



MINUTES OF THE BOARD OF REVIEW MEETING HELD AT THE GREENFIELD CITY HALL
ON WEDNESDAY, JUNE 9, 2021

1. The meeting was called to order by Chairperson Andrew Drzewiecki, at 8:34 a.m.

ROLL CALL:	James Jaworowicz	Present
	Michael Braswell	Present
	Donald Reid	Present
	Jerry Wielichowski	Present
	Andrew Drzewiecki	Present

ALSO PRESENT:	Jennifer Goergen	City Clerk
	Mike Grota	Assessor-Grota Appraisals
	Mike Smigielski	Grota Appraisals
	Brian Sajdak	City Attorney

2. Selection of a chairperson

It was moved by Andrew Drzewiecki, seconded by Jerry Wielichowski, to nominate Andrew Drzewiecki as Chairperson of the Board of Review. On a roll call vote, the motion carried unanimously.

3. Selection of a vice-chairperson

It was moved by Andrew Drzewiecki, seconded by Donald Reid to nominate Jerry Wielichowski as Vice Chairperson of the Board of Review. On a roll call vote, the motion carried unanimously.

4. Verify compliance with mandatory training requirements in 70.46(4), Wis. Stats.

Jennifer Goergen, City Clerk, reported the board is in compliance and the PA-107 form was filed with the Department of Revenue on June 8, 2021.

5. Verify adoption of ordinance for the confidentiality of income and expense information provided to the assessor per Wis. Stats 70.47(7) (af)

Jennifer Goergen, City Clerk, stated that City of Greenfield adopted Ordinance No. 2599 on October 16, 2007.

6. Receive and examine assessment roll, certify corrections, verify with the assessor that open book changes are included in the assessment roll. The affidavit was filed with the assessment roll. The level of assessment is set at 82 percent overall, with residential at 78 percent and commercial at 89 percent.

7. Discussion and decision about waiving the 48-hour notice of intent for objections filed with good cause.

Clerk Goergen reported there were none at this time and if any are filed before the end of today's meeting, she would advise the board of such.

8. Discussion and decision regarding requests for waivers of Board of Review hearing, allowing the property owner an appeal directly to circuit court.

There was one Request for Waiver of Board of Review (BOR) Hearing received from Wal-Mart Real Estate Business Trust for the property located at 106000 W. Layton Ave., Greenfield.

It was moved by Andrew Drzewiecki, seconded by Jerry Wielichowski to approve the Request for Waiver of Board of Review (BOR) Hearing. On a roll call vote, the motion carried unanimously.

9. Discussion and decision regarding requests to testify by telephone or submit written statement.

Clerk Goergen reported there was one Request to Testify by Telephone or Submit a Sworn Written Statement at the Board of Review (BOR) Hearing received from Wal-Mart Real Estate Business Trust for the property located at 106000 W. Layton Ave., Greenfield. Wal-Mart's representation indicated this request would not be necessary if the Waiver of Hearing was approved.

10. Hear written objections properly filed with the City Clerk regarding property assessments.

The City Clerk reported that a schedule of the objections filed was provided to the Board of Review. Chair Drzewiecki asked Mr. Grota to provide a report and for his recommendation on how to proceed on each. Mr. Grota reported as follows:

Property Owner: GENSC Greenfield LLC #3624
c/o Bedrock Healthcare
Re: Heritage Square Health Care Center
5404 W. Loomis Road Greenfield, WI 53129
Tax Key #: 648-0019-003

Mr. Grota said he has been in contact with them. He doesn't have the information he needs to properly review the objection. He is suggesting the Board of Review issue a subpoena for more information.

Garden Mall, LLC
Peter Langhoff
Re: 3765-3793 S. 108th St., Greenfield, WI 53228
Tax Key #: 563-9986-008

Mr. Grota said they filed an objection last year. He is suggesting the Board of Review issue a Waiver of Board of Review Hearing.

Fred & Penny 4111 LLC
Re: VICI, 4111 S. 108th St., Greenfield, WI 53228
Tax Key #: 566-9958-002
Steve Traudt, Agent

Mr. Grota said this objection was before the Board of Review last year. He is suggesting the Board of Review issue a Waiver of Board of Review Hearing.

4848 S 76 LLC
Atty. Paul A. Oberer, Agent
Re: 4848 N 76th Street, Greenfield, WI 53220
Tax Key #: 617-9981-002

Mr. Grota stated that a notice of withdrawal was going to be provided for this one. Clerk Goergen said she had not received one as of yet but would check with her office during the board's recess to see if the notice of withdrawal had come in.

ARHC LMGFDWI101 LLC
Victor Grant, Agent
Re: Lakeshore Medical Clinic-Greenfield, 4131 W. Loomis Road, Greenfield, WI 53221
Tax Key #: 600-1001-000

Mr. Grota is suggesting the Board of Review issue a subpoena for more information.

MMAC 150 Greenfield WI, LLC
Eric Hatchell, Esq.; Foley & Lardner LLP
Re: 9000 Sura Lane, Greenfield, WI 53228
Tax Key #: 606-9980-013

Mr. Grota said he doesn't have the information he needs to properly review the objection. He is suggesting the Board of Review issue a subpoena for more information.

