

### Village of Pewaukee Board of Review Agenda

May 30, 2024, at 3:00 p.m.

(Must be in session a minimum of 2 hours) Village Hall, Village Board Room 235 Hickory Street, Pewaukee, WI 53072

- 1. Call to Order and Roll Call
- 2. Approval of Minutes of Previous Meeting
  - a. May 11, 2024
- 3. Confirm appropriate Board of Review and Open Meeting Notices
- 4. Nominations for Chairperson and Vice Chairperson
- 5. Verify Training has met the mandatory training requirements minimum of one BOR member
- 6. Verify the confidentiality of income and expense information provided to the assessor under state law (sec 70.47(7)(af)
- 7. Review the policy regarding the procedure for sworn telephone testimony and sworn written testimony
- 8. Review the policy regarding the procedure for waiver of Board of Review hearing requests
- 9. Receipt of the Assessment Roll by Clerk from the Assessor and sworn statements from the Clerk
- 10. Presentation of the Assessment Roll Associated Appraisals
- 11. Review of the assessment roll
  - a. Examine the roll,
  - b. Correct description or calculation errors,
  - c. Add omitted property, and
  - d. Eliminate double-assessed properties
- 12. Discussion/Action Certify all corrections of error under State Law 70.43 and verify that open book changes are included in the assessment roll
- 13. Discussion/Action Verify with the Assessor that open book changes are included in the assessment roll
- 14. Allow taxpayers to review the assessment data
- 15. During the first 2 hours, consideration of:
  - a. Waivers of the required 48-hour notice of intent to file an objection when there is good cause,
  - b. Requests for waiver of the BOR hearing allowing the property owner an appeal directly to the circuit court
  - c. Requests to testify by telephone or submit a sworn written statement,
  - d. Subpoena requests, and
  - e. Act on any other legally allowed or required BOR matters
- 16. Review notices of Intent to file scheduled objections
  - a. Proceed to hear objections
- 17. Schedule future BOR date if needed
- 18. Adjournment

Note: Notice is hereby given that a quorum of a Village Committee and/or Commission may be present at the Village Board meeting, and if so, this meeting shall be considered an informational meeting of that Committee or Commission and no formal action of that Committee or Commission shall occur. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the Village Clerk's office at 262-691-5660 at least 48 hours in advance to request adequate accommodation.

Posted May 3, 2024

#### Village of Pewaukee Board of Review May 11, 2023 3:00 PM

#### DRAFT-DRAFT-DRAFT-DRAFT

#### 1. Call to Order/Roll Call

Clerk Smith called the meeting to order at approximately 3:00 PM **Members Present:** Village President; Jeff Knutson, Village Clerk; Cassie Smith, Cheryl Mantz, and Laurin Miller and Kelly Berriman. Kyle McNulty and Samuel Liebert were excused. **Also Present:** Village Attorney, Matt Gralinski; Deputy Clerk/Treasurer, Jenna Peter; Assessor, Dean Peters; and Assessor Nick Laird.

#### 2. Approval of minutes of previous meeting

a. April 28, 2023. Knutson motioned; seconded by Miller to approve the April 28, 2023, Board of Review meeting minutes as presented. Motion carried 5-0.

- **3.** Confirm appropriate Board of Review and Open Meeting Notices Smith stated the agendas were posted on April 21, 2023, and the Board of Review and Open Book notice was published in the Waukesha County Freeman on 3/15/2023.
- Nominations for Chairperson and Vice Chairperson
   President Knutson motioned, seconded by Mantz to nominate Laurin Miller as Chairperson.
   Laurin Miller accepted the nomination.
   Motion carried on a roll call vote 5-0

Knutson motioned, seconded by Miller, to nominate Mantz as Vice Chairperson. Cheryl Mantz accepted the nomination. Motion carried 5-0

## 5. Verify Training has met the mandatory training requirements. Clerk Smith confirmed the mandatory training requirements were met with the following having viewed the 2023 training video: Laurin Miller, Jeff Knutson, Kelly Berriman and Cassie Smith.

- Verify the confidentiality of income and expense information provided to the assessor under state law (sec 70.47(7)(af)
   Miller confirmed the confidentiality of income and expense information was in the digital packet.
- 7. Review the policy regarding the procedure for sworn telephone testimony and sworn written testimony.

Miller confirmed the policy regarding the procedure for sworn telephone testimony and sworn written testimony was made available digitally in the packet.

8. Review the policy regarding the procedure for waiver of the Board of Review hearing requests.

Miller confirmed the policy regarding the procedure for waiver of Board of Review hearing requests was made available digitally in the packet.

# 9. Receipt of the Assessment Roll by Clerk from the Assessor and sworn statements from the Clerk.

Smith received the final Assessment Roll from the Assessor and signed the Assessor's Affidavit.

