



Address could go here.

1. BOR Notice

Documents:

[06.08.2020 - BOARD OF REVIEW NOTICE.PDF](#)

2. Board Of Review Meeting Notice And Agenda

Documents:

[06.08.2020 BOR AGENDA.PDF](#)

2.1. Board Of Review Meeting Agenda Packet

Documents:

[7.22.2019 BOR AGENDA PACKET.PDF](#)

## **VILLAGE OF CROSS PLAINS**

2417 Brewery Road  
Cross Plains, WI 53528  
(608) 798-3241

### *Board of Review Notice*

STATE OF WISCONSIN

Village of Cross Plains, Dane County

NOTICE IS HEREBY GIVEN that the Board of Review for the Village of Cross Plains of Dane County shall hold its first meeting on the 8<sup>th</sup> day of June, 2020, from 6:00 pm to 8:00 pm at 2107 Julius St., Cross Plains, WI.

Please be advised of the following requirements to appear before the board of review and procedural requirements if appearing before the board:

1. 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 view such property.
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 the person's objection, except at a session of the board. Open book shall occur no less than 7 days prior to the board of review.
3. The board of review may not hear an objection to the amount or valuation of property unless, at least 48 hours before the board's first scheduled meeting, the objector provides to the board's 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 objection, the board shall waive that requirement during the first 2 hours of the board's first scheduled meeting, and the board may waive that requirement up to the end of the 5<sup>th</sup> 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.
4. Objections to the amount or valuation of property shall first be made in writing and filed with the clerk of the board of review within the first 2 hours of the board's first scheduled meeting, except that, upon evidence of extraordinary circumstances, the board may waive that requirement up to the end of the 5<sup>th</sup> 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 may require objections to the amount or valuation of property to be submitted on forms approved by the Department of Revenue, and the board 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 that land or 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 objections has been filed and that person is good faith presented evidence to the board in support of the objections and made full disclosure before the board, 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.
5. 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 that the person used to arrive at that estimate.
6. No person may appear before the board of review, testify to the board by telephone, or object to a valuation if that valuation is made by the assessor or the objector using the income method of valuation, unless the

person supplies the assessor with all the information about income and expenses, as specified in the assessor's manual under Wis. Stat. §73.03 (2a), that the assessor requests. The Village of Cross Plains 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 by law or the duties of their officer or by order of the court. The information that is provided under this paragraph, unless a court determined that it is inaccurate, is not subject to the right of inspection and copying under Section 19.35 (1) of the Wisconsin Statutes.

7. The board shall hear upon oath, by telephone, all ill or disabled persons who present to the board a letter from a physician, surgeon, or osteopath that confirms their illness or disability. No other persons may testify by telephone unless the Board, in its discretion, has determined to grant a property owner's or their representative's request to testify under oath by telephone or written statement.
8. 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 Wis. Stat. §70.47(3)(a), that person provides to the clerk of the board of review notice 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.

Notice is given this 21<sup>st</sup> day of May, 2020.

A handwritten signature in black ink that reads "Bill Chang". The signature is written in a cursive, flowing style.

Bill Chang  
Village Administrator/Clerk

## **Board of Review**

### *Meeting Notice and Agenda*

#### **Village of Cross Plains**

2107 Julius Street – Public Library Community Room  
Cross Plains, WI 53528  
(608) 798-3241

Monday, June 8, 2020

6:00 pm

*(Note: must be in session a minimum of 2 hours)*

Assessor makes Open Book changes and signs the Assessment Roll.

