

**VILLAGE OF THIENSVILLE
BOARD OF REVIEW
MINUTES**

DATE: Wednesday, May 19, 2021

LOCATION: 250 Elm Street
Board Room
Thiensville, WI

TIME: 12:00 PM – 2:00 PM

I. CALL TO ORDER

President Mobley called the meeting to order at 12:00 PM.

II. ROLL CALL

President	Van Mobley
Trustee	David Lange
Administrator	Colleen Landisch-Hansen
Residents	Michael Dyer
	John Rosing
Alternate	Elmer Prenzlow
Attorney	Robert Feind
Assessor	Lester J. Ahrens IV, Grota Appraisals, LLC
Village Clerk	Amy L. Langlois

III. CONFIRMATION OF APPROPRIATE BOARD OF REVIEW AND OPEN MEETINGS NOTICES

Administrator Landisch-Hansen reported that the Public Notice of Open Book was published on April 1, 2021 and the Public Notice of Board of Review was published on April 27, 2021 as required by Wisconsin State Statutes. Both Notices were also posted on the Village website, on two community bulletin boards and on the front door of the municipal building.

IV. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

MOTION by Resident Rosing, **SECONDED** by Resident Dyer to Elect President Van Mobley as Chairman and Trustee David Lange as Vice Chairman of the Board of Review. **MOTION CARRIED UNANIMOUSLY.**

V. APPROVAL OF MINUTES

1. May 20, 2020

MOTION by Resident Rosing, **SECONDED** by Resident Dyer to approve the May 20, 2020, Board of Review Minutes. **MOTION CARRIED UNANIMOUSLY.**

VI. VERIFY MEMBER TRAINING AFFIDAVIT

Michael Dyer, Colleen Landisch-Hansen, Amy L. Langlois, Van A. Mobley, Elmer C. Prenzlow, John Rosing and David Lange

President Mobley, Administrator Landisch-Hansen, Trustee David Lange, Village Clerk Amy L. Langlois and Residents Michael Dyer, Elmer C. Prenzlow and John Rosing have completed training in 2021 and are certified for Board of Review. The Village is compliant.

VII. VERIFY THAT THE VILLAGE HAS AN ORDINANCE FOR THE CONFIDENTIALITY OF INCOME AND EXPENSES PROVIDED TO THE ASSESSOR (ORDINANCE 2000-08)

The Board of Review verified that the Village has an Ordinance for the Confidentiality of Income and Expenses Provided to the Assessor (Ordinance 2000-08).

VIII. VERIFY THAT THE VILLAGE HAS ADOPTED A POLICY REGARDING THE PROCEDURE FOR SWORN TELEPHONE TESTIMONY AND SWORN WRITTEN TESTIMONY

The Board of Review verified that the Village adopted a policy regarding the procedure for sworn telephone testimony and sworn written testimony on October 7, 2015.

IX. VERIFY THAT THE VILLAGE HAS ADOPTED A POLICY REGARDING THE PROCEDURE FOR WAIVER OF BOARD OF REVIEW HEARING REQUESTS

The Board of Review verified that the Village adopted a policy regarding the procedure for waiver of Board of Review hearing requests on October 7, 2015.

X. RECEIVE AFFIDAVIT OF VILLAGE ASSESSOR AND 2021 ASSESSMENT ROLL

Assessor Lester Ahrens from Grota Appraisals presented to the Board of Review the 2021 Final Assessment Roll and signed Assessor's Affidavit dated May 19, 2021. The 2021 Assessment Roll was turned over to Village Clerk Amy L. Langlois for signature.

XI. ADMINISTRATOR SWEARS IN ALL PERSONS GIVING TESTIMONY, INCLUDING THE ASSESSOR

Administrator Landisch-Hansen swore in Assessor Lester Ahrens, Grota Appraisals, 7233 North River Road, West Bend, WI 53092.

XII. BOARD OF REVIEW HEARS OBJECTIONS, WHICH WERE SCHEDULED PRIOR TO MAY 17, 2021

No objections have been filed prior to May 17, 2021.

XIII. BOARD OF REVIEW REVIEWS AND APPROVES THE ASSESSMENT ROLL

The Board of Review reviewed the Assessment Roll.

Assessor Ahrens shared that there were no Open Book contacts or late Open Book adjustments to complete. There was about \$2.3 million added in new construction this year; most of which was in the residential category. About half a million was in commercial. Most of this is attributed to permits and unfinished projects from prior years and also reviews from sales. Grota is finding at the time of a sale that a lot of remodeling projects have been completed without permits being pulled; this is not just in Thiensville.

In regards to the level of assessment, in 2020 the DOR determined that the overall level of assessment in the Village was 83%; this is the Village's second year out of compliance. This year, the Village's estimated ratio is 76%. This will be the Village's third year out of compliance. Assuming that the market trend does not change, more than likely the Village will receive a Notice of Noncompliance from the DOR next year. Then, the Village has two additional years to come into compliance before there has to be a revaluation. Assessor Ahrens suggested that the Village start planning for this. Estimate cost for a revaluation is \$32,000.

Administrator Landisch-Hansen inquired if Assessor Ahrens sees a shift from commercial to residential in value. Assessor Ahrens reported that as of last year for residential the level of assessment was 81% and commercial was 89%; there more than likely will be a shift of burden as far as taxes go from commercial to residential.

MOTION by Resident Dyer, **SECONDED** by Trustee Lange to Approve and Accept the 2021 Assessment Roll for the Village of Thiensville. **MOTION CARRIED UNANIMOUSLY.**

XIV. BOARD OF REVIEW SCHEDULES OBJECTIONS WHICH REQUIRE A 48-HOUR NOTICE

None.

XV. BOARD OF REVIEW HEARS ANY OBJECTIONS WHERE THE 48-HOUR NOTICE WAS WAIVED BY BOTH THE OBJECTOR AND THE ASSESSOR

None.

XVI. RECESS THE BOARD OF REVIEW TO RECONVENE WHEN THE 48-HOUR NOTICE HAS BEEN COMPLIED WITH (IF NEEDED)

None.

XVII. ADJOURNMENT SINE DIE (ONLY IF THERE WERE NO OBJECTIONS FILED WHICH REQUIRE A 48-HOUR NOTICE)

MOTION by Resident Dyer, **SECONDED** by Trustee Lange to adjourn the Board of Review Sine Die at 2:00 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois
Village Clerk