

**BOARD OF REVIEW**  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING ~ 300 LACROSSE STREET  
WISCONSIN DELLS, WI 53965  
**JULY 10, 2012**

The meeting was called to order at 10:00AM. Official notice of the meeting was printed in the Dells Events in accordance with State Statutes. An agenda was provided to the Dells Events, WNNO Radio and posted in accordance with State Statutes.

1. Present: Mayor Brian Landers, Alderperson Dar Mor, City Clerk Nancy Holzem and alternate member Alderperson Ed Wojnicz

Others: Dean Peters and Tony Robley from Associated Appraisal, Assistant City Attorney Joseph Hasler, Halina Rybski, and Edward Terry.

2. Motion by Ald. Mor seconded by Ald. Wojnicz to approve the May 21, 2012 meeting minutes. Motion carried unanimously. Motion by Ald. Mor seconded by Ald. Wojnicz to appoint Mayor Landers as Chairperson. Motion carried unanimously. Official notice of the meeting was printed in the Dells Events in accordance with State Statutes on June 20, 23 and 27 of 2012. All members of the Board have received the necessary Board of Review training within the last two years.

3. General information on the preparation of the city's 2012 assessment roll was provided by Tony Robley and Dean Peters of the city assessor's firm Associated Appraisal. The assessment rolls have been completed for all four counties and have been filed with the Department of Revenue. Currently residential assessments are at 101.97% while commercial is a 114.32%. Overall the city is at 109.18%. The city's current assessed valuation is at \$454,421,000 which does not include the personal property. Peters stated that the city's assessed valuation decreased by \$10.4M mostly due to market conditions and decreased valuation of condo units at Chula Vista. A copy of the Major Class Comparisons was entered into the record as **Exhibit A**. Both Mr. Robley and Mr. Peters were sworn in for the testimony they are about to give regarding the challenged assessments.

4. Halina Rybski was sworn in by City Clerk Holzem. Ms. Rybski filed an Objection Form, entered into the record as **Exhibit B**, for Real Property Assessment for Parcel 11291-1403 in Columbia County. Current assessed value of this parcel is Land \$44,000 and Improvements \$211,000 for a total assessed value of \$255,000. It is Ms. Rybski's opinion, as stated on her objection form that the property should be assessed at \$220,000. Ms. Rybski stated that her property, a single family resident in the Oak Lawn Subdivision, has been for sale for 6 years with an asking price of \$270,000 however her realtor has suggested that the price be lowered to \$220,000. She stated that she did receive an offer of \$160,000 for the home. When asked if she has had an appraisal done of the property, the applicant stated no, but that she was planning on having one done in the near future. She also stated that she felt the square footage was too high but was unable to provide documentation after Open Book. Dean Peters from Associated Appraisal entered into the record as **Exhibit C**, the 2012 Property Record Card for Parcel No. 11291-1403. Also entered into the record as **Exhibits D, E, F and G**, were comparable properties that are consistent with the assessment of Ms. Rybski's. The assessor stated that based on other properties in the area, her assessment was fair. There was no further testimony and no further questions.

It was noted for the record that Attorney Don Millis, who on July 5, 212 filed a Notice of Intent to object the 2012 property tax assessment for 32 parcels on behalf of Chula Vista, entered into the record as **Exhibit H**, sent written notice on July 10, 2012 withdrawing this notice, entered into the record as **Exhibit I**.

Motion by Ald. Mor seconded by Ald. Wojnicz at 10:30am to recess until 11:00AM. Motion carried unanimously. Motion by Ald. Mor seconded by Ald. Wojnicz to reconvene the meeting. Motion carried unanimously and the meeting reconvened at 11:00AM.

