

POSTED DATE: July 30, 2024 (NOTICE POSTED: June 24, 2024)
Committee Members: all meeting attendance (or absence) must be confirmed with a response.
Please RSVP your attendance to this meeting ASAP to 920-846-4505 or dclerk@ci.ocontofalls.wi.us

**CITY OF OCONTO FALLS
BOARD OF REVIEW (BOR)**

Council Chambers – Municipal Building
500 N. Chestnut Avenue - Oconto Falls, WI 54154

**THURSDAY, AUGUST 1, 2024 – 5:00 PM until 7:00 PM
AGENDA**

Board:	Mayor – Clint Braun	Others:	Accurate Assessing
	Clerk – Peter Wills		Deputy Clerk Jenny Friedmann
	Devin Wirtz		Deputy Treasurer Eve Wallace
	Tim Holman		
	Ashley Bahrke		
	Jeff McDonald		

Pursuant to Section 70.45 of Wis. Statutes, the assessment roll for the Year 2024 assessment was open for examination on **Monday July 15, 2024 from 3:00 PM until 5:00 PM** at the City Municipal Building, 500 North Chestnut Avenue.

Pursuant to Section 70.47 of Wisconsin Statutes, the Board of Review will meet for two hours on **August 01, 2024; starting at 5:00 PM until 7:00 PM** to hear objections from property owners who have followed Board of Review requirements.

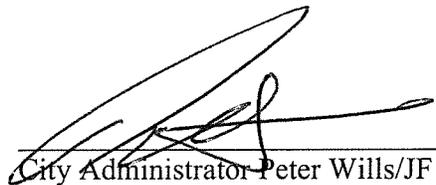
Publication Notice for the Open Book and Board of Review Meeting was published in the Oconto County Times Herald on Friday, June 21, 2024 and posted at the Oconto Falls Municipal Building, Oconto Falls Library, Iverson's Piggly Wiggly, and City Website.

Pursuant to Section 70.46 of Wisconsin Statutes, the Municipal Deputy Clerk has filed proper annual affidavit with the Department of Revenue, stating the required training has been completed prior to the first meeting of this Board of Review. Board of Review members who have completed training and have affidavits filed for training completed in July 2024 are: Jeff McDonald _____

DISCUSSION AND POSSIBLE ACTION REGARDING ANY OR ALL OF THE FOLLOWING:

1. Roll Call
2. Confirm quorum of Board of Review Members
3. Elect Board of Review Chairperson.
4. Elect Board of Review Vice-Chairperson.
5. Confirm Publication of Meeting Notice for Open Book and Board of Review.
6. Verify at least One Member has met training requirements under state law (sec. 70.46(4))
7. Verify City of Oconto Falls has Ordinance for Confidentiality of Income and Expense of Information Provided to Assessor. Ordinance Number 08-004 Adopted 8.12.2008. City Code 100-6 Information provided to Assessor.
8. Receive Assessment Roll and Sworn Statement from Clerk: receive, review, and discuss with assessor.

9. Examine the roll, correct description or calculation errors, add omitted property, and eliminate double assessed property.
10. Verify with the Assessor that Open Book Changes are included in the assessment roll.
11. Allow taxpayers to examine assessment data
12. Review any requests to remove a Board of Review member from Public Hearing
 - A. Written or Oral requests for the removal. (No more than one member maybe removed under state law (Sec. 70.47(6m), Wis Stat)
 - B. BOR Member has conflict of interest under an ordinance of the city in regard to the objection.
 - C. BOR has a bias in regard to the objection and party requests removal of the member for bias. Party must submit affidavit with request stating the party believes the member has a personal bias or prejudice against the party and stating nature of bias or prejudice against the party.
 - D. BOR would violate state law (sec. 19.59), Wis Stats) by hearing objection recuses himself or herself from that hearing. Municipal Clerk must provide DOR an affidavit declaring whether the requirement under this paragraph is fulfilled.
 - E. If a Member(s) is removed or recused under the law, the BOR may replace the member(s) or its remaining member(s) may hear the objection. No Fewer than three members may hear the objection.
13. Waiver Requests of the 48-Hour Notice of Intent to File Objection when there is good cause.
14. Requests for waiver of Board of Review Hearing, allowing Property Owners to file directly to the circuit court
15. Requests to testify by telephone or submit sworn written statements.
16. Hear Written Objections if notice was given by the Board of Review to the property owner and assessor at least 48 hours earlier, or both waive the 48-hour notice requirement.
17. Create a new hearing schedule for written objections filed but not heard.
 - A. Schedule Board of Review Hearing(s) for objections filed but not heard.
18. Any Board of Review problems found with uncontested property
 - A. Notify the owner or agent of the Board of Review's intend to review
 - B. Subpoena witness necessary to testify on the value of the property.
 - C. Conduct the hearing according to procedures under state law (sec 70.47(8))
19. The BOR for the City of Oconto Falls, Wisconsin, will meet starting at 5:00 PM until 7:00 PM to hear objections from property owners who have followed the Board of Review requirements
20. Adjournment.