## **10.** Presentation of the Assessment Roll – Associated Appraisals

No information was presented.

#### **11. Review of the Assessment Roll**

Miller asked if the Board had any questions or concerns then offered the Assessment roll to be reviewed.

12. Discussion/Action – Certify all corrections of error under the State Law 70.43 and verify the open book changes are included in the assessment roll.

# 13. Discussion/Action – Verify with the Assessor that open book changes are included in the assessment roll.

Assessor Peters stated the changes to the open book have been made and the final assessment includes changes.

#### 14. Allow taxpayers to review the assessment data

One taxpayer was in attendance and reviewed the assessment roll.

#### 15. During the first 2 hours, consideration of:

a. Waivers of the required 48-hour notice of intent to file an objection when there is good cause,
b. Requests for waiver of the BOR hearing allowing the property owner an appeal directly to the circuit court.

- c. Requests to testify by telephone or submit a sworn written statement,
- d. Subpoena requests, and
- e. Act on any other legally allowed or required BOR matters.

No requests were presented.

#### 16. Scheduled Objections

Smith introduced the scheduled objection as follows:

#### PWV 0901990003 - 411 Pewaukee Road - CJM & W Investment Company (Wal-Mart)

Smith confirmed there was timely notification with all documents. The property owner is CJM & W Investment Company, c/o Wal-Mart. The property is commercial property at the address of 411 Pewaukee Rd, Pewaukee, WI. The assessment for the current year is:

Land	\$5,115,000
Improvements	<u>\$6,355,000</u>
Total Assessment	\$11,510,000

The property owner's opinion of the value is \$5,570,000.00. Smith stated the CJM&W Company is requesting a Waiver from the Board of Review Hearing due to submitting their claim directly to Circuit Court. Miller confirmed that all criteria have been met.

Miller motioned, seconded by Knutson to grant the request of Waiver of the Board of Review Hearing to PWV 0901990003 – 411 Pewaukee Rd – CJM & W Investment Company due to past litigation and the avoidance of an unruly, lengthy, and burdensome appeal. Motion carried on a roll call vote 5-0

The Board of Review members agreed to recess and to reconvene at 4:45 p.m. to address any walkin objections.

Mantz motioned, seconded by Miller to recess until 4:45 p.m. Motion carried on a roll call vote 5-0

Board member Kyle McNulty arrived at 3:27 p.m. He was excused and departed at 3:37 p.m.

**17. Schedule future BOR date if needed** No additional date was presented.

#### 18. Adjournment

Miller confirmed no walk-in objections were present at 4:45pm. The Board reconvened at 4:59pm. Knutson motioned, seconded by Miller to adjourn the May 11<sup>th</sup>, 2023, Board of Review meeting at approximately 5:00 p.m.

Motion carried 5-0.

Respectfully submitted,

Jenna Peter Deputy Clerk-Treasurer

# AFFIDAVIT OF PUBLICATION State of Wisconsin Circuit Court Waukesha County

## PROOF OF PUBLICATION

Telephone Number: 262-691-5660

Account Name: Pewaukee, Village of Address: 235 Hickory St

154.00

Pewaukee, WI 53072

IN THE MATTER OF: BOR Notice AD Number: 108144038

AD Cost:

I, Alane Arneman ,being sworn, state:

I am the billing coordinator of the Waukesha Freeman, a public newspaper of general circulation, printed and published in the English language in the City of Waukesha, in Waukesha County, Wisconsin, and fully complying with the laws of Wisconsin relating to the publication of legal notices.

The notice, of which a printed copy attached hereto, is a true copy taken from the newspaper as published on the following dates.

4/3/24

lene nemon Signed:

Alane Arneman, Billing Coordinator

633307

108144038

ACCT Number:

**Conley Media LLC** 

Beaver Dam WI 53916

PO BOX 3001

262-306-5000

Invoice #

STATE OF WISCONSIN SS. WAUKESHA COUNTY

Personally came before me, this date of <u>April 3, 2024</u>

the above named <u>Alane Arneman</u> to me known to be the person who executed the foregoing instrument and acknowledged the same.

Signed: -Sarah/Jerdee

Notary Public, Wisconsin

My Commission expires:

# Don't sabotage your success after promotion

#### **By AJ Hess** Fast Company

It's an amazing feeling to get a promotion. You've been recognized for your results and ability to perform at a high level. You're excited, and perhaps a little bit nervous, and want to prove yourself in your new role.

In this swirl of emotions, it's tempting to double down on what you've already been doing that got you to this point. But as a time management coach, I've seen that using the same time management strategies in your new position as you've used in your previous one can actually sabotage your success.

Here are the four time management strategies to use when you get a promotion to help you succeed at this higher level.

