

From: nboerke@gmail.com
To: [Crystal L. Turner](mailto:Crystal.L.Turner); clerk@elmgrovetown.org; deputyclerk@elmgrovetown.org; boardofreview@elmgrovetown.org; [Rachel Drescher](mailto:Rachel.Drescher)
Cc: [Jeff Thornton](mailto:Jeff.Thornton); [Andrea Pasqualetto](mailto:Andrea.Pasqualetto)
Subject: Notice of Intent to File Objection with Board of Review - 13105 Watertown Plank Road, Elm Grove, WI
Date: Friday, July 18, 2025 11:19:14 AM
Attachments: [Caroline Heights - Notice of intent to file objection \(7.18.25\).pdf](#)
[Caroline Heights - pa-105f Signed.pdf](#)
Importance: High

Village Clerk and Clerk of the Board of Review,

I am hereby providing notice of our intent to file an objection to the 2025 proposed real estate assessment of the property located at 13105 Watertown Plank Road in the Village of Elm Grove, WI (Tax Key EGV 1105998005). Attached is the Village's notice form as well as the agent authorization form previously provided to the assessor.

We do not have any requests for removal of any members of the Board and expect that the hearing on the matter could take at least 60 minutes.

Please confirm receipt and I will also provide oral notice via phone at 262-782-6700.

Nick

Nicholas J. Boerke
NJB Law & Consulting LLC
414-721-1377

From: noreply@civicplus.com
To: [Crystal L. Turner](#)
Subject: Online Form Submittal: Contact Village Clerk
Date: Friday, July 18, 2025 11:24:34 AM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Contact Village Clerk

Please complete the online form below to submit your question, comment or suggestion.

Your Contact Information

First and Last Name:*

Email Address:*

Phone Number:*

Questions or Comments

Subject:

Comment:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://elmgrovewi.org/Admin/FormHistory.aspx?SID=7428>

The following form was submitted via your website: Contact Village Clerk

First and Last Name:: Nicholas Boerke

Email Address:: nboerke@gmail.com

Phone Number:: 4147211377

Subject:: Notice of Intent to File Objection with Board of Review - 13105 Watertown Plank Road, Elm Grove, WI

Comment:: Village Clerk and Clerk of the Board of Review,

I am hereby providing notice of our intent to file an objection to the 2025 proposed assessment of the property located at 13105 Watertown Plank Road in the Village of Elm Grove (Tax Key EGV 1105998005). I separately emailed the Village's notice form as well as the agent authorization form previously provided to the assessor.

We do not have any requests for removal of any members of the Board and expect that the hearing on the matter could take at least 60 minutes.

Please confirm receipt and I will also provide oral notice via phone at 262-782-6700.

Nick

Nicholas J. Boerke
NJB Law & Consulting LLC

nboerke@gmail.com
414-721-1377

Additional Information:

Form submitted on: 7/18/2025 11:24:32 AM

Submitted from IP Address: 67.53.17.114

Referrer Page: No Referrer - Direct Link

Form Address: <http://elmgroviewi.org/Forms.aspx?FID=75>

VILLAGE OF ELM GROVE

Notice of Intent to File Objection with Board of Review

I, Nicholas Boerke as the property owner or as agent for Caroline Heights Apartments LLC, with an address of 330 E. Kilbourn Ave., #600S

hereby give notice of intent to file an objection on the assessment for the following property: 13105 Watertown Plank Road for the 2025 Assessment Year in the Village of Elm Grove.

THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- X At least 48 hours before the Board's scheduled meeting
During the first two hours of the Board's scheduled meeting (please complete section A)
Up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days (please complete section B)

FILING OF THIS FORM DOES NOT RELIEVE THE OBJECTOR OF THE REQUIREMENT OF TIMELY FILING A FULLY COMPLETED WRITTEN OBJECTION ON THE PROPER FORM WITH THE CLERK OF THE BOARD OF REVIEW.

Section A: The Board of Review may grant a waiver of the 48 hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before the Board during the first two hours of the meeting, shows good cause for failure to meet the 48 hour notice requirement and files a written objection and the Village Assessor waives the 48 hour notice. My good cause is as follows:

N/A

Section B: The Board of Review may waive all notice requirements and hear the objection even if property owner fails to provide written or oral notice of an intent to object 48 hours before the scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours of the meeting, if the property owner appears before the Board at any time up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days, and files a written objection and provides evidence of extraordinary circumstances and the Village Assessor waives the 48 hour notice. Proof of my extraordinary circumstances are as follows:

N/A

A WRITTEN OBJECTION ON THE PROPER FORM MUST BE PROPERLY FILED WITH THE CLERK OF THE BOARD OF REVIEW.

Nick Boerke July 18, 2025
(Signature of Property Owner or Agent) (Date)

Crystal Turner 07/18/2025 - 11.19am
(Received by Village) (Date)

Agent Authorization

for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

| | | | | | |
|--|--------------------|----------------------------------|--|--------------------|---------------------------|
| Company/property owner name Caroline Heights Apartments LLC c/o Mandel Group | | | Taxation district (Check one) <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City | | County Waukesha |
| Mailing address 330 E. Kilbourn Ave., #600S | | | Street address of property 13105 Watertown Plank Road | | |
| City Milwaukee | State WI | Zip 53202 | City Elm Grove | State WI | Zip 53122 |
| Parcel number EGV 1105998005 | | Phone (414) 270 - 2603 | Email apasqualetto@mandelgroup.com | | Fax () - |

Section 2: Authorized Agent Information

| | | | | | |
|---|--------------------|---------------------|---|--|---------------------|
| Name / title Nicholas J. Boerke | | | Company name NJB Law & Consulting LLC | | |
| Mailing address 10936 N. Port Washington Road, #177 | | | Phone (414) 721 - 1377 | | Fax () - |
| City Mequon | State WI | Zip 53092 | Email nboerke@gmail.com | | |

Section 3: Agent Authorization

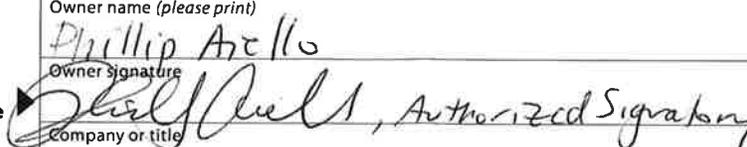
| | |
|--|---|
| Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input checked="" type="checkbox"/> Other <u>Municipal Objection</u> | Enter Tax Years of Authorization _____ _____ <u>2025</u> <u>2025</u> |
| Authorization expires: <u>12 - 31 - 2026</u> (unless rescinded in writing prior to expiration) <small>(mm - dd - yyyy)</small> | |
| Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> Property Owner | |

Section 4: Agreement/Acceptance

I understand, agree and accept:

- The assessor's office may divulge any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf
- I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property
- Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law
- A photocopy and/or faxed copy of this completed form has the same authority as a signed original
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

Section 5: Owner Grants Authorization

| | | |
|------------------------|--|--|
| Owner Sign Here | Owner name (please print) Phillip Arell | Date (mm-dd-yyyy) 07 - 09 - 2025 |
| | Owner signature  | |
| | Company or title Caroline Heights Apartments LLC c/o Mandel Group Inc. | |