- I. Call to Order and Roll Call
- II. Confirmation of appropriate Board of Review and Open Meeting notices.
- III. Select a Chairperson and Vice-Chairperson of the Board of Review
- IV. Verify that a member has met the mandatory training requirements specified in sec. 70.46(4), Wis. Stats.
- V. Discussion and action to approve the minutes from the regular meeting held on July 22, 2019.
- VI. Consideration of Requests for Waiver of the BOR hearing allowing property owner to appeal directly to the Circuit Court
- VII. Hearings
  - a. Receiving signed objection form from objector. Form must include objector's opinion of value of property and specify the information used to arrive at that value. All questions should be answered.
  - b. Did Objector give 48 hour notice of intent to appear? If not, need to show good cause for not giving notice.
  - c. Did both Objector and assessor receive 48 hour notice of time of hearing? If not, do both waive the 48 hour notice?
  - d. Swear in Objector and Village Assessor
  - e. Hear evidence from Objector (facts and pertinent data only)
  - f. Hear defense by Village Assessor
  - g. Board asks pertinent questions about testimony given. Objector and Village Assessor may also ask questions.
  - h. Close the Hearing
- VIII. Deliberations for any Hearings
  - a. Each case will be considered separately. Village Assessor's valuation is presumed correct unless evidence presented in the Hearing proves it is not.
  - b. Decisions by roll call vote to be based only on oral testimony presented. The Board shall state the correct assessment and on what evidence the decision was based on.

- c. No further testimony can be requested unless both Village Assessor and Objector are present (may subpoena witnesses) and the Hearing is reopened.
- d. Roll Call Vote
- IX. Report from Village Assessor on Assessment Changes and Ag Use Penalties
- X. Review the Assessment Roll and Perform Statutory Duties:
  - a. Examine Assessment Roll
  - b. Affidavit signed by Village Assessor
  - c. Correct description or calculation errors,
  - d. Add omitted property, and
  - e. Eliminate double assessed property.
- XI. Discussion and Possible Action to certify all corrections of error under state law (sect. 70.43 Wis. Stats.). Clerk makes any corrections to roll in red.
- XII. Discussion and Possible Action to verify with the assessor that open book changes are included in the assessment roll.
- XIII. Allow for taxpayers to examine assessment data.
- XIV. Prepare and mail notices of decisions
- XV. Adjournment

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the Village Hall at (608) 798-3241 or [bchang@cross-plains.wi.us](mailto:bchang@cross-plains.wi.us).

**Board of Review**  
*Meeting Notice and Agenda*

**Village of Cross Plains**  
2417 Brewery Road, PO Box 97  
Cross Plains, WI 53528  
(608) 798-3241

Monday, July 22, 2019  
5:00 pm

*(Note: must be in session a minimum of 2 hours)*

Assessor makes Open Book changes and signs the Assessment Roll.

- I. Call to Order and Roll Call
- II. Confirmation of appropriate Board of Review and Open Meeting notices
- III. Select a Chairperson and Vice-Chairperson of the Board of Review
- IV. Verify that a member has met the mandatory training requirements specified in sec. 70.46(4), Wis. Stats.
- V. Discussion and action to approve the minutes from the regular meeting held on October 11, 2018 and June 24, 2019.
- VI. Consideration of Requests for Waiver of the BOR hearing allowing property owner to appeal directly to the Circuit Court
- VII. Hearings
  - a. Receiving signed objection form from objector. Form must include objector's opinion of value of property and specify the information used to arrive at that value. All questions should be answered.
  - b. Did Objector give 48 hour notice of intent to appear? If not, need to show good cause for not giving notice.
  - c. Did both Objector and assessor receive 48 hour notice of time of hearing? If not, do both waive the 48 hour notice?
  - d. Swear in Objector and Village Assessor
  - e. Hear evidence from Objector (facts and pertinent data only)
  - f. Hear defense by Village Assessor
  - g. Board asks pertinent questions about testimony given. Objector and Village Assessor may also ask questions.
  - h. Close the Hearing
- VIII. Deliberations for any Hearings
  - a. Each case will be considered separately. Village Assessor's valuation is presumed correct unless evidence presented in the Hearing proves it is not.
  - b. Decisions by roll call vote to be based only on oral testimony presented. The Board shall state the correct assessment and on what evidence the decision was based on.
  - c. No further testimony can be requested unless both Village Assessor and Objector are present (may subpoena witnesses) and the Hearing is reopened.
  - d. Roll Call Vote
- IX. Clerk makes any corrections to roll in red.
- X. Report from Village Assessor on Assessment Changes and Ag Use Penalties
- XI. Examine Assessment Roll
  - a. Affidavit signed by Village Assessor
  - b. Examine Real Estate portion of roll
  - c. Examine Personal Property portion of roll
- XII. Prepare and mail notices of decisions
- XIII. Adjournment

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the Village Hall at (608) 798-3241 or [bchang@cross-plains.wi.us](mailto:bchang@cross-plains.wi.us).

