



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Board of Review

Tuesday, June 17, 2025

9:00 AM

Council Chambers, City Hall

1. Roll Call

The Meeting was called to order at 9:02AM.

Present 4 - Christine D'Angelo, Leonard Miller, Sarah Wilke, and Eric Dunst

Absent 1 - Sarah Roth

2. Approval of Minutes

[ID#25-01263](#) Board of Review Draft Minutes 06/06/25

Attachments: [BOR Minutes Draft 6.6.2025](#)

A motion was made by Miller, seconded by Wilke, to approve the minutes from June 6, 2025. The motion carried by the following vote:

Aye: 4 - Christine D'Angelo, Leonard Miller, Sarah Wilke and Eric Dunst

Absent: 1 - Sarah Roth

4. Request for waiver of the Board of Review hearing allowing the property owner an appeal directly to the Circuit Court

[ID#25-01243](#) Request for Waiver - Wal-Mart, 2000 South West Avenue

Attachments: [Walmart Waiver](#)

A motion was made by Miller, seconded by Wilke, to approve Request for Waiver for Wal-Mart, 2000 South West Avenue. The motion carried by the following vote:

Aye: 4 - Christine D'Angelo, Leonard Miller, Sarah Wilke and Eric Dunst

Absent: 1 - Sarah Roth

[PC25-0104](#) Request for Waiver - SBV Fox River LLC - 1220 W Sunset Drive

Attachments: [SBV Waiver Request 1](#)

A motion was made by Miller, seconded by Wilke, to approve Request for Waivers for PC25-0104 SBV Fox River LLC, 1220 W Sunset Drive; PC25-0105 SBV Fox River LLC, 1170 W Sunset Drive; PC25-0106 SBV Fox River LLC, 1180 W Sunset Drive; PC25-0108 SBV Fox River LLC, 1110 W Sunset Drive; PC25-107 SBV Fox River LLC, 1160 W Sunset Drive; PC25-0109 SBV Fox River

LLC, W Sunset Drive; PC25-0110 SBV Fox River LLC, W Sunset Drive; ID# 25-01300 SBV Fox River LLC, 1150 W Sunset Drive. The motion carried by the following vote:

Aye: 4 - Christine D'Angelo, Leonard Miller, Sarah Wilke and Eric Dunst

Absent: 1 - Sarah Roth

PC25-0105 [PC25-0105](#) Request for Waiver - SBV Fox River LLC - 1170 W. Sunset Drive

Attachments: [SBV Waiver Request 2](#)

[PC25-0106](#) Request for Waiver - SBV Fox River LLC - 1180 W. Sunset Drive

Attachments: [SBV Waiver Request 3](#)

[PC25-0108](#) Request for Waiver - SBV Fox River LLC - 1110 W Sunset Drive

Attachments: [SBV Waiver Request 5](#)

[PC25-0107](#) Request for Waiver - SBV Fox River LLC - 1180 W. Sunset Drive

Attachments: [SBV Waiver Request 4](#)

[PC25-0109](#) Request for Waiver - SBV Fox River LLC - W Sunset Drive

Attachments: [SBV Waiver Request 6](#)

[PC25-0110](#) Request for Waiver - SBV Fox River LLC - W. Sunset Drive

Attachments: [SBV Waiver Request 8](#)

[ID#25-01300](#) Request for Waiver - SBV Fox River LLC - 1150 W Sunset

Attachments: [SBV](#)

5. Requests to testify by telephone or submit sworn written statement

[ID#25-01258](#) Request for Telephone - Wal-Mart

Attachments: [Walmart Waiver](#)

No action taken, request for waiver was already approved.

