



MINUTES OF THE BOARD OF REVIEW MEETING HELD AT THE GREENFIELD CITY HALL ON FRIDAY, OCTOBER 13, 2023

1. The meeting was called to order by Chairperson Michael Braswell, at 9:03 a.m.

ROLL CALL:	Michael Braswell	Present
	Jerry Wielichowski	Present
	Donald Reid	Present
	John Graber	Present
	David Scherbarth*	Present

ALSO PRESENT:	Jennifer Goergen	City Clerk
	Les Ahrens	Assessor, Catalis
	Dwight Frame	Commercial Appraiser, Catalis
	Mike Smigielski	Catalis
	Paula Schafer	Finance Director
	Sue Taylor	Court Reporter
	Chris Geary	City Attorney

2. Hear written objections properly filed with the City Clerk regarding property assessments

Jennifer Goergen, City Clerk, introduced Piero Simoni’s case, 4208 S. 121st Street, Greenfield, WI 53228, Tax Key #: 565-0031-000, classified as residential. The 2023 value in the assessment roll is: Land, \$89,200; Improvements, \$381,200; Total Assessment, \$470,400. The following are sworn under oath: Piero Simoni; Les Ahrens and Dwight Frame with Catalis.

The Board of Review had a recess [go off the record] at 9:05 a.m.

The Board of Review resumed session [came back on record] at 9:07 a.m.

Chair Michael Braswell set forth the hearing procedures. City Attorney Chris Geary expanded upon the hearing process and the hearing proceeded. Mr. Simoni presented his case. Discussion ensued. Les Ahrens, City Assessor, presented his rebuttal. Discussion ensued. Mr. Ahrens stated his closing remarks and his recommendation. Mr. Simoni gave his closing statement. Discussion ensued. Motion by Michael Braswell, seconded by Donald Reid to sustain the assessor’s assessment. On a roll call vote, motion carried unanimously.

Chair Michael Braswell went to agenda item 4.

3. Update on issuance of subpoenas

Attorney Geary gave a brief overview. Clerk Goergen reported the following subpoenas were prepared by the Assessor’s attorney, as approved by the Board of Review at the last meeting for the following:

Wal-Mart, 10600 W. Layton Ave., Greenfield, Tax Key #: 608-9995-010.

Fred-Forte, LLC, 9025 Sura Lane, Greenfield, Tax Key #: 606-0053-005.

EMAH LLC, 6420 W. English Meadows, Greenfield, Tax Key #: 603-9952-012.

NS Retail Holdings LLC, tenant is Festival Foods, 4777 S. 27th St., Greenfield, Tax Key #: 622-9988-016.

Motion by Michael Braswell, seconded by John Graber to approve the issuance of subpoenas. On a roll call vote, motion carried unanimously.

Clerk Goergen explained that Altera Greenfield LLC, 4131 W. Loomis Rd., Greenfield, WI 53221, Tax Key #: 600-1001-000, will be tabled until the next meeting. The Assessor's legal counsel recommended a waiver for James L Callan Inc., 4909 W. Edgerton Avenue, Greenfield, WI 53220, Gary Kohlenberg, Agent, Tax Key #: 647-9977-001. Attorney Geary spoke about the waiver process. Per Mr. Frame, James L Callan's case will be tabled until the next meeting so all waivers can be sent out together.

Attorney Amy Seibel, who is working with the City Assessor, said that the deadline for the subpoenas for the information that we are requesting is on October 23, 2023 by noon. She is requesting that the next Board of Review meeting be scheduled after October 26, 2023.

Clerk Goergen went to agenda item 5.

4. Other matters properly before the Board

Clerk Goergen introduced Kim Cory's case that was filed late on October 10, 2023 with extraordinary circumstances. Attorney Geary said that she is outside of state statutes to have a hearing. Motion by Michael Braswell, seconded by Jerry Wielichowski to deny the hearing due to statutory requirements. On a roll call vote, motion carried unanimously.

*David Scherbarth was excused at 10:43 a.m.

Chair Michael Braswell circled back to agenda item 3.

5. Adjournment

It was moved by John Graber, seconded by Jerry Wielichowski, to adjourn at 10:53 a.m. until Friday, November 3, 2023 at 9:00 a.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant
Distributed: October 17, 2023