

**PROCEEDINGS OF THE CITY OF NEW BERLIN  
NOTICE OF ADJOURNED  
BOARD OF REVIEW  
WEDNESDAY, AUGUST 10, 2005  
1:00 PM  
NEW BERLIN CITY HALL  
COUNCIL CHAMBERS**

1. **Call Meeting To Order**

The meeting was called to order by Chairperson Don Starr at 1:00 PM.

2. **Roll Call; Public Notice**

In attendance were Board of Review members: Ray West, Don Starr, Gary Beier and Amy Narus. Five members make up the Board of Review per the City's Code except that a quorum of the members can hear the objections. Ms Narus was present in the event she was needed to satisfy the quorum. Also present: City Assessor Paul Koller, Deputy Assessor Mary Hlavinka, Appraiser Bill Meyer, City Clerk Marilyn Gauger and Deputy City Clerk Sherry Grant.

Public Notice was given on Friday, August 5, 2005.

3. **Hear Appeals to Assessments**

**HEARING FOR LESLIE AND BARBARA L KREN**

City Clerk Gauger administered the Oath to Leslie Kren, Assessor Koller, Deputy Assessor Hlavinka and Appraiser Meyer and then turned the meeting over to Chairperson Starr who asked if he understood the procedure.

**Hearing called at 1:00 PM**

**Property Owner: Leslie and Barbara L Kren**

**Property Tax #: 1247-148**

**Property Address: 13840 W Morningview Court**

**January 1, 2005 Assessment: Land at \$77,900; Improvements at \$306,300 for a total assessed value of \$384,200.**

**Hearing closed at 1:16 PM**

Motion by Gary Beier to sustain the Assessor's valuation. Seconded by Ray West and carried unanimously per roll call vote.

City Clerk Gauger provided Leslie Kren with the Board of Review Determination and he signed an acknowledgement for receipt of same.

**HEARING FOR B & G REALTY INC**

City Clerk Gauger administered the Oath to Dennis Radmer, Agent for B & G Realty, Assessor Koller and Deputy Assessor Hlavinka and turned the meeting over to Chairperson Starr who asked if he understood the procedure.

**Hearing called at 1:20 PM**

**Property Owner: Marcus Corporation/Marcus Ridge Cinema**

**Property Tax #: 1255-991**

**Property Address: 5220 S Moorland Road**

**January 1, 2005 Assessment: Land at \$1,571,700; Improvements at \$8,514,300 for a total assessed value of \$10,086,000.**

**Hearing closed at 1:45 PM**

Motion by Ray West to sustain the Assessor's valuation. Seconded by Gary Beier and carried unanimously per roll call vote.

#### **HEARING FOR B & G REALTY INC**

City Clerk Gauger administered the Oath to Dennis Radmer, Agent for B & G Realty, Assessor Koller and Deputy Assessor Hlavinka and turned the meeting over to Chairperson Starr who asked if he understood the procedure.

#### **Hearing called at 1:46 PM**

**Property Owner: B & G Realty Inc**

**Property Tax #: 1255-991-010**

**Property Address: W Rock Ridge Road (vacant parcel with paving)**

**January 1, 2005 Assessment: Land at \$1,247,500; Improvements at \$35,600 for a total assessed value of \$1,283,100.**

#### **Hearing closed at 2:05 PM**

Motion by Gary Beier to modify the Assessor's valuation and set the assessment for the Land at \$975,000. The improvement (paving) will remain the same at \$35,600 for a total assessed value of \$1,010,600. Seconded by Ray West and carried unanimously per roll call vote.

City Clerk Gauger provided Agent Dennis Radmer with the Board of Review Determination and he signed an acknowledgement for receipt of same.

#### **HEARING FOR DENNIS R & LEE D RADMER**

City Clerk Gauger administered the Oath to Dennis Radmer, Assessor Koller and Deputy Assessor Hlavinka and turned the meeting over to Chairperson Starr who asked if he understood the procedure.