6. Proceed to hear objections, if any and if proper notice / waivers given unless scheduled for another date

3. Consider / act on scheduling additional Board of Review date(s)

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Meeting went into Recess

Meeting Reconvened

Present 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke, and Eric Dunst

[ID#25-01267](#) 9:40am - David Cerroni - 1909 Tree Line Ct

Attachments: [Cerroni Objection](#)

A motion was made by Roth, seconded by Miller, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine that the assessor's valuation is correct, that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence; and sustains the same valuation as set by the Assessor for the property located at 1909 Tree Line Ct. The motion carried by the following vote:

Aye: 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke and Eric Dunst

[ID#25-01271](#) 10:00am - Amanda Doubleday - 3611 Hawthorn Hill Dr

Attachments: [Doubleday Objection](#)

A motion was made by D'Angelo, seconded by Dunst, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine that the Assessor's valuation is correct, that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence; and sustains the same valuation as set by the Assessor for the property located at 3611 Hawthorn Hill Dr. The motion carried by the following vote:

Aye: 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke and Eric Dunst

[ID#25-01275](#) 10:20am - Brian and Kelly Smith - 2911 Willard Ln

Attachments: [Smith Objection](#)

A motion was made by D'Angelo, seconded by Dunst, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine that the Assessor's valuation is

correct, that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence; and sustains the same valuation as set by the Assessor for the property located at 2911 Willard Ln. The motion carried by the following vote:

Aye: 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke and Eric Dunst

[ID#25-01283](#) 10:40am - Bruce and Billie Krantz - 2411 Kayla Drive

Attachments: [Krantz Objection](#)

A motion was made by Roth, seconded by D'Angelo, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine that the Assessor's valuation is correct, that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence; and sustains the same valuation as set by the Assessor for the property located at 2411 Kayla Drive. The motion carried by the following vote:

Aye: 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke and Eric Dunst

[ID#25-01284](#) 11:00am - Steven Gitzlaff - 2718 Northview Rd, #5

Attachments: [Gitzlaff Objection](#)

Meeting went into Recess

Meeting Reconvened

A motion was made by D'Angelo, seconded by Roth, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine that the Assessor's valuation is correct, that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence; and sustains the same valuation as set by the Assessor for the property located at 2718 Northview

Rd, #8. The motion carried by the following vote:

Aye: 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke and Eric Dunst

[ID#25-01285](#) 11:20am - Neal Scheffer - 231 Maria St

Attachments: [Scheffer Objection](#)

A motion was made by Roth, seconded by Miller, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine that the Assessor's valuation is correct, that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence; and sustains the same valuation as set by the Assessor for the property at 231 Maria St. The motion carried by the following vote:

Aye: 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke and Eric Dunst

[ID#25-01286](#) 11:40am - Ralph Perez- Amado - 870/872 Harding Ave

Attachments: [Perez-Amado Objection](#)

Meeting went into Recess

Meeting Reconvened

A motion was made by D'Angelo, seconded by Roth, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine that the Assessor's valuation is correct, that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence; and sustains the same valuation as set by the Assessor for the property at 870/872 Harding Ave. The motion carried by the following vote:

Aye: 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke and Eric Dunst

[ID#25-01287](#) 1:00pm - Jeffrey Hauswirth - 1105 River Place Blvd

Attachments: [Hauswirth Objection](#)

A motion was made by D'Angelo, seconded by Dunst, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review

by majority and roll call vote hereby determine that the Assessor's valuation is correct, that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence; and sustains the same valuation as set by the Assessor for the property at 1105 River Place Blvd. The motion carried by the following vote:

Aye: 4 - Christine D'Angelo, Leonard Miller, Sarah Wilke and Eric Dunst

Aye: 4 - Christine D'Angelo, Leonard Miller, Sarah Wilke and Eric Dunst

Absent: 1 - Sarah Roth

Absent: 1 - Sarah Roth

[ID#25-01288](#) 1:20pm - Sergey Kovalchuk - 134 Jersey Circle

Attachments: [Kovalchuk Objection](#)

A motion was made by Wilke, seconded by D'Angelo, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine that the Assessor's valuation is correct, that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence; and sustains the same valuation as set by the Assessor for the property at 134 Jersey Circle. The motion carried by the following vote:

