

**BOARD OF REVIEW** – Thursday June 19, 2025 5:30 p.m.  
Town Hall, 2354 County Rd N

**PRESENT:** Board of Review members Chairperson Dick Green, Supervisor Eric Olson, Supervisor Faith Schuck, Supervisor Melanie Miller, and Clerk / Treasurer Maria “Pili” Hougan

**ABSENT:** Supervisor Renee Gouaux

**OTHERS PRESENT:** Accurate Assessor Jamie Busha, David Norqual, 3000 Shadyside Dr., Luke Nelson, 2479 Glenn Dr., Kyle Kane, 2902 McConnell Rd.

Chairperson Green called the 2025 Board of Review to order at 5:30 p.m. A roll call of members in attendance was taken. It was confirmed that the Board of Review notice was posted as required by state statutes.

Motion by Supervisor Miller, seconded by Sup. Olson, to nominate Town Chair Dick Green Chairperson of the Board of Review. There were no other nominations. Chairperson Green was elected unanimously on a voice vote.

Motion by Supervisor Miller, seconded by Sup. Schuck, to nominate Sup. Olson as Vice-chairperson of the Board of Review. There were no other nominations. Sup. Olson was elected unanimously on a voice vote.

Town Chair Richard Green and Supervisors Faith Schuck, are Certified Board of Review members. The Board of Review Member Training Affidavit(s) were entered on-line by the Clerk and received at the Wisconsin Department of Revenue in compliance with WI Statutes Sec. 70.46(4).

Motion by Supervisor Miller, second by Sup. Schuck, to approve the minutes of the June 20, 2024 Board of Review. Motion carried unanimously.

The Board of Review has verified there is an Ordinance in place for the confidentiality of income and expense information. Ordinance # 32-6 and # 32-7, Chapter 32, Article III, Assessor.

**The Board of Review unanimously decided at a previous Board of Review meeting not to adopt the policy for sworn telephone and sworn written testimony.** The Board is still in favor of their decision.

The Board of Review unanimously decided at a previous meeting to adopt the policy and procedure for waiver of Board of Review hearing requests. **This policy will not need to be adopted annually.**

The Assessor's Affidavit for the 2025 Real Estate and Personal Property Assessment Roll was received, signed by the Assessor, and subscribed and sworn before Clerk Maria Hougan.

The roll has been examined by the Clerk for errors and corrections.

Assessor Jamie Busha, of the town's contracted assessment firm Accurate Appraisal, was sworn by the Clerk. He is a State of Wisconsin Certified Assessor.

### **Objections-**

Clerk Hougan introduced the claim. The objection form was filed timely from David Norqual, for the property located at 3000 Shadyside Dr., for parcel # 046/0611-3044-2455. At approximately 5:40 p.m. David appeared to present testimony. Objector feels the assessment value of his home should be \$540,000, instead of the assessed value of \$737,400. David presented comparables and explained he feels his home's land value has increased substantially and his home has been assessed at an unrealistic value.

The assessor had reduced Mr. Norqual's home to \$737,400 prior to tonight's Board of Review, however, Mr. Norqual did not feel that was enough. He explained the lot was undesirable and the structure was a humble small cabin.

The Board reviewed the comparables and information provided by Mr. Norqual. There were questions asked by the Board of Review members.

Assessor Jamie Busha presented comparables of recent sales in Pleasant Springs. According to the comparables, the property is in line with where it should be, his property was reduced at open book so it is now at 14% increase for his property, while all his neighbors are at closer to 23%. She stated based on the evidence provided, he could have a negative impact on his property.

There were questions asked by the Board of Review members. Deliberations followed. Further discussion followed.

Motion by Supervisor Olson, second by Sup. Schuck, to adjust the assessment on the property located at 3000 Shadyside St. to \$ 575,000, with the land reduced to \$500,000.00 and the improvements at \$75,000.00 Motion carried 4-0 on a roll call vote with Board of Review members Miller, Olson, Schuck, and Green voting in favor.

It was noted by the Assessor, there should be a time limit for the objectors to state their case and provide evidence.

Clerk Hougan introduced the claim. The objection form was filed outside of the 48 hours from Luke Nelson for the property located at 2479 Glenn Dr. The Fields Reserve, for Parcel # 046/0611-034-8065-2.

At approximately 6:50 p.m. Luke appeared to present his testimony. He feels the assessment value of the property should be \$2,116,575.00, instead of the assessed value of \$2,355,700.00. Luke presented his comparables using the tax returns from several years. Due to there not being

a lot of comparable properties and recent sales, they used the income approach for his assessment. Luke stated their business has had a significant decline in revenues the last several years.

The Board reviewed the information provided by Mr. Nelson, and asked questions. Further discussion followed.

Assessor Jamie Busha now presented her case. She stated Accurate feels the property is in line. The value could be much higher than what the property is at now.

There were questions asked by the Board of Review members. Deliberations followed. Further discussion followed.

Motion by Supervisor Olson, second by Sup. Schuck, to adjust the assessment on the property located at 2479 Glenn Dr. to \$2,171,800.00 for an 18% increase from last year. The value of the land remains at \$426,900.00, and to reduce the improvements to \$1,744, 900.00. Motion carried 4-0 on a roll call vote with Board of Review members Miller, Olson, Schuck, and Green voting in favor.

Clerk Hougan introduced the claim. The objection form was filed outside of the 48 hours from Kyle Kane for the property located at 2902 McConnell Rd., for Parcel # 046/0611-082-8520-0. At approximately 7:19 p.m. Kyle appeared to present his testimony. He feels the assessment value of the property should be \$800,000.00, instead of the assessed value of \$851,000.00. Kyle presented his comparables. A discussion was held regarding the pool and pool house.

The Board reviewed the information provided by Mr. Kane, and asked questions. Further discussion followed.

Assessor Jamie Busha now presented her case. She presented comparables of recent sales in Pleasant Springs. She stated she is firm on the value of the property based on the onsite inspection comparables and information available, the value of the home should be upheld.

There were questions asked by the Board of Review members. Deliberations followed. Further discussion followed.

Motion by Supervisor Olson, second by Sup. Miller, to uphold the assessors value at \$851,000.00 for the property at 2902 McConnell Rd., parcel # 046/0611-082-8520-0. Motion carried 4-0 on a roll call vote with Board of Review members Miller, Olson, Schuck, and Green voting in favor.

There were no other objections filed or heard.

Motion by Supervisor Schuck, seconded by Sup. Miller, to adjourn the 2025 Board of Review at 7:50 p.m. Motion carried 4-0.

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Maria “Pili” Hougan, Clerk/Treasurer