



**BOARD OF REVIEW DRAFT MINUTES  
 JULY 21, 2025 \* 6:00 PM \* Park View Room**

13600 Juneau Boulevard, Elm Grove, WI 53122

7/21/2025 - Minutes

**1. Call to Order**

*President Koleski called the meeting to order at 6.02pm*

**2. Roll Call**

*Present: 7 – President Koleski, Trustee Olson, Trustee Schindler, Trustee Stuckert, Trustee Sayas, Trustee Castile, and Trustee Hillmann*

*Also present: Attorney de la Mora, Assessor Thornton, Village Clerk Turner, and Court Reporter Barbara Dassow*

**3. Pledge of Allegiance**

**4. Approval of Minutes**

**A. Review and approval of the May 27, 2025 Board of Review minutes**

**Motion by Trustee Stuckert, second by Trustee Castile, to approve the minutes as submitted.**

*Aye: 7 – President Koleski, Trustee Olson, Trustee Schindler, Trustee Stuckert, Trustee Sayas, Trustee Castile, and Trustee Hillmann*

**5. Confirmation of appropriate Board of Review, Open Book, and Open Meeting notices in compliance with State Law.**

**A. Confirmation of the appropriate Board of Review, Open Book, and Open Meeting notices for the July 21, 2025 Board of Review meeting.**

*Village Clerk Turner confirmed the affidavit of posting the appropriate notices is included in the packet.*

## **6. Verbal confirmation of filing and summary of Assessment Roll by Assessors Office**

*Assessor Thornton presented the assessment roll to the Board.*

## **7. Receipt of the assessment roll by the Clerk from the Assessor**

*Village Clerk Turner confirmed the receipt of the assessment roll.*

## **8. Receive the Assessment Roll and sworn statements from the Clerk**

*The Board received the assessment roll from the Village Clerk.*

## **9. Review the Assessment Roll and Perform Statutory Duties:**

1. Examine the Roll

*The Board had an opportunity to examine the Assessment Roll.*

2. Correct description or calculation errors

*There was no description or calculating errors.*

3. Add omitted properties

*There were no omitted properties.*

4. Eliminate double assessed properties

*There were no double assessed properties.*

## **10. Discussion and action to certify all corrections of error under Wis. Stats 70.43**

*There were no corrections. Assessor Thornton certified the Assessment Roll as 100% correct.*

## **11. Discussion and action to verify with the Assessor the Open Book changes have been included in assessment roll**

*Assessor Thornton confirmed all open book changes are included in the back of the Assessment Roll.*

## 12. Allow taxpayers to examine the assessment data

**President Koleski** confirmed tax payers had the opportunity to view the assessment data during open book from June 27<sup>th</sup> to July 11<sup>th</sup>, 2025 and during the course of the 2-hour meeting tonight.

**Assessor Thornton** introduced and summarized the realtor report and the process of validating the sales of properties from MLS data. Assessor Thornton stated the sales data is from sales prior to January 1<sup>st</sup> 2024.

The Board discussed the data presented.

**Assessor Thornton** stated that if he is made aware of major remodeling that can potentially reduce the sales value of the property if put up for sale, that property can be reduced in assessment for the year and reassessed once the project is finished.

**Assessor Thornton** summarized the properties with increases over 13% and those with decreases. Then reviewed the top 15 valued commercial properties for the last 5 years and how the assessment is determined from the income stream.

The Board discussed some of the changes over the 5 years with the commercial properties.

## 13. During the first two hours, consideration of:

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

*There were no waivers filed with the Clerk.*

### B. Requests for waiver of the BOR hearing allowing the property owner an appeal directly to the circuit court (Roll call vote)

*There were no waivers filed with the Clerk.*

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

#### 1. Discussion and possible action to consider the Request to Testify by Phone of Milo Pinkerton regarding Elm Grove ALF LLC, 800 Wall St, EGV 1105-997.

**President Koleski** introduced the request for telephone testimony by Milo Pinkerton. Assessor Thornton was acceptable to the request.

**Trustee Hillmann** stated this was a pretty substantial request in change of value and would like the testimony to be in person. There is no ability to judge a person's facial expression and is not appropriate in the \$3 million request for change.

**Village Clerk Turner** introduced Jason Sikorski, agent for Elm Grove ALF LLC as present.

**Trustee Stuckert** appreciated **Trustee Hillmann's** concerns.

**Attorney de la Mora** stated the standard of most courts is to understand the manner of how the testimony is delivered. There was a change to state statute, for the Board to allow at their discretion, for property owner or agent to testify by phone or written statement.

**Trustee Hillmann** is not sure if the statute allows for zoom. The substantial request based on the process that is different from comparable sales is the determining reason that he would prefer the in-person testimony.

**Attorney de la Mora** noted there was an application for the telephone testimony prior to 48 hours.

**Trustee Sayas** asked if this can be tabled based on the information provided at the hearing.

**Jason Sikorski** stated that **Milo Pinkerton** is more knowledgeable on the history of the property.

**Attorney de la Mora** stated if the board decided to hear the case the applicant can still appeal to the DOR or Circuit Court. There is an option in complicated commercial cases that the board can waive the hearing and then move the case to litigation - Section 70.47 section 8 m.

**Trustee Hillmann** asked for the standard of review on if the Board waived the hearing. **Attorney de la Mora** said it was the assumption that the assessment is correct by the Assessor. The applicant needs to show evidence of incorrect assessment.

**Trustee Hillmann** asked about the pattern of receiving information. The statute requires the 7-days prior to the meeting to receive the information to the assessor in regards to the material distributed at today's meeting.

The board discussed the ability to determine the reaction of the phone testimony applicant based on their questions.