## VILLAGE OF CROSS PLAINS

2417 Brewery Road  
Cross Plains, WI 53528  
(608) 798-3241

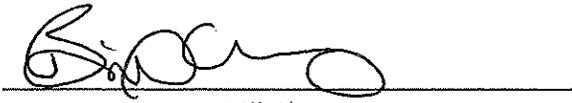
### *Open Book Notice*

Notice is hereby given that the Village Assessor will hold an Open Book of the Village's 2019 assessment records pursuant to Sec 70.45, Wis. Stats. The assessment roll will be open for examination on July 8, 2019 from 10:00 am to 12:00 pm at the Village Hall, 2417 Brewery Road, Cross Plains, WI 53528.

The Village Assessor will be present and available to answer questions during the Open Book meeting. In addition, instructional information and objection forms will be available during this time. These documents will assist property owners in the event they find it necessary to schedule a hearing before the Board of Review. Property owners are strongly encouraged to attend the Open Book meeting before making an appearance before the Board of Review.

Please contact Village Assessor Associated Appraisal Consultants, Inc. at 800-721-4157 to set up an appointment.

Dated this day 14<sup>th</sup> of June, 2019.



Bill Chang  
Village Administrator/Clerk

## VILLAGE OF CROSS PLAINS

2417 Brewery Road  
Cross Plains, WI 53528  
(608) 798-3241

### *Board of Review Notice*

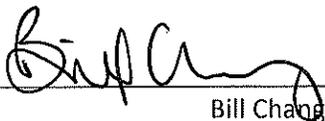
NOTICE IS HEREBY GIVEN that the Board of Review for the Village of Cross Plains of Dane County shall hold its first meeting on the 22<sup>nd</sup> day of July, 2019 from 5:00 pm to 7:00 pm at 2417 Brewery Rd., Cross Plains, WI.

Please be advised of the following requirements to appear before the Board of Review and procedural requirements in appearing before the Board:

- 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 view such property.
- 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 the 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 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 because the person has been granted a waiver of the 48-hour notice of an intent to file a written objection by appearing before the Board during the first two hours of the meeting and showing good cause for failure to meet the 48-hour notice requirement and files a written objection, that the person provides to the Clerk of the Board of Review notice as to whether the person will ask for removal of any Board members 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 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 subject or object to a valuation; if that valuation was made by the Assessor or the Objector using the income method; unless the person supplies the Assessor all of the information about the income and expenses, as specified in the Manual under Sec. 73.03(2a), that the Assessor requests. The Village of Cross Plains has an ordinance for the confidentiality of information about income and expenses that is provided to the Assessor under this paragraph which provides exemptions for persons using 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 determined that it is inaccurate, is not subject to the right of inspection and copying under Section 19.35 (1) of the Wisconsin Statutes.

The Board shall hear upon oath, by telephone, all ill or disabled persons who present to the Board a letter from a physician, surgeon or osteopath that confirms their illness or disability. No other persons may testify by telephone.

Dated this 28<sup>th</sup> day of June, 2019.



Bill Chang

Village Administrator/Clerk

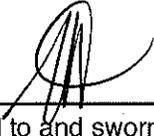
# Affidavit of Publication

STATE OF WISCONSIN }  
COUNTY OF DANE } SS

Amanda Henning, being duly sworn, says:

That she is an authorized representative of the Times-Tribune, a weekly newspaper of general circulation, printed and published in Middleton, Dane County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:  
July 04, 2019

That said newspaper was regularly issued and circulated on those dates.

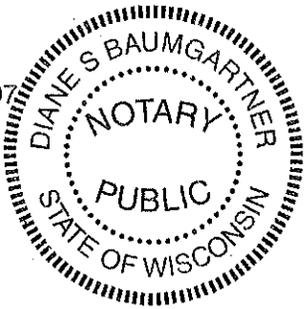
SIGNED: 

Subscribed to and sworn to me this 4th day of July 2019.

