

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Board of Review
DATE OF MEETING: July 31, 2019 (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. Re-verify that mandatory training requirements specified in Sec. 70.46 (4) Wisconsin Statutes have been met
4. Roll review for errors in description, computation, add omitted or eliminate double assessments
5. 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
6. 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
7. 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 - Chair
** Ald. Tom Smith
* Ald. Jim Olson
** Ald. Dan Stevens
* Ald. Diane Wulf – Vice-Chair
* Ald. Kim Smith
** Ald. Boondi Iyer
City Attorney City Administrator
Department Heads.
La Crosse Tribune Coulee 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 and Posted: 6-27-19

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.

denied hearing 7/31/19
 applicant withdrew 7/31/19

RECEIVED
 JUL 29 2019
 10:05 am

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				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) ANEERUDH NAIK				Agent name (if applicable)			
Owner mailing address 446 CORONADO CIR				Agent mailing address			
City ONALASKA	State WI	Zip 54650	City	State	Zip		
Owner phone (608) 449 - 2070	Email aneerudh.naik@gmail.com		Owner phone () -	Email			

Section 2: Assessment Information and Opinion of Value			
Property address 446 CORONADO CIR		Legal description or parcel no. (on changed assessment notice) 18-6400-0	
City ONALASKA	State WI	Zip 54650	Your opinion of assessed value - Total Assessed too high against market sentiment value
Assessment shown on notice - Total \$215,700			

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) 1. Non beneficiary of city facilities like snow plowing. 2. Units mostly rentals, thereby bringing down market value	Basis for your opinion of assessed value: (Attach additional sheets if needed) Based on personal experience as resident

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? Yes No
 If Yes, provide acquisition price \$ 214,550 Date 03 - 30 - 2018 Purchase Trade Gift Inheritance
(mm-dd-yyyy)

B. Within the last 10 years, did you change this property (ex: remodel, addition)? Yes No
 If Yes, describe _____
 Date of changes - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? Yes No
(mm-dd-yyyy)

C. Within the last five years, was this property listed/offered for sale? Yes No
 If Yes, how long was the property listed (provide dates) - - to - -
(mm-dd-yyyy) (mm-dd-yyyy)
 Asking price \$ 219,900 List all offers received _____

D. Within the last five years, was this property appraised? Yes No
 If Yes, provide: Date - - Value \$ _____ Purpose of appraisal Bank ordered appraisal for loan purposes
(mm-dd-yyyy)
 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 15 minutes.

Property owner or Agent signature Aneerudh U. Naik	Date (mm-dd-yyyy) 07 - 29 - 2019
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Request for Waiver of Board of Review (BOR) Hearing

Section 70.47 (8m), Wis. Stats., states, "The board may, at the request of the taxpayer or assessor, or at its own discretion, waive the hearing of an objection under sub. (8) or, in a 1st class city, under sub. (16) and allow the taxpayer to have the taxpayer's assessment reviewed under sub. (13). For purposes of this subsection, the board shall submit the notice of decision under sub. (12) using the amount of the taxpayer's assessment as the finalized amount. For purposes of this subsection, if the board waives the hearing, the waiver disallows the taxpayer's claim on excessive assessment under sec. 74.37(3) and notwithstanding the time period under sec. 74.37(3)(d), the taxpayer has 60 days from the notice of hearing waiver in which to commence an action under sec. 74.37(3)(d)."

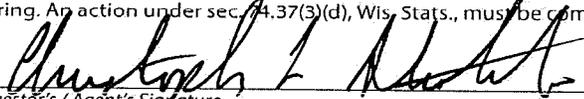
NOTE: The legal requirements of the Notice of Intent to Appear must be satisfied and the Objection Form must be completed and submitted as required by law prior to the Request for Waiver of Board of Review Hearing being submitted.

NOTE: Request for Waiver must be presented prior to the commencement of the hearing.

