

**MINUTES
CITY OF LANCASTER
BOARD OF REVIEW MEETING
JUNE 4, 2012
10:00 A.M.**

1. Call Meeting to Order

Clerk Kurihara called meeting to order at 10:00 a.m.

2. Roll Call

Members present were Wehrle, Ihm, Phalen and Kurihara. Absent was Crubel.

3. Adjourn

Motion by Ihm, second by Wehrle to adjourn at 10:01 a.m. to a later date of August 7, 2012 at 10:00 a.m. Motion carried.

Respectfully submitted by,
David A. Kurihara, City Clerk

CITY OF LANCASTER
BOARD OF REVIEW MINUTES
AUGUST 07, 2012
10:00 a.m.

1. Call Meeting to Order

Clerk Kurihara called the meeting to order at 10:00 a.m.

2. Roll Call

Members present were Mayor Wehrle, Alderperson Ihm, Alderperson Phalen, Alderperson Crubel and Clerk Kurihara. Also present was Assessor Rick Vanden Boogart.

3. Select a Chairperson

Motion by Ihm, second by Crubel to elect Kurihara as Chairperson. Motion carried.

4. Verify that a member has met the mandatory training requirements

Clerk Kurihara verified that he met the mandatory training requirement specified in sec. 70.46 (4), Wisconsin Statutes.

5. Receive the assessment roll and sworn statement from the Clerk

Clerk Kurihara swore that the assessment roll has been received.

6. Examine roll and correct errors to 2012 assessment roll

Assessment Roll was reviewed for any errors or omissions.

7. Verify with assessor that open book changes have been included in the roll

Assessor Vanden Boogart verified that open book changes are included in the assessment roll.

8. Hear and consider written objections to 2012 assessment roll

Clerk Kurihara informed the Board that an objection was just received from Les Mack for commercial property located at 212 N. Madison St. which did not meet the 48 hour notice requirement.

Mr. Mack indicated that he had emailed the City Administrator on both July 5th and July 30th on his intent to object to the assessment. He had also called the City Clerk yesterday who was out but did not leave a message.

Motion by Phalen, second by Ihm to grant a waiver of filing a timely notice of "Intent to File an Objection" and hear Mr. Mack's objection. Motion carried unanimously.

10:50 a.m.-Leslie A. Mack

246-00041-0000-Commerical

212 N. Madison St.

Assessment \$831,800-Land-\$35,000 and Improv.-\$796,800

Clerk Kurihara briefly outlined the hearing procedures and reminded the Board that the presumption is that the assessor's valuation is correct unless the objector through sworn oral testimony can prove it is incorrect.

Clerk Kurihara swore in Assessor Vanden Boogart and Leslie Mack.

Mr. Mack felt the property as stated in the objection form should be assessed at \$500,000 and provided the following statements:

- Only remolded 3,000 feet of a total building footprint of 11,700 square feet.
- The \$503,800 increase in value seems high for remodeling just the showroom.
- Value does not seem comparable to his other remodeled automotive business (Ford).

Assessor Vanden Boogart asked if there has been a recent appraisal. Mr. Mack replied "No".

Minutes-Board of Review
August 7, 2012 Page 2

Assessor Vanden Boogart provided the following statements for the assessment of \$831,800:

- The previous assessment was \$328,000 (\$35,000-Land and \$293,000-Improv.) which was increased to a new total assessment of \$831,800 due to the improved value of \$503,800 for the remodeling.
- The increased value was derived from three (3) building permits: 10/26/2010-Remodleing \$296,000; 1/4/2011-Signage and 11/1/11-Canopy.
- The square foot cost of the remodeling seems reasonable.

Mr. Mack thought a couple of the building permits were not accurate and the value of the remodeling was not reasonable compared to other commercial properties.

After some discussion regarding Mr. Mack's concerns, Assessor Vanden Boogart concluded based on the information from Mr. Mack and the building permits that a revised assessment value of \$624,000 (\$35,000-Land and \$589,000-Improv.) would be appropriate.

Clerk Kurihara closed the evidentiary portion of the hearing.

Convened into deliberations at 11:21 p.m.

246-01338-0000-Commercial

Assessment \$831,800-Land-\$35,000 and Improv.-\$796,800

Motion by Ihm, second by Wehrle to lower the assessment by \$172,800 to \$624,000 (\$35,000-Land and \$589,000-Improv.) based on the evidence presented. Motion carried unanimously by roll call vote.

Clerk Kurihara handed Mr. Mack a written notification of the Board's decision.

9. Adjourn

Motion by Ihm, second by Phalen to adjourn meeting at 12:01 p.m. Motion carried.

Respectfully Submitted,
David A. Kurihara, City Clerk

Note: Hearing was taped