Aye: 4 - Christine D'Angelo, Leonard Miller, Sarah Wilke and Eric Dunst

Aye: 4 - Christine D'Angelo, Leonard Miller, Sarah Wilke and Eric Dunst

Abstain: 1 - Sarah Roth

Abstain: 1 - Sarah Roth

[ID#25-01289](#) 1:40pm - Melissa Walker - 2412 Fox River Parkway Unit I

Attachments: [Walker Objection](#)

A motion was made by D'Angelo, seconded by Wilke, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine that the Assessor's valuation is correct, that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory

requirements and which are outlined in the Wisconsin Property Assessment Manual, that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence; and sustains the same valuation as set by the Assessor for the property at 2412 Fox River Parkway Unit I. The motion carried by the following vote:

Aye: 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke and Eric Dunst

[ID#25-01290](#) 2:00pm - Beth Ann Walters - 1518 Big Bend Rd, Unit H

Attachments: [Walters Objection](#)

Meeting went into Recess

Meeting Reconvened

A motion was made by D'Angelo, seconded by Wilke, to approve the dismissal of the objection to the assessment for 1518 Big Bend Rd, Unit H. The motion carried by the following vote:

Aye: 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke and Eric Dunst

[ID#25-01291](#) 2:20pm - Walter Levonowich - 732 Madison St

Attachments: [Levonowich Objection](#)

A motion was made by Roth, seconded by Miller, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine that the Assessor's valuation is correct, that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence; and sustains the same valuation as set by the Assessor for the property at 732 Madison St. The motion carried by the following vote:

Aye: 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke and Eric Dunst

[ID#25-01292](#) 2:40pm - Christopher Schaefer - 1371 Harris Dr

Attachments: [Schaefer Objection](#)

A motion was made by D'Angelo, seconded by Dunst, exercising its judgment and discretion, pursuant to Sec. 70.47 (9)(a) of Wis. Statutes, the Board of Review, by majority and roll call vote hereby determine that the Assessor's valuation is incorrect; that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the property

owner's valuation is reasonable in light of the relevant evidence, and find that the full value of the property is: Land:\$46,600 - Improvements:\$308,400 - \$ Total:355,000, that the level of assessment of the municipality is at 100%, and hereby sets the new assessment at \$355,000 for the property at 1371 Harris Dr. The motion carried by the following vote:

Aye: 4 - Christine D'Angelo, Leonard Miller, Sarah Wilke and Eric Dunst

Abstain: 1 - Sarah Roth

[ID#25-01293](#) 3:00pm - Paul Cook - 2005 Brunner Ct

Attachments: [Cook Objection](#)

A motion was made by D'Angelo, seconded by Roth, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine that the Assessor's valuation is correct, that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual, that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence; and sustains the same valuation as set by the Assessor for the property at 2005 Brunner Ct. The motion carried by the following vote:

Aye: 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke and Eric Dunst

[ID#25-01294](#) 3:20pm - Frank Caliando - 2214 Avalon Dr

Attachments: [Caliendo, Frank](#)

The homeowner rescinded his objection.

7. Adjournment

The meeting adjourned at 3:36pm.

A motion was made by Leonard Miller, seconded by Sarah Wilke, to approve adjournment. The motion carried by the following vote:

Aye: 5 - Christine D'Angelo, Sarah Roth, Leonard Miller, Sarah Wilke and Eric Dunst

"A majority of the Council members may be in attendance"

NOTICE: Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible or that materials at the meeting be in an accessible format, please contact the Public Works department, 48 hours prior to the meeting at 524-3600 or by the Wisconsin Telecommunications Relay System so that arrangements may be made to accommodate the request. Attend this meeting in person or watch live at <https://waukesha.legistar.com/calendar.aspx> (due to technical circumstances, the live stream may not always be available).