



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org

Phone: 262-245-2700

OFFICIAL MINUTES BOARD OF REVIEW 07/08/21 MEETING THURSDAY, JULY 8, 2021 AT 10:00 AM VILLAGE HALL COUNCIL ROOM

I. Call to Order

Clerk Pankau called the meeting to order at 10:00 AM.

II. Roll Call

Present: Bill Duncan, Don Parker, Jim D'Alessandro, Lowell Wright, Robert Umans

Also Present: Clerk Pankau, Village Attorney Schroeder and Village Appraiser Mack; Associated Appraisal

Excused: George Vlach, Matt Stanek

III. Selection of Chairperson

The motion to nominate President Bill Duncan as Chairperson was initiated by Don Parker and seconded by Lowell Wright.

Votes:

Yes: Bill Duncan, Don Parker, Jim D'Alessandro, Lowell Wright, Robert Umans

No: None

Abstain: None

Result: Passed

IV. Selection of Vice-Chairperson

The motion to nominate Trustee Lowell Wright as Vice-Chairperson was initiated by Jim D'Alessandro and seconded by Robert Umans. Unanimously carried.

V. Verification that at least one member has met the mandatory training requirements specified in Wis. Stats. § 70.46 (4)

Clerk Pankau stated that she attended the Board of Review training on May 7, 2021.

VI. Approval of Minutes

A. Board of Review Meeting Minutes of May 20, 2019

The motion to Approve the Board of Review Meeting Minutes of May 20, 2019 was initiated by Bill Duncan and seconded by Don Parker. Unanimously carried.

B. Board of Review Meeting Minutes of July 11, 2019

The motion to Approve the Board of Review Meeting Minutes of July 11, 2019 was initiated by Bill Duncan and seconded by Jim D'Alessandro. Unanimously carried.

C. Board of Review Meeting Minutes of July 9, 2020

The motion to Approve the Board of Review Meeting Minutes of July 9, 2020 was initiated by Bill Duncan and seconded by Robert Umans. Unanimously carried.

D. Board of Review Meeting Minutes of May 17, 2021

The motion to Approve the Board of Review Meeting Minutes of May 17, 2021 was initiated by Bill Duncan and seconded by Lowell Wright. Unanimously carried.

VII. Summary of Annual Assessment Report by Assessor's Office

Mack stated that 2021 was a maintenance assessment year and the level of Assessment was down to 80% of value. He stated that \$13 million in new construction was added to assessment and that the total value of the Village is \$756,393,400.00. Mack made the Board aware that Personal Property Assessments are on a Bill that is on the Governor's desk waiting approval, and the Village would lose about \$500,000.00 if Personal Property Tax were taken away due to that Bill. Mack also stated that the Village is in need of some sort of re-evaluation since one has not been done since 2016 and because of inequities between property owners. He recommended that either an exterior evaluation or interim market update be done next year.

VIII. Receive Assessment Roll and Assessor's Affidavit

Mack confirmed that he has signed the Affidavit of the Assessment Roll and provided it to the Clerk.

IX. Review and Examination of Assessment Roll

A. Correct description or calculation errors, add omitted property, and eliminate double assessed property
No corrections or double assessed properties were found.

X. Discussion/Action - Certify all corrections of error under State Law (Sec. 70.43 Wis. Stats.)

The motion to Accept the 2021 Assessment Roll was initiated by Jim D'Alessandro and seconded by Lowell Wright. Unanimously carried.

Don Parker asked about an empty lot along the lake that has a pier on it and wondered if it is on the Assessment Roll. The Appraiser stated that if a permit was not pulled for the pier and the land is not recorded as a parcel then it is most likely not on the Assessment Roll. It was noted that this needs to be looked into.

XI. Discussion/Action - Verify with the Assessor that Open Book changes are included in the Assessment Roll, and consider approval of the 2020 Assessment Roll

Mack stated that there were no corrections to certify and that all Open Book changes are included in the Assessment Roll that he has signed.

