

Town of West Bend Town Board Minutes
August 28th, 2025

Chairman Zagel called the Town of West Bend Board of Review **meeting to order at 11:00 A.M.**

Chairman Zagel read the **Call of the Meeting.**

Roll Call was taken. Present: Chairman Troy Zagel, Supervisor Mark Wagor, Supervisor Steve Lindley, Clerk Julie Ihlenfeld, and Assessor Eric Feavel.

Confirmation of Public Notices – the notice has been posted on all 3 posting boards, the town hall, and town web site June 10, 2025. Clerk Ihlenfeld confirmed posting of the notices.

Select a Chairperson. Motion by Zagel to select Mark Wagor as Chairperson. Seconded by Lindley. Motion carried unanimously.

Select a Vice-Chairperson. Motion by Wagor to select Troy Zagel as Vice-Chairperson. Seconded by Lindley. Motion carried unanimously.

Verify training and certification requirements. Ihlenfeld stated that Supervisor Mark Wagor completed the Board of Review Training on August 6, 2025. The Board of Review Member Training Affidavit was filed August 6, 2025.

Review of the Assessment Roll. The Assessment Roll was reviewed.

Board witnesses the signed assessor's affidavit. Assessor Eric Feavel signed the affidavit.

Approve the Assessment Roll. Motion by Zagel to approve the Assessment Roll. Seconded by Lindley. Motion carried unanimously.

Determine “Good Cause” and Extraordinary Circumstances” Waivers for Objections Filed Late. No objections.

Determine Requests for Waiver of the Board of Review Hearing allowing the Property Owner an Appeal Directly to Circuit Court. None.

Hearings on Written Objections:

Taxpayers Sworn in, Present Oral Testimony and Written Information Specifying Value and Method. Taxpayer Cheryl Cunningham and Agent Doug Gallun, 3556 Paradise Dr, West Bend, WI 53095, were sworn in.

A. Property Address: Paradise Dr, Parcel/Tax Key: T13-0560100, Property is classified as: Residential, 2025 Assessment Value: \$171,100

(1) Mr. Gallun presented written and oral testimony for tax key T13-0560100. He stated that the construction across the street from his property at 3615 Paradise Dr, West Bend, WI 53095 has shoreland residential and condominium zoning, and is owned by a plumbing contractor. Mr. Gallun stated commercial properties impair values in residential areas. Mr.

Gallun presented online home estimate values and stated he didn't have time to get an appraiser or market study. Mr. Gallun proposed new value of \$158,663 for the land.

(2) Assessor Presents Oral Testimony and Written Information Specifying Value and Method. Assessor Eric Feavel was sworn in. Assessor Feavel presented written and oral testimony for tax key T13-0560100. He stated you can take online estimates into consideration, although not legal and must have legal representation. A total number of 6 other properties were presented along with additional information on the written testimony from the assessor. The assessed value is based upon the best evidence available at the time the value was set. There are no indications that a commercial property has influenced sales in the area. It is the recommendation of the assessment office that the current assessed value of \$171,100 be sustained for the 2025 assessment year. Assessor Feavel also stated that 1.6 acres of this 3.2-acre lot is unbuildable or in conservancy.

(3) Board of Review Members Examine all Knowledgeable Individuals. Chairperson Wagor stated the evidence presented from the taxpayer was without an appraiser, speculation regarding running a commercial business, values presented by the Assessor are reasonable, and 1.6 acres are unbuildable.

Deliberation and Decisions on Objections Heard.

Motion by Zagel that the property owner's valuation of tax key T13-0560100 is reasonable in light of the relevant evidence that 1.6 acres of this 3.2-acre lot is unbuildable or in conservancy; that the full value of the land is \$171,100, improvements is \$0 for a total value of \$171,100; and hereby sets the new assessment of the land at \$158,700, improvements at \$0 for a total value of \$158,700. Seconded by Lindley. Roll call vote: Troy Zagel – aye; Mark Wagor – nay; Steve Lindley – aye. Motion carried.

B. Property Address: 3556 Paradise Dr, Parcel/Tax Key: T13-0560500, Property is classified as: Residential, 2025 Assessment Value: \$558,100

(1) Mr. Gallun presented written and oral testimony for tax key T13-0560500. He stated that the construction across the street from his property at 3615 Paradise Dr, West Bend, WI 53095 has shoreland residential and condominium zoning, and is owned by a plumbing contractor. Mr. Gallun stated commercial properties impair values in residential areas. Mr. Gallun presented online home estimate values and stated he didn't have time to get an appraiser or market study. Mr. Gallun proposed new value of \$517,935 for the land.

(2) Assessor Presents Oral Testimony and Written Information Specifying Value and Method. Assessor Feavel presented written and oral testimony for tax key T13-0560500. He stated you can take online estimates into consideration, although not legal and must have legal representation. A total number of 4 other properties were presented along with additional information on the written testimony from the assessor. The assessed value is based upon the best evidence available at the time the value was set. There are no indications that any home businesses have impacted recent sales. It is the recommendation of the assessment office that the current assessed value of \$558,100 be sustained for the 2025 assessment year.

(3) Board of Review Members Examine all Knowledgeable Individuals. Chairperson Wagor stated the evidence presented from the taxpayer was without an appraiser, speculation regarding running a commercial business, and values presented by the Assessor are reasonable.

Deliberation and Decisions on Objections Heard.

Motion by Zagel that the assessor's valuation of tax key T13-0560500 is correct; that the full value of the land is \$173,000, improvements is \$385,100 for a total value of \$558,100; and hereby sustains the same valuation as set by the Assessor. Seconded by Wagor. Roll call vote: Troy Zagel – aye; Mark Wagor – aye; Steve Lindley – aye. Motion carried unanimously.

Select Date to Reconvene, if any. The Board of Review will not reconvene.

Motion by Lindley to adjourn, seconded by Zagel. Motion carried unanimously to adjourn the meeting at 1:00 P.M.

Respectfully Submitted this 1 day of September 2025.

Julie Ihlenfeld, Clerk