#### **Hearing called at 2:11 PM**

**Property Owner: Dennis R & Lee D Radmer**

**Property Tax #: 1195-965-001**

**Property Address: S Moorland Road (vacant parcel)**

**January 1, 2005 Assessment: Land at \$40,400 for a total assessed value of \$40,400.**

#### **Hearing closed at 2:20 PM**

Motion by Ray West to sustain the Assessor's valuation. Seconded by Gary Beier and carried unanimously per roll call vote.

City Clerk Gauger provided Agent and Owner Dennis Radmer with the three (3) Board of Review Determinations from the last 3 hearings and he signed an acknowledgement for receipt of same.

#### **HEARING FOR KUGLITSCH PROPERTIES INC**

City Clerk Gauger administered the Oath to Attorney Roger Kobriger, owner R. Dibble and Appraiser W. Sirny, City Assessor Koller and Deputy City Assessor Hlavinka and then turned the meeting over to Chairperson Starr who asked if they understood the procedure.

#### **Hearing called at 2:25 PM**

**Property Owner: Kuglitsch Properties, Inc**

**Property Tax #: 1189-011 & 1189-011-001**

**Property Address: 16000 W Cleveland Avenue**

**January 1, 2005 Assessment: Land at \$726,400; Improvements at \$1,231,900 for a total assessed value of \$1,958,300 for Tax #1189-011 and for 1189-011-001 the land is assessed at \$64,300 and no improvements.**

#### **Hearing closed at 3:20 PM**

Motion by Ray West to adjourn this hearing to Wednesday, August 24, 2005 at 3:30 PM to give City Assessor time to review the recently completed appraisal and the stock agreement that was provided at the hearing. Seconded by Gary Beier and carried unanimously.

**HEARING FOR WALGREEN COMPANY**

City Clerk Gauger administered the Oath to Attorney Don Millis, Walgreen Agent Mitch Haberle, City Assessor Koller and Deputy City Assessor Hlavinka and then turned the meeting over to Chairperson Starr who asked if they understood the procedure.

**Hearing called at 3:30 PM**

**Property Owner: Walgreen Company**

**Property Tax #: 1212-988-001**

**Property Address: 3855 S Moorland Road**

**January 1, 2005 Assessment: Land at \$970,800; Improvements at \$1,958,800 for a total assessed value of \$2,929,600.**

**Hearing closed at 3:50 PM**

Motion by Don Starr to sustain the Assessor's valuation. Seconded by Gary Beier and carried unanimously per roll call vote.

City Clerk Gauger provided Attorney Millis and Agent Haberle with the Board of Review Determination and Attorney Millis signed an acknowledgement for receipt of same.

Deputy City Assessor Mary Hlavinka presented to the Board:

**NOVACARE REHAB CLINICS**

**PERSONAL PROPERTY**

**Tax #1681-00 with an assessed value of \$20,140**

The Corporate office filed the personal property form in error. All furniture and fixtures were moved to New Jersey and Assessor Hlavinka presented a letter to that effect therefore the assessed value should be removed.

Motion by Gary Beier to accept the \$0 value and remove Personal Property Account #1681-00 from the 2005 Personal Property Assessment Roll. Seconded by Don Starr and carried unanimously per roll call vote.

City Assessor Paul Koller presented to the Board:

**Request of Change In Assessment for:**

**DA Milwaukee LLC (Denholtz Associates)**

**2905-2925 S 160<sup>th</sup> Street**

**Property Tax #1192-016**

**January 1, 2005 Assessment: Land at \$\$184,500; Improvements at \$1,095,900 for a total assessment value of \$1,280,400.**

Motion by Don Starr to reverse the assessment for #1192-016 from a total value of \$1,280,400 to a total value of \$1,100,000 (land at \$184,500; improvement at \$915,500). Seconded by Ray West and carried unanimously per roll call vote.

Spero N Kopitas, Agent for Denholtz & Associates signed a document waiving his right to a hearing and that he agreed with the assessment as stated.

City Clerk Gauger will send the Notice of Determination via certified mail to Denholtz Associates to the attention of Spero N Kopitas, Agent.

**4. Adjourn**

Motion by Ray West to adjourn to Wednesday, August 24, 2005 at 3:30 PM. Seconded by Gary Beier and carried unanimously.

Respectfully submitted:

Marilyn Gauger

City Clerk