

AGENDA

CITY OF MONONA
BOARD OF REVIEW
CITY HALL CONFERENCE ROOM
5211 SCHLUTER ROAD
TUESDAY, MAY 19, 2020
5:30 P.M.

Remote Teleconference Meeting via ZOOM

NOTICE OF ELECTRONIC MEETING

Due to the current state of emergency because of the COVID-19 pandemic, this meeting will be conducted via electronic videoconferencing/teleconferencing. As such, it is likely that some or all members of, and a possible quorum, may be in attendance via electronic means and not physically present. In accordance with Wisconsin law, the meeting will remain open to the public. The public may still attend in person at the location stated in this agenda. However, due to the need to maintain social distancing in accordance with the Order of Public Health Madison & Dane County dated May 13, 2020, and the limited physical space available, the public is encouraged and requested to also attend via electronic means. Directions to do so are listed at the bottom of this agenda. Upon reasonable notice, the needs of disabled individuals will be accommodated through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at 608-222-2525.

- A. Call To Order
- B. Roll Call
- C. Approval of Minutes of the Board of Review Hearing June 4, 2019
- D. Confirmation of the Appointment of the Chairperson of the Board of Review
- E. Acknowledgement that the mandatory training requirements specified in §70.46(4), Wisconsin Statutes have been met (Members Ryan Kelley (1st Alternate) and Luke Dorzweiler (2nd Alternate) through May, 2022)
- F. Assessor's Report
 - Approximate percentage of assessment change: Preliminary result is an overall increase of 3.78% (Residential 5.52%, Commercial -0.03%)
 - Assessment notices to all property owners: May 13, 2020
 - Assessment Roll available in City Hall: May 14, 2020
 - Open Book: May 27 and 28, 2020 (appointments via telephone)

- G. Adjournment to 6:00 p.m. Tuesday, June 30, 2020 at the Library Municipal Room

DIRECTIONS TO ATTEND MEETING ELECTRONICALLY

You may attend via videoconference at <https://us02web.zoom.us/j/82746219196> or by downloading the free Zoom program to your computer at <https://zoom.us/download>. At the date and time of the meeting log on through the Zoom program and enter Meeting ID: 827 4621 9196.

You may attend via telephone conference by calling the following phone number:

PHONE NUMBER: 1-312-626-6799 / MEETING ID: 827 4621 9196, FOLLOWED BY #

Please mute your phone when not speaking to ensure best possible audio quality.

NOTE: Upon reasonable notice, the City of Monona will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at (608) 222-2525 (not a TDD telephone number, Fax: (608) 222-9225, or through the City Police Department TDD telephone number 441-0399.

The public is notified that any final action taken at a previous meeting may be reconsidered pursuant to the City of Monona ordinances. A suspension of the rules may allow for final action to be taken on an item of New Business.

It is possible that members of and a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice.

JA

BOARD OF REVIEW MINUTES

June 4, 2019

The hearing of the Board of Review for the City of Monona was called to order by Chairman Larsen at 6:00 p.m.

Present: Chairman Robert Larsen, Richard Mastenbrook, Jim Hoelzel, Scott Warner, Jim Lampe, and 1st Alternate Ryan Kelley

Excused: 2nd Alternate Luke Dorzweiler

Also Present: City Assessor Jim Danielson from Accurate Appraisal and City Clerk Joan Andrusz

ROLL CALL

Chairman Larsen confirmed with City Clerk Andrusz that proper hearing notice was given. He determined there was a quorum present and excused 1st Alternate Kelley. Mr. Kelley remained in attendance to observe the proceedings.

ASSESSOR OATH OF OFFICE

City Assessor Danielson swore his Oath of Office as administered by City Clerk Andrusz.

ACCEPTANCE OF ASSESSMENT ROLL

City Assessor Danielson signed the Assessor's Affidavit and the 2019 Assessment Roll was received and accepted by City Clerk Andrusz.

A motion by Mr. Lampe, seconded by Mr. Mastenbrook to confirm Acceptance the 2019 Assessment Roll, was carried.

APPROVAL OF MINUTES

A motion by Mr. Lampe, seconded by Mr. Hoelzel, to approve the minutes of the May 13, 2019 Board of Review meeting, was carried.

APPEARANCES BEFORE THE BOARD OF REVIEW

City Assessor Danielson reported that all cases have been resolved prior to the hearing and all objections were withdrawn. City Clerk Andrusz distributed revised agendas prior to the hearing.

Christine Toal appeared before the Board stating that she just received, on Friday, a first bid for a roof that came in very high. Her disabled son is not skilled at driving his new, larger electric wheelchair and has damaged every doorway in the house as well as walls and screens. She will need extensive remodeling and is concerned about a higher assessment. City Clerk Andrusz reported Ms. Toal called on Monday, the day after the 48-hour requirement, and was told the process to follow to possibly be heard. Chairman Larsen and the Board agreed to hear this case.

Chairman Larsen outlined the order of proceedings as follows: the Objector presents their case, followed by the Assessor's case presentation. The Objector may respond and ask questions of the Assessor and the Assessor may question the Objector, and both may provide summary statements prior to deliberations. Members ask questions of all those who testify. Deliberations and the Board's decision follows when the case is declared

closed. The Assessor's value is presumed to be correct; it is up to the Objector to prove the assessment is incorrect.

City Clerk Andrusz swore in Ms. Christine Toal and Assessor Danielson. Ms. Toal was present to appeal the assessment on the property located at 4723 Tonyawatha Trail, Parcel No. 0710-173-3607-8, with a 2019 assessed value of land – \$702,000, and improvements – \$333,200, for a total of \$1,035,200. Members reviewed the objection forms and information Ms. Toal provided.

