

12.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2011-0422 Communication Introduced

Communication from the City Assessor requesting postponement of the 2012 citywide revaluation until 2013.

Introduced: 7/5/2011

Controlling Body: Administration & Finance Committee

COMMITTEE RECOMMENDATION

approve + POF

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>JUL 05 2011</u>			Barczak				
			Czaplewski				
		X	Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
		X	Reinke	✓			
			Roadt				
			Sengstock				
			Vitale	✓			
			Weigel				
		TOTAL		<u>5</u>			

SIGNATURE OF COMMITTEE MEMBER

Kurt Kopplin _____ _____
 Chair Vice-Chair Member

COMMON COUNCIL ACTION

approve + POF

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>JUL 05 2011</u>			Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Roadt	✓			
			Sengstock	✓			
			Vitale	✓			
			Weigel	✓			
		TOTAL		<u>10</u>	<u>-</u>		<u>-</u>

**STANDING COMMITTEES OF THE
CITY OF WEST ALLIS COMMON COUNCIL**

ADMINISTRATION & FINANCE

Chair: Kurt E. Kopplin
Vice-Chair: Vincent Vitale
Thomas G. Lajsic
Richard F. Narlock
Rosalie L. Reinke

PUBLIC WORKS

Chair: Gary T. Barczak
Vice-Chair: Martin J. Weigel
Michael J. Czaplewski
Daniel J. Roadt
James W. Sengstock

SAFETY & DEVELOPMENT

Chair: Thomas G. Lajsic
Vice-Chair: Richard F. Narlock
Kurt E. Kopplin
Rosalie L. Reinke
Vincent Vitale

LICENSE & HEALTH

Chair: Michael J. Czaplewski
Vice-Chair: James W. Sengstock
Gary T. Barczak
Daniel J. Roadt
Martin J. Weigel

ADVISORY

Chair: Rosalie L. Reinke
Vice-Chair: Daniel J. Roadt
Kurt E. Kopplin
Richard F. Narlock
Vincent Vitale



CITY ASSESSOR

414/302-8230
414/302-8238 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.ci.west-allis.wi.us

June 28, 2011

City of West Allis Common Council

RE: 2012 City of West Allis Revaluation

As the Assessor for the City of West Allis, I am asking the Common Council to consider postponing the 2012 citywide revaluation until 2013.

There are a number of reasons I bring this request before the Council.

- 1). Real Estate Market Conditions
- 2). National Elections – Resource Concerns
- 3). Budgetary Concerns

First, we have seen a decrease in the residential market during 2010. The loss in value during this period was approximately 5%. Our commercial market has also decreased in 2010, with a loss of about 2%. There has also been a substantial decrease in the number of “market” sales over the last few years. In 2004, we had 1139 “market” sales and in 2010 the number was down to 358. At the same time an increase in the number of properties on the market is occurring. The market is simply oversaturated in relation to the available financing. The lack of sales makes it more difficult to select comparable properties for use in the market “sales” approach to determine value.

Second, 2012 will present the City with staffing and time constraints brought on by the National Elections. The Clerk’s Office provides us with support during the annual Board of Review. The support consists of accepting and certifying objection forms, scheduling appointments, acting as the clerk for the Board, transcribing testimony, and the filing of State required forms. During a revaluation year, the Board of Review is in session later in the year, which would conflict with election preparation for the Clerk’s Office.

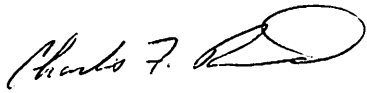
Third, budgetary demands are always a concern. This not only applies to our own budget expenditures during the revaluation, but now includes problems created by the State budget process. Gov. Walker as part of his budget is planning on freezing our Levy limit. As a result, Gov. Walker has already stated that the average property tax bill for 2011 would increase by just \$16 and \$36 for 2012. With a revaluation there is always a shift in tax liability, making the promises made by Gov. Walker meaningless.

We are also looking at our own expenditures during a revaluation, with rising postage costs a concern.

There has also been a revision to the Wisconsin Property Assessment Manual which mandates all records be digital. Our records are digital at this time with the exception being building sketches. Our department will have to create just over 19,000 sketches that can then be file transferred to the Department of Revenue.

I present these reasons to the Council for their consideration of postponing the citywide revaluation until 2013.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles F. Ruud". The signature is fluid and cursive, with a large, prominent loop at the end.

Charles F. Ruud
City Assessor



CITY CLERK/TREASURER'S OFFICE
414/302-8200 or 414/302-8207 (Fax)
www.westalliswi.gov
Paul M. Ziehler
City Admin. Officer, Clerk/Treasurer
Monica Schultz
Assistant City Clerk
Rosemary West
Treasurer's Office Supervisor

July 11, 2011

Charles F. Ruud
City Assessor

Dear Mr. Ruud:

On July 5, 2011, the Common Council approved your request for postponement of the 2012 citywide revaluation until 2013.

Sincerely,

Monica Schultz
Assistant City Clerk

/amn