

CITY OF LADYSMITH  
MINUTES OF THE 2022 BOARD OF REVIEW  
MAY 17, 2022 10:00 am      LADYSMITH COUNCIL CHAMBERS

Present: M. Reynolds, A. Hraban, J. West, S. Kavanagh, Mayor Robert Grotzinger, Alan Christianson and Assessor Barrett Brenner. Additional persons present: A. Kenyon and K. Gorsegner

The 2022 Board of Review was called to order by Clerk Kavanagh at 10:00 a.m. All members were in attendance. A quorum was present.

**Notice Requirements.** Clerk Kavanagh reported that the Board of Review notice was posted on the City Hall entrance door as well as on the Council entrance door on April 26, 2022. The Board of Review notice was published in the local newspaper, the Ladysmith News, on April 28, 2022. The Board of Review Agenda was posted on the City Hall bulletin board, on the Clerk's window, the Rusk County Law Enforcement Center and the Rusk County Library on April 26, 2020. All posting requirements have been met in accordance with WI Stats.

**Election of Chairman:** Motion by M. Reynolds to nominate A. Hraban as Chairperson of the 2022 Board of Review, seconded by R. Grotzinger. Motion passes by unanimous voice vote.

Chairperson A. Hraban proceeded to run the meeting.

**Election of Vice-Chairman:** Motion made by M. Reynolds, to nominate R. Grotzinger as Vice Chairperson of the 2022 Board of Review, seconded by J. West. Motion passes by unanimous voice vote.

**Mandatory Training Requirement.** The Affidavit was timely filed with the State of Wisconsin reflecting Clerk Shari Kavanagh and Mayor Robert Grotzinger are certified members of the 2022 Board of Review.

**Assessment Roll.** The assessment roll was received from Assessor B. Brenner and he is not aware of any omitted property or double assessed property. He also is not aware of any corrections or errors needing correction. The Board of Review members individually reviewed the assessment roll.

Assessor B. Brenner informed the Board of Review that at the end of last year, the WI Dept of Revenue determined that the City of Ladysmith fell out of compliance in the residential category. This means that sale prices have continued to go up while our assessed values stayed basically the same. Our assessed value is roughly 87% of residential sales prices. If the WI Department of Revenue determines that assessed values are out of compliance for four years in a row, the municipality would be given two additional years to get back into compliance by either doing a market analysis or a complete revaluation by the end of 2026.

**Wal-Mart Real Estate Business Trust Hearing.** At 11:04 am on May 17, 2022, the hearing was opened to hear two requests and an objection filed by Wal-Mart Real Estate Business Trust. No representative for Wal-Mart Real Estate Business Trust was in attendance. The Board of Review reviewed Wal-Mart's Request for Waiver of Board of Review Hearing. Motion by M. Reynolds, seconded by J. West, to deny Wal-Mart Real Estate Trust's request to waive the local Board of Review Hearing. R. Grotzinger-yes, J. West-yes, A. Hraban-yes, M. Reynolds-yes, S. Kavanagh-yes. Motion passes.

The Board of Review then reviewed a Request to Testify by Telephone or Submit a Sworn Written Statement filed by Wal-Mart Real Estate Business Trust. Motion by M. Reynolds, seconded by A. Hraban, to deny Wal-Mart Real Estate Trust's Request to Testify by Telephone or by Sworn Written Testimony and require that a representative appear in person at the hearing. R. Grotzinger-yes, J. West-yes, A. Hraban-yes, M. Reynolds-yes, S. Kavanagh-yes. Motion passes.

**Wal-Mart Real Estate Business Trust Objection to Real Property Assessment.** Motion by M. Reynolds, seconded by J. West, to uphold the current assessed value for Parcel 246-03659-0010 at \$5,188,100. R. Grotzinger-yes, J. West-yes, A. Hraban-yes, M. Reynolds-yes, S. Kavanagh-yes. Motion passes.

The Board of Review completed all items on the agenda.

Motion by A. Hraban, seconded by J. West, to adjourn at 12:00 pm.

Respectfully submitted: \_\_\_\_\_  
Shari Kavanagh, Clerk of the Board of Review