



Board of Review Meeting-Minutes

Notice of Objection Hearings

Thursday, September 10, 2026 10 a.m.

Town of Scott Town Hall - 2621 Jody Dr., New Franken, WI 54229

1. Call to Order/Roll Call

Present were: Clerk/Treasurer Jaime Fuge, Board of Review Members Mike Van Lanen (chair), Norman Strebel (Vice-chair), Debbie VandenLangenberg, Gene Wojcik, Legal Counsel Bob Gagan, Assessors Sally Brunner, Nichole Tesch (Forward Appraisal), Scott Alvey (Forward Appraisal)

Excused: Kurt Baenen

Van Lanen recognized the proceedings are being recorded.

2. Pledge of Allegiance

The pledge of allegiance was recited.

3. Verification of Public Notice

Fuge said the agenda was published on 9/8/2026 on the website and posted at Town Hall.

Moved by Strebel, seconded by Wojcik to accept and file the Affidavit of Posting.

Vote: Aye-4. No-0. Motion Carried.

4. Approval of the Agenda

Moved by Wojcik, seconded by VandenLangenberg to approve the agenda.

Vote: Aye-4. No-0. Motion Carried.

5. Approval of the minutes from August 6, 2026, Board of Review Meeting.

Moved by Strebel, seconded by Wojcik to approve August 6, 2026, Board of Review Minutes.

Vote: Aye-4. No-0. Motion Carried.

6. Assessor's Report

Brunner presented the Assessor's Report:

The 2025 Assessment was: \$3,912,124,000.00

The 2026 Assessment Roll: \$7,93,336,800.00

The New Construction: \$8,766,000.00

Property Destroyed/Removed: \$312,000.00

7. Receipt of the assessment roll by the Clerk from the Assessor.

The assessment roll was provided to the Clerk.

Brunner read the assessor affidavit and oath.

8. Receive the assessment roll and sworn statements from the Clerk.

Fuge said the Assessment roll was examined, correction to description and/or calculation errors, if any, have been made (there were none). Omitted property, if any, have been added (there were none). Double assessed property, if any, have been corrected (there were none).



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9. Review of the Assessment roll.

- A. Examine the Roll
- B. Correct description or calculation errors
- C. Add omitted property
- D. Eliminate double-assessed property

The Board reviewed the assessment roll and found no corrections.

Later in the meeting, the board was asked by the assessors to make a change in the assessment roll. Brunner said it was a change for Parcel SC-1391-110. The initial assessment for SC-1391-110 was: \$506,100 (\$78,300 Land; \$427,800 Improvements). The assessor and the property owner wanted it amended to \$501,400 (\$78,300 Land; \$423,100 Improvements).

Moved by Wojcik, seconded by Van Lanen to amend the assessment at SC-1391-110 to \$501,400 (\$78,300 Land; \$423,100 Improvements). Vote: Aye-4. No-0. Motion Carried.

10. Discuss/action certify corrections of error under state law, Wis. Stat. section 70.43

There were no corrections of errors to certify.

11. Discussion/action: Verify with the assessor that open-book changes are included in the assessment roll.

Van Lanen asked the assessors to confirm for the record that the open-book changes were included in the assessment roll. Alvey said they were confirmed.

12. Consideration of waiver requests.

Fuge stated that she had received communications from two objectors who reached out after the 48-hour meeting and were present at the Board of Review. One objector was speaking with one of the assessors at Town Hall but did not return to the meeting to object.

Fuge said she received another objector, Nicholas Le Gros at 4361 Nicolet Drive, parcel number SC-1602-18, who verbally objected to the clerk at 10:45 a.m. on 9/8/2026 after the deadline. He did file form PA-115A (Objection to Real Property Assessment). She said he was present at the meeting, and the floor should be open to hear his waiver request.

Moved by Van Lanen, seconded by Strebel to open the floor.

Vote: Aye-4. No-0. Motion Carried.

Le Gros, who was present at the meeting, and Forward Appraisal decided to speak again prior to the Board considering his waiver request.

Moved by Van Lanen, seconded by Strebel to take a ten-minute recess.

Vote: Aye-4. No-0. Motion Carried.

A ten-minute recess was taken at 10:10 a.m.



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Moved by Van Lanen, seconded by Wojcik to reconvene at 10:25 a.m.
Vote: Aye-4. No-0. Motion Carried.

Van Lanen announced the assessors were meeting with attendees who had questions about their assessment and no action/discussion would be taken until they had an opportunity to speak with the assessor.

Shortly after 10:30 a.m., Le Gros finished his discussion with Forward Appraisal. Forward Appraisal had no amendment to his assessment. Le Gros wanted the Board to consider his waiver request.

Moved by Van Lanen, seconded by VandenLangenberg to approve the waiver request of Nicholas Le Gros at 4361 Nicolet Drive. Vote: Aye-4. No-0. Motion Carried.

