



City of West Allis Meeting Minutes Board of Review

Tuesday, June 17, 2025

9:00 AM

City Hall, Council Chambers
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

Chairman Wayne Clark called the meeting to order at 9:01 a.m.

B. ROLL CALL

Present 5 - Wayne Clark, John Karol, Randy Kassa, Robert Haglund, Edward Lisinski

Others Present: City Assessor Jason Williams, Principal Assistant City Attorney Anthony Garcia representing the Board of Review, Principal Assistant City Attorney Rebecca Monti representing the City Assessor, Deputy Clerk Andrew VanNatta, Appraiser Stephen Fredelake and City Clerk Tracey Uttke serving as the Clerk of the Board of Review.

C. APPROVAL OF MINUTES

1. [25-0230](#) Board of Review Minutes from June 10th, 2025.

Lisinski moved to approve, Haglund seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0229](#)

Consideration of changes to the proposed schedule of hearings on objections, if needed.

City Clerk Uttke informed the Board that Smart Asset Realty contacted the Clerk's office and informed of a scheduling conflict. They requested for their hearings to be moved from the 1 p.m. session to the 9 a.m. session. Their hearings are for: 868 S. 74th St. (Parcel 440-0015-000), 7708 W. National Ave. (Parcel 452-0136-000), 1423 S. 81st St. (Parcel 452-0269-000).

City Clerk Uttke informed the Board that Realty Income Properties 6 LLC, 7000 W. Greenfield Ave., (Parcel 440-0235-004) formally withdrew their objection on June 16th, 2025 at 2:42 p.m. via email.

City Clerk Uttke informed the Board that Anthony Mitoska, 2467 S. 81st St. (Parcel 488-0271-000) settled with the Assessor's Office prior to the scheduled hearing at Board of Review. City Assessor Williams stated the original 2025 valuations were \$39,800 for land, \$292,000 for improvements, with an overall value of \$331,800. The Assessor's Office corrected the property card and placed new values of \$39,800 for land, \$271,400 for the improvements, with an overall value of \$311,200.

Karol moved to approve Smart Asset Realty's request to be moved from the 1 p.m. session to the 9 a.m. morning session, Lisinski seconded, motion carried with the following roll call vote:

**Yes - 5 - Clark, Karol, Kassa, Haglund, Lisinski
No - 0**

Karol motioned to approve Realty Income Properties 6 LLC request to withdraw their objection, Haglund seconded, motion carried with the following roll call vote:

**Yes - 5 - Clark, Karol, Kassa, Haglund, Lisinski
No - 0**

Karol motioned to approve Anthony Matoska's corrected overall value of \$311,200, Lisinski seconded, motion carried with the following roll call vote:

**Yes - 5 - Clark, Karol, Kassa, Haglund, Lisinski
No - 0**

3. [25-0223](#) Hearings on Objections to Valuation Pursuant to Wis. Stat. Sec. 70.47:

(To be heard in an order at the discretion of the Board)

Smart Asset Realty - 868 S. 74th St. (Parcel 440-0015-000)

Realty Incomes Properties 6 LLC - 7000 W. Greenfield Ave. (Parcel 440-0235-004)

Domenick Schulz - 1140 S. 96th St. (Parcel 443-0198-000)

Mitchell Street Holding - 8726 W. Mitchell St (Parcel 451-0352-000)

Mitchell Street Holding - 8718 W. Mitchell St (Parcel 451-0353-000)

Mitchell Street Holding - 8714 W. Mitchell St (Parcel 451-0354-002)

Mitchell Street Holding - 86** W. Mitchell St (Parcel 451-0579-003)

Mitchell Street Holding - 87** W. Mitchell St (Parcel 451-0590-001)

Smart Asset Realty - 7708 W. National Ave. (Parcel 452-0136-000)

Smart Asset Realty - 1423 S. 81st St. (Parcel 452-0269-000)

11100 Becher LLC - Eric Ogden - 11100 W. Becher St. (Parcel 481-9992-016)

Anthony Matoska - 2467 S. 81st St. (Parcel 488-0271-000)

Kurt Kappler - 3319 S. 114th St. (Parcel 523-9965-002)

Karol moved to accept the Assessor's valuation as correct for 3319 S. 114th St. (Parcel 523-9965-002), Haglund seconded, motion carried with the following roll call vote:

Aye: 5 - Clark, Karol, Haglund, Kassa and Lisinski
No: 0

Board recessed at 10:38 a.m. and reconvened at 10:45 a.m.

Domenick Schulz, 1140 S. 96th St. (Parcel 443-0198-000), asked to withdraw his objection. Haglund motioned to approve the withdrawal, Lisinski seconded, motion carried the following roll call vote:

Aye: 5 - Clark, Karol, Haglund, Kassa and Lisinski
No: 0

Lisinski moved to accept the Assessor's valuation as correct for 1423 S. 81st St. (Parcel 452-0269-000), Haglund seconded, motion carried with the following roll call vote:

Aye: 5 - Clark, Karol, Haglund, Kassa and Lisinski
No: 0

Lisinski moved to accept the Assessor's valuation as correct for 7708 W. National Ave. (Parcel 452-0136-000), Haglund seconded, motion carried with the following roll call vote:

Aye: 5 - Clark, Karol, Haglund, Kassa and Lisinski
No: 0

Lisinski moved to accept the Assessor's valuation as correct for 868 S. 74th St. (Parcel 440-0015-000), Haglund seconded, motion carried with the following roll call vote:

Aye: 5 - Clark, Karol, Haglund, Kassa and Lisinski
No: 0

Lisinski moved to accept the adjusted amount of \$615,000 for 11100 W. Becher St. (Parcel 481-9992-016), Karol seconded, motion carried with the following roll call vote:

Aye: 5 - Clark, Karol, Haglund, Kassa and Lisinski
No: 0

Board recessed at 12:17 p.m. and reconvened at 1:17 p.m.

William Backes, co-owner of Mitchell St. Holdings, provided a signed agent authorization form to the Clerk, which was placed on file.

Backes asked to withdraw objections for 86** W. Mitchell St. (Parcel 451-0579-003), and 87** W. Mitchell St. (Parcel 452-0136-000). Karol motioned to approve the withdrawals, Lisinski seconded, motion carried with the following roll call vote:

Aye: 5 - Clark, Karol, Haglund, Kassa and Lisinski
No: 0

Lisinski moved to accept the Assessor's valuation as correct for 8718 W. Mitchell St. (Parcel 451-0353-000), Haglund seconded, motion carried with the following roll call vote:

Aye: 5 - Clark, Karol, Haglund, Kassa and Lisinski
No: 0

Lisinski moved to accept the Assessor's valuation as correct for 8726 W. Mitchell St. (Parcel 451-0352-000), Haglund seconded, motion carried with the following roll call vote:

Aye: 5 - Clark, Karol, Haglund, Kassa and Lisinski
No: 0

Lisinski moved to accept the Assessor's valuation as correct for 8714 W. Mitchell St. (Parcel 451-0354-000), Haglund seconded, motion carried with the following roll call vote:

Aye: 5 - Clark, Karol, Haglund, Kassa and Lisinski
No: 0

E. NEXT MEETING

None.

F. ADJOURNMENT

Haglund moved to close the 2025 Assessment Roll and adjourn the 2025 Board of Review at 2:22 p.m., Lisinski seconded, motion carried.



All meetings of the Board of Review are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.