#### Shift your priorities

When you receive a promotion, you typically take on a broader scope of responsibility. To do well in this larger role, you'll likely need to spend less time on - or sometimes no time at all - on what you were doing in the past. Even though this makes sense intellectually, emotionally you can be tempted to revert to doing the work you used to do or to constantly check in and "help" the people who are still doing those activities

The reason this happens is that you feel more comfortable in areas where you have years of experience. And your new role may include tasks you don't feel as confident in – and some tasks where you may have no idea what you're doing.

To fight this temptation, step back and think about what matters most in your current role. What are your annual goals? How will you be evaluated? What's really your responsibility?

Then focus on learning how to do this new work. If you're doing your direct reports' jobs, no one is doing yours.

#### Delegate more

When you're a top performer, it's easy to fall into the mindset that "I can do this better than anyone else, so I should just do it myself."

Although it may be true that you could complete a task at a higher level than others, that might not actually be in your best interest after a promotion. You can't do what you did in the past to the same level of detail and handle more.

You not only need to be clear about your new priorities and resist the urge to do the job you used to do, but you likely also need to learn to delegate some responsibilities that are part of your new role.



For example, perhaps you're promoted to sales manager, and you're now responsible for leading other salespeople in addition to personally working on a few large accounts. With this promotion, you may now have some administrative support as well as some junior salespeople under you. Because you're taking on the new management responsibilities, you could release time by delegating items like:

- Background prep on prospects.
- Coordinating meeting times.

Updating the customer relationship

- management system after a meeting.
- Filling out expense reports.

These tasks likely still relate to the large accounts you're managing but aren't items that need to be on your to-do list. By using your team, you can focus on the highest leverage activities that lead to more sales.

#### Set more boundaries

Another counterintuitive shift that you

need to make when you get promoted is to set more boundaries. It can be tempting to do the opposite and feel like you need to fling your door wide open to be available to staff. But if you're in more meetings and have more responsibility, you actually have less flexibility for ad hoc chats.

At minimum, I recommend blocking some hours each week to do your own focused work. That might look like no meetings before 10 a.m. (except in emergency) or blocking out Tuesday and Thursday afternoons for two hours at a time

If you protect time for yourself, you'll be more present and helpful and available for your team. If you don't give yourself any time to get your own work done, you can end up frustrated, resentful and desperately trying to catch up on your tasks after everyone else has logged off for the night.

#### Manage your inboxes

When you get more messages, you need

§

to focus more on managing your inboxes instead of letting your inboxes manage you. That means that you'll want to have a clear sense of your top priorities for the day and not let yourself get derailed by less important items that might pop into your inboxes.

If something comes in that's not your top priority but will take a significant amount of time, you can either delegate it or reply to the message letting the person know that you received their message and will get to the item soon.

Then you can plan in time to get the task done when it works for you. You can't make everyone happy all at once, so you need to reply to the most important messages and triage the rest.

A promotion is an amazing opportunity to up-level your influence and skills. When you manage your time correctly, you can make sure that you continue to succeed and set yourself up for the next opportunity.

BE SOLD AS IS AND

SUBJECT TO ANY AND ALL REAL ES-TATE TAXES, SUPERI-

OR LIENS OR OTHER LEGAL ENCUM-B R A N C E S

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED

FUNDS, 10% down pay-ment is payable to Wau-kesha County Sheriff's

Department and the bal-ance is payable to the Clerk of Courts (10%

down payment at sale, balance due within ten (10) days of Court ap-

proval; down payment to be forfeited if payment

not received timely)

Buyer must comply with minimum bidder qualifi-

Transfer Tax in addition to the purchase price.

Codilis, Moody &

(414) 775-7700

Circelli, P.C. Attorneys for Plaintiff

Eric J. Severson

Sheriff of Waukesha County, Wisconsin



before the Board of Re

the district and the value

of that property, The re-quirement that objec-tions be in writing may

be waived by express action of the Board.

4. When appearing be-fore the Board of Re-view, the objecting per-

son shall specify in writ-

ing the person's esti-mate of the value of the

land and of the improve-

ments that are the sub-ject of the person's ob-

jection and specify the

to

information used to arrive at that estimate.

5. No person may ap-

pear before the Board of Review, testify to the Board of Review by tele-

phone, or object to a val-uation if that valuation

was made by the asses-

sor or the objector using the income method of valuation unless no later

person supplies the as-sessor with all the infor-

specified in Assessor's

Manual Under Wis. Stat. § 73.03(2a). Village of Pewaukee has an ordi-

nance for the confiden-tiality of information a-

bout income and

expenses that is provid-ed to the assessor under

this paragraph that pro-

vides exceptions for per-sons using information in

the discharge of duties

imposed bylaw or the du-ties of their officer or by

First Ba Servbank Bank, SB DBA 3138 E Elwood St Phoenix, AZ 85034 Plaintiff,

Servbank, SB f/k/a Allied

Johanna Uribe 13106 W Hampton Ave Butler, WI 53007-1610 Salvador Uribe 1619 Cedar Ln Waukesha, WI 53188 TD Bank USA, N.A. 2035 Limestone Rd Wilmington, DE 19808 Midland Credit Management, Inc. c/o Corporation Service Company, Registered Agent 33 E Main St Ste 610 Madison, WI 53703 Defendants. PUBLICATION SUMMONS

