



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Board of Review

Friday, July 11, 2025

8:30 AM

Council Chambers, City Hall

1. Roll Call

The meeting was called to order at 8:30A.M.

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

Absent 1 - Sarah Wilke

2. Approval of Minutes

[ID#25-01556](#) Board of Review Draft Minutes 06.17.25

Attachments: [BOR Minutes 6.17.2025](#)

A motion was made by Miller, seconded by Dunst, to approve the Board of Review Draft Minutes from 06.17.25. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

[ID#25-01669](#) Board of Review Draft Minutes 06.24.25

Attachments: [BOR Minutes 6.24.2025](#)

A motion was made by Miller, seconded by Dunst, to approve the Board of Review Draft Minutes from 06.24.25. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

3. Waivers of the required 48 hour notice of intent to file an objection when there is extraordinary circumstances

[ID#25-01576](#) Abplanalp Objection - 06.25.25

Attachments: [Abplanalp Objection 06.25.25](#)

A motion was made by D'Angelo, seconded by Miller, to approve the denial the Abplanalp Objection submitted on 06.25.25. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

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

[ID#25-01560](#) Highlands South LTD - Request

Attachments: [Highlands South](#)

A motion was made by Miller, seconded by Roth, to approve Highlands South LTD request to testify by telephone or sworn written statement. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

[ID#25-01568](#) Locklard Waukesha Holdings - Request

Attachments: [Locklard Waukesha Holdings](#)

A motion was made by Miller, seconded by Roth, to approve Locklard Waukesha Holdings request to testify by telephone or sworn written statement. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

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

[ID#25-01596](#) Sunset Apartments - 1512 Big Bend Rd - 1350.989.003

Attachments: [Sunset Apartment Waiver](#)

A motion was made by D'Angelo, seconded by Miller, to approve the request for waiver for Sunset Apartments, 1512 Big Bend Rd, 1350.989.003. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

[ID#25-01604](#) Rivers Edge - 100 Corrina Blvd - 1305.113

Attachments: [Rivers Edge Waiver - 1305.113](#)

This request for waiver was withdrawn.

[ID#25-01612](#) Rivers Edge - 150 W. Main St - 1305.469

Attachments: [Rivers Edge Waiver 1305.469](#)

This request for waiver was withdrawn.

[ID#25-01620](#) Rivers Edge - 110 Corrina Blvd - 1305.100

Attachments: [Rivers Edge Waiver 1305.100](#)

This request for waiver was withdrawn.

[ID#25-01628](#) Stone Creek Apartments - 2610 Fielding Ln - 0977.046

Attachments: [Stone Creek Waiver](#)

A motion was made by D'Angelo, seconded by Miller, to approve the request for waiver for Stone Creek Apartments, 2610 Fielding Ln, 0977.046. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

[ID#25-01641](#) Riverwalk Apartments - 802 Riverwalk Dr - 1307.018.000

Attachments: [Waukesha Riverwalk Waiver 1307.018](#)

A motion was made by Roth, seconded by Miller, to approve the request for waiver for Riverwalk Apartments, 802 Riverwalk Dr, 1307.018.000. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

[ID#25-01633](#) Riverwalk Apartments - 800 Riverwalk Dr - 1307.018.001

Attachments: [Waukesha Riverwalk Waiver 1307.018.001](#)

A motion was made by Miller, seconded by Roth, to approve the request for waiver for Riverwalk Apartments, 800 Riverwalk Dr, 1307.018.001. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

[ID#25-01649](#) Riverwalk Apartments - 0 N. Prairie Ave - 1307.018.002

Attachments: [Waukesha Riverwalk Waiver 1307.018.002](#)

A motion was made by Roth, seconded by Miller, to approve the request for waiver for Riverwalk Apartments, 0 N. Prairie Ave, 1307.018.002. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

[ID#25-01657](#) 177 Kensington - 1800 Kensington Dr - 1329.015

Attachments: [177 Kensington Waiver](#)

A motion was made by Roth, seconded by Miller, to approve the request for waiver for 177 Kensington, 1800 Kensington Dr, 1329.015. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

[ID#25-01665](#) LCM Funds - 220 W. Main St - 1305.174.001

Attachments: [LCM Funds Waiver](#)

A motion was made by Roth, seconded by Miller, to approve the request for waiver for LCM Funds, 220 W. Main St, 1305.174.001. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

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

[ID#25-01437](#) 9:00am - Higbee Development LLC - 1230 The Strand

Attachments: [Higbee Development LLC](#)

Meeting went into Recess

Meeting Reconvened

A motion was made by Roth, seconded by Miller, 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 1230 The Strand. The motion carried by the following vote:

Aye: 3 - Sarah Roth, Leonard Miller and Eric Dunst

Absent: 2 - Sarah Wilke and Christine D'Angelo

[ID#25-01444](#) 9:30am - Waukesha Hospitality - 2810 Golf Rd

Attachments: [Waukesha Hospitality Agenda](#)

A motion was made by Roth, 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 hereby sets the new assessment for the property located at 2810 Golf Rd at:

Land: \$9,698,600

Improvements: \$2,128,200

Total: 11,826,800

The motion carried by the following vote:

Aye: 3 - Sarah Roth, Leonard Miller and Eric Dunst

Absent: 2 - Christine D'Angelo and Sarah Wilke

[ID#25-01452](#) 10:00am - Highlands South LTD - 1505 Big Bend Rd

Attachments: [Highlands South Agenda](#)

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

Absent 1 - Sarah Wilke

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 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 1505 Big Bend Rd at:

Land: \$696,600

Improvements: \$4,103,400

Total: \$4,800,000

The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

[ID#25-01460](#) 10:30am - JPMorgan Chase - 2402 E. Moreland Blvd

Attachments: [JPMorgan Agenda](#)

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 2402 E. Moreland Blvd. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

10:30am - JPMorgan Chase - 2402 E. Moreland Blvd

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.

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

Absent: 1 - Sarah Wilke

[ID#25-01468](#) 11:00am - Lockard Waukesha Holdings - 120 E. Sunset Dr

Attachments: [Lockard Agenda](#)

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 120 E. Sunset. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

[ID#25-01476](#) 11:30am - Ronald Arnold - 720 E. St. Paul

Attachments: [Arnold Agenda](#)

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 720 E. St. Paul. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

[ID#25-01484](#) 12:30pm - Willow Park LLP - 1001 Delafield St

Attachments: [Willow Park Agenda](#)

A motion was made by Roth, seconded by D'Angelo, 12:30pm - Willow Park LLP - 1001 Delafield St

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 1001 Delafield St. at:

Land: \$755,000

Improvements: \$5,723,300

Total: \$6,478,300

The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

[ID#25-01489](#) 1:00pm - RCL Investments - 309 Arlington St

Attachments: [RCL Investments Agenda Final](#)

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 309 Arlington 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#25-01496](#) 1:30pm - RCL Investments - 222 Arcadian Ave

Attachments: [RCL Investments Agenda Final 2](#)

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 222 Arcadian 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#25-01504](#) 2:00pm - Richard & Jacqueline Offerman - 823 N. East Ave

Attachments: [Offerman Agenda](#)

A motion was made by D'Angelo, seconded by Roth, to reschedule the objection for 823 N. East Ave. The motion carried by the following vote:

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

Absent: 1 - Sarah Wilke

The meeting adjourned at 2:10P.M.

7. Adjournment

The meeting adjourned at 2:28P.M.

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

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).