



# City of Waukesha

Waukesha City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### Board of Review

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Friday, June 6, 2025

9:00 AM

Council Chambers, City Hall

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#### 1. Roll Call

*The meeting was called to order at 9:05am.*

#### Rollcall

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

#### 2. Confirmation of appropriate Board of Review and Open Meeting notices.

*All necessary Board of Review and Open Meeting Notices have been posted.*

#### 4. Verify that a member has met the mandatory training requirements.

*All mandatory training requirements have been met and filed with the DOR.*

#### 5. Verify that the City has an ordinance for the confidentiality of income and expense information provided to the Assessor under sec. 70.47(7)(af), Wis. Stats.

*City Ordinance 3.03 (5)*

#### 3. Select Chairperson and Vice Chairperson for Board of Review.

**A motion was made by Miller, Seconded by Wilke, to approve D'Angelo as Chairperson. The motion carried by the following vote.**

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

**A motion was made by Wilke, Seconded by D'Angelo, to approve Roth as Vice Chairperson. The motion carried by the following vote.**

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

#### 6. Review new laws.

*There were no new laws to be aware of.*

#### 7. Adoption of policy regarding the procedure for sworn telephone testimony and sworn written testimony.

[PC25-0066](#) Board of Review Policy on Procedure for Sworn Telephone or Sworn

## Written Testimony Requests

**Attachments:** [Procedure for Sworn Telephone or Sworn Written Testimony Requests.pdf 2025](#)

**A motion was made by Roth, seconded by Miller, to approve Board of Review Policy on Procedure for Sworn Telephone or Sworn Written Testimony Requests. The motion carried by the following vote:**

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

8. Adoption of policy regarding the procedure for waiver of Board of Review hearing requests.

[ID#25-01141](#) Adoption of policy regarding the procedure of waiver of Board of Review hearing requests.

**Attachments:** [Procedure for Waiver of Board of Review Hearing Requests.pdf 2025](#)

**A motion was made by Miller, seconded by Wilke, to approve Adoption of policy regarding the procedure of waiver of Board of Review hearing requests.. The motion carried by the following vote:**

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

9. Filing and Summary of Annual Assessment Report by Assessor's Office.

10. Receipt of the Assessment Roll by the Clerk from the Assessor.

11. Receipt of the Assessment Roll and sworn statements from the Clerk.

12. Review the Assessment Roll and Perform Statutory Duties:

C. Add omitted properties

D. Eliminate double assessed properties

A. Examine the Roll

**A. Examine the Roll**

**A motion was made by Sarah Roth, seconded by Eric Dunst, to approve the Assessment Roll. The motion carried by the following vote:**

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

16. During the first two hours, Consideration of:

13. Discussion / Action - Certify all corrections of error under state law (sec. 70.43, Wis. Stats.).

14. Discussion / Action - Verify with the Assessor that open book changes are included in the assessment roll

B. Correct description or calculation errors

**B. Correct description or calculation errors**

**A motion was made by Sarah Roth, seconded by Sarah Wilke, to approve Assessment Roll, subject to corrections. The motion carried by the following vote:**

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

[ID#25-01175](#) Offerman Objection

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

**A motion was made by D'Angelo, seconded by Roth, to approve the waiver of the 48 hour notice requirement for the Offerman Objection. The motion carried by the following vote:**

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

[PC25-0076](#) Doubleday Objection

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

**A motion was made by Roth, seconded by Miller, to approve the waiver of the 48 hour notice requirement for the Doubleday Objection. The motion carried by the following vote:**

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

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

[ID#25-01165](#) 3:00pm - David Cerroni - 1909 Tree Line Ct (Tax Key: 0989.049)

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

A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause

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18. Review Notices of Intent to File Objection

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

**A motion was made by Leonard Miller, seconded by Sarah Roth, to approve the denial of Eastman waiver . The motion carried by the following vote:**

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

**A motion was made by Christine D'Angelo, seconded by Leonard Miller, to approve the denial of Joshua Jacobson waiver. The motion carried by the following vote:**