Mack explained that he sees Dana Levar, owner of 32C and 32D Driftwood Court, present and that he has spoken with him and believes that he would be happy if the Village does a re-evaluation next year.

XII. Allow taxpayers to examine the Assessment Data

Attendees were invited to examine the Assessment Data if they desired.

XIII. During the first two hours, consideration of:

- A.** Waivers of the required 48-hour notice of intent to file an objection when there is good cause, requests for waiver of the BOR hearing allowing the property owner an appeal directly to circuit court, requests to testify by telephone or submit a sworn written statement, subpoena requests, and act on any other legally allowed/required Board of Review matters

No waivers were filed with the Clerk.

XIV. Review Notices of Intent to file Objection

Two Objections to Real Property Assessment were filed. Dana Levar for 32C and 32D Driftwood Court and Joseph Marsico for 13 Liechty Drive.

XV. Proceed to hear Objections, if any and if proper notice/waivers given unless scheduled for another date

Clerk Pankau introduced the Dana Levar Trust at 32C and 32D Driftwood Court, Williams Bay. Dana Levar withdrew his objections because he would be satisfied if there was a re-evaluation year next year. President Duncan encouraged him to attend the Finance and Personnel Committee Meeting on July 14th where they will be discussing possibly making a recommendation to the Village Board to do a re-evaluation year next year.

Clerk Pankau introduced the Joseph Marsico Trust at 13 Liechty Drive, Williams Bay. Joseph Marsico and the Assessor, Luke Mack, were sworn in. Joseph Marsico stated that he lives next-door to Gage Marine and Pier 290. He stated that there is high traffic, loud noise, and that the business has been encroaching on his property. Mack stated that he believes he has assessed the property fairly and that the property does not serve best as Residential since it is so close to the business. Mack asked Marsico if he has been offered to sell his property within the past five years. Marsico stated that Gage has offered to give him their house across the street in lieu of his current house next-door to the business, but that he will not accept that offer. Marsico provided five photos of what the inside of his home looks like when Christmas lights are on the building during the month of December. He also provided six photos showing landscaping along Liechty Drive and two photos showing posts that his daughter put on his other lot to build a house that Gage asked the utility company to move to make room for his boats being towed. He provided four photos to show the signage on Liechty Drive in front of his property. Marsico closed by saying that 30 years ago he sat on the porch and watched his kids play and then Gage knocked down a single story building and built a large two-story building and blocked his views. He stated that the signage approaching the business is on residential streets and arrows point down to his house. Marsico stated that it has become unbearable living there and is even bad in the winter now with their Christmas lights and Holiday events. Marsico stated that he loves Williams Bay and that he is going to retire here at the end of the year and live here full-time to enjoy it with his family. He stated that he believes the Village should compensate him for the bigger footprint that Gage puts on his property every year.

The motion to affirm the assessment on the property of \$256,000.00 and that the assessment is reasonable was initiated by Jim D'Alessandro and seconded by Rob Umans.

Trustee Umans stated that some of the pictures of the signs are not on the Marsico property and if they are illegally put up then the Village can have them removed rather than lowering residents' assessments. Umans thought Gage and Marsico were in agreement when a fence for Marsico was approved by the Village and that would help with the lights shining into the property.

Votes:

Yes: Umans, Duncan, Parker, D'Alessandro, Wright

No: None

Abstain: None

Result: Pass

The motion to recess until 12:00pm or until another objection arrives was initiated by Jim D'Alessandro and seconded by Lowell Wright at 11:17am. Unanimously carried.

The Board of Review reconvened at 11:58am.

XVI. Schedule additional Board of Review dates (if required)

Additional Board of Review dates were deemed unnecessary.

XVII. Adjournment

The motion to adjourn was initiated by Jim D'Alessandro and seconded by Don Parker at 12:00pm. Unanimously carried.

These are not official Minutes until approved by the Governing Body.