**Trustee Stuckert** asked if the board accepted the phone testimony and hearing and were unable to gauge the reaction, table the hearing for a later date. **Attorney de la Mora** stated that if there is another hearing date there is a window for other properties to notice and objection.

**Trustee Castile** asked if the waiver was denied is the case denied. **President Koleski** stated he would prefer to reschedule the hearing to a later date in order to appropriately hear all evidence.

**Trustee Hillmann** asked the Assessor and Clerk if the materials were received timely.

**Village Clerk Turner** confirmed they were received ahead of the 48-hour deadline. **Assessor Thornton** confirmed the materials were submitted over the prior two weeks but cannot confirm all items were received prior to 7-days before the meeting.

**Jason Sikorski** stated there were items asked after the deadline as the Assessor reviewed information.

**Trustee Hillmann** stated the board needs to confirm what items were submitted timely and can be considered in review.

**Attorney de la Mora** said the questions would be to ask the Assessor if he feels at a disadvantage with late arriving material and would the property owner feel he was at a disadvantage knowing the date of the hearing and that the property owners request for a phone testimony could be denied.

**Trustee Hillmann** stated his understanding of the state statute the 7-day rule of submission would be prior to the first meeting of the Board of Review.

**Assessor Thornton** confirmed which information was or was not received prior to 7-days before the meeting.

**Trustee Hillmann** asked to hear in person testimony on a different day and review only information that was provided timely.

**Motion by Trustee Stuckert, seconded by Trustee Hillmann, to not take telephone testimony in regard to this request for 800 Wall St, EGV 1105-997 because the person cannot be present to read facial expressions and body language, and there is an inconsistent understanding of when materials were provided before the statutory date.**

*Motion Passed by the following vote: Aye: 8 – President Koleski, Trustee Olson, Trustee Schindler, Trustee Stuckert, Trustee Sayas, Trustee Castille, Trustee Hillman, and Clerk Turner.*

#### **D. Subpoena requests.**

*There were no subpoena requests.*

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

*No additional Board of Review matters.*

### **14. Review Notices of Intent to File Objection**

#### **A. Notice of intent filed by Nicholas Boerke as agent for Caroline Heights Apartments LLC, 13105 Watertown Plank Rd, EGV 1105-998-005**

*Village Clerk Turner informed the Board that the objection was withdrawn at 3:01pm on July 21, 2025.*

#### **B. Notice of intent filed by Jason Sikorski as agent for Elm Grove ALF LLC, 800 Wall St, EGV 1105-997**

### **15. Proceed to hear OBJECTIONS, if any, and if proper notice/waivers given unless scheduled for another date (Roll call vote)**

*The board discussed the dates to set a hearing. Consensus was to set the meeting for August*

***Motion by Trustee Castile, to hold a Board of Review hearing on August 13<sup>th</sup> at 6pm.***

***Amended Motion by Trustee Castile, seconded by Trustee Hillmann, to hold a Board of Review Hearing on August 13<sup>th</sup> to allow the owners of the property at 800 Wall Street to attend the meeting.***

*Aye: 8 – President Koleski, Trustee Olson, Trustee Schindler, Trustee Stuckert, Trustee Sayas, Trustee Castille, Trustee Hillman, and Clerk Turner.*

#### **A. Open the Board of Review Hearing for 13105 Watertown Plank Road, EGV 1105-998-005**

*No action taken as the objection was withdrawn at 3:01 PM on July 21, 2025*

- 1. Discussion and possible action of Caroline Heights Apartments LLC, Agent Nicholas Boerke, Objection to the Real Property Assessment regarding 13105 Watertown Plank Road, EGV 1105-998-005**
- 2. Board of Review deliberations and roll call vote on Objection for 13105 Watertown Plank Road, EGV 1105-998-005**
- 3. Discussion and possible action to close the Board of Review Hearing for 13105 Watertown Plank Road, EGV 1105-998-005**

**B. Open the Board of Review Hearing for 800 Wall St, EGV 1105-997**

*No action taken*

- 1. Discussion and possible action of Elm Grove ALF LLC, Agent Jason Sikorski, Objection to the Real Property Assessment regarding 800 Wall St, EGV 1105-997**
- 2. Board of Review deliberations and roll call vote on Objection for 800 Wall St, EGV 1105-997**
- 3. Discussion and possible action to close the Board of Review Hearing for 800 Wall St, EGV 1105-997**

- 16. Provide Notice of Board of Review Determination form to objectors who are present and/or direct clerk to provide notices via certified mail.**

*No action taken*

- 17. Discussion and possible action on scheduling additional Board of Review date(s) if necessary for additional hearings and/or to allow for determination notices to be sent**

**Motion by Trustee Hillmann, seconded by Trustee Sayas, for the board to direct the Village Assessor to provide information on 800 Wall Street that was provided 7-days prior to tonight's meeting in a format that is readable to the Board, by end of day on August 8<sup>th</sup>, for the Board to consider at the meeting on August 13<sup>th</sup> at 6pm.**

*Discussion related to whether the 7-days were calendar days and when the Board would like to review the information.*

*Aye: 8 – President Koleski, Trustee Olson, Trustee Schindler, Trustee Stuckert, Trustee Sayas, Trustee Castille, Trustee Hillman, and Clerk Turner.*

**18. Adjourn (to future date if necessary)**

**Motion by Trustee Castile, seconded by Trustee Schindler, to adjourn the Board of Review at 8:02pm to 6:00pm, August 13<sup>th</sup>, 2025.**

*Aye: 8 – President Koleski, Trustee Olson, Trustee Schindler, Trustee Stuckert, Trustee Sayas, Trustee Castille, Trustee Hillman, and Clerk Turner.*