  
Diane S Baumgartner, Notary Public, State of Wisconsin, Dane County, Wisconsin  
My commission expires: September 09, 2022

# of Lines        # of Weeks Published   1    
Printers Fee \$        Proof of Publication \$         
Total \$         
-or- See monthly invoice for cost   
Received Payment       

99101876 00449031  
VILLAGE OF CROSS PLAINS  
2417 BREWERY RD, PO BOX 97  
CROSS PLAINS, WI 53528



VILLAGE OF CROSS PLAINS  
2417 Brewery Road  
Cross Plains, WI 53528  
(608) 798-3241  
BOARD OF REVIEW NOTICE

NOTICE IS HEREBY GIVEN that the Board of Review for the Village of Cross Plains of Dane County shall hold its first meeting on the 22nd day of July, 2019 from 5:00 pm to 7:00 pm at 2417 Brewery Rd., Cross Plains, WI.

Please be advised of the following requirements to appear before the Board of Review and procedural requirements in appearing before the Board:

- 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 view such property.
  - 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 the 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 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 because the person has been granted a waiver of the 48-hour notice of an intent to file a written objection by appearing before the Board during the first two hours of the meeting and showing good cause for failure to meet the 48-hour notice requirement and files a written objection, that the person provides to the Clerk of the Board of Review notice as to whether the person will ask for removal of any Board members 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 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 subject or object to a valuation; if that valuation was made by the Assessor or the Objector using the income method; unless the person supplies the Assessor all of the information about the income and expenses, as specified in the Manual under Sec. 73.03(2a), that the Assessor requests. The Village of Cross Plains has an ordinance for the confidentiality of information about income and expenses that is provided to the Assessor under this paragraph which provides exemptions for persons using 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 determined that it is inaccurate, is not subject to the right of inspection and copying under Section 19.35 (1) of the Wisconsin Statutes.
- The Board shall hear upon oath, by telephone, all ill or disabled persons who present to the Board a letter from a physician, surgeon or osteopath that confirms their illness or disability. No other persons may testify by telephone.

Dated this 28th day of June, 2019.

Bill Chang  
Village Administrator/Clerk

Publish: 7/4/19 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 DANE

Co-muni code 13113

I, Bill Chang, the clerk for the VILLAGE OF CROSS PLAINS,

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 within two years of the BOR's first meeting. (sec. 70.46 (4), Wis. Stats.)

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

<u>JAY LENGFELD</u>	<u>04/21/2019</u>
Name	Date
<u>BILL CHANG</u>	<u>06/13/2019</u>
Name	Date

06-13-2019 03:49 PM

Date electronically filed

bchang@cross-plains.wi.us

Clerk email



# Board of Review Member Training Affidavit

## Preparer Information

Name Bill Chang	Title Village Administrator/Clerk
Email bchang@cross-plains.wi.us	Phone 608-798-3241

## 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: 13113  
Submission date: 06-13-2019 03:49 PM  
Confirmation: PA10720190376O1560458934872  
Submission type: ORIGINAL

# **Board of Review**

## *Meeting Minutes*

**Village of Cross Plains**  
2417 Brewery Road, PO Box 97  
Cross Plains, WI 53528  
(608) 798-3241

Thursday, October 11, 2018

5:00 pm

### **I. Call to Order and Roll Call**

Clerk Caitlin Stene called the Board of Review to order at 5:00 pm.

Present: President Patrick Andreoni (arrived at 5:15 pm), Trustees Bud Busch, Sarah Francois (arrived at 5:09 pm), Michael Pomykalski, Lee Sorensen, Jeanne Statz, Kevin Thusius, and Village Administrator/Clerk Caitlin Stene.

Also Present: Nick Lard (Village Assessor with Associated Appraisal) and Jeff Tiedke (1992 Lewis Street)

### **II. Select a Chairperson and Vice-Chairperson of the Board of Review**

- A motion was made by Trustee Statz, seconded by Trustee Thusius, and unanimously carried by the Board of Review to appoint Clerk Caitlin Stene as Chairperson.
- A motion was made by Trustee Statz, seconded by Trustee Busch, and unanimously carried by the Board of Review to appoint Trustee Michael Pomykalski as Vice Chairperson.