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

**A motion was made by Christine D'Angelo, seconded by Leonard Miller, to approve the denial of waiver for 315 Harrison. The motion carried by the following vote:**

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

**A motion was made by Sarah Roth, seconded by Leonard Miller, to approve the waiver for Chris Schafer . The motion carried by the following vote:**

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

**A motion was made by Christine D'Angelo, seconded by Sarah Wilke, to approve the waiver for Bender Trust. The motion carried by the following vote:**

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

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

*Meeting went into Recess*

*Meeting Reconvened*

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**15. Allow taxpayers to examine assessment data.**

**15. Waivers of the required 48 hour notice of intent to file an objection when there is good cause.**

**A motion was made by Leonard Miller, seconded by Eric Dunst, to approve the waiver for Robert Boudo. The motion carried by the following vote:**

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

**A motion was made by Christine D'Angelo, seconded by Sarah Wilke, to approve the waiver for 1917 Madera St. The motion carried by the following vote:**

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

**A motion was made by Christine D'Angelo, seconded by Sarah Wilke, to approve the waiver for 501 Randall St. The motion carried by the following vote:**

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

**A motion was made by Christine D'Angelo, seconded by Sarah Roth, to approve the waiver for Gary Johnson. The motion carried by the following vote:**

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

**A motion was made by Christine D'Angelo, seconded by Sarah Wilke, to approve the waiver for Paul Cook. The motion carried by the following vote:**

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

**A motion was made by Leonard Miller, seconded by Sarah Roth, to approve the waiver for Dale Moss, 2312 Grandview Blvd. The motion carried by the following vote:**

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

**A motion was made by Leonard Miller, seconded by Sarah Roth, to approve the waiver for Dale Moss, 2314 Grandview Blvd. The motion carried by the following vote:**

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

A motion was made by Leonard Miller, seconded by Christine D'Angelo, to approve the denial for Ayo Adelai, 2422 Patrick Ln. The motion carried by the following vote:

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

A motion was made by Christine D'Angelo, seconded by Sarah Roth, to approve the waiver for 113 Kilps Ct W. The motion carried by the following vote:

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

A motion was made by Christine D'Angelo, seconded by Sarah Wilke, to approve the waiver for 2027 Kilps Dr. The motion carried by the following vote:

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

A motion was made by Christine D'Angelo, seconded by Sarah Roth, to approve the waiver for 457 N Grandview Blvd. The motion carried by the following vote:

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

**A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause**

A motion was made by Christine D'Angelo, seconded by Sarah Roth, to approve the waiver for 345 Wilson Ave. The motion carried by the following vote:

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

[PC25-0067](#) Waiver Request - Menards

**Attachments:** [Menards Waiver Request](#)

A motion was made by Miller, seconded by Roth, to approve Waiver Request from Menards, 2315 Bluemound Rd. The motion carried by the following vote:

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

**C. Requests to testify by telephone or submit sworn written statement**

[ID#25-01155](#) Requests to testify by telephone or sworn written statement - Burger King

**Attachments:** [Burger King](#)

**A motion was made by Miller, seconded by Roth, to approve request to testify by telephone or sworn written statement for Burger King. The motion carried by the following vote:**

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

[PC25-0069](#) Requests to testify by telephone or sworn written statement - Lithia Motors

**Attachments:** [Lithia Motors](#)

**A motion was made by D'Angelo, seconded by Roth, to approve request to testify by telephone or sworn written statement for Lithia Motors. The motion carried by the following vote:**

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

[PC25-0070](#) Requests to testify by telephone or sworn written statement - LRG LLC

**Attachments:** [LRG LLC](#)

**A motion was made by D'Angelo, seconded by Wilke, to approve request to testify by telephone or sworn written statement for LRG LLC. The motion carried by the following vote:**

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

[PC25-0071](#) Requests to testify by telephone or sworn written statement - Realty Income

**Attachments:** [Realty Income](#)

**A motion was made by Miller, seconded by Roth, to approve Requests to testify by telephone or sworn written statement for Realty Income. The motion carried by the following vote:**

