

**CITY OF ST. CROIX FALLS**  
**MINUTES OF THE 2023 BOARD OF REVIEW**  
**WEDNESDAY, MAY 10, 2023**  
**CITY HALL, 710 HWY 35 SOUTH**  
**ST. CROIX FALLS, WISCONSIN**

CALL TO ORDER

The 2023 Board of Review for the City of St. Croix Falls to order at 5:08pm on Wednesday, May 10, 2023, pursuant to due notice. Roll call was taken with the following Board members present: Kirk Anderson, Warren White, Joe Snyder, Craig Lien, Shannon Donaghue and Sarah Jensen. Also present Assessor Mike Kochaver of Bowmar Appraisals.

White nominated Lien as Chairperson, second by Donaghue, voice vote, motion passed.

City Clerk Sarah Jensen confirmed all notices were properly posted and published.

Board members Lien and Jensen have completed the mandatory training requirement.

The City has an Ordinance for confidentiality of income and expense information provided to the assessor that is found in Sec. 2-234 of the City Code Book.

The City adopted procedures for sworn telephone testimony, sworn written testimony and for waiver of BOR Hearing Requests in 2017.

Assessor Mike Kochaver delivered the roll to the City Clerk. The Clerk then presented the roll to the Board of Review.

The Board of Review examined the roll for errors, omitted property and double assessments. There were no corrections of errors under 70.43. There were no Open Book changes to be included in the assessment roll. There were no members of the public present that wanted to examine the assessment data.

Walmart filed a written request for waiver of hearing and an objection to their 2023 assessed more than 48 hours prior to the first meeting of the BOR. Bill Wentzel was present to represent Walmart.

White moved to approve Walmart's request to waive the Board of Review Hearing and appeal directly to Circuit Court due to the complexity and burdensomeness of the case, second by Anderson, voice vote, all voted aye, motion passed.

Keith Simmerman with St. Croix Valley Truck Driving School filed intent and objection to the assessed value of 2112 Wilberg Blvd 48 hours prior to the first meeting of the Board of Review.

There were no other notices of objections filed.

Objections:

**St. Croix Valley Truck Driving School: Property at 2112 Wilberg Blvd, 281-01394-0300**

Keith Simmerman and Assessor Mike Kochaver were both sworn in by the Clerk.

Keith Simmerman: Noted the value in 2022 was \$240,900 and increased to \$313,600 with no improvements made. Land is vacant with powerlines and a retention pond nearby. Questioned why there would be such a large increase. Stated that 3 of the 4 comparable properties provided by the assessor were not valid comparables.

Assessor: Property is unzoned and had to be assigned a classification. Assessor assigned it as forestry because nothing can be done with it until it is zoned. Assessor found that the original allocation was incorrect and looked at other land sales in area and concluded \$25,000/acre was a fair market value (parcel is 5.82 acres). He also noted the land has the same value it had in 2017 before it was foreclosed on.

Anderson moved to sustain the Assessor's assessment of \$313,600 for 2112 Wilberg Blvd., second by Donaghue, roll call vote, Anderson, Donaghue, Lien and Jensen voted aye, Snyder voted no and White abstained due to his previous involvement in development of the area.

Jensen moved to adjourn, second by Anderson, voice vote, motion passed. Meeting adjourned at 7:08pm.

Sarah Jensen, City Clerk