Edward Terry CPA, representing Bridge Mall LLC, was sworn in by City Clerk Holzem. Mr. Terry filed an Objection Form, entered into the record as **Exhibit J**, for Real Property Assessment for Parcel 291-0018-00000 in Sauk County. Subject property is the strip mall and Rocky Rococo's building in the Timber Falls strip mall. Current assessed value of this parcel is Land \$232,300 and Improvements \$584,300 for a total assessed value of \$816,600. The amount includes a \$129,200 reduction that was given during Open Book. Mr. Terry is requesting that the assessment be based on the income approach and provided the revenue and expenses for the property, enter into the record as **Exhibit K**, as of January 1, 2012. Based on his calculations, Mr. Terry is requesting that the property be reduced by \$139,300 down to \$677,300. Mr. Terry stated that unit 1 in the strip mall has been vacant for 2 years. Currently the Dells Wrestling Club utilizes it and is just pays the utilities. Mr. Terry stated that if the assessment is not lower they will demolish the building. Dean Peters entered into the record as **Exhibit L**, the 2012 Property Record for this parcel. Address of the property is 1009 Stand Rock Road, Parcel No. 291-0018-00000. Peters stated the there are no comparable sales within the city to use as a comparable. Using the cost approach for assessment, the estimated replacement cost would be \$1,575,000. The building is currently assessed at \$584,300 which would assume a 63% depreciation, physical and economic obsolescence. In reviewing the numbers provided by Mr. Terry using the income approach to assess the property, Peters pointed out that there is no value listed for suite 1, which is the largest suite, that the two of the other suites only have income accounted for half of the year. Peters also stated that the tax amount listed was not calculated correctly. After recalculating the numbers Mr. Terry presented, Peters came up with \$520,000 as a total value based on the income approach. When Ald. Mor questioned if that amount included the land, Peters replied yes. Peters stated that based on square footage, the strip mall is assessed at \$11.92 per square foot which is what garages are usually at. The Rocky's building is assessed at \$72.85 per square foot compared to Wendy's at \$106, Taco Bell at \$102, and Culver's at \$145. Both Peters and Robley stated that the income approach is probably the best method to use to assess this property however they have many concerns with the numbers presented. There was no further testimony and no further questions.

Motion by Ald. Mor seconded by Ald. Wojnicz at 11:40am to recess until noon. Motion carried unanimously. Motion by Ald. Wojnicz seconded by Ald. Mor to reconvene the meeting. Motion carried unanimously and the meeting reconvened at noon.

Motion by Ald. Mor seconded by City Clerk Holzem to **deny** the request submitted by Edward and Halina Rybski to lower the property assessment of Parcel No. 11291-1403 based on the following criteria pursuant to State Statute sec. 70.47(9)(a):

1. The Assessor's valuation is correct.
2. The Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory

requirements and which are outlined in the *Wisconsin Property Assessment Manual*.

3. The taxpayer did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;

Motion carried unanimously. Petitioner will be notified by certified mail of the Board's decision.

Motion was made by Ald. Mor to grant the request submitted by Bridge Mall LLC to lower the assessed property assessment of Parcel No. 291-0018-00000 to \$677,300. Mor stated that the building is worthless and they struggle to get tenants. He added that the numbers Peters calculated for the income approach showed the property at \$520,000 including the land which is lower than what the petitioner presented. Motion failed due to lack of a second.

Mayor Landers questioned whose fault it was that the building was in poor condition? He added that by not including Suite 1 in the income calculations just because it's not rented, sends a message that if your business is vacant there is no value to it. Ald. Wojnicz agreed that there has to be some value to Suite 1.

Motion by Mayor Landers seconded by City Clerk Holzem to **deny** the request submitted by Bridge Mall LLC to lower the property assessment of Parcel No. 291-0018-00000 based on the following criteria pursuant to State Statute sec. 70.47(9)(a):

1. The Assessor's valuation is correct.
2. The Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the *Wisconsin Property Assessment Manual*.

Motion carried 2-1 with Ald. Mor voting no. Petitioner will be notified by certified mail of the Board's decision.

6. It was moved by City Clerk Holzem seconded by Ald. Mor to accept the 2012 Assessment Rolls for Columbia, Sauk, Adams and Juneau Counties as presented today. Motion carried unanimously.
7. No other Board of Review matters were brought forward.
8. Motion by Ald. Mor seconded by City Clerk Holzem to adjourn sine dine. Motion carried unanimously.

---

Nancy R. Holzem  
City Clerk