

Village of Withee

Phone: 715-229-4319 Fax: 715-229-4451
511 Division * P.O. Box A * Withee, Wisconsin 54498

The Withee Village Board met on Wednesday, April 30, 2025, at 5 pm in the Municipal Building, Conference Room for the Board of Review (BOR).

Larry Klabon called the meeting to order at 5 pm. Roll call was answered by Larry Klabon, Randy Shelton, Nancy Amacher, William Kroeplin, Susan Kalepp, and Clerk Niemi. Clerk Niemi recorded the meeting. Also, in attendance was Mike Kochaver of Bowmar Appraisal, Inc and Cindy Cardinal.

Clerk Niemi confirmed that all the appropriate notices were made for the Board of Review. The notice was placed on the Village website, published in the Enterprise Sentinel and Rural News, and posted at the Village Municipal Building, Forward Bank, Village Shop, and Withee Post Office on April 9, 2025.

Nominations were opened for a chairperson. A Kalepp/Kroeplin motion to nominate Shelton as chairperson carried, all ayes.

Nominations were opened for a vice-chairperson. A Kalepp/Amacher motion to nominate Kroeplin as vice chairperson carried, all ayes.

Clerk Niemi verified that Larry Klabon, Nancy Amacher, and Clerk Niemi received the mandatory 2025 board of review training, completed the exams, and submitted the notarized affidavits of training participation. The Board of Review Member Training affidavit was filed with the Department of Revenue.

Clerk Niemi verified that the Village has an ordinance for the confidentiality of income and expense information provided to the Assessor under state law (Wis. Stat. §70.47(7)(af)). Ordinance #01-07-2024 was approved and published in 2024.

The Board of Review received the assessment roll and the sworn statement from the clerk.

The assessment roll was reviewed for errors and omitted property; none were found. Kochaver asked if the property line issue at the Village-owned parcel 191.0229.000 by the water plant was straightened. Clerk Niemi responded that the certified survey map(CSM) is complete. The board will approve the CSM, it will get recorded, and then the deeds will be filed with the property owners each getting a strip of Village land to square off the property for the cost of paying a fourth of the surveying and their own deeds before the end of 2025.

Chair Shelton asked the assessor if the Village wouldn't have to do a revalue for another five years. Kochaver said the requirement is based on the market value, not a duration of time. Last year the ratio was brought to 100%. Before the revalue was done in 2023, the Village was at 62% market value. Since last year property appreciated 5%. Bowmar Appraisal analyzed every sale in the Village in 2024 and figure the Village is at 95% market value.

Members reviewed Kochaver's written assessor report for 2024. Thirty parcels were reviewed with 18 permits. There were 26 total sales. Valid improved sales were 19 and valid vacant sales were four. Kochaver reported that the Village picked up \$109,500 in net new construction.

Cindy Cardinal examined the assessment data.

Clerk Niemi did not have to swear in the Assessor for testimony, as there were no objectors.

There were no objections to review as none were received.

There were no objectors present to hear testimony.

There were no objectors present; therefore, the clerk did not have to report on notification of the decisions.

An Amacher/Kalepp motion to adjourn the Board of Review at 7 pm carried, all ayes.

Ellen Niemi, Village Clerk