### **III. Verify that a member has met the mandatory training requirements specified in sec. 70.46(4), Wis. Stats.**

- Trustee Pomykalski, and Village Administrator/Clerk Stene have completed the mandatory training requirements as is required by State Statutes.

### **IV. Discussion and action to approve the minutes from the regular meeting held on May 22, 1027 and May 21, 2018. – A motion was made by Trustee Pomykalski, seconded by Trustee Statz, and unanimously carried by the Board of Review to approve the minutes from the regular meeting held on May 22, 2017 and May 21, 2018.**

### **V. Hearings**

- One signed objection form for 1992 Lewis Street was received at least 48 hours prior to the noticed meeting time.

- One signed objection form requesting a hearing waiver for 1861 Ludden Drive was received at least 48 hours prior to the noticed meeting time.
- Following discussion, a motion was made by Trustee Pomykalski, seconded by Trustee Statz, and unanimously carried by the Board of Review to grant a hearing waiver as requested to 1861 Ludden Drive due current pending litigation related to the 2017 assessment.
- A motion was made by Trustee Statz, seconded by Trustee Thusius, and unanimously carried by the Board of Review to recess at 5:09 pm.
- Board of Review came back from recess at 5:21 pm.
- Village Administrator/Clerk Stene sworn in Objector Jeff Tiedke of 1992 Lewis Street and Assessor Nick Laird.
- Objector Jeff Tiedke provided evidence including facts and data regarding objection to Assessor's assessment of 1992 Lewis Street requesting that the assessment be amended to \$210,000 total from \$249,500.
- Village Assessor Nick Laird provided defense for the current assessment of 1992 Lewis Street at \$249,500.
- The Board of Review asked questions regarding the testimony given.
- Closing statements were given by Objector Jeff Tiedke and Assessor Nick Laird.
- Board of Review Chair Stene closed the hearing.

**VI. Deliberations for any Hearings** – Following discussion, a motion was made by Trustee Andreoni, and seconded by Trustee Statz to uphold the Assessor's assessment of 1992 Lewis Street as \$249,500. A roll call vote is required. Yes – Trustee Andreoni, Busch, Francois, Pomykalski, Sorensen, Statz, Thusius and Stene. No – none. Motion Carried 8-0.

**VII. Clerk makes any corrections to roll in red** – No corrections were made during the Board of Review.

**VIII. Report from Village Assessor on Assessment Changes and Ag Use Penalties** – The Village Assessor gave his report regarding changes in assessment from the previous year.

**IX. Examine Assessment Roll**

- The Board of Review examined the real estate and personal property portion of the roll.
- Following that review, the Village Assessor signed the affidavit which was attested by the Village Administrator/Clerk.

**X. Prepare and mail notices of decisions** – Village Administrator/Clerk Stene prepared for mail the notices of decisions made by the Board of Review.

A motion was made by Trustee Thusius, seconded by Trustee Statz and unanimously carried by the Board of Review to recess at 6:31 pm.

Board of Review came back from recess at 6:59 pm.

XI. **Adjournment** – A motion was made by Trustee Busch, seconded by President Pomykalski, and unanimously carried by the Board of Review to adjourn the meeting at 7:00 pm.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin boards in accordance with Open Meetings Law.

Respectfully submitted,

---

Bill Chang  
Village Administrator/Clerk

## **Board of Review**

### *Meeting Minutes*

**Village of Cross Plains**  
2417 Brewery Road, PO Box 97  
Cross Plains, WI 53528  
(608) 798-3241

**Monday, June 24, 2019**  
**5:00 pm**

#### **I. Call to Order and Roll Call**

President Lengfeld called the Board of Review to order at 5:03 pm.

Present: President Jay Lengfeld, Trustees Lee Sorensen, Jeanne Statz, and Kevin Thusius, and Village Administrator/Clerk Bill Chang.

