

**CITY OF STEVENS POINT  
BOARD OF REVIEW**

**July 26, 2023 at 9:00 AM**

**City Conference Room  
1515 Strongs Avenue  
Stevens Point, WI 54481**

**MINUTES**

- 1. Call Board of Review to order.**
- 2. Roll Call.**

Present: Curless, Steffen, Moore, Sipiorski, Schrader.

Others

Present: Clerk Yenter, City Assessor Shepro, Assistant Assessor Kratzke, Beth Polacek, Dalton Probyn.

- 3. Confirmation of appropriate Board of Review and open meeting notices.**

Meeting notices were published on June 23, 2023. The agenda was posted on July 20, 2023 and published on July 21, 2023.

- 4. Election of Chairperson.**

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

Member Sipiorksi nominated Member Schrader.

Member Schrader declined the nomination.

Member Sipiorski nominated Member Curless.

Member Steffen moved, Member Sipiorski seconded, to close nominations and cast a unanimous ballot for Member Curless.

Call for the vote: Ayes: Curless, Steffen, Moore, Sipiorski, Schrader.  
Nays: None. Motion carried.

- 5. Election of Vice Chairperson.**

Chairperson Curless called for nominations for the Vice-Chairperson of the Board of Review.

Member Sipiorski nominated Member Steffen.

Member Steffen nominated Member Sipiorski.

Member Sipiorski received three votes. Member Steffen received two votes.

Member Sipiorski was elected Vice-Chairperson of the Board of Review.

- 6. Verify that at least one member has met the mandatory training requirements.**

Clerk Yenter said members Steffen, Curless, Schrader, and Sipiorski have all attended training this year.

**7. Receive and review the 2023 Assessment Roll and signed affidavit by the City Assessor.**

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

**8. 2023 Assessor's Report.**

Assessor Shepro reported that the city had a \$500,000,000 increase in residential property rising from \$1,000,000,000 to \$1,500,000,000. The average increases were thirty-two percent for commercial and fifty-two percent for residential. The total of all classes of property is now at \$2,500,000,000.

**9. Hear and consider requests for waiver of the Board of Review hearing allowing the property owner an appeal directly to the circuit court.**

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.**

There were no requests.

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

Matt Efflandt requested to waive the forty-eight hour notice requirement and hear his objection.

Member Sipiorski moved, Member Steffen seconded, to waive the forty-eight hour notice requirement.

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

Member Schrader moved, Chairperson Curless seconded, to recess at 9:25 a.m.

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

Member Schrader moved, Member Sipiorski seconded, to reconvene.

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

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

This is the case of Pointer Plaza, LLC, Agent Steve Traudt for 1800 Maria Drive and 111 Division Street North.

Assessor Shepro and Agent Steve Traudt were sworn in.

Steve Traudt, PO Box 395, Pewaukee, WI 53472, provided his valuation of \$7,200,000. He spoke about the assessment being above the cost of the property and shared that the apartments are fifty-two percent occupied. Mr. Traudt shared the calculations of income and

expenses that led to his valuation. He shared that he would accept an \$8,600,000 assessment instead of the \$7,200,000 assessment originally asked for. Mr. Traudt said this number was arrived at by ascribing \$40,000 to each of the 215 total units. He said he would provide the assessor with his rent roll next year and reevaluate then based on the performance.

Assessor Shepro spoke about the valuation of \$9,380,900 utilizing the income approach and spoke about how it is broken down into \$697,800 for the land and \$8,720,200 for the improvements, to a total of \$9,418,000. He spoke about the potential income from the property being \$1,410,225 with a hundred percent occupancy. He shared that they gave a fifteen percent vacancy, providing an eighty-five percent occupancy rate, bringing effective gross income to \$1,198,000. Mr. Shepro communicated that the valuation is believed to be fair and equitable.

Member Moore moved, Member Schrader seconded, to maintain the assessed value by the Assessor of \$9,380,900.

Call for the vote: Ayes: Curless, Steffen, Moore, Schrader.  
Nays: Sipiorski. Motion carried.

Member Sipiorski moved, Member Steffen seconded, to recess.

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

Member Sipiorski moved, Member Schrader seconded, to reconvene.

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

This is the case of Matt Efflandt for 2501 Fourth Avenue and 2525 Fourth Avenue.

Assessor Shepro and Matt Efflandt were sworn in.

Assessor Shepro shared that the valuation had been changed from \$921,000 each to \$710,000 each by the Assessor prior to the meeting.

Matt Efflandt, 1563 Hickory Street, Rockland WI, 54653, spoke about his properties and the price per acre and the price per square foot. He shared comparables and explained why his price per square foot should be less. He shared his valuation of \$668,036 for each property by taking \$74 a square foot plus the land value.

Assessor Shepro shared how the assessors arrived at the valuation, the rates used to calculate that number, and the consistency that they strive for.

Member Schrader moved, Member Sipiorski seconded, to accept the assessment of \$710,000 for parcel 281-24-0828302439 and the assessment of \$710,000 for parcel 281-24-0828302440 as provided by the Assessor.

Call for the vote: Ayes: Curless, Steffen, Moore, Sipiorski, Schrader.  
Nays: None. Motion carried.

**13. Consider/act on scheduling additional Board of Review dates.**

Member Schrader moved, Chairperson Curless seconded, to take no action.

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

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

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

Member Schrader moved, Member Steffen seconded, to adjourn at 11:40 a.m.

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