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

[PC25-0072](#) Requests to testify by telephone or sworn written statement - Wilde Family

**Attachments:** [Wilde Family 1](#)

**A motion was made by Miller, seconded by Roth, to approve request to testify by telephone or sworn written statement for Wilde Family. The motion carried by the following vote:**

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

[PC25-0073](#) Requests to testify by telephone or sworn written statement - Wilde Family

**Attachments:** [Wilde Family 2](#)

**A motion was made by Miller, seconded by Roth, to approve request to testify by telephone or sworn written statement for Wilde Family. The motion**

carried by the following vote:

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

[PC25-0074](#) Requests to testify by telephone or sworn written statement - MKJEB LLC

**Attachments:** [MKJEB LLC](#)

**A motion was made by Miller, seconded by Roth, to approve request to testify by telephone or sworn written statement for MKJEB LLC. The motion carried by the following vote:**

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

#### D. Subpoena requests

*There were no subpoena requests.*

#### E. Act on any other legally allowed / required Board of Review matters

#### A. Waivers of the required 48 hour notice of intent to file an objection when there is good cause

[ID#25-01156](#) 11:00am - Tracy Foss - 2601 Brookstone Court (Tax Key: 0980.188)

**Attachments:** [Foss, Tracy](#)

**A motion was made by D'Angelo, seconded by Miller, to approve assessor's value for Tracy Foss, 2601 Brookstone Court (Tax Key: 0980.188). The motion carried by the following vote:**

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

[ID#25-01160](#) 11:30am - Kelly Hazard - 1420 Gabriel Drive, Unit 3 (Tax Key: 0998.081)

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

**A motion was made by D'Angelo, seconded by Miller, to approve assessor's value for Kelly Hazard, 1420 Gabriel Drive, Unit 3 (Tax Key: 0998.081). The motion carried by the following vote:**

**Aye:** 3 - Christine D'Angelo, Leonard Miller and Eric Dunst

**Nay:** 1 - Sarah Roth

**Abstain:** 1 - Sarah Wilke

[ID#25-01161](#) 12:00pm - Mark & Beth Leverence - 827 Conifer Ct (Tax Key: 0985.077)

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

*Meeting went into Recess*

*Meeting Reconvened*



**A motion was made by D'Angelo, seconded by Roth, to approve assessor's value for Mark & Beth Leverence, 827 Conifer Ct (Tax Key: 0985.077). The motion carried by the following vote:**

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

[ID#25-01162](#) 1:00pm - Frank Caliendo - 2214 Avalon Drive (Tax Key: 0964.060)

**Attachments:** [Caliendo, Frank](#)

*Meeting went into Recess*

*Meeting Reconvened*

*Meeting went into Recess*

*Meeting Reconvened*

**A motion was made by D'Angelo, seconded by Roth, to approve written request for an adjournment to a new date for Frank Caliendo, 2214 Avalon Drive (Tax Key: 0964.060). The motion carried by the following vote:**

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

[ID#25-01163](#) 1:30pm - Daniel & Donna Brooks - 2933 Devonshire Ct (Tax Key: 0978.022)

*Meeting went into Recess*

*Meeting Reconvened*

[ID#25-01164](#) 2:00pm - Gregory Harder - 3027 Tanglewood Dr (Tax Key: 1372.047)

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

**A motion was made by D'Angelo, seconded by Miller, to approve assessor's value for Gregory Harder, 3027 Tanglewood Dr (Tax Key: 1372.047). The motion carried by the following vote:**

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

[ID#25-01166](#) 2:30pm - Dean Richard - 1436 Big Bend Rd, Unit E (Tax Key: 1350.005)

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

**A motion was made by D'Angelo, seconded by Miller, to approve the assessor's value for Dean Richard, 1436 Big Bend Rd, Unit E (Tax Key: 1350.005). The motion carried by the following vote:**

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

20. New Business

21. Adjournment

*The meeting adjourned at 3:00pm.*

**21. Adjournment**

**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).