

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE BOARD MEETING
MINUTES OF MONDAY, MARCH 10, 2014.
Unofficial until approved by the Village Board,
Approved as written (✓) or with corrections () on 4-14-14

The regular meeting of the Board of Trustees of the Village of Chenequa was held at 6:30 p.m. on **Monday, March 10, 2014**, at the Village Hall, 31275 W County Highway K, Chenequa, Wisconsin. Legal requirements for notification of the news media were met. The following Village Board Members were in attendance:

Mr. Robert T. Foote, Jr. / President – present
Ms. Jo Ann Villavicencio / Trustee – present
Ms. Susan Wilkey / Trustee – present
Ms. Carol Manegold / Trustee – present
Ms. Dwyn von Bereghy / Trustee – absent
Mr. Bronson Haase / Trustee – present
Mr. Jack MacDonough / Trustee – absent
Attorney Michelle Wagner Ebben / Village Attorney – present
Mr. Robert Douglas / Administrator-Police Chief – present
Ms. Pamela Ann Little / Clerk-Treasurer – present

Attendance

None

Public Comment

None

Report by Assessor Mark Link on property tax assessments for 2013

Mr. Link introduced himself and presented information as requested. [An error occurred in the original page numbering of the packet provided. They have been renumbered here for ease in presentation.]

- Item 1 - 2013 Village of Chenequa Field Visit List, Page 11, providing information on owner's name, property location, if entry was gained, etc.
- Item 2 – Land Comparison, Page 5, with an explanation on Front Foot method. For waterfront properties, the amount of water frontage and the depth of the lot are looked at. The value is increased slightly for additional depth. The depth of the lot does not increase the value at the same rate as water frontage. Sample formulas were provided.
- Item 3 – AG Land. Per State Statute 70.32, agricultural land is assessed at a “use value” as opposed to market value. The Department of Revenue (DOR) issues the agricultural use rates per acre annually and they typically range from \$220 to \$270 per acre.
- Item 4 – DVB Mathematical Formula. Even though there is a mathematical formula used for properties, there are numerous variables that lead to a difference in assessed values; such as, year built, above grade living area, finished basement living area, recreation room, bathrooms, quality of construction, condition and desirability.

- Item 5 – DVB Valuation subjective by Assessor. An assessor tries to be as objective as possible. There are subjective items that are included in assessments. Quality of construction rating and land valuation. The real test of performance is how the individual's opinion performs against sale properties. Tyler Technologies methodology is justified in the 2013 Assessment/Sales Ratio Analysis, Pages 6 and 7.
- Item 6 – DVB Realistic valuations when there is no entrance to properties. A starting point is the existing interior information from past interior inspections. An “exterior only” view is an accepted approach to revaluations by the DOR.
- Item 7 – DVB CHQV0415006 & CHQV0415007. See Item 2 above for explanation on land values for water frontage.
- Item 8 – DVB Property values based on like properties in other villages. Sales in the Village of Chenequa were relied on. The Village of Oconomowoc Lake has the same/similar land valuation model.
- Item 9 – DVB CHQV0415010003. This property is under review for 2014.
- Item 10 – DVB 10 year old house lost significant value in one year. Could not provide a response because no additional information on this home was provided. If related to above Item 9 tax key, the property will be reviewed for 2014.
- Item 11 – DVB Lakefront properties devalued. January 1, 2013 values represent an estimate of fair market value as of January 1, 2013. The sales ratio for properties sold in 2012, which is calculated by dividing the 2013 assessment by the 2012 sale price, is 95% (median 97%). If the 2012 assessment was divided by those same sales the ratio would be 106% (median 104%). See DOR report: Statement of Changes in Equalized values by Class and Item, Pages 8-10.

Approve minutes of the February 10, 2014 Village Board meeting

Motion (Haase/Villavicencio) to approve Village Board minutes of meeting held on February 10, 2014. *Foote and Wilkey abstained. Motion Carried.*

Clerk / Treasurer

Presentation of invoices for approval

Motion (Villavicencio/Foote) to approve bills as presented. *Carried Unanimously.*

Clerk Little advised that \$50.85 in interest was earned on our automatically renewable CD which matured on March 7, 2014. We will let the CD automatically renew for another 6 months at the same rate of .40.

Review and consider 30-60 day extension of razing permit issued to Gordon and Grace Gunnlaugsson

Administrator Douglas advised there is a litigation issue and the attorneys are requesting an additional 30 days, going from April 30th to May 30th is the request.

Motion (Villavicencio/Haase) to grant a 30-day extension for the razing permit issued to Gordon and Grace Gunnlaugsson.

Review and consider Resolution 2014-03-10-1 to Amend Section 8.04 of the Village of Chenequa Codes of Ordinances Relating to Hunting within the Village Limits of the Village of Chenequa

Attorney Wagner Ebben advised the only edit made to the ordinance was an increase in the penalty/fine if you fire a firearm. Prior penalty was between \$50-500. The penalty/fine will have a range of up to \$5,000. Attorney Wagner Ebben did note that this is one area where a municipality does not have a maximum fine limit. State law may change this in the future.

Motion (Wilkey/Manegold) to approve Resolution 2014-03-10-1 to Amend Section 8.04 of the Village of Chenequa Codes of Ordinances Relating to Hunting within the Village Limits of the Village of Chenequa. *Carried Unanimously.*

Review and consider quotes for fire house furnace replacement

Administrator Douglas asked for no action at this time. Information provided by some of the submittals was either detailed or vague. New information was received regarding initial installation which needs to be looked into further and we may have a possible remedy to what we currently have. We've made it past the critical point this winter season and we'll revisit this later in the year.

Report on Village Garage Project

Administrator Douglas advised there was nothing to report – we need some better weather.

Committee Reports

- Public Safety** – no report
- Operations** – no report
- Plan Commission** – no report
- Open Space** – no report
- Board of Appeals** – a variance request has been received; meeting to be scheduled
- Personnel Committee** – no report
- Hwy 83 Task Force** – no report
- Emergency Government Committee** – no report
- Lake Management Committee** – no report
- Police Commission** – no report
- Lake Country Fire and Rescue Board** – no report

Report - Village Administrator

- Hobert's application. Our code says a legal, non-conforming structure cannot be increased any more than 30% in footprint or 30% in living area, whichever is less. The Hobert's are asking to double what is in our codes. You need a hardship in order to get a variance.
- 30-day extension from Mr. Boucher. Mr. Boucher graciously extended the use of his garage for an additional 30 days; otherwise, we would have had to vacate this week.
- Deer count is at 77.

Report - Village President

None

Report - Village Attorney

None

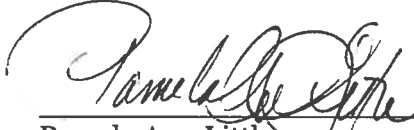
Agenda items to be considered for future meetings of the Village Board.

None

Adjournment

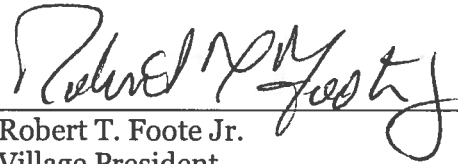
Motion (Villavicencio/Wilkey) to adjourn the March 10th meeting of the Village Board at 7:26 p.m. *Carried Unanimously.*

Respectfully submitted by:



Pamela Ann Little
Village Clerk - Treasurer

Approved and Ordered Posted by:



Robert T. Foote Jr.
Village President