The Honorable Michael J Aprahamian Case Code 30404 (Foreclosure of Mortgage) The amount claimed exceeds \$10,000.00 THE STATE OF WIS-CONSIN

To each person named above as a defendant: You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action a-

gainst you. Within 40 days after March 20, 2024 you must respond with a written demand for a copy of the complaint. The demand must be sent or delivered to the court whose address is 515 W. Moreland Blvd., Wau-kesha, WI 53188-2428 and to Gray & Asso-ciates, L.L.P., plaintiff's attorney, whose address is 16345 West Glendale Drive, New Berlin, WI 53151-2841. You may have an attorney help or

represent you. If you do not demand a copy of the complaint within 40 days, the court may grant judgment a-gainst you for the award money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judg ment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property. Dated this 13th day of March, 2024. Gray & Associates, L.L.P. Attorneys for Plaintiff By lan J. Thomson State Bar No. 1076280 Case No. 24-CV-000099 16345 West Glendale Drive New Berlin, WI 53151-2841 (414) 224-1987

(414) 224-1987 Gray & Associates, L.L.P. is attempting to collect a debt and any in-formation obtained will be used for that purpose. If you have previ-ously received a dis-

attempt to hold you per-sonally liable for the Publish: 3/20, 3/27, 4/3 WNAXLP

**OFFICIAL NOTICE -**SUMMARY PLEASE TAKE NOTICE OF A PUBLIC HEAR-ING BEFORE THE CITY OF

NEW BERLIN PLAN COMMISSION This notice is to inform you that Comprehensive Plan Amendment and Rezoning petitions have been filed by Yonatan been filed by Yonatan Zvi for the properties lo-cated at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001). This no-tice will be posted in the local paper three times at least 30 days Once prior to the public hearing as a Class I notice in order to meet the Comprehensive Planning State

Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wis-consin, bounded and described as follows: Beginning at the North-easterly corner of said Lot 1, Certified Survey Statutes 66.1001(4)(d), and twice prior to the public hear-ing as a Class II notice Map No. 11117; thence South 00°50'07" West a-long the easterly line of said Lot 138.30 feet to a point; thence South 89°15'13" West 140.00 for the rezoning request in order to meet State Statutes 62.23(7) and feet to a point; thence North 00°50'07" East 138.30 feet to a point on Chapter 985

Comprehensive Plan Amendment Request:
 Amend the Future the East line of River-wood Lane; thence North 89°15'13" East a-Land Use Map within the Citv's Comprehensive Plan (Chapter 10 - Land Use and Chapter 11 -"Neighborhood A" long the North line of said Lot 140.00 feet to the point of beginning. Greenfield Avenue) for the property located at 15201 W. Greenfield Av-Said lands contain 19,355 Square Feet or 0.4443 Acres. enue (Tax Key #: 1158.998) from Mixed Use Residential to Sub-If you have questions or concerns, you can at-tend the joint public hear-

ing scheduled for May 6, 2024 starting no sooner than 6:00 PM at City

Hall, 3805 S. Casper Drive, New Berlin, WI. Drive, New Berlin, WI, 53151. You can also log

onto the City's website: www.newberlin.org, or

contact Kristen Hogan,

Principal Planner, at 262-797-2445 Ext. 2514 for additional information.

ALL PERSONS INTER-

ESTED WILL BE AF-FORDED A HEARING AT THE ABOVE TIME

tion or to request this service, contact Rubina

Medina, City Clerk at 262-786-8610.

VILLAGE OF

PEWAUKEE OFFICIAL NOTICE THAT THE

ASSESSMENT ROLL

IS OPEN FOR EXAMINATION,

**OPEN BOOK &** 

Publish: April 3, 17, 24

CITY CLERK

WNAXLP

urban Commercial. · Staff is continuing to prepare the 2030 Com-prehensive Plan Up-dates as time permits. Please note this request will include other basic changes to these chap-This will represent ters. a public hearing for the 2030 Comprehensive

Plan updates. Additional public hearings will be set up to handle the remaining chapters at a future date Rezoning Request:

AND PLACE. Dated & posted this 27th • Rezone the properties located at 15201 W. Greenfield Avenue (Tax day of March, 2024. RUBINA MEDINA Key #: 1158.998) and 15205 W. Greenfield Av-enue (Tax Key #: 1158.999.001) from B-1 and R-5 to B-1 and B-2. Also, upon reasonable notice, efforts will be made to accommodate the needs of Disabled in-LEGAL DESCRIPdividuals through appro-TIONS: priate aids and services. For additional informa-15201 W. Greenfield

