

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING MINUTES OF THE BOARD OF REVIEW

June 18, 2018, at 4:00 p.m.

A) Opening Session.

1. **Call meeting to order at 4:00 p.m.**

Ermeling called the meeting to order at 4:30 p.m.

2. Roll Call of the Board of Review.

Roll call indicated 7 members present.

Trustee	Present
Ermeling, Barb	YES
Maloney, Mark	YES
Ostrowski, Kevin	YES
Zeyghami, Hooshang	YES
Ziegler, Jon	YES (joined the meeting at 4:31 p.m.)
Spark, Wally	YES
Xiong, Yee	YES (joined the meeting at 4:26 p.m.)

B) Selection of Members.

1. **Select a Chairperson for the Board of Review.**

Motion by Zeyghami, second by Maloney to nominate Ermeling as Chairperson.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting:2 Result: PASS

Trustee	Voting
Ermeling, Barb	YES
Ostrowski, Kevin	YES
Zeyghami, Hooshang	YES
Ziegler, Jon	-
Wally Sparks	YES
Mark Maloney	YES
Yee Xiong	-

2. **Select a Vice-Chairperson for the Board of Review.**

Motion by Maloney, second by Sparks to nominate Ostrowski as Vice-Chairperson.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting:2 Result: PASS

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Trustee	Voting
Ermeling, Barb	YES
Ostrowski, Kevin	YES
Zeyghami, Hooshang	YES
Ziegler, Jon	-
Wally Sparks	YES
Mark Maloney	YES
Yee Xiong	-

3. Select a Clerk for the Board of Review.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting:2 Result: PASS

Trustee	Voting
Ermeling, Barb	YES
Ostrowski, Kevin	YES
Zeyghami, Hooshang	YES
Ziegler, Jon	-
Wally Sparks	YES
Mark Maloney	YES
Yee Xiong	-

C) Confirmation of Board of Review open meeting notices.

4. **Acknowledge the Board of Review meeting notice was published in the Wausau Daily Herald on June 3, 2018, posted on the bulletin board inside the Weston Municipal Center, posted on the bulletin board outside of the Weston Municipal Center, emailed to local media outlets and posted on the Village's website.**

D) Verification that a member has met the mandatory training requirements.

5. **Acknowledge Barb Ermeling, and Hooshang Zeyghami attended training in 2017 and Jon Ziegler and Kevin Ostrowski attended training in 2018.**

E) Receive the Assessment roll and Assessor's Report.

Assessor Schmidt reviewed the 2018 Value Summary by Class of Property. The Total Real Estate is \$1,050,630,200, and the amount of change from 2017 to 2018 is \$+9,935,500. The Personal Property value decreased 2017 to 2017 in the amount of \$-11,550,300.

F) Objections.

6. **Hear Objections (Clerk will introduce each case first and then swear in witnesses and Assessor).**

- **Holiday Inn Express Objection.**

Clerk Weinkauf introduced the first case as Wausau Hotel Group for 4210 Barbican Avenue. She swore in Assessor Greg Schmidt and the Objector Neil Densmore. The assessment shown on the notice is \$5,531,400 and the

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opinion of the assessed value from the objector is \$4,100,000. Mr. Densmore said they are doing a great deal of renovation at the hotel. The former owner did not manage the property well the last two years. If it were sold today it would not sell for the assessed amount. It will not be worth what was paid for it until the renovation is complete. They feel the \$5,531,400 is unfair. Schmidt said the previous assessed value of the Holiday Inn was \$1,751,000 based on the last AmericInn sale of \$1,000,000 which occurred in 2012. He explained the concept used to value property. He said he used the most recent sale price of \$6,500,000 and land value assessment equity within the Barbican Center development to value the property for 2018. There was a short discussion on comparables, hotel room usage, and renovation progress. It was indicated they hoped to have the renovation complete in October. There was also a short discussion on the \$6,500,000 paid to purchase the property.

- **Morice Objection.**

Clerk Weinkauff introduced the second case as Anthony and Diane Morice Revocable Trust for 7007 County Road J. She swore in Assessor Greg Schmidt and the Objector Gene Davis. The assessment shown on the notice is \$1,083,300 and the opinion of the assessed value from the objector is \$750,000. Mr. Davis explained the assessed value for this property in 2006 was \$538,900 and the value in 2007 was \$1,733,400, an increase of 321%. The owner has paid over \$400,000 in property taxes on the property over the past 16 years. He said the land adjoining the property sold within the past four months for \$27,500 per acre. Schmidt said the property assessment was reduced for 2018 in the amount of \$116,700 to account for approximately 2.00 acres of wetlands, based on the certified survey map. The property is currently listed for sale at \$1,275,000. He said the current assessed value for this property is \$1.50 per square foot and some of the other properties in the area are assessed at \$2.00 per square foot. There was a brief discussion on the square foot assessed values for comparable property. Schmidt said he has made several adjustments to this property over the years.

G) Deliberations.

- **Holiday Inn Express Objection**

The Board discussed the recent purchase price and the renovation. There was a brief discussion on hotel comparables. It was indicated Schmidt already decreased the assessment on this property.

Motion by Maloney, second by Zeyghami to uphold the original assessment of \$5,531,400.

Yes Vote: 4 No Votes: 2 Abstain: 1 Not Voting: Result: PASS

Trustee

Voting

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Ermeling, Barb	YES
Ostrowski, Kevin	NO
Zeyghami, Hooshang	YES
Ziegler, Jon	Abstained (Not present during most of testimony.)
Wally Sparks	YES
Mark Maloney	YES
Yee Xiong	NO

An abstention does not affect the voting result.

- **Morice Objection.**

The Board of Trustees conclude the Assessor's assessment was reasonable.

Motion by Ostrowski, second by Sparks to uphold the original assessment of \$1,083,300.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: Result: PASS

Trustee	Voting
Ermeling, Barb	YES
Ostrowski, Kevin	YES
Zeyghami, Hooshang	YES
Ziegler, Jon	YES
Wally Sparks	YES
Mark Maloney	YES
Yee Xiong	YES

H) Acknowledge the Clerk and the Assessor reviewed the Assessment Roll.

The Board members acknowledged the Clerk and the Assessor reviewed the assessment roll earlier in the day.

I) Action on Objections.

See above under deliberations.

There being no more discussion the Board members went off the record at 5:45 p.m.

Motion by Ostrowski, second by Ziegler to go off the record at 5:45 p.m.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: Result: PASS

Trustee	Voting
Ermeling, Barb	YES
Ostrowski, Kevin	YES
Zeyghami, Hooshang	YES
Ziegler, Jon	YES

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Wally Sparks	YES
Mark Maloney	YES
Yee Xiong	YES

J) Adjourn.

Motion by Maloney, second by Zeyghami to adjourn the Board of Review at 6:02 p.m.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: Result: PASS

Trustee	Voting
Ermeling, Barb	YES
Ostrowski, Kevin	YES
Zeyghami, Hooshang	YES
Ziegler, Jon	YES
Wally Sparks	YES
Mark Maloney	YES
Yee Xiong	YES

A tape recording of this meeting is on file with the Village Clerk.