



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 Scheduled Objections

May 30, 2024 – The meeting starts at 3:00 pm

All times below are tentative.

3:05 pm **PWV 0901990003 411 Pewaukee Road Waiver Request**
CJM & W investment Company (Wal-Mart)
Gimbel, Reilly, Guerin, Brown, LLC / Christopher L. Stohbehn (Agent)

3:10pm **PWV 0904011 1337 Sunnyridge Rd**
TPJ Capital LLC

3:15pm **PWV 0904010 1325 Sunnyridge Rd**
Joseph C Fuchs/Tim Fuchs

The property owner verbally rescinded his objection for 1337 & 1325 Sunnyridge Rd after speaking with Associated Appraisal and amending the assessments. 5/29/24

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

DRAFT-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.

4. 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.

6. 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 walk-in 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 11th, 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

ACCT Number: 633307

Invoice # 108144038

Account Name: Pewaukee, Village of
Address: 235 Hickory St
Pewaukee, WI 53072

Conley Media LLC
PO BOX 3001
Beaver Dam WI 53916
262-306-5000

IN THE MATTER OF: BOR Notice
AD Number: 108144038
AD Cost: 154.00

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

Signed: _____

Alane Arneman

Alane Arneman, Billing Coordinator

STATE OF WISCONSIN SS.
WAUKESHA COUNTY

Personally came before me, this date of April 3, 2024
the above named Alane Arneman to me known to be the person who executed
the foregoing instrument and acknowledged the same.

Signed: _____

Sarah Jerdee

Sarah Jerdee

Notary Public, Wisconsin

My Commission expires: 2/4/28



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.



DREAMSTIME

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.

Southeast Wisconsin PUBLIC NOTICES

Case No. 24CV000099
**STATE OF WISCONSIN
CIRCUIT COURT
WAUKESHA COUNTY**
Servbank, SB f/k/a Allied First Bank, SB DBA Servbank
3138 E Elwood St
Phoenix, AZ 85034
Plaintiff,

vs.
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 WISCONSIN
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 against 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., Waukesha, WI 53188-2428 and to Gray & Associates, 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 against you for the award of 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 judgment 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:
Ian J. Thomson
State Bar No. 1076280
Case No. 24-CV-000099
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-1987
Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a dis-

**OFFICIAL NOTICE - SUMMARY
PLEASE TAKE NOTICE OF A PUBLIC HEARING
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 Zvi for the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1558.998) and 15205 W. Greenfield Avenue (Tax Key #: 1558.999.001). This notice will be posted in the local paper three times. Once at least 30 days prior to the public hearing as a Class I notice in order to meet the Comprehensive Planning Statutes 66.1001(4)(d), and twice prior to the public hearing as a Class II notice for the rezoning request in order to meet State Chapters 62.23(7) and Chapter 985.

Comprehensive Plan Amendment Request:
• Amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 - Land Use and Chapter 11 - "Neighborhood A" Greenfield Avenue) for the property located at 15201 W. Greenfield Avenue (Tax Key #: 1558.998) from Mixed Use Residential to Suburban Commercial.
• Staff is continuing to prepare the 2030 Comprehensive Plan Updates. Additional public hearings will be set up to handle the remaining chapters at a future date.

Rezoning Request:
• Rezone the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1558.998) and 15205 W. Greenfield Avenue (Tax Key #: 1558.999.001) from B-1 and R-5 to B-1 and B-2.
LEGAL DESCRIPTIONS:
15201 W. Greenfield Avenue (Tax Key #: 1558.998)
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 N 233 FT TO BGN EXC R2781 I22 RECORDED 11/11/98 FOR HWY DOC #4521326 10/19/2020
15205 W. Greenfield Avenue (Tax Key #: 1558.999.001)
LOT 1 CSM #11117 REC AS DOC #4052448 CORRECTED BY DOC #4084725 BEING PT

