



# City of West Allis

## Meeting Minutes

### Board of Review

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Tuesday, June 10, 2025

10:00 AM

City Hall, Common Council  
7525 W. Greenfield Ave.

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#### STATUTORY TWO-HOUR MEETING

#### A. CALL TO ORDER

*City Clerk Uttke called the meeting to order at 10:00 a.m.*

#### B. ROLL CALL

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

Board Member, Randy Kassa, arrived at 10:02 a.m.

*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, Assessment Technician Sally Bukowski, Appraiser Stephen Fredelake and City Clerk Tracey Uttke serving as the Clerk of the Board of Review.*

#### C. APPROVAL OF MINUTES

1. [25-0222](#) Board of Review Minutes from June 24th, 2024

Haglund moved to approve the June 24th, 2024 Board of Review minutes, Karol seconded, motion carried.

#### D. MATTERS FOR DISCUSSION/ACTION

2. [25-0198](#) Selection of Board of Review Chairperson.

Haglund moved to nominate Wayne Clark as the Board of Review Chairperson, Lisinski seconded, motion carried by roll call vote:

**Aye:** 5 - Clark, Karol, Kassa, Haglund, Lisinski

**No:** 0

3. [25-0199](#) Selection of a Board of Review Vice Chairperson.

Lisinski moved to nominate Robert Haglund as the Board of Review Vice Chairperson, Karol seconded, motion carried by roll call vote:

**Aye:** 5 - Clark, Karol, Kassa, Haglund, Lisinski

**No:** 0

4. [25-0200](#) Verify Board of Review Members and Staff have met the mandatory training requirements.

*City Clerk Uttke confirmed the training requirements have been met and affidavits were submitted timely to the State of Wisconsin.*

**Place on File**

5. [25-0201](#) Confirmation of Board of Review and Open Book Meetings Notices Publication and Postings.
- City Clerk Uttke confirmed the Open Meetings Law was complied with. The combined Open Book and Board of Review legal notice was published in the paper on May 12th, 2025; agenda was posted at 3:33pm on June 9th, 2025.*
6. [25-0202](#) Re-affirmation of the following policies:  
\*Procedure for Waiver of Board of Review Hearing Requests  
\*Procedure for Sworn Telephone or Sworn Written Testimony Requests
- Attorney Garcia reaffirmed the policies with the Board of Review members and had them signed by Chairman Clark. Copies of both are on file with City Clerk Uttke.*
7. [25-0203](#) Reaffirmation of City of West Allis Municipal Code Section 2.14(6) – Confidentiality of Certain Information. Pursuant to Section 70.47(7)(af) of the Wisconsin Statutes, information provided to the City Assessor about income and expenses of the taxpayer shall be held in confidence and shall not be subject to the right of inspection and copying under Section 19.35(1) of the Wisconsin Statutes.
- Attorney Garcia reaffirmed the policy and stressed the practical aspect of it.*
8. [25-0204](#) 2025 Assessor Report.
- City Assessor Williams presented. He stated the City saw an increase over \$36 million in property assessments, or .66% from 2024. Approximately, \$6.4 million was on the residential side, mostly from renovations and remodels, with the rest being on the commercial side. The bulk of the commercial side increase was the Three Leaf Partners apartment complex. The Three Leaf Partners is in TID 19.*
- The Assessor's Department is reporting an estimated assessment level of 96.59%. They reviewed over 1,700 sales and over 900 building permits.*
- Open Book was held from May 27th, 2025 through June 2nd, 2025 and the department met with 67 property owners.*
- The PR-130 was filed with the Clerk's Office. Last year, there were 35 cases waived to Circuit Court. Of those, 21 filed claims with the City. Of those 21, one has been settled and the other 20 remain active. It amounts to over \$42 million dollar being contested.*
- That concludes the Assessor's report for 2025.*
- City Assessor Williams and Appraiser Fredelake provided their qualifications to the Board.*
9. [25-0205](#) Review new assessment laws, if any.
- Attorney Garcia confirmed there are no new assessment laws that should affect the proceedings. City Assessor Williams explained a new act that modified the type of information that is contained in assessment records in regards to privacy. They changed the way the computer system is used to record personal information. It does not impact the way they assess properties.*

