



**City of Waupun**  
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***"Wild Goose Center of Wisconsin"***

**Board of Review Minutes of Meeting- June 8, 2021**

The Board of Review met in regular session on Tuesday, June 8, 2021 at 9:00 a.m. in the City Hall Council Chambers located at 201 E. Main Street, Waupun.

Clerk Hull calls the meeting to order at 9:00am.

Clerk Hull takes roll call.

Board of Review members present on roll call are Richard Steinbach, Julie Nickel, Dylan Weber, Jon Dobbratz, Steve Buchholz, and Jan Harmsen. No members are absent. A quorum is noted.

Also present is City Assessor Craig Olson of Associated Appraisal.

Audience present is Christopher and Rhonda Blotzer.

Clerk calls for nominations for Board Chairman.

Motion Nickel, second Harmsen to appoint Dobbratz as Board Chairman.

As no other nominations are heard, nominations are closed.

Motion carried to appoint Dobbratz as Chairman.

The Notice of the Board of Review was published 15 days prior to the meetings of Open Book and Board of Review. The notice was published as a Class 1 Notice on May 21 and May 24, 2021 and posted in 3 public places of the Waupun City Hall, Waupun Public Library, and Waupun Utilities

Open Book which was conducted by Craig Olson of Associated Appraisal on May 17, 2021 through virtual and teleconferencing due to COVID-19.

Affidavits of the Board members, Clerk and Assessor have been received.

The policy of Sworn Telephone or Written Testimony was previously adopted by the Board of Review.

Craig Olson of Associated Appraisal provides the 2021 assessment roll to the Clerk and provides information on the open book happenings and process.

Clerk offers the Oath of Office to Craig Olson of Associated Appraisal and Christopher and Rhonda Blotzer.

The Board hears the objection received by Christopher and Rhonda Blotzer for the residential property of 717 Sunrise Avenue, Waupun, Dodge County property tax key number 292-1315-0922-025. The Assessor has this property value as \$50,000 improvements and \$26,500 land for a total assessment of \$76,500.

Blotzer contests the structure is a wick home, constructed by Flood Homes, and they have endured mold and electrical and plumbing deficiencies. Blotzer states they did not receive a final occupancy permit. Blotzer is currently in litigation regarding this property in which the hearing is scheduled for April 2022. With the issues with the home, Blotzer requests the improvement value to be adjusted from \$50,000 to \$0. Assessor Olson sympathizes with the Blotzer's for what they have endured but attributes the issues to poor workmanship. Olson understands there are litigation issues to a level of \$400,000. In 2015, the assessed value provided \$168,600 which was reduced several times over the years. Olson believes the structure continues to hold value and could be sold as cash sale, with or without occupancy permit.

Motion Nickel, second Harmsen to rule the Assessors evaluation to be correct. Motion carried 5-1 with Weber voting nay.

As no additional objectors made request for a scheduled appointment to appear before the Board and no audience is present to be heard, the tape recording was turned off.

At 10:52am the Clerk turned on the tape recording.

No objections were heard.

Motion Harmsen, second Nickel to conclude the two-hour session at 11:01am and adjourn the Board of Review. Motion carried.

Angela J. Hull, Board of Review Clerk