Absent: Trustees Lori Zander, Judy Ketelboeter and Sarah Francois

#### **II. Schedule Date and Time for Board of Review**

- A motion was made by Trustee Sorenson, seconded by President Lengfeld and unanimously carried by the Board of Review, to reschedule the First Board of Review meeting to July 22, 2019 at 5:00pm at Village Hall. The

#### **III. Adjournment**

- A motion was made by Trustee Thusius, seconded by Trustee Sorensen and unanimously carried by the Board of Review, to adjourn the meeting at 5:07 pm.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin boards in accordance with Open Meetings Law.

Respectfully submitted,

---

Bill Chang  
Village Administrator/Clerk



Reinhart Boerner Van Deuren s.c.  
P.O. Box 2018  
Madison, WI 53701-2018

22 East Mifflin Street  
Suite 600  
Madison, WI 53703

Telephone: 608-229-2200  
Facsimile: 608-229-2100  
reinhartlaw.com

June 19, 2019

Don M. Millis  
Direct Dial: 608-229-2234  
dmillis@reinhartlaw.com

SENT BY E-MAIL (bchang@cross-plains.wi.us)  
AND FIRST CLASS MAIL

Bill Chang  
Village of Cross Plains  
2417 Brewery Road  
PO Box 97  
Cross Plains, WI 53528-0097

Dear Clerk:

Re: 1861 Ludden Drive  
Parcel No. 0707-033-2011-6

Enclosed please find an objection form for real property assessment and request for waiver form from the board of review hearing.

Thank you for your attention to this matter, please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Don Millis". The signature is written in a cursive, flowing style.

Don M. Millis

41837234

# Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

**Complete all sections:**

Section 1: Property Owner / Agent Information				*If agent, submit written authorization with this form			
Property Owner's Name <i>(on changed assessment notice)</i> Duhr Investments, LLC			Agent name <i>(if applicable)</i> Reinhart Boerner Van Deuren s.c., including but not limited to, Don M. Millis, Sara Rapkin and Shawn Lovell				
Owner mailing address 1869 Ludden Drive			Agent's mailing address 22 E. Mifflin St, Suite 700				
City Cross Plains	State WI	Zip 53528	City Madison	State WI	Zip 53703		
Owner Phone ( ) -	Email		Agent phone (608) 229 - 2200	Email dmillis@reinhartlaw.com			

Section 2: Assessment Information and Opinion of Value			
Property address 1861 Ludden Drive		Legal description or parcel no. <i>(on changed assessment notice)</i> 0707-033-2011-6	
City Cross Plains	State WI	Zip	
Assessment shown on notice - Total \$1,252,500		Your opinion of assessed value - Total \$980,000	

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: <i>(Attach additional sheets if needed)</i> Assessed value exceeds FMV because it is not uniform with the other assessments in the Village. The assessment also violates the Uniformity Clause of the Wisconsin Constitution.	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> Based on appraisal report provided to the Village.

Section 4: Other Property Information	
A. How was this property acquired: <i>(check the box that applies)</i> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
Acquisition price \$ <u>1,275,000</u> Date <u>2004</u> - <u></u> <i>(mm-dd-yyyy)</i>	
B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, describe <u>All improvement are on file as building permits</u>	
Date of changes <u>-</u> <i>(mm-dd-yyyy)</i>	Cost of changes \$ <u></u> Does this cost include the value of all labor (including your own)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
C. During the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, how long was the property listed <i>(provide dates)</i> See below - <u></u> to <u></u> <i>(mm-dd-yyyy)</i> <i>(mm-dd-yyyy)</i>	
Asking price \$ <u>n/a</u> List all offers received <u></u>	
D. Was this property appraised within the last five years? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, provide: Date <u>6/3/19</u> Value <u>\$980,000</u> Purpose of appraisal <u>Property tax appeal.</u> <i>(mm-dd-yyyy)</i>	
If this property had more than one appraisal, provide the requested information for each appraisal. <u></u>	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): <u>n/a</u>	
Note: This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing <u>30</u> minutes.	
Property owner or Agent signature <u>Don Millis</u>	Date (mm-dd-yyyy) <u>6/19/19</u>