10. [25-0206](#) Update on previous property tax appeal cases.  
*City Assessor Williams confirmed it was covered during his Assessor's report.*
11. [25-0207](#) Receipt of the 2025 Real Property and Mobile Home Municipal Permits Assessment Rolls by the Clerk from the Assessor and sworn statements from the Clerk related to the same.  
**Placed on File**
12. [25-0208](#) Verify the 2025 Open Book changes have been included in the 2025 Assessment Roll.  
**Place on File**
13. [25-0209](#) Examine the 2025 Roll.  
*City Assessor Williams presented the 2025 roll to the Board.*

14. [25-0210](#)

Consideration of the following:

- a. Waivers of the required 48-hour notice of Intent to File an Objection when there is good cause.
- b. Waivers or requests for waiver of the Board of Review hearing, allowing the property owner to appeal directly to circuit court.
- c. Requests to testify by telephone or submit sworn written statement.
- d. Objection forms and hearing for property owners who did not submit acceptable income and expense information pursuant to Wis. Stat. §70.47(7)(af).
- e. Subpoena requests.
- f. Action on any other legally allowed/required Board of Review matters.

*a. Attorney Garcia reminded the Board it is up to them to determine what good cause is, however, it should include rationale that provides sufficient justification for missing the legal obligation of the objector. And it is important the Board remain consistent when considering good cause.*

*b. Attorney Monti suggested the following properties should be considered as waived to Circuit Court:*

*1000 S. 108th St., Mayfair Village Mobile Home Ct., 444-9992-000,  
10525 W. Greenfield Ave., Greenfield Terrace, 449-9989-002,  
10211 W. Greenfield Ave., Hillside Properties LLC, 449-9996-005,  
8201 W. Greenfield Ave., West Allis Hotels Ventures LLC, 452-0710-000  
6101 W. Greenfield Ave., NS Retail Holdings, LLC, 454-0640-001  
2121 S. 55th St., SS Land LLC, 474-0264-005  
2211 S. 111th St., Wimmer Family Partnership LLC, 481-0092-000  
11027 W. Grant St., Wimmer Family Partnership LLC, 481-0096-001  
9102 W. Cleveland Ave., Wimmer Family Partnership LLC, 487-9975-001  
2345 S. 107h St., Kevin Leitermann Properties, LLC, 485-0009-010  
12301 W. Oklahoma Ave., Alpine Court LLC., 522-9994-001  
11515 W. Cleveland Ave., Heritage House, 520-9993-003*

*Shawn Lovell requested to have his item heard by the Board of Review instead of waiving to Circuit Court. Heritage House, 11515 W. Cleveland Ave., 520-9993-003,*

*c. City Clerk Uttke informed the Board of one request: Realty Income Properties 6 LLC, 7000 W. Greenfield Ave., 440-0235-004*

*d. Attorney Monti, 1422A S. 92nd St. LLC, 1422 S. 92nd St., 451-226-001, refuses to submit an income & expense form which is required by law to be submitted 7 days prior to this meeting.*

*e. None.*

*f. None.*

Kassa made the motion to move all parcels Attorney Monti suggested to Circuit Court, including Shawn Lovell's property, Heritage House, 11515 W. Cleveland Ave, 520-9993-003, Lisinski seconded, motion carried with the following roll call vote:

Yes - 5 - Clark, Karol, Kassa, Haglund, Lisinski

No - 0

Karol made the motion to approve Realty Income Properties 6 LLC, 7000 W. Greenfield Ave., 440-0235-004, request to testify via telephone, Lisinski seconded, motion carried with the following roll call vote:

Yes - 5 - Clark, Karol, Kassa, Haglund, Lisinski

No - 0

Haglund motioned to deny the objector's request for 1422A S. 92nd St. LLC due to refusal to submit an income & expense form, Lisinski seconded, motion carried with the following roll call vote:

Yes - 5 - Clark, Karol, Kassa, Haglund, Lisinski

No - 0

Committee recessed at 10:55 a.m. and reconvened at 11:03 a.m.