OF NW1/4 OF NW1/4 SEC 2 T6N R20E :: SUBJECT TO ACCESS EASEMENT RECORDED AS DOC #4654236 ON 3/1/2022
LANDS TO BE REZONED FROM R-5 TO B-2:
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 N 233 FT TO BGN EXC R2781 I22 RECORDED 11/11/98 FOR HWY DOC #4521326 10/19/2020
LANDS TO BE REZONED FROM B-1 TO B-2:
That part of Lot 1, Certified Survey Map 11117, recorded on November 6, 2023, as Document No. 4052448, being that part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at the North-easterly corner of said Lot 1, Certified Survey 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 feet to a point; thence North 00°50'07" East 138.30 feet to a point on the East line of Riverwood Lane; thence North 89°15'13" East a long the North line of said Lot 140.00 feet to the point of beginning. Said lands contain 19,355 Square Feet or 0.4443 Acres.
If you have questions or concerns, you can attend the joint public hearing scheduled for May 6, 2024 starting no sooner than 6:00 PM at City Hall, 3805 S. Casper 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 INTERESTED WILL BE AFFORDED A HEARING AT THE ABOVE TIME AND PLACE.
Dated & posted this 27th day of March, 2024.
RUBINA MEDINA
CITY CLERK
Also, upon reasonable notice, efforts will be made to accommodate the needs of Disabled individuals through appropriate aids and services. For additional information or to request this service, contact Rubina Medina, City Clerk at 262-786-8610.
Publish: April 3, 17, 24
WNAXLP

**VILLAGE OF PEWAUKEE
OFFICIAL NOTICE
THAT THE ASSESSMENT ROLL IS OPEN FOR EXAMINATION, OPEN BOOK & BOARD OF REVIEW NOTICE IS HEREBY GIVEN**
That the State of Wisconsin, Village of Pewaukee, Waukesha County that pursuant to Sec. 70.45 of the Wis. Statutes, the **Assessment Rolls for 2024 will be open for public examination online beginning the 22nd day of April 2024** in the office of the Village Clerk at 235 Hickory Street, Pewaukee, Wisconsin during normal business hours (M-F, 8am-4:30pm) and online at www.apraz.com. Additionally, the Village Assessor, Associated Appraisal, will hold hours for **OPEN BOOK, on Thursday, May 2, 2023, between the hours of 12 and 5 p.m. at the Village of Pewaukee Village Hall.** Instructional material will be provided at the open book to persons who wish to object to valuations under Sec. 70.47, Wis. Stats.

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 following requirements to appear before the Board of Review and procedural requirements if appearing before the Board of Review:
1. After the first meeting of the Board of Review and before the Board of Review's final adjournment, 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 that upon a showing of good cause and the submission of a written objection, 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 circumstances for failure to meet the 48-hour notice requirement and failure to appear before the Board of Review during the first 2 hours of the first scheduled meeting.
3. Objections to the amount or valuation of property shall first be

made in writing and filed with the Board of Review Clerk within the first 2 hours of the Board of Review's first scheduled meeting, except that, upon evidence of extraordinary circumstances, 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. The Board of Review may require objections to the amount or valuation of property to be submitted on forms approved by the Wisconsin Department of Revenue, and the Board of Review shall require that any forms include stated valuations of the property in question. Persons who own land and improvements to that land may object to the aggregate valuation of that land and improvements to that land, but no person who owns land and improvements to that land may object only to the valuation of improvements to that land. No person may be allowed in any action or proceedings to question the amount or valuation of property, unless the written objection has been filed and that person in good faith presented evidence to the Board of Review in support of the objections and made full disclosure before the Board of Review, under oath, of all of that person's property liable to assessment in the district and the value of that property. The requirement that objections be in writing may be waived by express action of the Board. 4. When appearing before the Board of Review, the objecting person shall specify in writing the person's estimate of the value of the land and of the improvements that are the subject of the person's objection and specify the information used to arrive at that estimate. 5. No person may appear before the Board of Review, testify to the Board of Review by telephone, or object to a valuation if that valuation was made by the assessor or the objector using the income method of valuation unless no later than 7 days before the first meeting of the Board of Review, the person supplies the assessor with all the information about income and expenses that the assessor requests, as specified in Assessor's Manual Under Wis. Stat. § 73.03(2a). Village of Pewaukee has an ordinance for the confidentiality of information about income and expenses that is provided to the assessor under this paragraph that provides exceptions for persons using information in the discharge of duties imposed bylaw or the duties of their officer or by