Municipality City of Onalaska	County La Crosse
Requestor's name SAM'S REAL ESTATE BUSINESS TRUST	Agent name (if applicable)* Christopher L. Strohben / Russell J. Karnes
Requestor's mailing address 1301 SE 10th Street Bentonville, AR 72716	Agent's mailing address Gimbel, Reilly, Guerin & Brown, LLP 330 E. Kilbourn Ave., Milwaukee, WI 53202
Requestor's telephone number (479) 204 - 3835	Agent's telephone number (414) 271 - 1440
<input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone	<input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Requestor's email address brandon.caplana@walmart.com	Agent's email address cstrohbehn@grgblaw.com / rkarnes@grgblaw.com

Property address 1211 CROSSING MEADOW DRIVE, ONALASKA, WI 54650	
Legal description or parcel number 18-3290-6	
Taxpayer's assessment as established by assessor - Value as determined due to waiving of BOR hearing \$ 8,191,600	
Property owner's opinion of value \$ 4,700,000	
Basis for request To take matter directly to Circuit Court.	
Date Notice of Intent to Appear at BOR was given 7 - 24 - 2019	Date Objection Form was completed and submitted 7 - 24 - 2019

All parties to the hearing understand that in granting of this waiver there can be no appeal to the Department of Revenue under sec. 70.85, Wis. Stats. An action under sec. 70.47(13), Wis. Stats., must be commenced within 90 days of the receipt of the notice of the waiving of the hearing. An action under sec. 74.37(3)(d), Wis. Stats., must be commenced with 60 days of the receipt of the notice of the waiving of the hearing.


Requestor's / Agent's Signature

*** If agent, attach signed Agent Authorization Form, PA-105**

Decision

Approved Denied

Reason The Board thought it would be beneficial to hear the objection in the City of Onalaska before the Board of Review


Board of Review Chairperson's Signature

7-31-19
Date

Taxpayer advised 7-31-19
Date

Request to Testify by Telephone or Submit a Sworn Written Statement at the Board of Review (BOR)

Section 70.47(8), Wis. Stats., states "...Instead of appearing in person at the hearing, the board may allow the property owner, or the property owner's representative, at the request of either person, to appear before the board, under oath, by telephone or to submit written statements, under oath, to the board. ..."

NOTE: The legal requirements of the Notice of Intent to Appear at the BOR must be satisfied and the Objection Form must be completed and submitted to the BOR as required by law prior to the Request to Testify by Telephone or Submit Sworn Written Statement form being submitted.

Municipality City of Onalaska	County La Crosse
Property owner's name SAM'S REAL ESTATE BUSINESS TRUST	Agent name (if applicable) Christopher L. Strohsbehn / Russell J. Karnes
Owner's mailing address 1301 SE 10th Street Bentonville, AR 72716	Agent's mailing address Gimbel, Reilly, Guerin & Brown, LLP 330 East Kilbourn Avenue, Suite 1170, Milw., WI 53202
Owner's telephone number (479) 204 - 3835 <input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone	Agent's telephone number (414) 271 - 1440 <input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Owner's email address brandon.caplana@walmart.com	Agent's email address cstrohsbehn@grgblaw.com / rkarnes@grgblaw.com

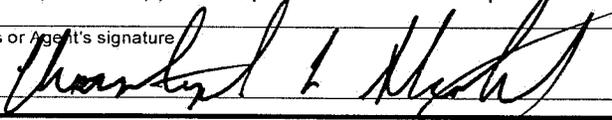
Please provide the following information on the property and the assessment to which you are objecting. (Attach additional sheets, if necessary.)

1. Property address 1211 CROSSING MEADOW DRIVE, ONALASKA, WI 54650
2. Legal description or parcel number from the current assessment roll 18-3290-6
3. Total Property Assessment \$ 8,191,600
4. If agent, attach signed Agent Authorization form, PA-105

Testify by telephone* Submit sworn written statement

Basis for request To take matter directly to Circuit Court.

* If the request is approved, provide the best telephone number to reach you (414) 271 - 1440

Owner's or Agent's signature 	Date 7 - 24 - 2019
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For Board Use Only

Approved Denied

Reason The basis listed for the request was to take the matter directly to Circuit Court, so without the waiver to Circuit Court this was a mute point

Taxpayer advised 7-31-19
Date