Attorney Garcia mentioned a waiver request for Lincoln Hospitality Group, 10111 W. Lincoln Ave., 485-9996-020, and a request for a telephone appearance.

Karol motioned to moved Lincoln Hospitality Group, 10111 W. Lincoln Ave., 485-9996-020 to Circuit Court, Lisinski seconded, motion carried with the following roll call vote:

Yes - 5 - Clark, Karol, Kassa, Haglund, Lisinski

No - 0

Karol motioned to grant Lincoln Hospitality Group, 10111 W. Lincoln Ave., 485-9996-020 request to testify via telephone, Lisinski seconded, motion carried with the following roll call vote:

Yes - 5 - Clark, Karol, Kassa, Haglund, Lisinski

No - 0

**15. [25-0211](#)**

Review notices of Intent to File Objection.

*Attorney Monti explained there were currently 6 properties who filed intents but not an objection. The Board must wait until the close of the first two hours of the meeting to see if they provide the board with an objection:*

*Whitnall Summit Co LLC, 6682 W. Greenfield Ave., 439-0001-031*

*Six Points East LLC, 6330 W. Greenfield Ave. Unit 101, 439-1001-000*

*Six Points East LLC, 6330 W. Greenfield Ave., 439-1002-000*

*Jason Worgull, 1005-1007 S. 75th St., 440-0187-000*

*James & Rene Sands, 4524 S. 101st St., 449-0011-001*

*David Bevsek, 12004 W. Hayes Ave., 483-0039-000*

**After the 12 p.m. deadline, Haglund motioned to deny all 6 properties who failed to file an objection, Lisinski seconded, motion carried with the following roll call vote:**

**Yes - 5 - Clark, Karol, Kassa, Haglund, Lisinski**

**No - 0**

**16. [25-0212](#)**

Review Objection to Real Estate Property Assessment:

*Attorney Monti explained Darlene Dooley, 2062 S. 106th St., 480-0155-000, submitted incomplete objection form.*

*City Assessor Williams stated Rajane LLC, 2865 S. 108th St., 520-9965-012 failed to provide who the owner is, or a letter of authorization.*

*Committee recessed at 11:32 a.m. and reconvened at 12:00 p.m. Upon reconvening, Board revisited items #15 - #17. City Clerk Uttke confirmed no additional information had been submitted before the deadline.*

**Haglund moved to deny Darlene Dooley, 2062 S. 106th St., Parcel 480-0155-000, due to incomplete documentation, Lisinski seconded, motion carried with the following roll call vote:**

**Yes - 5 - Clark, Karol, Kassa, Haglund, Lisinski**

**No - 0**

**Karol motioned to deny Rajane LLC, 2865 S. 108th St., 520-9965-012 due to failure to establish owner, or no letter of authorization, Lisinski seconded, motion carried with the following roll call vote:**

**Yes - 5 - Clark, Karol, Kassa, Haglund, Lisinski**

**No - 0**

**Aye:** 5 - Clark, Karol, Kassa, Haglund, Lisinski

**No:** 0

**17. [25-0213](#)**

Opportunity for objectors to give reasons to the Board of Review as to why they should be heard.

*None.*

18. [25-0214](#) Opportunity to conduct hearings, if appropriate.

*None.*

19. [25-0215](#) Consideration of proposed schedule of hearings on objections and schedule a hearing date, if needed.

*Board of Review mutually agreed to host hearings on Tuesday, June 17th, 2025 with any additional hearings to be heard on Wednesday, June 18th, 2025.*

#### **E. SCHEDULE NEXT MEETING, IF NECESSARY**

*The Board of Review will reconvene on Tuesday, June 17th, 2025 at 9 a.m.*

**Lisinski motioned to adjourn at 12:06 p.m., Karol seconded, motion carried.**

#### **F. IF NO FUTURE 2025 MEETING SCHEDULED, CLOSE THE 2025 ASSESSMENT ROLL**



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.