



626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- cityoflakegeneva.gov

BOARD OF REVIEW
WEDNESDAY, MAY 13, 2026 - 1:00 PM
CITY HALL, COUNCIL CHAMBERS

Members: Mayor Todd Krause, City Clerk Lacey L. Reynolds, Alderpersons Sherri Ames, Linda Frame, Joel Hoiland, Cathy Stoodley - Alternate Member: Mary Jo Fesenmaier

AGENDA

1. Call to order
2. Roll Call
3. Election of Chairperson
4. Election of Vice Chairperson
5. Certification of Board of Review Members: Verification that at least one member has met the mandatory training requirements specified in Wis. Stats. § 70.46 (4)
6. Announcement that Notices of Assessment were mailed and Open Book session was held on April 23, 2026
7. Approval of the Board of Review Minutes from May 14, 2025
8. Receive the 2026 Assessment Roll and Sworn statements from the Assessor
9. Review and Examination of Assessment Roll
10. Review Notices of Intent to File Objection and Hearing Waiver Requests
11. Objectors to be heard, followed by deliberation and decision on each objection
12. Schedule additional Board of Review meeting dates, if necessary
13. Adjournment

Dated this 8th day of May 2026

*Objection Forms shall be filed within 48 hours of the Board of Review.
The Board shall be in session for 2 hours minimum unless meeting to adjourn when the roll is complete.
No official Council action will be taken; however, a quorum of the Council members will be present.*



Board of Review Member Training Affidavit

This affidavit confirms that one or more Board of Review (BOR) voting members attended training before the BOR met, satisfying state law (sec. 70.46(4), Wis. Stats.).

STATE OF WISCONSIN

County of WALWORTH

Co-muni code 64246

I, Lacey Reynolds, the clerk for the CITY OF LAKE GENEVA,

swear the following BOR voting member(s), who represent(s) the municipality's chief executive officer or the officer's designee(s), attended a Wisconsin Department of Revenue approved BOR training program before the BOR's first meeting. (sec. 70.46 (4), Wis. Stats.)

BOR member(s) and attendance date:

LACEY L. REYNOLDS

04/30/2026

Name

Date

05-08-2026 09:35 AM

Date electronically filed

cityclerk@cityoflakegeneva.gov

Clerk email



Board of Review Member Training Affidavit

Preparer Information

Name Lacey Reynolds	Title Clerk
Email cityclerk@cityoflakegeneva.gov	Phone

Signature Statement

Under penalties of law, I declare this form and all attachments are true, correct and complete to the best of my knowledge and belief.

Do you agree with the statement above?

YES NO

Submission Information

You successfully submitted your report. Print a copy for your records.

Comuni code: 64246

Submission date: 05-08-2026 09:35 AM

Confirmation: PA10720261758O1778250921058

Submission type: ORIGINAL



626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- cityoflakegeneva.gov

Board of Review Minutes

Wednesday, May 14, 2025 - 1:00 pm - City Hall, Conference Room 2A

Members: Mayor Todd Krause, City Clerk Lacey L. Reynolds, Alderpersons Sherri Ames, Linda Frame, Joel Hoiland, Cathy Stoodley - Alternate Member: Mary Jo Fesenmaier

Call to order by City Clerk Reynolds at 1:00 pm.

Roll Call – Present: Mayor Krause, Alderpersons Ames, Frame, Hoiland, Stoodley and Clerk Reynolds. Others present: City Attorney Dan Draper and Assessor Nick Laird.

Election of Chairperson: Alder Ames nominated Mayor Krause, second by Alder Stoodley. Alder Frame nominated Clerk Reynolds; Reynolds turned down the nomination. Voice vote to approve Chairperson Krause, 5-approved, 1-opposed (Frame), motion carried.

Election of Vice Chairperson: Alder Ames nominated Clerk Reynolds, second by Stoodley. No other nominations and nominations were closed. Voice vote to approve Vice Chairperson Reynolds, approved, motion carried.

Certification of Board of Review Members: Verification that at least one member has met the mandatory training requirements specified in Wis. Stats. §70.46 (4). Clerk Reynolds provided copies that 5 members of the board met the mandatory training requirement.

Announcement that Notices of Assessment were mailed and Open Book session was held on April 24, 2025. Clerk Reynolds confirmed with Assessor Laird open book notices were mailed and open book was held April 24, 2025.

Approval of the Board of Review Minutes from June 5, 2024. Motion by Hoiland to approve, second by Stoodley. Voice vote, approved, motion carried.

Receive the 2025 Assessment Roll and Sworn statements from the Assessor. Assessor Laird presented the 2025 Assessment Roll and sworn statements to the clerk. Laird also confirmed reports were filed timely with the DOR, assessment notices were mailed April 14, 2025, open book held Thursday, April 24, 2025 from 12:00-2:00 pm and open book notices sent April 25, 2025.

Review and Examination of Assessment Roll: Members reviewed the roll and three changes were noted.

Review Notices of Intent to File Objection and Hearing Waiver Requests: None.

Objectors to be heard, followed by deliberation and decision on each objection: None.

Clerk Reynolds turned off the recording while members waited for any objections. Recorder turned on at 3:00 pm to continue the board of review meeting.

Schedule additional Board of Review meeting dates, if necessary: None.

Adjournment: Motion by Ames to adjourn, second by Stoodley. Voice vote, approved, motion carried. Adjourned at 3:00 pm.