City Administrator Peter Wills/JF

- A quorum of the Common Council may be in attendance of this meeting.
- Proper notice was given to the public - agenda was forwarded to newspapers and any news media who have requested the same – agenda was posted at City Hall, Oconto Falls Community Library, and on the City website at: cityofocontofalls.com
- **Any person wishing to attend the meeting who requires special accommodations because of a disability should contact the Clerk's office at 920-846-4505 with adequate notice so appropriate accommodations can be made.**

**Legals
WNAXLP**

**Legals
WNAXLP**

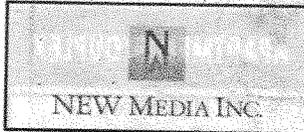
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06/21/24

CITY OF OCONTO FALLS NOTICE – RESOLUTION 24-005 APPROVAL
The following resolution has been passed by the Common Council for the City of Oconto Falls at a meeting held on June 11th, 2024. A full text of said resolution may be obtained from the Oconto Falls clerk's office located at 500 N. Chestnut Ave, Oconto Falls, WI 54154. Phone: 920-846-4505.

RESOLUTION 24-005: RESOLUTION OF COMPLIANCE MAINTENANCE RESOLUTION

Posted by City Deputy Clerk
Jenny Friedman

WNAXLP



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06/21/24

Notice Town of Bagley
The Town has received 2 applications for **Class B Beer & Class B Liquor License** renewals.

Delores J Sekey, DBA
The Shop
10702 County RD. Z
Suring, WI 54174

Steven Wendt, DBA
Article 15 Bar and Grill
10640 Westcott Lake Rd.
Pound, WI 54161

ALAN SLEETER, CLERK
TOWN OF BAGLEY
WNAXLP

25eb0758
06/21/24

PUBLIC NOTICE - TOWN OF MORGAN
Class B Beer and Class B Liquor.
Hilltop Bar, located in the Town of Morgan at 2514 County Road C, Sampson, applied for renewal of following license: (July 1, 2024 through June 30, 2025)
Submitted: Erin Mooers
Town Clerk, June 8, 2024
WNAXLP

fa9764a7
06/21/24, 07/19/24

Notice of the City of Oconto Falls
Open Book & Board of Review

STATE OF WISCONSIN
CITY OF OCONTO FALLS
COUNTY OF OCONTO

NOTICE OF OPEN BOOK FOR ASSESSMENT ROLL EXAMINATION
Notice is hereby given that pursuant to s. 70.45, Wis. Stats., the assessment roll for the Year 2024 assessment will be open for examination on **Monday, the 15th day of July, 2024** at the City Municipal Building, 500 North Chestnut Ave from 3:00 PM until 5:00 PM. If property owners have questions regarding the valuation of their real estate or personal property and are unable to attend Open Book examination date, you are encouraged to contact Accurate Assessing, accurateassessor.com or (920-748-8068) prior to this date to discuss any concerns.

NOTICE OF BOARD OF REVIEW MEETING
Notice is hereby given that the Board of Review (from here on referred to as BOR or board) for the City of Oconto Falls shall meet on **Thursday, August 1, 2024** from 5:00 pm until 7:00 pm at the City Municipal Building, 500 North Chestnut Ave to hear objections from property owners who follow requirements pursuant to s.70.47(7), Wis. Stats.

