

Town of Green Bay
Brown County, WI

Board of Review Minutes
May 18, 2009

Present Chairman Lee Dechamps, Supervisor Cary Dequaine, Supervisor Dianne Jacobs, Clerk Debbie Mercier, Assessor Bob DeMuth

Chairman Lee Dechamps called the meeting to order at 5:00 pm.

Motion made by Supervisor Jacobs to elect Chairman Dechamps to act as the Chairman of the Board of Review Meeting. Second by Supervisor Dequaine. Motion Carried. 3-0

We received the Assessor's Affidavit signed by Robert DeMuth. Assessor presented tax tolls (Real and Personal Property) to the Clerk. There were no listed corrections to be made.

Supervisor Jacobs and Clerk had taken the Board of Review training and have a current certificate in file.

There were no written objections received within the 48 hour notice. The Board however did receive oral notice of an objection from Richard Charles.

Richard Charles of 5987 Sunset Shores Rd (GB-729-1) presented an objection form to the Board.

Supervisor Dequaine made a motion to waive the 48 hour notice with a second by Supervisor Jacobs. Motion Carried. 3-0

Supervisor Jacobs made a motion to open the floor with a second by Supervisor Dequaine. Motion Carried. 3-0

Richard Charles stated he feels the improvements on an adjacent parcel have devalued his property. He stated on the objection form that the adjacent property and structure site including height; projection forward of mine interferes with visibility and resembles a mammoth wall. He feels the 4 ft easement would have had to have been included in the 10,000 sq ft sewer district requirement and he questioned if the height of the improvement is within the requirement limit due to the elevator structure on the roof. He further questioned the accuracy of the 75 ft high water set back requirement. Richard was uncertain of how to determine a dollar amount on the loss of value due to the obstruction of view. He felt a fair assumption was between the ranges of \$25,000 to \$50,000. He listed his opinion of the fair market value of the property as of January 1 to be \$250,000.

Chairman Dechamps explained that the town would be going through a re-evaluation of assessment in 2010 and that his property will be re-assessed in the near future. Chairman Dechamps questioned the Assessor as to whether a decision from the Board of Review would have an impact on the re-assessment of the property in 2010. Assessor DeMuth stated the re-assessment is a completely new evaluation of property and would not be impacted by the decision made at the Board of Review. He further stated any prior assessments have no impact on the future re-evaluation.

Assessor DeMuth explained the assessment roll is signed and sworn in and in order for the Board to change an assessment value; the property owner must have evidence of the objected value.

Chairman Dechamps stated the photos Richard has provided indicate an obstruction however, without some form of professional opinion it is not possible for the Board to determine a value on view obstruction. The Board explained they would have to see outside documentation to substantiate the decrease in value. Chairman Dechamps suggested an appraisal be completed as a source of documented evidence.

Supervisor Dequaine made a motion to close the floor with a second by Supervisor Jacobs. Motion Carried. 3-0

Supervisor Jacobs made a motion that no action be taken at this time due to lack of evidence and documentation to substantiate a decrease in value. Second by Supervisor Dequaine. Motion Carried. 3-0

Supervisor Dequaine had to leave the meeting at 6:30 pm due to another commitment.

Motion made by Supervisor Jacobs to adjourn with a second by Chairman Dechamps. Motion Carried. 3-0 Meeting adjourned at 7:00 pm.