Ms. Toal explained hers is a non-conforming property hidden from the road by the Bohrod house. Once it was determined that her son had health issues (he was supposed to live 3 days but has just turned 29), the house was extensively remodeled from a tri-level to a ranch and the driveway leveled to provide accessibility. It is a modern house now with a flat walk-up roof. However, many mistakes were made and 15 years later more than \$200,000 worth of work is needed, including wider doorways for her son's new, larger electric wheelchair, and the roof estimate alone is \$89,000. She loves the view and is not sure the house can be torn down and re-built in the same location because of the proximity to the water and non-conforming lot and meander line. "TV Lenny's" house sold for under \$800,000 with a large front yard; she has no yard and a steep back yard. She wants to do a good job on the house and plans on spending \$300,000 to \$400,000; her last child is out of college and she wants to make it nice. She is not asking for a large reduction and all will be invested back into the property. There is 65 to 70 feet of lake frontage, up high and rocky. The house is not as nice as others on the street. The view is all water because of the height. Her son is safe there.

Mr. Mastenbrook questioned how close the house is to the shoreline. Ms. Toal didn't know but described the house as 3,000 to 4,000 square feet with an exposed basement, 6 bathrooms, and an accessible elevator. She is one of 12 siblings and everyone comes there so her son can participate. She doesn't want to move. Chairman Larsen asked if she ever asked how much she can put into renovations. Ms. Toal said her understanding is that non-conforming means it can't be done these days. Mr. Warner asked if the roof was structurally sound and can be walked on. Ms. Toal responded it can but not the whole area, especially one corner. There are two roof leaks and woodpecker damage. Everyone who comes in points out what's wrong and she now wants to do it right. Their company in Middleton wants to try to fix it. Chairman Larsen stated she should look into what's allowed; she should start with the Building Inspector on plans and limitations.

City Assessor Danielson questioned how Ms. Toal arrived at a value of \$800,000. Ms. Toal responded she compared it to "TV Lenny's" property. City Assessor Danielson reported the record shows 76 front feet. The property is at an angle 75 to 80 from the shoreline. It is a unique lot with a lot of advantages; it would not be purchased for the front yard. There is a beautiful lake view, a boat house, and privacy. He can make no reduction. It is valued at the same rate as others on Tonyawatha Trail: 6,500 per foot and 4,500 per foot. Sales are based upon those citywide. He distributed three 2018 sales comparisons with adjustments. The square footage with the basement is 3,910, 2,688 above grade and 1,222 in the basement, with 3 stories on the lake side. There are 5 bedrooms and 5 ½ bathrooms. \$200,000 worth of work does not translate into \$200,000 in value.

City Assessor Danielson stated looking at sales and the subject's assessment is right on line. He was last in the house in March, 2017. He tried in March, 2018 and in 2019 and couldn't get in. The land value was increased. A new roof is generally considered cosmetic, wear and tear maintenance. All lake land property values went up the same rate except on the channel, improvements were also the same. Ms. Toal stated she was shocked at the sales price of one of the comparables. Hers has a long narrow driveway with no street parking; the others have street parking.

Mr. Hoelzel questioned whether a change on the land value would create an inequity with other properties. City Assessor Danielson responded it would. He doesn't believe a non-conforming lot warrants a decrease in value. Ms. Toal stated she thought that if the house wasn't worth much and needs so much work that that value would go down. There is no front yard and it is narrow in the back. City Assessor Danielson stated it is valued much less than the comparables.

Deliberations began. Mr. Mastenbrook stated only the land was increased, not the house and the house is the issue. A new roof doesn't increase the value. One of the comparables has had extensive remodeling. He agrees with City Assessor Danielson's value.

After deliberations:

A motion by Mr. Mastenbrook, seconded by Mr. Warner to sustain the assessment of 4723 Tonyawatha Trail, Parcel No. 0710-173-3607-8 at \$1,035,200 as provided by the Assessor. On a roll call vote, all members voted in favor of the motion.

City Clerk Andrusz gave Ms. Toal the Notice of Determination, referring to the explanation of next steps on the lower portion.

While there were no more scheduled or non-scheduled hearings, the Board remained in session until the two-hour statutory requirement was met.

ADJOURNMENT

A motion by Mr. Lampe, seconded by Mr. Warner to adjourn, was carried. (8:00 p.m.)

Joan Andrusz
City Clerk

DRAFT

City of Monona
Information Sheet-2020

<u>Assessments</u>		<u>TOTALS</u>
Residential	2019	\$914,618,500
	2020	\$965,063,300
	% Change	5.52%
Commercial	2019	\$418,794,400
	2020	\$418,688,600
	% Change	-0.03%
Totals	2019	\$1,333,412,900
	2020	\$1,383,751,900
Overall Community Change	% Change	3.78%
<u>Equalized Value</u>		
Residential	2019	\$937,763,200
Est. Residential Equalized Value	2020	\$984,651,400
Est. Change	% Change	5.00%
Commercial	2019	\$420,351,100
Est. Commercial Equalized Value	2020	\$420,351,100
Est. Change	% Change	0.00%
Residential Assessment Ratio 2019 Est.		97.53%
Residential Assessment Ratio 2020 Est.		98.01%
Commercial Assessment Ratio 2019		99.63%
Commercial Assessment Ratio 2020 Est.		99.60%
Residential New Construction		\$6,318,100
Commercial New Construction		\$18,496,100