Please be advised of the following requirements:

- Sec.70.47(7)(aa), Wis.Stats., provides that the BOR may deny a hearing to a property owner who does not allow the assessor to complete an exterior view.
- After the first BOR meeting and before the BOR's final adjournment, no person who is scheduled to appear before the BOR may contact, or provide information to, a member of the BOR about that person's objection except at a BOR session.
- No person may appear before the BOR, testify to the BOR by phone or contest the amount of any assessment unless, at least 48 hours before the first meeting of the BOR or at least 48 hours before the objection is heard if the objection is allowed under sub.(3)(a), that person provides to the BOR clerk a notice as to whether the person will ask for removal under sub.(6m) and if so which member will be removed and the person's reasonable estimate of the length of time that the hearing will take.
- When appearing before the BOR, the person must specify in writing, his or her estimate of the land value and improvements that he or she is objecting and the person must specify the information that he or she used to arrive at that estimate.
- No person may appear before the BOR, testify to the BOR by phone or object to a valuation; if the assessor or objector made the valuation using the income method; unless the person supplies the assessor with all the information about income and expenses, as specified in the manual under state law (sec.73.03(2a), Wis.Stats.), that the assessor requests. The municipality or county must provide by ordinance for the confidentiality of information about income and expenses provided to the assessor under this paragraph and provide exceptions for persons using the information in the discharge of duties imposed by law or of the duties of their office or by order of a court. The information that is provided under this paragraph, unless a court determines that it is inaccurate, is not subject to the right of inspection and copying under state law (sec.19.35(1), Wis.Stats.).

Respectfully submitted, City of Oconto Falls Deputy Clerk Jenny Friedman
Published as a Class I Notice on June 21, 2024 in Oconto County Times Herald

WNAXLP

Legals
WNAXLP

Legals
WNAXLP

OCONTO

fa9764a7

06/21/24, 07/19/24

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Open Book & Board of Review

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CITY OF OCONTO FALLS
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Respectfully submitted, City of Oconto Falls Deputy Clerk Jenny Friedman
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WNAXLP

July 10

Deputies incidents, including on Teto Lane of Oconto, a violation in the Town of Oconto on Court Lane in the Town of Suamico, on three traffic incidents, on three miscellaneous incidents, on two open-lane ambulance

July 9

Deputies incidents, including on Gue Town of Spruce on Jones of Gillett, including Dove Little Sue on Leos Mountain traffic ha offenses, seven miscellaneous incidents: one 911 lines; on crashes, July 8



Ph: 920-749-8098

You are receiving this notice due to a value change in your assessed value. We are contracted as the assessor and in order to keep fair and equitable values a change was made to your value. We are currently in a Maintenance assessment cycle, this means that the assessed value changed due to a change in the data on your parcel. This can include, but is not limited to a building permit, a split, a combination, corrected information, new information.

You are not required to talk to the assessor. However, if you have evidence to provide the assessor please attend the open book.

If you want to learn more about the assessment process by visiting accurateassessor.com

OPEN BOOK

Open book is not mandatory, however if you have evidence to support a different value, we ask that you please attend open book.

1. If you don't agree with the change to your assessment value, please attend the in person open book. If you cannot attend on the scheduled date, please call 920-749-8098.

In Person Open Book at City Hall
7/15/24 3:00pm – 5:00pm

BOARD OF REVIEW

Do not wait until Board of Review to talk with the assessor. You have the opportunity to discuss your opinion of value prior to filing a **Form of Objection** with the clerk.

If you cannot come to an agreement of value, a written/oral intent to object must be filed with the Clerk **at least 48 hours prior** to the Board of Review.

A **PA-115A form** with your opinion of value **must be filed with the Clerk** in order to attend the Board of Review.

Clerk: Peter Wills email: admin@ci.ocontofalls.wi.us phone: 920-846-4505

The Board of Review will meet at City Hall on:
8/1/2024 for a minimum of 2 hours starting at 5:00pm

Notice of the City of Oconto Falls Open Book & Board of Review

STATE OF WISCONSIN
CITY OF OCONTO FALLS
COUNTY OF OCONTO

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NOTICE OF BOARD OF REVIEW MEETING

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- When appearing before the BOR, the person must specify in writing, his or her estimate of the land value and improvements that he or she is objecting and the person must specify the information that he or she used to arrive at that estimate.
- No person may appear before the BOR, testify to the BOR by phone or object to a valuation; if the assessor or objector made the valuation using the income method; unless the person supplies the assessor with all the information about income and expenses, as specified in the manual under state law (sec.73.03(2a), Wis.Stats.), that the assessor requests. The municipality or county must provide by ordinance for the confidentiality of information about income and expenses provided to the assessor under this paragraph and provide exceptions for persons using the information in the discharge of duties imposed by law or of the duties of their office or by order of a court. The information that is provided under this paragraph, unless a court determines that it is inaccurate, is not subject to the right of inspection and copying under state law (sec.19.35(1), Wis.Stats.).