Avenue (Tax Key #: 1158.998) PT NW.25 SEC 2 T6N PT NW.25 SEC 2 16N R20E COM IN LI 1364 FT W OF NE COR, TH W 140 FT, TH SLY 233 FT, TH E 140 FT, TH N 233 FT TO BGN EXC

R2781 I22 RECORDED 11/11/98 FOR HWY #4521326 10/19/2020 15205 W. Greenfield

Avenue (Tax Key #: 1158.999.001) LOT 1 CSM #11117 LOT 1 CSM #11117 REC AS DOC #4052448 CORRECTED BY DOC #4084725 BEING PT

ZONED FROM R-5 TO **B2:** PT NW.25 SEC 2 T6N R20E COM IN LI 1364 FT W OF NE COR, TH W 140 FT, TH SLY 233 FT, TH E 140 FT, TH SLY 233 FT, TH E 140 FT, TH N

ON 3/1/2022

of April 2024 in the of-fice of the Village Clerk at 235 Hickory Street, Pewaukee, Wisconsin during normal business hours (M-F & Amhours (M-F, 8am-233 FT TO BGN EXC R2781 I22 RECORDED 11/11/98 FOR HWY 4:30pm) and online 4:30pm) and online at www.apraz.com. Addi-tionally, the Village As-sessor, Associated Ap-praisal, will hold hours for <u>OPEN BOOK</u>, on Thursday May 2002 HWY #4521326 10/19/2020 LANDS TO BE RE-**ZONED FROM B-1 TO B-2:** That part of Lot 1, Certi-Thursday, May 2, 2023, between the hours of 12 and 5 p.m. at the Vilfied Survey Map 11117, recorded on November 6, 2023, as Document lage of Pewaukee Vil-lage Hall. Instructional material will be provided No. 4052448, being that part of the Northwest 1/4 of the Northwest 1/4 of at the open book to per-sons who wish to object to valuations under Sec. 70.47. Wis. Stats

at

NOTICE OF BOARD OF REVIEW TWO-HOUR MEETING

NOTICE IS HEREBY GIVEN that the Board of Review for the Village of Pewaukee of Waukesha County, Wisconsin shall hold its first meeting on May 30, 2024, at 3:00 p.m. at the Village of Pewaukee, Village Board room. Be advised of the follow-

ing requirements to ap-pear before the Board of Review and procedural requirements if appear-ing before the Board of Review:

After the first meeting of the Board of Review and before the Board of Review's final adjourn-ment, no person who is scheduled to appear before the Board of Review may contact or provide information to a member of the Board of Review about the person's objection, except at a session of the Board of Review. Open book shall occur no less than 7 days prior to the Board of Review. 2. The Board of Review may not hear an objection to the amount or val-uation of property unless, at least 48 hours before the Board of Review's first scheduled meeting, the objector provides to the Board of Review Clerk written or oral notice of an intent to file an objection, except that upon a showing of good cause and the submission of a written ob-jection, the Board of Review shall waive that requirement during the first 2 hours of the Board of Review's first scheduled meeting, and the Board of Review may waive that requirement up to the end of the 5th day of the session, or up to the end of the final day of the session if the session is less than 5 days, with proof of extraordinary circumstanc-es for failure to meet the 48-hour notice requirement and failure to ap-pear before the Board of Review during the first 2 hours of the first sche-duled meeting.

BOARD OF REVIEW NOTICE IS HEREBY 3. Objections to the a-GIVEN that the State of mount or valuation of property shall first be isconsin, Village of Pe-

nary circumstances, the under Wis. Stat. 19.35(1). 6. The Board of Review Board of Review may waive that requirement up to the end of the 5th day of the session, or up to the end of the final

shall hear upon oath, by telephone, all ill or disabled persons who present day of the session if the to the board a letter from session is less than 5 days. The Board of Rea physician, physician assistant, or advanced view may require objecpractice nurse prescriber tions to the amount or valuation of property to be submitted on forms certified under Wis. Stat. 441.16(2) that con-§ 441.1b(∠) use firms their illness or disability. No other persons may testify by telephone unless the Board of Reapproved by the Wiscon-sin Department of Reve-nue, and the Board of Review shall require that any forms include stated view, at its discretion, has determined to grant a property owner's or their representative's re-quest to testify under valuations of the property in question. Persons who own land and improvements to that land oath by telephone or written statement. 7. No person may apmay object to the aggre-gate valuation of that pear before the Board of Review, testify to the Board of Review by teleland and improvements to that land, but no per-son who owns land and improvements to that phone, or contest the a-mount of any assess-ment unless, at least 48 land may object only to the valuation of that land or only to the valuation hours before the first of improvements to that land. No person may be meeting of the Board of Review, or at least 48 hours before the objecallowed in any action or proceedings to question the amount or valuation tion is heard if the objec-tion is allowed under Wis. Stat. Et 70.47(3)(a), of property unless the written objection has been filed and that perthat person provides no-tice to the Board of Reson in good faith pre-sented evidence to the Board of Review in supview Clerk as to whether the person will ask for the removal of a memport of the objections ber of the Board of Review and, if so, which member, and provides a and made full disclosure reasonable estimate of the length of time the view, under oath, of all of that person's property liable to assessment in