order of a court. The information that is provided in this paragraph, unless a court determines that it is inaccurate, is not subject to the right of inspection and copying under Wis. Stat. § 19.35(1).
6. The Board of Review shall hear upon oath, by telephone, all ill or disabled persons who present to the board a letter from a physician, physician assistant, or advanced practice nurse prescriber certified under Wis. Stat. § 441.16(2) that confirms their illness or disability. No other persons may testify by telephone unless the Board of Review, at its discretion, has determined to grant a property owner's or their representative's request to testify under oath by telephone or written statement.
7. No person may appear before the Board of Review, testify to the Board of Review by telephone, or contest the amount of any assessment unless, at least 48 hours before the first meeting of the Board of Review, or at least 48 hours before the objection is heard if the objection is allowed under Wis. Stat. Et 70.47(3)(a), that person provides notice to the Board of Review Clerk as to whether the person will ask for the removal of a member of the Board of Review and, if so, which member, and provides a reasonable estimate of the length of time the 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 person has refused a reasonable written request by certified mail of the assessor to enter onto the property to conduct an exterior view of the real or personal property being assessed.
Notice is hereby given this 3rd day of April 2024 by Cassandra Smith, Village Clerk
Publish: April 3
WNAXLP

Case No. 24 SC 918
**STATE OF WISCONSIN
CIRCUIT COURT
WAUKESHA COUNTY**
Publication Summons And Notice (Small Claims)
Emergency Medical Associates LLP
6400 Industrial Loop
Greendale, WI 53129
Plaintiff,
-vs-
Hilary A. Badke
2709 Blue Heron Ct.
Pewaukee, WI 53189
Defendant
Publication Summons and Notice of Filing TO THE PERSON NAMED ABOVE AS DEFENDANT:
You are being sued by the person named above as Plaintiff. A copy of the claim has been sent to you at your address as stated in the caption above.

The lawsuit will be heard in the following Small Claims court:
Waukesha County Courthouse
Civil Division RM 167
515 W Moreland Blvd
Waukesha, WI 53188
262-548-7557
on the following date and time:
Date: 04/22/2024
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 judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate (property) you own now or in the future, and may also be enforced by garnishment 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 Answer 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
935 S. 8th Street
Suite 202
Manitowoc, WI 54220
920-683-8989
Publish: April 3
WNAXLP

Case No. 2022CV000440
**STATE OF WISCONSIN
CIRCUIT COURT
WAUKESHA COUNTY**
U.S. Bank National Association
Plaintiff,
v.
Tariq Akmut, et al.
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 amount of \$143,848.43, I will sell at public auction, located in the lobby of the Sheriff's Department Justice Center, 515 W. Moreland Boulevard, Waukesha, WI 53188, on
April 24, 2024
At 10:00 AM, all of the following described premises, to wit:
LOT 4, IN BLOCK D, IN GREENWAY TERRACE, PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19, EAST, AND PART OF THE NORTH-

WEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 19 EAST IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.
Street Address: 2032 Empire Drive, Waukesha, WI 53188
Tax Key No. WAKC1001082
THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.
TERMS OF SALE:
CASH, CASHIER'S CHECK or CERTIFIED FUNDS, 10% down payment is payable to Waukesha County Sheriff's Department and the balance is payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wis-consin Real Estate Transfer Tax in addition to the purchase price.
Eric J. Severson
Sheriff of Waukesha County, Wisconsin
Codliss, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-22-00126
NOTE: This law firm is a debt collector.
Publish: 3/27, 4/3, 4/10
WNAXLP