Respectfully submitted, City of Oconto Falls Deputy Clerk Jenny Friedman
Published as a Class I Notice on June 21, 2024 in Oconto County Times Herald

POSTED DATE: May 30, 2024 (NOTICE POSTED: May 30, 2024)
Committee Members: all meeting attendance (or absence) must be confirmed with a response.
Please RSVP your attendance to this meeting ASAP to 920-846-4505 or dclerk@ci.ocontofalls.wi.us

CITY OF OCONTO FALLS
BOARD OF REVIEW (BOR)
Council Chambers – Municipal Building
500 N. Chestnut Avenue - Oconto Falls, WI 54154

MONDAY, June 3, 2024 – 5:30 PM
AGENDA

Board:	Mayor – Clint Braun Clerk – Peter Wills Devin Wirtz Tim Holman Ashley Bahrke Jeff McDonald	Others:	Assessor Accurate Assessing Deputy Clerk Jenny Friedmann Deputy Treasurer Eve Wallace
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1. Roll Call
2. Confirm quorum of Board of Review Members
3. Notice of Meeting to Adjourn the Board of Review Due to Incomplete Assessment Roll
City of Oconto Falls, Oconto County
The Board of Review will meet on the **3rd day of June, 2024 at 5:30pm at Oconto Falls Municipal Building, Council Chambers, 500 N Chestnut St, Oconto Falls, WI 54154** for the purpose of calling the Board of Review into session during the 45-day period beginning on the 4th Monday of April, pursuant to Wis. Stat. § 70.47(1).
Due to the fact the assessment roll is not completed at this time, **the Board of Review will be adjourned until the 1st day of August 2024 at 5:00pm.**

Pursuant to Wis. Stat. § 70.47(2): After the first meeting of the Board of Review and before the board'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 about that person's objection except at a session of the board.

No person may appear before the Board of Review, testify to the board by telephone or contest the amount of any assessment unless, at least 48 hours before the first meeting of the board or at least 48 hours before the objection is heard if the objection is allowed under sub. (3)(a), that person provides to the clerk of the board of review notice as to whether the person will ask for removal under sub. (6m)(a) and if so which member will be removed and the person's reasonable estimate of the length of time that the hearing will take.

When appearing before the board, the 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 that the person used to arrive at that estimate.

No person may appear before the Board of Review, testify to the board by telephone or object to a valuation, if that valuation was made by the assessor or the objector using the income method, unless the person supplies to the assessor all of the information about income and expenses, as specified in the manual under Wis. Stat. § 73.03(2a), that the assessor requests. The municipality or county shall provide by ordinance for the confidentiality of information about income and expenses that is provided to the assessor under this paragraph and shall provide exceptions for persons using the information in the discharge of duties imposed by law or of the duties of their office or by order of a court. The information that is provided under 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).

(If the date that the assessment roll will be available to the public is known and/or the date for the Open Book is known, the following paragraphs may be included to give the additional 15 day notice required.)

Pursuant to Wis. Stat. § 70.45, the assessment roll for the Year 2024 assessment will be open for examination starting on the 15th day of July, 2024 at 3:00pm until 5:00pm Monday through Friday.

Additionally, the assessor shall be available on the 15th day of July 2024 at the Oconto Falls Municipal Building, Council Chambers from 3:00pm. to 5:00pm. Instructional material will be provided at the Open Book to persons who wish to object to valuations under Wis. Stat. § 70.47.

Notice is hereby given this 30th day of May, 2024 by:

Peter Wills
City Clerk/Administrator

4. Adjournment

City Administrator Peter Wills/JF

- A quorum of the Common Council may be in attendance of this meeting.
- Proper notice was given to the public - agenda was forwarded to newspapers and any news media who have requested the same – agenda was posted at City Hall, Oconto Falls Community Library, and on the City website at: cityofocntofalls.com
- **Any person wishing to attend the meeting who requires special accommodations because of a disability should contact the Clerk's office at 920-846-4505 with adequate notice so appropriate accommodations can be made.**



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 OCONTO

Co-muni code 42266

I, Peter Wills, the clerk for the CITY OF OCONTO FALLS,

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:

JEFF MCDONALD

07/30/2024

Name

Date

07-30-2024 10:17 AM

Date electronically filed

admin@ci.ocontofalls.wi.us

Clerk email



Board of Review Member Training Affidavit

Preparer Information

Name Peter Wills	Title Clerk/Treasurer
Email admin@ci.ocontofalls.wi.us	Phone 920-846-4505

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: 42266
Submission date: 07-30-2024 10:17 AM
Confirmation: PA10720241154O1722352637020
Submission type: ORIGINAL