hearing will take. 8. No person shall be allowed to appear before the board of review, to testify to the board by telephone, or to contest the amount of any assessment of real or personal property if the per-son has refused a reasonable written request by certified mail of the assessor to enter onto the property to conduct an exterior view of the

**CIRCUIT COURT** WAUKESHA COUNTY

-vs-Hilarv A. Badke 2709 Blue Heron Ct Waukesha, WI 53189 Defendant

and Notice of Filing TO THE PERSON NAMED ABOVE AS DE-FENDANT:

You are being sued by the person named above as Plaintiff. A copy

Waukesha County Courthouse Civil Division RM 167 THE CITY OF WAUKE-515 W Moreland Blvd Waukesha, WI 53188 262-548-7557 SHA, WAUKESHA COUNTY, WISCONSIN. Street Address: 2032

Empire Drive, Wauke-sha, WI 53186 on the following date and time: Date: 04/22/2024 Tax Key No. WAKC1001082 THE PROPERTY WILL

Time: 1:00 p.m. If you do not attend the hearing, the court may enter a judgment against you in favor of the person suing you. A copy of the claim has been sent to you at your address as stated in the caption above. A judg-ment may be enforced as provided by law. A judgment awarding mon-ey may become a lien against any real estate (property) you own now or in the future, and may also be enforced by gar nishment or seizure of

property. You may have the option to Answer without appearing in court on the court date by filing a written Answer with the clerk of court before the court date. You must send a copy of your An-swer to the Plaintiff named above at their address. You may contact the clerk of court at the telephone number above to determine if there are other methods to answer a Small Claims complaint in that county. 03/27/2024

Atty. Keary W. Bilka Bar No. 1017477 50-22-00126 NOTE: This law firm is 935 S. 8th Street a debt collector. Publish: 3/27, 4/3, 4/10 WNAXLP Suite 202 Manitowoc, WI 54220

920-683-8989 Publish: April 3 Case No. 2024CV000328 STATE OF WISCONSIN WNAXLP Case No. 2022CV000440 STATE OF WISCONSIN CIRCUIT COURT WAUKESHA COUNTY Code No. 30404 CIRCUIT COURT WAUKESHA Foreclosure of Mortgage Dollar Amount Greater COUNTY Than \$10.000.00 FILED 03-20-2024 Clerk of Circuit Court Waukesha County U.S. bann Association Plaintiff, Bank National

2024CV000328 LANDMARK CREDIT Tariq Akmut, et al. Defendants. Defendants. NOTICE OF SHERIFF'S SALE By virtue of a judgment of foreclosure made in the above-entitled action on August 9, 2022 in the UNION P.O. Box 510870 New Berlin, WI 53151 Plaintiff, VS. RAYMOND BURKE on August 9, 2022 in the 15920 W. Chipmunk Lane New Berlin, WI 53151;

amount of \$143,848.43, I will sell at public auction, located in the lobby and AND SPOUSE OF RAY-MOND BURKE of the Sheriff's Depart-ment Justice Center, 515 W. Moreland Boule-15920 W. Chipmunk Waukesha, WI

Ard, Waukesha, Wi 53188, on April 24, 2024 At 10:00 AM, all of the following described preand mises, to wit: Country Road MISES, to WIT: LOT 4, IN BLOCK D, IN GREENWAY TER-RACE, PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, CE THE NORTHEAST 1/4 Country Road OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND THE NORTH-EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN-SHIP 7 NORTH, SANDE 40 FACT AND SHIP 7 NORTH, RANGE 19, EAST, AND PART OF THE NORTH-

CONSIN, TO: ASHLEY WAGNER W276 S4322 Greer Country Road Waukesha, WI 53189 SPOUSE OF ASHLEY

WAGNER S4322 Green W276 Country Road Waukesha, WI 53189

You are hereby noti-fied that the plaintiff named above has filed a lawsuit or other legal action against you. complaint, which is also served upon you, states the nature and basis of

the legal action. Within 40 days after March 27, 2024, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose ad-

dress is: Clerk of Circuit Court Waukesha County cations as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wis- consin Real Estate

Courthouse 515 W. Moreland Blvd. Waukesha, WI 53188 and to O'Dess and Asso-ciates, S.C., Plaintiff's attorneys, whose address is:

O'Dess and Associates, S.C. 1414 Underwood Avenue, Suite 403 Wauwatosa, Wisconsin 53213

