

**BOARD OF REVIEW  
VILLAGE OF PLEASANT PRAIRIE  
JUNE 27, 2007  
9:00 A.M.**

A Meeting of the Pleasant Prairie Board of Review was held on Wednesday, June 27, 2007 and called to order at 9:00 a.m. Present were Board members John Braig, John Burke, Lena Schlater, James Kennedy, Jill Sikorski and Atty. Tom Camill, representing the Board. Also present were Rocco Vita, Village Assessor, Ed Judt, Village Appraiser, and Jane Romanowski, Village Clerk.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. RECEIVE THE ASSESSMENT ROLL AND SWORN STATEMENTS FROM THE CLERK**

Rocco Vita indicated he has signed the Assessor's Affidavit and as soon as Jane Romanowski, Clerk of the Board signs it, any authority to change any assessed value on the 2007 Assessment Roll, real or personal property for the Village of Pleasant Prairie, flows from him to the Board of Review up until the point until the Board adjourns for the 2007 year.

Jane Romanowski stated she has notarized the Assessor's Affidavit.

**SCHLATER MOVED TO RECEIVE THE 2007 ASSESSMENT ROLL;  
SECONDED BY KENNEDY; MOTION CARRIED 5-0.**

- 4. REVIEW NOTICES OF INTENT TO FILE OBJECTIONS**

Jane Romanowski indicated one objection form was filed by Ned Dikmen and the hearing will take place at 9:45 a.m. Also, there is a stipulation for Walgreen's Company that Mr. Vita can explain.

Rocco Vita stated similar to 2006, Walgreen's Company is appealing their 2007 assessment value on the property they own at the intersection of I-94 and STH 50 (7520 118<sup>th</sup> Avenue, 91-4-122-072-0032). The Walgreen situation and the method used by Assessors in Wisconsin to value Walgreen's and similar types of properties are under appeal in Dane County. Last year, it was known that the City of Madison was successful in a Circuit Court decision. Vita further stated at this time, the City of Madison was successful in the Court of Appeals decision. Walgreen's has asked for review of the Court of Appeals decision to the Supreme Court and it is in that pending status right now whether the Supreme Court will decide to hear the case or not. If the Supreme Court decides to hear the case, Walgreen's will ask the Circuit Court in Kenosha County to stay that decision until the outcome of the Supreme Court decision. Vita indicated In

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light of that, Walgreen's and the Village of Pleasant Prairie Assessor's Office believes there is no benefit to any party to go through a Board of Review hearing when their method of appeal skirts the very decision of the Board of Review. The Village has agreed to enter into another stipulation for 2007 regarding the assessed value for Walgreen's and it is before the Board to consider. Mr. Vita indicated he has signed the stipulation and if the Board concurs, the stipulation is to be signed by the Chairman and forwarded to Walgreen's through our attorney.

Braig reiterated by accepting the stipulation, the Board upholds the current assessment and leaves the gate open for Walgreen's to proceed with their legal recourse.

Vita indicated that was correct.

After further discussion on the Walgreen lawsuit, **KENNEDY MOVED TO ACCEPT THE STIPUATION AS PRESENTED; SECONDED BY SIKORSKI; MOTION CARRIED 5-0 AND JOHN BRAIG, CHAIRMAN OF THE BOARD OF REVIEW, SIGNED THE STIPUATION.**

Lena Schlater recused herself from the hearing on the Objection Form filed by Ned Dikmen, and Mr. Dikmen has been a customer of the real estate company she owns.

## **5. HEARINGS**

Rocco Vita, Village Assessor, Ed Judt, Village Appraiser, Jean Werbie, Community Development Director for the Village, Ned Dikmen, property owner and Attorney Eric Olson were sworn in by the Village Clerk. The Village Clerk then read the objection form of Ned Dikmen for vacant land located at 99<sup>th</sup> Street and Lakeshore Drive, Tax Parcel No. 93-4-123-202-0160, into the record.

After testimonies of Ned Dikmen, Attorney Eric Olson, Rocco Vita, Ed Judt, and Jean Werbie, the hearing was closed. After deliberation by the Board,

**BURKE MOVED TO SUPPORT THE ASSESSOR'S 2007 PROPERTY TAX ASSESSMENT ON PROPERTY OWNED BY NED DIKMEN, TAX PARCEL NO. 93-4-123-202-0160, IN THE AMOUNT OF \$138,800; SECONDED BY SIKORSKI; MOTION CARRIED 4-0.**

Jane Romanowski stated for the record that she was hand delivering the Notice of Board of Review Determination to Ned Dikmen at this time.

## **6. ADJOURNMENT**

**KENNEDY MOVED TO ADJOURN THE BOARD OF REVIEW FOR 2007; SECONDED BY SIKORSKI; MOTION CARRIED 4-0 AND MEETING ADJOURNED AT 11:05 A.M.**