Board of Review Minutes

The Common Council met at the City of Nekoosa Office

Location: Council Chambers, 951 Market St. Nekoosa, WI 54457

Time: Tuesday, October 20th,2026, at 5:00 P.M.

Call to Order

The meeting was called to order at 5:04pm by City Clerk, Kallee Ferk.

Roll Call

Members Present: Daniel Carlson, Larry Krubsack, Mike Kumm, Dan Downing, Garett Kuhn, and Kallee Ferk.

Also in attendance was Steve Shepro - Assessor with Forward Appraisal, Robert Birkhauser, and Bill Bonow.

Confirmation of Notices

City Clerk Ferk confirmed that the appropriate notices were published in the Wisconsin Rapids Tribune on August 20th, 2026. The notice was electronically published on the city website and Facebook page, and physically published at the City Hall door. The agenda for the Board of Review was posted on the City Hall door and on the city website as well.

Selection of Chairperson and Vice Chairperson

City Clerk Ferk confirmed the Chairperson Daniel Downing and Vice Chairperson Mike Kumm selected from the last meeting in June of 2026.

Training Requirements

City Clerk Ferk certified that she completed the mandatory BOR training courses and exams that are required as specified by Sec. 70.46 (4) of the Wisconsin Statutes.

Policy Review

City Clerk Ferk confirmed that chapter 1.18(3) in the city code covered the confidentiality of income and expense information provided to the assessor under state law.

She also confirmed that there were no new laws regarding the Board of Review that needed to take effect.

City Clerk Ferk also verified that chapter 1.18(2) covered the policies for sworn telephone testimony & sworn written testimony and the waiver for Board of Review hearing requests.

Assessment Verification

Assessor Steve Shepro confirmed that they filed the Annual Assessment Report with Clerk Ferk, and they had a copy of it on their computer for the Board members to review if they wanted.

City Clerk Ferk signed the 2026 assessment roll.

There were no errors noticed in the roll that the Board had mentioned.

Steve Shepro confirmed that all open book changes were included in the Assessment Roll.

Hearings

Robert Birkhauser – Parcel #30-00052 – 210 Birch Street

Robert Birkhauser came in to file an objection to his assessment for Parcel 30-00052. He stated he felt the residential assessment was fair but did not agree with the land assessment. Mr. Birkhauser stated on his objection that he felt $1,000 per forest acre and $500 per swamp acre was an appropriate assessment value for his land. His final full assessment cost he was objecting for was $290,000. Steve Shepro the Assessor stood up and made his case for the current valuation of $327.300. He stated that the values he gives for the land are equal across the board based on land size. At approximately $2,000 an acre for forest and $700 an acre for swamp. The Board compared other land parcels in the assessment roll with similar size and found that the assessor gave the same valuation per acre to these other owners as well.

The Board decided in favor to keep the Assessor's original assessment as they saw it fair and fit to keep same valuations across the assessment roll.

A motion was made to keep the original Assessor's assessment of $327,300.

Motion by: Larry Krubsack Seconded by: Daniel Downing Motion carried unanimously.

Since there were no other cases to be heard out, the Board recessed and reconvened at 7:03pm.

Adjournment

A motion was made to adjourn the meeting.

Motion by: Larry Krubsack Seconded by: Mike Kumm Motion carried unanimously.

Meeting adjourned at 7:04pm