



MINUTES OF THE BOARD OF REVIEW MEETING HELD AT THE GREENFIELD CITY HALL ON WEDNESDAY, AUGUST 6, 2025

1. The meeting was called to order by Chairperson Michael Braswell at 5:35 p.m.

ROLL CALL:	Michael Braswell	Present
	Amanda O'Day	Present
	Donald Reid	Present
	John Gruber	Present
	Jarret McFarland	Present
ALSO PRESENT:	Les Ahrens	City Assessor
	Dwight Frame	Commercial Assessor
	Christopher Geary	City Attorney
	Jennifer Goergen	City Clerk

2. Adopt City of Greenfield Board of Review Rules and Procedures

City Attorney Chris Geary stated that he handed out an updated version that had revisions from the last meeting. A table of contents was added. The response to a subpoena deadline was changed to not less than 10 days in Rule 18 on page 16, instead of exactly 10 days. He added a new rule regarding waivers or exemptions that the Board may waive or exempt a party from strict compliance with these rules and procedures based on the particular circumstance of the given case, and take into account a specification and/or experience of the party. It's a generic statement, but he wanted to be cognizant about not setting a precedent. If we use that rule, we're going to want to have a clear record of why the exemption is being granted in that particular case. He added language that allows the board to look at the experience or the sophistication of the party involved. There was conversation from last time about commercial filers, or if they hire someone to challenge their assessment every year, then those folks could be held to a higher standard than if it's a residential property owner. It needs to be applied uniformly. Attorney Amy Seibel, Seibel Law Offices, had language that she wanted to propose regarding whether or not somebody who hasn't met the 48-hour rule has shown good or extraordinary cause and why they didn't do that. She's still working on that. Attorney Geary recommended adopting the rules at the next meeting. If Attorney Seibel has something to add, it could go to the next meeting as well.

Chairperson Michael Braswell said that he hasn't read it in depth yet, but it would give the board the chance to look at it. It would let Attorney Seibel add her language as well. Attorney Geary said that he'd reach out to her or try to put together relevant criteria.

Place on the next agenda.

3. Update on issuance of subpoenas

Jennifer Goergen, City Clerk, reported that Attorney Seibel has prepared the subpoenas as approved by the Board of Review at the last meeting. They are ready for signature today by the chair.

We have subpoenas for:

E&K Land LLC, Steve Traudt, Agent, Tax Key # 606-0053-010, Small Shops Shopping Center, 8775 Sura Lane, Greenfield.

Wal-Mart Real Estate Business Trust, Attorneys Christopher Strohben and Russell Karnes, Agents, Wal-Mart, 10600 W. Layton Ave., Greenfield, Tax Key #: 608-9995-010.

MMAC 150 Greenfield WI, LLC, Ryan Miller, Todd Shebesta, and Andre Dyslin, Agents, Tax Key #: 606-9980-013, Aurora Health Care Center, 9000 Sura Lane, Greenfield.

The subpoenas were handed to Chairperson Braswell to sign.

Chairperson Braswell and Attorney Geary discussed that most of them will be emailed. The ones that don't have an email will be mailed.

Chairperson Braswell said that all subpoenas have been signed, and Clerk Goergen confirmed.

4. Discussion and decision regarding requests for waivers of Board of Review hearing, allowing the property owner an appeal directly to circuit court

Clerk Goergen stated that there is a waiver on file for Wal-Mart. They submitted it with their objection form. It was advised by Attorney Seibel at the last meeting to hold off with the waiver until she finds out if there's sufficient compliance with the issued subpoena. She recommended keeping it on the agenda until the next meeting. Chairperson Braswell agreed.

Place on the next agenda.

5. Other matters properly before the Board

Attorney Geary and Clerk Goergen spoke about the subpoenas, and Attorney Seibel indicated that they are due August 28, 2025, at 12:30 p.m.

There was a discussion on when to have the next meeting, subpoena extensions, and if there will be hearings.

It was decided that the next Board of Review meeting would be on Wednesday, September 17, 2025, at 5:30 p.m., as it fit everyone's schedule.

6. Adjournment

Motion by Michael Braswell, seconded by Amanda O'Day to adjourn at 5:57 p.m. until Wednesday, September 17, 2025, at 5:30 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: August 7, 2025