You may have an attor ney help or represent yoù. If you do not provide a

proper answer within 40 days, the court may grant judgment against you for the award of money or other legal ac-tion requested in the tion complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judg-ment awarding money may become a lien against any real estate you own now or in the future,and may also be enforced by garnishment or seizure of property. O'DESS AND ASSOCIATES, S.C. Attorneys for Plaintiff By: M. ABIGAIL O'DESS Bar Code No. 1017869 POST OFFICE AD-DRESS: 1414 Underwood Avenue, Suite 403 Wauwatosa, WI 53213 (414) 727-1591

Lane New Berlin, WI 53151; ASHLEY WAGNER W276 S4322 Green O'Dess and Asso-ciates, S.C., is attempting to collect a debt and any information obtained will be used Waukesha, WI 53189; and SPOUSE OF ASHLEY for that purpose.

WAGNER W276 S4322 Green If you have previously re-ceived a Chapter 7 Discharge in Bankruptcy, this correspondence Waukesha, WI 53189; should not be construed

and ORTHOPAEDIC ASSOas an attempt to collect CIATES OF WISCON-SIN, S.C. c/o Rick Papandrea a debt. Publish: March 27, April 3, 10 N15 W28300 Golf Road Pewaukee, WI 53072.

WNAXLF

Ų.S. real or personal property being assessed Notice is hereby given this 3rd day of April 2024 by Casandra Smith, Village Clerk Publich: April 3 Smith, Village C.c. Publish: April 3 WNAXLP Case No. 24 SC 918 STATE OF WISCONSIN Publication Summons And Notice (Small Claims) Emergency Medical As-sociates LLP Eme 6400 Industrial Loop Greendale, WI 53129 Plaintiff,

than 7 days before the first meeting of the Board of Review, the mation about income and expenses that the assessor requests, as

Publication Summons

of the claim has been sent to you at your ad-



This affidavit confirms that one or more Board of Review (BOR) voting members attended training before the BOR met, satisfying state law (sec. 70.46(4), Wis. Stats.).

#### STATE OF WISCONSIN

County of WAUKESHA

Co-muni code 67171

I, \_\_\_\_\_ Casandra Smith \_\_\_\_\_, the clerk for the \_\_\_\_\_

VILLAGE OF PEWAUKEE

,

swear the following BOR voting member(s), who represent(s) the municipality's chief executive officer or the officer's designee(s), attended a Wisconsin Department of Revenue approved BOR training program before the BOR's first meeting. (sec. 70.46 (4), Wis. Stats.)

#### BOR member(s) and attendance date:

SAMUEL E. LIEBERT	04/29/2024
Name LAURIN MILLER	Date 04/24/2024
Name	Date
05-01-2024 08:12 AM	
Date electronically filed	
csmith@villageofpewaukeewi.gov	

Clerk email



Preparer Information	
Name Casandra Smith	Title Clerk
Email	Phone
csmith@villageofpewaukeewi.gov	262-691-5660

#### Signature Statement

Under penalties of law, I declare this form and all attachments are true, correct and complete to the best of my knowledge and belief.

Do you agree with the statement above?

#### **Submission Information**

You successfully submitted your report. Print a copy for your records.

Comuni code:	67171
Submission date:	05-01-2024 08:12 AM
Confirmation:	PA10720241837O1714569160817
Submission type:	ORIGINAL

#### Sec. 2.136.1. Confidentiality of income and expenses.

- (a) Adoption. This subsection adopts by reference Wis. Stats. § 70.47(7)(af) as it may be amended from time to time, which provides that income and expense information provided by a property owner to the assessor for the purposes of establishing a valuation for assessment purposes by the income method of valuation shall be considered confidential and not a public record open to inspection or copying pursuant to Wis. Stats. § 19.35(1).
- (b) Exceptions. The village may make disclosure of such information under the following circumstances.
  - (1) The assessor has access to such information in the performance of his/her duties.
  - (2) The board of review may review such information when needed in its opinion to decide upon a contested assessment.
  - (3) Another person or governmental body has the right to review such information as a result of the duties of their office or as established by law.
  - (4) The village is complying with a court order.
  - (5) The person providing the income and expense information has contested the assessment at either the board of review or by filing a claim for excessive assessment under Wis. Stats. § 74.37, in which case all underlying records relating to the assessment are open and public.

