

Be Careful by the Mosinee Flowage Dam

The Mosinee Police Department often during the summer time receives calls regarding boaters who venture too close to the Mosinee Dam. The Mosinee Dam has signs upstream and downstream to warn boaters of the dam's presence.



Simple but Important Rules:

- Stay above buoys
- Never anchor a boat below the dam
- Stay clear of restricted zones such as: Powerhouses, tainter gates, and electrical facilities
- Obey warning signs and devices.

Navigational Hazards -Shifting river conditions make navigating through the Mosinee Flowage unpredictable. Much of the flowage is shallow, and depths and substrates may fluctuate. Be aware of submerged rocks, stumps, logs, slippery rocks, rock bars, steep banks, sand bars and strong currents.

SEE-CLICK-FIX REPORT AN ISSUE

Do you have a pot hole in your street that needs to be filled, or a street light out? You can now use our citizen reporting software to notify the City of non-emergency issues in your neighborhood. Citizens can use the software to report:

- Abandoned Vehicle • Animal Complaint • Building without a Permit
- Debris in Road • Garbage cans full at Park • Garbage and Recycling Issues
- Graffiti • High Grass • Hydrant Leaking
- Noise Complaint • Parking (Illegally Parked Vehicles) • Pothole • Request for Speed Board Trailer • Sidewalk repair • Snow on Sidewalk • Speeding • Vehicle Issues • Street Light Out • Unregistered Vehicles • Property Maintenance • Un-kept Property • Water main break and other requests!

Residents can use either a desktop computer or a mobile device. Visit the address below for more details:

<http://www.mosinee.wi.us/seeclickfix.html>



Know what's below.
Call before you dig.



City of Mosinee

June 2022

BRUSH PICKUP SERVICE

The City of Mosinee provides brush pickup service for City residents. The brush must be less than 6' long and piled neatly. Any brush that has roots attached will not be picked up. For residents that are clearing a lot. Brush and tree limbs are picked up the third week of each month. **To have your brush picked up, call 715-693-3840, before the 3rd Monday, leave your name, address, and location of the branches. Brush is picked up only on the 3rd MONDAY - NO OTHER DAYS OF THE WEEK, and the City crew does go back to pick up brush after that day.**

SPRINKLER CREDIT

If you water your lawn with city water you may be able to save some money!

When you sign up for the sprinkler credit, the City will compare your water and sewer usage during the summer and winter quarters. If your summer usage is higher due to watering your garden, flowers or lawn, you will pay the average amount of your sewer usage from your winter quarters and the full amount of any water used. For every 1,000 gallons of water used above your winter average, you save \$7.40 in sewer charges.

The Water and Sewer Utility can provide you with a savings worksheet if you are interested in this option. The sprinkler credit has a one-time setup charge of \$50.

For more information, please call or email City Hall – 715-693-2275 or email: clerks@mosinee.wi.us

BUILDING PERMITS ARE REQUIRED FOR THE FOLLOWING PROJECTS:

The following projects require a building permit:

New Single Family House, Duplex, Apartment, Commercial, Manufacturing Building, Additions to existing buildings, Upgrades to electrical / plumbing services, Garages / Sheds, Interior remodeling (new walls, bathroom & kitchen upgrades, finishing basement, etc), Siding, Roof (no charge for permit – permit required), Decks, Patios, Porches, Fences, Swimming Pools (Greater than 18" deep), Driveways, Moving buildings into/thru City.

Visit the Building Permits section of our City website: www.mosinee.wi.us, call City Hall @ 715-693-2275 or stop at City Hall for more information.

COMMON REVALUATION QUESTIONS

1. What is a revaluation?

A revaluation is an update of all assessments in the City of Mosinee conducted under the direction of our City assessor - Accurate Appraisal, LLC. The assessor is a State certified individual whose duties are to discover, list and value all taxable real property in the city, in a uniform and equitable manner. The assessor is not involved in the collection of property taxes.

2. Why is the revaluation necessary?

Municipalities are required by State Statutes to maintain property assessments within 10% of fair market value at least once in a 5 year period.

3. Will my property values change?

Most likely - yes! Some neighborhoods and property types may have increased in value and others may have remained the same. One purpose of a revaluation is to make sure that the assessed values reflect the changes that have occurred in property values.

4. How can my assessment change when I haven't done anything to my property?

As property values change in the marketplace, those changes must be reflected on the assessment roll. Economic conditions such as recent home sales in your neighborhood, sales of reasonable **comparable** buildings, and inflation will influence the value of your real estate.



5. Do all assessments change at the same rate?

There are differences between individual properties and between neighborhoods. In one area, property sales may indicate a substantial increase in value in a given year.

6. What if I don't agree with my assessment?

You can schedule a meeting with the assessor. During this informal session, the assessor will explain how your assessment was made, view the property record for your property, what factors were considered in determining a value for your property and view comparable house values.

7. What if, after this informal meeting, I still disagree with the assessment?

You can arrange to appear before the board of review. To do so, you will be required to complete an objection form which must be completed in full. You will then be scheduled for a hearing where you will present your case regarding the assessed value of your property.

8. I've been told that everybody's taxes go up after a revaluation. Is this true?

No. If the total levy remains the same, only those properties which are not presently paying their fair share will pay more taxes after the revaluation. Properties presently paying more than their fair share will pay less.

9. How will my taxes change as a result of a new assessment?

Though the value of your property affects your share of taxes, the actual amount you pay is determined by the budget needs of the schools, city, county, technical college and state. All of these taxing units decide what services they will provide in the coming year and how much money they will need to provide those services.



ASSESSED VALUE VS. FAIR MARKET VALUE

Assessed Value: This is the dollar value placed on a parcel of property by the Assessor. It is computed by analyzing individual sale transactions and inspections of property within the City. This value is important because it establishes and maintains equity between and among all taxpayers in the municipality. This is the value that is used to calculate your tax bill.

Estimated Fair Market Value: (a.k.a. Equalized Value) This value estimate is determined by the State of Wisconsin - Department of Revenue. It is used to apportion tax levies among municipalities and is used in the distribution of shared revenues. State law requires that assessor's be within 10% (higher or lower) of the State's Fair Market Value.

CONTACT OUR ASSESSOR

If you still have questions about your assessed value, please reach out to our City Assessor

920-749-8098 Monday thru Thursday 8:00am to 3:30pm and Friday from 8:00am – Noon.
Or visit their website at: <http://accurateassessor.com/>

Open Book dates May 19th thru June 19th.

Board of Review Tuesday, June 21st.