

**CITY OF STEVENS POINT  
2021 BOARD OF REVIEW**

**June 4, 2021 at 9:00 AM  
Portage County Annex Building, 1462 Strongs Avenue  
1st Floor Conference Rooms 1 & 2**

**MINUTES**

**1. Call Board of Review to order.**

**2. Roll Call.**

**PRESENT** Wayne Ganser, Garry Curless, Jerry Moore, Larry Sipiorski.

**EXCUSED** Fred Steffen, Chad Taylor.

**OTHERS**

**PRESENT** Clerk Yenter, City Assessor Shepro, Assistant Assessor Patoka,  
Assessment Technician Kratzke.

**3. Election of Chairperson.**

Clerk Yenter called for nominations for the Chairperson of the Board of Review.

Member Sipiorski nominated Member Curless.

As there were no further nominations, Clerk Yenter called for a motion.

Member Moore **moved**, Member Sipiorski seconded, to close nominations and cast an unanimous ballot for Member Curless as Chairperson.

Call for the vote: ayes, all; nays, none; motion carried.

#### **4. Election of Vice Chairperson.**

Clerk Yenter called for nominations for the Vice-Chairperson of the Board of Review.

Member Sipiorski nominated Member Ganser.

As there were no further nominations, Clerk Yenter called for a motion.

Member Sipiorski **moved**, Member Moore seconded, to close nominations and cast an unanimous ballot for Member Ganser as Vice-Chairperson.

Call for the vote: ayes, all; nays, none; motion carried.

#### **5. Verify that a member has met the mandatory training requirements specified in sec. 70.46(4), Wisconsin Statutes.**

Clerk Yenter said Members Ganser, Curlless, and Sipiorski have all attended training within the past two years.

#### **6. Receive and examine the 2021 Assessment Roll and signed affidavit by the City Assessor.**

Assessor Shepro said the roll is available to view on the laptop or the City website.

Clerk Yenter said the Assessor's affidavit has been signed by the City Assessor and herself.

#### **7. Assessor's Report for 2021.**

Assessor Shepro said there were no new annexations from last year and no changes in residential construction; however, commercial construction increased. He said Service Cold Storage just added a new addition and the building is now assessed at over \$60 million. He said from last year the net increase for assessed value went up about \$18 million and is now over \$47 million. Personal property decreased from last year; however, that is normal due to depreciation. Residential new construction was \$6,119,000 and commercial new construction was at \$46 million. He said there are three new TIF Districts. He said assessments are looked at over a three year time period so reductions are not being made because of COVID.

#### **8. Hear and consider requests for waiver of the required 48-hour notice of intent to file objection. Wis. Stats. 70.47(3)(4) Take action as necessary.**

No one filed an objection form, the Board said they will wait until 11:00 a.m. for any walk-ins. The Board moved on to agenda item 9.

**9. Hear and consider requests for Board of Review hearing waiver to allow property owner an appeal directly to circuit court. Wis. Stats. 70.47(8m) Take action as necessary.**

No one filed a request for waiver to allow property owners to appeal directly to circuit court. The Board said they will wait until 11:00 a.m. and moved on to agenda item 10.

**10. Hear and consider requests to testify by telephone or submit sworn written statement. Wis. Stats 70.47(8) Take action as necessary.**

The Board went off record at 9:45 a.m.

The Board went back on record at 10:10 a.m.

At 10:10 a.m., Chairperson Curless called Mr. Zeznanski at the phone number he provided and there was no answer. Assessor Shepro left a message.

The Board went off record at 10:13 a.m.

The Board went back on record at 10:40 a.m. as Mr. Zeznanski was calling back.

Mr. Zeznanski talked with Chairperson Curless and requested a phone hearing.

Member Sipiorski **moved**, Member Moore seconded, to deny the phone hearing.

Mr. Zeznanski wanted to go on record saying he was tested for COVID and had not received his results back so he is requesting the phone interview because of COVID.

Call for the Vote: Ayes: Sipiorski, Ganser, Curless.  
Nays: Moore. Motion passed.

Member Sipiorski **moved**, Member Ganser seconded, to deny the appeal because Mr. Zeznanski did not call within the 20 minutes he was allotted for his call.

Call for the Vote: Ayes: Moore, Sipiorski, Ganser, Curless.  
Nays: None. Motion adopted.

**11. Receive objection forms not previously filed (first two hours only unless waived).**

There were no objection forms that came in.

**12. Hear objections to property assessments and take action as necessary.**

There were no objections to property assessments for the Board to hear.

**13. Stipulations (if necessary).**

There were no stipulations for the Board to discuss.

**14. Adjourn to next meeting if necessary.**

**(If the Board of Review has concluded all its cases, it will adjourn sine die.)**

Member Moore **moved**, Member Sipiorski seconded, to adjourn the meeting sine die at 11:06 a.m.

Call for the vote: ayes, all; nays, none; motion carried.