(Ord. No. 2019-06, § I, 5-21-2019)

#### Board of Review Policy on Procedure for Waiver of Board of Review Hearing Requests

Whereas, Sec. 70.47(8m), Wis. Stat. authorizes the Board of Review to consider requests from a taxpayer or assessor, or at its own discretion to waive the hearing of an objection under Sec. 70.47(8) and allow the taxpayer to have the taxpayer's assessment reviewed under Sec. 70.47(13); and

Whereas, Sec. 70.47(8m), Wis. Stats further states that for purposes of this subsection, the Board of Review shall submit the notice of decision under Sec. 70.47(12), Wis. Stat. using the amount of the taxpayer's assessment as established by the municipal assessor as the finalized amount; and

Whereas, Sec. 70.47(8m), Wis. Stat. further states that for purposes of this subsection, if the Board of Review waives the hearing, the waiver disallows the taxpayer's claim on excessive assessment under Sec. 74.37(3), Wis. Stat. and notwithstanding the time period under Sec. 74.37(3)(d), the taxpayer has 60 days from the notice of hearing waiver in which to commence an action under Sec. 74.37(3)(d), Wis. Stat.; and

Whereas, the Department of Revenue has determined that the legal requirements of the Notice to Appear at the Board of Review must be satisfied and the Objection Form must be completed and submitted to the Board of Review as required by law by the taxpayer prior to a Request for Waiver being considered.

NOW, THEREFORE, the Village of Pewaukee Board of Review does hereby adopt as Board of Review Policy the following:

#### 1. PROCEDURE:

Before the Board of Review (hereinafter BOR) can consider a request from a taxpayer or assessor, or at its own discretion to waive the hearing of an objection, the taxpayer must first complete and file with the Clerk of the BOR the following documents:

- A. A timely Notice of Intent to appear at BOR;
- B. A timely Objection Form for Real Property Assessment (PA-115A); and
- C. A Request for Waiver of Board of Review Hearing Form as developed by Department of Revenue.

If the owner fails to file the aforementioned documents as required, no hearing will be scheduled on the objection.

#### 2. CRITERIA:

The BOR may consider any or all of the following factors when deciding whether to waive the hearing:

- A. The benefits or detriments of the BOR process;
- B. The benefits or detriments of having a record for the Court review;
- C. Avoidance of unruly, lengthy and burdensome appeals;
- D. Ability to cross-examine the person providing the testimony;
- E. The taxpayer's stated reason for the request as indicated on PA-813 Form;
- F. Whether the nature of the objection may have an impact on the matter in which similarly situated properties are assessed;
- G. The taxpayer has provided substantial reasons to justify the waiver request; and
- H. Any other factors that the BOR deems pertinent to deciding whether to waive the hearing

3. EFFECTIVE DATE:

This policy shall be effective upon passage.

Passed on this 22 day of May, 2019.

Attested B

Clerk of the Board of Review

By the Village of Pewaukee Board of Review

#### **Board of Review Policy on Procedure for** Sworn Telephone or Sworn Written Requests

Whereas, Sec. 70.47(8), Wis. Stat. authorizes the Board of Review to consider requests from a property owner or the property owner's representative to testify under oath by telephone or written statements under oath to the Board of Review and whether to allow the same; and

Whereas, the Department of Revenue has determined that the legal requirements of the Notice to Appear at the Board of Review must be satisfied and the Objection Form must be completed and submitted to the Board of Review as required by law prior to a Request to Testify by Telephone or Submit Sworn Written Statement Form being submitted.

NOW, THEREFORE, the Village of Pewaukee Board of Review does hereby adopt as Board of Review Policy the following:

#### **PROCEDURE:** 1.

Before the Board of Review (hereinafter BOR) can consider a request from a property owner or the property owner's representative (hereinafter "Owner") to testify by telephone or submit a sworn written statement, the owner must first complete and file with the Clerk of the BOR the following documents:

- A timely Notice of Intent to appear at BOR; A.
- A timely Objection Form for Real Property Assessment (PA-115A); B.
- C. A timely Request for Waiver of Board of Review Hearing Form (PA-813); and
- D. A fully completed Request to Testify by Telephone or Submit a Sworn Written Statement at Board of Review (Form PA-814).

Such requests must be filed with the Clerk of the BOR within the first 2 hours of the BOR's first scheduled meeting.

If the owner fails to file the aforementioned documents as required, the BOR will not consider the request.

#### **CRITERIA:**

The BOR may consider any or all of the following factors when deciding whether to grant or deny the request:

- A. The Owner's stated reason(s) for the request as indicated on the PA-814;
- В. Fairness to the parties;
- C. Ability of the Owner to procure in person oral testimony and any due diligence exhibited by the Owner in procuring such testimony;
- D. Ability to cross-examine the person providing the testimony:
- E. The BOR's technical capacity to honor the request; and
- F. The Owner has provided substantial reasons to justify the waiver request; and
- G. Any other factors that the BOR deems pertinent to deciding the request.

#### **EFFECTIVE DATE:**

This policy shall be effective upon passage.

Passed on this \_\_\_\_\_ day of \_\_\_\_\_ , 20<u>/</u>9.

Attested B

Clerk of the Board of Review

By the Village of Pewaukee\_Board of Review

Board of Review Chairperson