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of THE LAKE GENEVA REGIONAL NEWS, a weekly newspaper published and distributed in the City of Lake Geneva, County of Walworth, State of Wisconsin, and that a notice, of which the annexed printed slip is a true copy, has been published in the said LAKE GENEVA REGIONAL NEWS for

the term of 1 weeks, once each week successively, commencing on Apr 8, 2026 and ending on Apr 8, 2026

City of Lake Geneva
City Hall; Council Chambers (Main Floor)
626 Geneva St
Lake Geneva, WI 53147

ORDER NUMBER: COL-WI-1101142

Section: Legal

Category: 0099 Legal Notices

Notice ID: Wo8Eu8ELPu6fiH3B4fSR

PUBLISHED ON: Apr 8, 2026

TOTAL AD COST: \$164.68

Anjana Bhadoriya

Agent

VERIFICATION

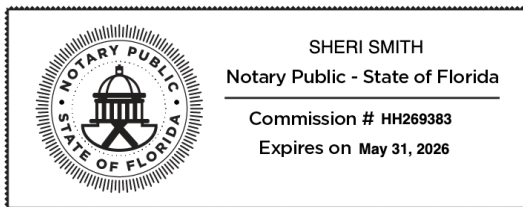
State of Florida
County of Broward

Signed or attested before me on this: 04/10/2026

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.



City of Lake Geneva Board of Review

State of Wisconsin, City of Lake Geneva, Walworth County
Notice is hereby given that the Board of Review for the City of Lake Geneva, Walworth County, Wisconsin, shall hold its first meeting on Wednesday, May 13, 2026 from 1:00 p.m. to 3:00 p.m., at 626 Geneva St, Lake Geneva, WI 53147.

Please be advised of the following requirements to appear before the board of review and procedural requirements if appearing before the board:

1. No person will be allowed to appear before the board of review, to testify to the board by telephone, or to contest the amount of any assessment of real or personal property if the person has refused a reasonable written request by certified mail of the assessor to view the property.
2. After the first meeting of the board of review and before the board's final adjournment, no person who is scheduled to appear before the board of review may contact or provide information to a member of the board about the person's objection, except at a session of the board.
3. The board of review may not hear an objection to the amount or valuation of property unless, at least 48 hours before the board's first scheduled meeting, the objector provides to the board's clerk written or oral notice of an intent to file an objection, except that upon a showing of good cause and the submission of a written objection, the board shall waive that requirement during the first 2 hours of the board's first scheduled meeting, and the board may waive that requirement up to the end of the 5th day of the session or up to the end of the final day of the session if the session is less than 5 days with proof of extraordinary circumstances for failure to meet the 48-hour notice requirement and failure to appear before the board of review during the first 2 hours of the first scheduled meeting.
4. Objections to the amount or valuation of property shall first be made in writing and filed with the clerk of the board of review within the first 2 hours of the board's first scheduled meeting, except that, upon evidence of extraordinary circumstances, the board may waive that requirement up to the end of the 5th day of the session or up to the end of the final day of the session if the session is less than 5 days. The board may require objections to the amount or valuation of property to be submitted on forms approved by the Department of Revenue, and the board shall require that any forms include stated valuations of the property in question. Persons who own land and improvements to that land may object to the aggregate valuation of that land and improvements to that land, but no person who owns land and improvements to that land may object only to the valuation of that land or only to the valuation of improvements to that land. No person may be allowed in any action or proceedings to question the amount or valuation of property unless the written objection has been filed and that person in good faith presented evidence to the board in support of the objections and made full

closure before the board, under oath, of all of that person's property liable to assessment in the district and the value of that property. The requirement that objections be in writing may be waived by express action of the board.

5. When appearing before the board of review, the objecting person shall specify in writing the person's estimate of the value of the land and of the improvements that are the subject of the person's objection and specify the information that the person used to arrive at that estimate.

6. No person may appear before the board of review, testify to the board by telephone, or object to a valuation if that valuation was made by the assessor or the objector using the income method of valuation, unless the person supplies the assessor with all the information about income and expenses, as specified in the assessor's manual under s. 73.03 (2a) , Wis. stats., that the assessor requests. The City of Lake Geneva has an ordinance for the confidentiality of information about income and expenses that is provided to the assessor under this paragraph that provides exceptions for persons using information in the discharge of duties imposed by law or the duties of their officer or by order of a court. The information that is provided under this paragraph, unless a court determined that it is inaccurate, is not subject to the right of inspection and copying under s. 19.35 (1) , Wis. stats.

7. The board shall hear upon oath, by telephone, all ill or disabled persons who present to the board a letter from a physician, surgeon, or osteopath that confirms their illness or disability. No other persons may testify by telephone.

8. No person may appear before the board of review, testify to the board by telephone, or contest the amount of any assessment unless, at least 48 hours before the first meeting of the board, or at least 48 hours before the objection is heard if the objection is allowed under s.70.47 (3) (a), Wis. stats., that person provides to the clerk of the board of review notice as to whether the person will ask for the removal of a member of the board of review and, if so, which member, and provides a reasonable estimate of the length of time the hearing will take.

Notice is hereby given this 8th day of April 2026
Lacey L. Reynolds, City Clerk
PUB: April 8, 2026 COL-WI-1101142
WNAXLP