Case No. 2024CV000328
**STATE OF WISCONSIN
CIRCUIT COURT
WAUKESHA COUNTY**
Code No. 30404
Foreclosure of Mortgage Dollar Amount Greater Than \$10,000.00
FILED 03-20-2024
Clerk of Circuit Court
Waukesha County
2024CV000328
LANDMARK CREDIT UNION
P.O. Box 510870
New Berlin, WI 53151
Plaintiff,
vs.
RAYMOND BURKE
15920 W. Chipmunk Lane
New Berlin, WI 53151;
and
SPOUSE OF RAYMOND BURKE
15920 W. Chipmunk Lane
New Berlin, WI 53151;
and
ASHLEY WAGNER
W276 S4322 Green Country Road
Waukesha, WI 53189;
and
SPOUSE OF ASHLEY WAGNER
W276 S4322 Green Country Road
Waukesha, WI 53189;
and
ORTHOPAEDIC ASSOCIATES OF WISCONSIN, S.C.
c/o Rick Papandrea
N15 W28300 Golf Road
Pewaukee, WI 53072.

Defendants.
FORTY DAY SUMMONS
THE STATE OF WISCONSIN, TO: ASHLEY WAGNER W276 S4322 Green Country Road Waukesha, WI 53189 SPOUSE OF ASHLEY WAGNER W276 S4322 Green Country Road Waukesha, WI 53189
You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you. The 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 address is:
Clerk of Circuit Court Waukesha County Courthouse 515 W. Moreland Blvd. Waukesha, WI 53188
a/k/a O'Dess and Associates, 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 attorney help or represent you.
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 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 judgment 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 ADDRESS: 1414 Underwood Avenue, Suite 403 Wauwatosa, WI 53213 (414) 727-1591
O'Dess and Associates, S.C., is attempting to collect a debt and any information obtained will be used for that purpose.
If you have previously received a Chapter 7 Discharge in Bankruptcy, this correspondence should not be construed as an attempt to collect a debt.
Publish: March 27, April 3, 10
WNAXLP



Board of Review Member Training Affidavit

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, Jenna Peter, 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:

<u>SAMUEL E. LIEBERT</u>	<u>04/29/2024</u>
Name	Date
<u>LAURIN MILLER</u>	<u>04/24/2024</u>
Name	Date
<u>CHERYL M. MANTZ</u>	<u>05/20/2024</u>
Name	Date

05-28-2024 09:04 AM

Date electronically filed

jpeter@villageofpewaukee.gov

Clerk email



Board of Review Member Training Affidavit

Preparer Information

Name Jenna Peter	Title Clerk
Email jpeter@villageofpewaukee.gov	Phone 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?

☒ YES ☐ NO

Submission Information

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

Comuni code: 67171
Submission date: 05-28-2024 09:04 AM
Confirmation: PA10720241837A1716905087804
Submission type: AMENDED

Village of Pewaukee Ordinance 2.136.1

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

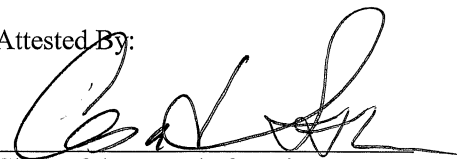
3. EFFECTIVE DATE:

This policy shall be effective upon passage.

Passed on this 22 day of May, 2019.

By the Village of Pewaukee Board of Review

Attested By:


Clerk of the Board of Review


Board of Review Chairperson

**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:

1. PROCEDURE:

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. A timely Notice of Intent to appear at BOR;
- B. A timely Objection Form for Real Property Assessment (PA-115A);
- 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.

2. 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;
- B. 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.

3. EFFECTIVE DATE:

This policy shall be effective upon passage.

Passed on this 22 day of May, 2019.

Attested By


Clerk of the Board of Review

By the Village of Pewaukee Board of Review


Board of Review Chairperson