Joseph R. Minott, Agent
Re: Brixmor Spring Mall Limited Partnership, 4200 S. 76th Street, Greenfield, WI 53220
Tax Key #: 571-8984-009

Notice of Intent was filed timely, but the objection form had not yet been filed with the City Clerk's office. The hearing will be denied if the objection form is not filed with the City Clerk's office before the Board of Review adjourns their meeting today. A decision will be made by the Board of Review at that time.

Boucher Holdings LLC
Chad Zeznanski, Agent
Re: Boucher Holdings LLC, 4141 S. 108th St., Greenfield, WI 53228
Tax Key #: 566-9960-002

Mr. Grota reported an objection for this property was filed and waived at last year's Board of Review. He is suggesting the Board of Review issue a Waiver of Board of Review Hearing.

It was moved by Andrew Drzewiecki, seconded by Jerry Wielichowski to issue subpoenas for more information to the following:

Property Owner: GENSC Greenfield LLC #3624 c/o Bedrock Healthcare
Re: Heritage Square Health Care Center, 5404 W. Loomis Road Greenfield, WI 53129
Tax Key #: 648-0019-003

ARHC LMGFDWI101 LLC

Victor Grant, Agent

Re: Lakeshore Medical Clinic-Greenfield, 4131 W. Loomis Road, Greenfield, WI 53221

Tax Key #: 600-1001-000

MMAC 150 Greenfield WI, LLC

Eric Hatchell, Esq.; Foley & Lardner LLP

Re: 9000 Sura Lane, Greenfield, WI 53228

Tax Key #: 606-9980-013

On a roll call vote, the motion to issue the subpoenas carried unanimously.

It was moved by Jerry Wielichowski, seconded by James Jaworowicz to approve a Request for Waiver of Board of Review Hearing for Garden Mall, LLC, 3765-3793 S. 108th St., Greenfield, WI 53228

Tax Key #: 563-9986-008. On a roll call vote, the motion carried unanimously.

It was moved by Jerry Wielichowski, seconded by Andrew Drzewiecki to approve a Request for Waiver of Board of Review Hearing for Fred & Penny 4111 LLC, VICI, 4111 S. 108th St., Greenfield, WI 53228
Tax Key #: 566-9958-002.

Mr. Steve Traudt, Agent for Fred & Penny 4111 LLC, was present and asked to speak. Chair Drzewiecki said he could speak. Mr. Traudt explained he doesn't want this case waived to Circuit Court and that he would like to have a hearing on this objection.

City Attorney Sajdak explained that this would be the board's decision to have a hearing or grant a waiver.

Mr. Grota explained that he has had discussions with Mr. Traudt in 2020 and 2021. He did a walk through last year. The similar properties being compared to this one appear to be dark and not operating.

There was consensus among the Board of Review and they agreed to hold a hearing on this objection.

It was moved by Jerry Wielichowski, seconded by Andrew Drzewiecki to approve a Request for Waiver of Board of Review Hearing for Boucher Holdings LLC, Chad Zeznanski, Agent, Boucher Holdings LLC, 4141 S. 108th St., Greenfield, WI 53228, Tax Key #: 566-9960-002.

On a roll call vote, the motion carried unanimously.

It was moved by Andrew Drzewiecki, seconded by Jerry Wielichowski to recess at 9:00 a.m. On a roll call vote, the motion carried unanimously.

The Board of Review was back in session at 9:35 a.m.

11. Create a new hearing schedule for written objections filed but not heard.

It was moved by Andrew Drzewiecki, seconded by Michael Braswell, to schedule the next Board of Review meeting on Wednesday, July 21, 2021 at 9:00 a.m. On a roll call vote, the motion carried unanimously.

The Board of Review recessed at 9:40 a.m.

The Board of Review was back in session at 10:34 a.m.

The City Clerk reported that notice of withdrawal had not been received from 4848 S 76 LLC
Atty. Paul A. Oberer, Agent, 4848 N 76th Street, Greenfield, WI 53220, Tax Key #: 617-9981-002.
As a result, it was decided to schedule this objection for a hearing.

The City Clerk reported that there was no objection form filed with the City Clerk's office for
Brixmor Spring Mall Limited Partnership, 4200 S. 76th Street, Greenfield, WI 53220
Tax Key #: 571-8984-009.

It was moved by Andrew Drzewiecki, seconded by Jerry Wielichowski to dismiss/deny a hearing for
Brixmor Spring Mall, 4200 S. 76th Street, tax key #571-8984-009, because an objection form had not been
filed. On a roll call vote, the motion carried unanimously.

12. Other matters properly before the Board

13. Adjourn meeting.

Atty. Sajdak reported that the time is now 10:37 a.m. and the Board of Review has been in session in
person for the past two hours. No one has come in the room to request a waiver to be heard by the Board
of Review during this time.

It was moved by Andrew Drzewiecki, seconded by Michael Braswell, to adjourn at 10:37 a.m. [until July
21, 2021 at 9:00 a.m.] On a roll call vote, the motion carried unanimously.

Jennifer Goergen, City Clerk
Distributed: June 9, 2021