



# City of Waukesha

Waukesha City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### Board of Review

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Tuesday, July 22, 2025

9:00 AM

Council Chambers, City Hall

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#### 1. Roll Call

*The meeting was called to order at 9:06A.M.*

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

**Absent** 1 - Sarah Wilke

#### 2. Approval of Minutes

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

[ID#25-01428](#) 9:00am - Short Term LLC - 400 S. West Ave

**Attachments:** [Short Term LLC 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: the Assessor's valuation is correct; 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 of 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 400 S. West Ave. The motion carried by the following vote:

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

**Absent:** 1 - Sarah Wilke

[ID#25-01686](#) 9:30am - AmVet Properties - 822 W. St. Paul Ave

**Attachments:** [Amvet Properties Objection](#)

*This objection was withdrawn.*

[ID#25-01529](#) 10:00am - Crossroad Investments - 2314 N Grandview Blvd

**Attachments:** [Crossroad Investments Objection - 2314 N Grandview](#)

*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: the Assessor's valuation is correct; 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 of 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 2314 N Grandview Blvd. The motion carried by the following vote.

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

**Absent:** 1 - Sarah Wilke

[ID#25-01537](#) 10:30am - Crossroad Investments - 2312 N Grandview Blvd

**Attachments:** [Crossroad Investments Objection - 2312 N Grandview](#)

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: the Assessor's valuation is correct; 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 of 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 2312 N Grandview Blvd. The motion carried by the following vote:

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

**Absent:** 1 - Sarah Wilke

[ID#25-01520](#) 11:00am - Old World Investments - 1917 Madera St

**Attachments:** [Old World Investments Objection 1917 Madera](#)

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

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 hereby sets the new assessment for the property located at 1917 Madera at:

Land: \$134,900

Improvements: \$837,100

Total: \$972,000

The motion carried by the following vote:

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

**Absent:** 1 - Sarah Wilke

[ID#25-01512](#) 11:30am - David Hainline - 501 Randall St

**Attachments:** [Hainline Objection](#)

*Meeting went into Recess*

*Meeting Reconvened*

*Meeting went into Recess*

*Meeting Reconvened*

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: the Assessor's valuation is correct; 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 of 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 501 Randall St. The motion carried by the following vote:

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

**Absent:** 1 - Sarah Wilke

[ID#25-01422](#) 12:30pm - Shepherd LLC - 1800 Shepherd Ct

**Attachments:** [Shepherd LLC Objection 1](#)

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: the Assessor's valuation is correct; 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 of 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 1800 Shepherd Ct. The motion carried by the following vote:

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

**Absent:** 1 - Sarah Wilke

[ID#25-01421](#) 1:00pm - Oak Hill LTD - 1800 Shepherd Ct

**Attachments:** [Oak Hill LTD 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: the Assessor's valuation is correct; 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 of 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 1800 Shepherd Ct. The motion carried by the following vote:

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

**Absent:** 1 - Sarah Wilke

[ID#25-01423](#) 1:30pm - Hill Park - 1805 Shepherd Ct

**Attachments:** [Hillpark LLC 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: the Assessor's valuation is correct; 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 of 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 properties located at 1805 Shepherd Ct, 1804 & 1806 Shepherd Ct, 1803 Shepherd Ct, 1809 & 1811 Shepherd Ct and 1802 Shepherd Ct. The motion carried by the following vote:

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

**Absent:** 1 - Sarah Wilke

[ID#25-01424](#) 2:00pm - Sky Park LLC - 1804 & 1806 Shepherd Ct

**Attachments:** [Sky Park LLC Objection](#)

[ID#25-01425](#) 2:30pm - Hillview LLC - 1803 Shepherd Ct

**Attachments:** [Hillview LLC Objection](#)

[ID#25-01426](#) 3:00pm - Sky High LLC - 1809 & 1811 E. Main St

**Attachments:** [Sky High LLC Objection](#)

[ID#25-01427](#) 3:30pm - Hilltop LLC - 1802 Shepherd Ct

**Attachments:** [Hilltop LLC Objection](#)

#### 4. Adjournment

*The meeting adjourned at 1:38P.M.*

#### 4. Adjournment

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

**Absent:** 1 - Sarah Wilke

"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).