CITY OF SHEBOYGAN

BOARD OF REVIEW MINUTES

Wednesday, November 11, 2026

OPENING OF MEETING

Board of Review meeting was called to order at 9:00 a.m.

1. Roll Call
   Board members present: David Hinze, Andy Ross, Ron Ranieri, Fay Uraynar, and Paul Schenk – 5.

2. Pledge of Allegiance

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3. Approval of Minutes from the October 13, 2026 Board Meeting

   MOTION TO APPROVE THE MINUTES
   Motion made by Uraynar, Seconded by Ross.
   Voting Yea: Hinze, Ross, Ranieri, Uraynar, Schenk – 5.

4. Board of Review to hear scheduled objections

   City Clerk DeBruin swore in members of the Assessor's office: Schmitz, Hoffmann, Immel, Frame, and the objector John Keller.

   Cases were called as follows:
   1. 1417 N. 8th Street, Sheboygan, WI. The case was presented and closed.
   2. 609 Alabama Avenue, Sheboygan, WI. Robert Ecker was present and sworn in. The case was presented and closed.
   3. 37 N. Point Drive, Sheboygan, WI. Ross Niemi was present and sworn in. The case was presented and closed.
   4. 2317 N. 15th Street, Sheboygan, WI. No one present. Board requested the objector be contacted. City Clerk contacted Steven Kohls (SPK Endeavors, LLC). Mr. Kohls stated he would not be in attendance.

   The Board began to deliberate on the properties.

   <u>609 Alabama Avenue</u>
   MOTION TO ADJUST THE ASSESSED VALUE TO $545,000 (objector's valuation)
   Motion by David Hinze.
   Motion failed due to lack of second.

   MOTION TO EXERCISE THE BOARDS JUDGEMENT AND DISCRETION, PURSUANT TO WIS.
   STAT. 70.47(9)(a) DETERMINING THE ASSESSOR'S VALUATION IS CORRECT.
   Motion by Ross, Seconded by Schenk.
   Motion fails.

Voting Aye: Schenk and Ross – 2.
Voting Nay: Uraynar, Hinze, Ranieri – 3.

MOTION TO ADJUST THE ASSESSED VALUE TO $600,000 ($69,500 FOR LAND AND
$530,500 FOR IMPROVEMENTS
Motion by Uraynar, Seconded by Hinze.
Before action was taken,
The Board recognized a representative from 2317 N. 15th Street in the audience and agreed
to reschedule the hearing to 1:00 p.m.

Board went into recess.
Board reconvened at 1:00 p.m.

2317 N. 15th Street
City Clerk received information during recess that 2317 N. 15th Street would not be attending the Board of Review.
MOTION TO EXERCISE THE BOARDS JUDGEMENT AND DISCRETION, PURSUANT TO WIS.
STAT. 70.47(9)(a) DETERMINING THE ASSESSOR'S VALUATION IS CORRECT FOR 2317 N.
15th STREET.
Motion made by Ross, Seconded by Uranyar.
Motion passes.
Voting Aye: Hinze, Ross, Ranieri, Uraynar, Schenk – 5.

609 Alabama Avenue
Board continued with deliberations of 609 Alabama Avenue.
Uraynar withdrew her previous motion.

MOTION TO ADJUST THE ASSESSED VALUE TO $690,000 ($69,500 FOR LAND AND
$620,500 FOR IMPROVEMENTS
Motion by Uraynar, Seconded by Hinze.
Motion fails.
Voting Aye: Uraynar and Hinze – 2.
Voting Nay: Ross, Schenk, Ranieri – 3.

MOTION TO EXERCISE THE BOARDS JUDGEMENT AND DISCRETION, PURSUANT TO WIS.
STAT. 70.47(9)(a) DETERMINING THE ASSESSOR'S VALUATION IS CORRECT
Motion by Ross, Seconded by Schenk.
Motion passes.
Voting Aye: Ross, Schenk, Ranieri – 3.
Voting Nay: Uraynar and Hinze – 2.

1417 N. 8th Street
MOTION DETERMINING THE ASSESSOR'S VALUATION IS CORRECT
Motion by Hinze, Seconded by Uraynar.
Motion passes.

Voting Aye: Hinze, Ross, Ranieri, Uraynar, Schenk – 5.

37 N. Point Drive
MOTION DETERMINING THE ASSESSOR'S VALUATION IS CORRECT
Motion by Hinze, Seconded by Ross.
Motion passes.
Voting Aye: Hinze, Ross, Ranieri, Uraynar, Schenk – 5.

Brief recess to allow City Clerk to complete all Notice of Board of Review Determinations. Board Member Ross left during recess. Board reconvened; reviewed determination letters and certified envelopes. City Clerk will place in the mail.

ADJOURN

5. Motion by Uraynar, Seconded by Schenk for final adjournment of the 2026 Board of Review at 2:14 p.m. All ayes.