Atty Gagan asked if Brunner was able to testify on the objection or would the Board of Review need to hear from Forward Appraisal. Brunner said Forward Appraisal would need to be present.

The Board waited until discussions were complete between attendees and Forward Appraisal.

13. Review Notices of Intent to File Objection.

- a. Fuge said she received three notices of intent to file objection within the deadline. She noted that Objector Mahoney for parcel SC-649 withdrew his objection via e-mail on 9/9/2026. SC-1601-37 was scheduled at 10:30 a.m. SC-649 was scheduled at 11 a.m.

14. Requests for waiver of Board of Review hearing, allowing the property owner to appeal directly to circuit court.

A (None)

OBJECTION HEARINGS:

15. Review of objections that were received 48 hours in advance.

a. SC-1601-37 (10:30 a.m.)

At 10:30 a.m., Fuge said that the objector filed his intent on August 21 via e-mail. The individual did not file form PA-115A (Objection to Real Property Assessment). He was notified of the objection hearing prior to the meeting. Fuge asked if the objector was in the audience. No one responded.

Moved by Van Lanen, seconded by Van Lanen to affirm the assessment for SC-1601-37.
Vote: Aye-4. No-0. Motion Carried.

b. SC-649

Fuge said the objector withdrew his notice of intent. The paperwork was provided to the board. No action was taken on this item.



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c. SC-1604-39 (11 a.m.)

Fuge said an objection hearing was scheduled at 11 a.m. for objector Cindy Treleven at SC-1604-39 who filed her notice of intent more than 48 hours in advance. She re-entered the room after discussing her assessment privately with the assessor during the Board of Review meeting. Fuge asked if she wanted to speak to the board.

Alvey said there was no change in her assessment, however, she wanted to withdraw her objection.

Gagan asked if she wanted to withdraw. She confirmed she withdrew.

Van Lanen reiterated that the Board received a withdraw for SC-1604-39. The notice of determination was filled out by Fuge and handed to the objector.

Alvey asked the Board to reconsider the roll for a change in assessment for one of the attendees at the meeting, as reflected in the minutes under Item 9.

16. Review of objections on requests for waiver of the 48-hours' notice of intent to file an objection.

The Board waived the 48-hour notice for objector Nicholas Le Gros for parcel SC-1602-18.

The proceedings began with Fuge providing background information. She said the property is classified as residential.

The value for his property was:

\$626,300 (Land) \$1,621,500 (Improvement), \$2,247,800 (Total)

Fuge swore in Scott Alvey, Sally Brunner, Nichole Tesch and Nicholas Le Gros.

Van Lanen began with the testimony from Le Gros. One item brought up in his testimony was that he did not have appraisal documentation for this hearing. Le Gros testified.

Following Le Gros's testimony, and as a point of information, the assessors discussed their willingness to review his assessment once an appraisal is completed and, if warranted, consider adjusting the assessment for 2027.

Gagan asked if he wanted to continue with his objection. Le Gros said yes.

There were no questions from the Board or Assessors for Le Gros.

Van Lanen asked if there were any witnesses present to testify on behalf of Le Gros. No one responded.

Van Lanen asked Forward Appraisal to testify. Alvey presented the testimony.



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Van Lanen asked if there were any questions. Wojcik asked a question, which Alvey answered. There were no additional questions from the Board, Le Gros or members of the audience.

Moved by Van Lanen, seconded by Strebel to close the testimony. Vote: Aye-4. No-0. Motion Carried.

The Board of Review members deliberated.

Van Lanen moved, exercising its judgment and discretion, pursuant to Wis. State. 70.47(9)(a), The Board of Review by majority and roll call vote hereby determined, Strebel seconded, that the assessor's valuation is correct and to adopt these Findings of fact, determination and decision on the 10th day of September 2026.

A roll call vote was done:

Strebel Aye VandenLangenberg Aye Wojcik Aye Van Lanen Aye

Moved by Van Lanen, seconded by Strebel to close the case regarding SC-1604-39. Vote: Aye-4. No-0. Motion Carried.

Fuge handed the Notice of Board of Review Determination to LeGros.

To satisfy the two-hour meeting requirement, the Board remained in session until 12:00 p.m.

At 12:00 p.m., Van Lanen asked whether there were any objectors present who wished to testify. There were no objectors present. Van Lanen requested that the record reflect that no one was present to testify.

17. Schedule future BOR meetings (if needed)

Van Lanen confirmed that this is the final Board of Review meeting for 2026.

18. Adjournment

Moved by Van Lanen, seconded by Strebel to close the Board of Review. Vote: Aye-4. No-0. Motion Carried.

Meeting adjourned at 12:02 p.m.

Jaime Fuge

Jaime M. Fuge, Town Scott,
Clerk for Chairman, Mike Van Lanen