Michigan Ave.

Motion by Hinze/second by Hoffmann to sustain the recommendation of the assessment office - 4 Ayes, 0 Nays, King not present at hearing.

Laura Kocmoud  
2404 Center Ave.

Motion by Hinze/second by Hoffmann to sustain the recommendation of the assessment office - 4 Ayes, 0 Nays, King not present at hearing.

Tom Atkins  
855 Beachfront Dr.

Motion by Lessard/second by Hinze to sustain the recommendation of the assessment office - 5 Ayes, 0 Nays.

Scott Mailhot  
1421 Grand Ave.

Motion by Lessard/second by Hoffmann to sustain the recommendation of the assessment office - 5 Ayes, 0 Nays.

Debra Dreps  
1222 N. 12<sup>th</sup> St.

Motion by Weisrock/second by Lessard to sustain the recommendation of the assessment office - 5 Ayes, 0 Nays.

The deliberations and findings were finished and the City Clerk proceeded to fill out the Notice of Board of Review Determination Forms for the Board to Review to approve. Motion by King/second by Weisrock to approve the Determination Forms - 5 Ayes, 0 Nays.

The letters of Affidavit of Mailing for all objectors were signed by the Secretary of the Board of Review.

All Notices of Determination were mailed on May 24, 2011, to all objectors by certified mail.

There being no further business before this Board, final adjournment was called at 4 p.m. on May 24, 2011 for the 2011 City of Sheboygan Board of Review. Motion by Board Member Hinze and second by Board Member King, the Board of Review adjourned all members voting "Aye."

Respectfully submitted,

SUSAN RICHARDS  
CITY CLERK - CITY OF SHEBOYGAN  
June 3, 2011