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Office of the City Clerk

BOARD OF REVIEW
Thursday, September 25, 2025
8:30 AM
American Legion Post #457
6050 W. Mequon Rd.
Minutes

1) Call to Order, Roll Call

The meeting was called to order by Chair Franklin at 8:31 AM.

Present:

Chair Scott Franklin

Vice Chair Donald Chudnow

Board Member Maureen Baumann – Departed 2:14 PM

Board Member Steven Bersell – Departed 12:30 PM

Board Member Daniel Lucht

Board Member Richard Mueller – Arrived 12:30 PM

Board Member Carol Zolot -- **Excused**

Also present: City Clerk Caroline Fochs, City Assessor Les Ahrens, Commercial Assessor Dwight Frame, Attorney Brian Sajdak (arrived at 8:52 AM), Assessment Technician Carolyn Vogel, Deputy Clerk Beth Kong, Court Reporter Wendy Hanneman and interested public.

2) Approve meeting minutes of May 1, 2025

Motion to approve the Board of Review meeting minutes of May 1, 2025.

RESULT: **Approved by Roll Call Vote [Unanimous]**

MOVED BY: Board Member Lucht

SECONDED BY: Board Member Bersell

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

3) Report of Board Member certification/training

City Clerk Fochs certified that all members of the Board completed training in 2025.

4) Assessor's Year in Review Report and report on Open Book

Assessor Les Ahrens summarized the results of the revaluation for the City of Mequon. He said that the average increase was just over 35% for commercial properties and 38.5% for residential. During the Open Book held in August, the Assessor's office handled over 600 phone calls or in-

person meetings. The revaluation resulted in the following: \$53 million in new construction, \$46 million in residential and \$7 million in commercial.

5) Acceptance of Assessor Affidavit

Assessor Les Ahrens signed the Affidavit.

6) Acceptance of 2025 assessment roll

The Board accepted the 2025 Assessment Roll.

7) Hear any requests for telephone/written testimony

The Board was asked to review objections from three property owners who filed with requests to use written testimony. The Board voted to table their decision until City Attorney Sajdak was present.

RESULT: Tabled [Unanimous]
MOVED BY: Board Member Bersell
SECONDED BY: Board Member Chudnow

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht, Mueller
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Following the completion of Agenda Item #9, The Board returned to Agenda Item #7 and had City Attorney Sajdak explain what the process means and clarify guidelines for testimony submitted by written or telephone. No requests for testimony by telephone were submitted. The Board determined all three property owners had submitted their objections on time. The Board voted unanimously to hear all the requests for written testimony after the scheduled appointments were complete for the day.

8) Hear any requests for waivers to Circuit Court

No requests for waivers to Circuit Court had been submitted.

9) Hear/take any action on any requests for waiver of 48-hour requirement (after hour 2)

The Board reviewed the list of objections that had been filed late or who appeared within the first two hours of this meeting. The Board agreed to review the late objections and would hear any that received a waiver of the 48-hour requirement during a future meeting of the Board.

Motion to waive the 48-hour requirement for Seth Wooll of 10326 N. Provence Drive.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Board Member Baumann
SECONDED BY: Board Member Bersell

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht, Mueller
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Motion to waive the 48-hour requirement for Svetlana Levy of 10830 N Wyngate Trace.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Board Member Bersell

SECONDED BY: Board Member Lucht

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

Motion to waive the 48-hour requirement for Qaisar Manzoor of 13232 N Lakewood Dr.

RESULT: **Approved by Roll Call Vote [Unanimous]**

MOVED BY: Board Member Lucht

SECONDED BY: Board Member Chudnow

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

Jennifer Lambert was unable to appear to state her reasons for the late submission. A friend spoke on her behalf to say the objection was late because of Jennifer's health issues. The Board determined that her form was incomplete.

Motion to waive the 48-hour requirement for Jennifer Lambert of 10360 N Greenview Dr.

RESULT: **Failed by Roll Call Vote [2 to 3]**

MOVED BY: Board Member Bersell

SECONDED BY: Board Member Lucht

AYES: Bersell, Lucht

NAYS: Franklin, Chudnow, Baumann

10) Hear property assessment objections

Hearing #1: Property Owner: Stephen and Erin Maliszewski

Property Address: 505 E. North Point Road

Parcel #: 15-084-02-160.02

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens, Stephen Maliszewski, Erin Maliszewski and Deb Murphy of Coldwell Banker 923 E. Kilbourn, Milwaukee.

The Maliszewskis did not have sufficient copies of their documents for the Board and Assessor. Erin Maliszewski left to make copies and returned to provide testimony, which then took place after Hearing #2 was completed.

Motion to accept the amended assessment of \$193,500 Land + Improvements = \$851,500 \$1,045,000.

RESULT: **Approved by Roll Call Vote [3 to 2]**

MOVED BY: Board Member Bersell

SECONDED BY: Board Member Baumann

AYES: Franklin, Baumann, Bersell
NAYS: Chudnow, Lucht

Hearing #2: Property Owner: Doo He and Ae Hi Lee
Property Address: 10613 N. Gazebo Hill Parkway W
Parcel #: 14-118-00-070.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens, Doo He and Ae Hi Lee.

Motion to sustain the current assessment.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Board Member Chudnow
SECONDED BY: Board Member Baumann

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

The Board took a ten-minute recess at 10:20 AM. When the meeting began again at 10:30 AM, the Board reviewed any additional late objections submitted within the first two hours of the meeting.

Motion to waive the 48-hour requirement (within the first two hours of meeting) for William John of 10249 N Cedarburg Rd.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Board Member Bersell
SECONDED BY: Board Member Baumann

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

Hearing #3: Property Owner: Joseph Viglietta
Property Address: 11525 N. Settlement Drive
Parcel #: 14-120-02-240.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens and Joseph Viglietta.

Motion to sustain the current assessment.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Board Member Chudnow
SECONDED BY: Board Member Lucht

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

Hearing #4: Property Owner: Mitchell Klein
Property Address: 11923 N. Forest Drive

Parcel #: 15-019-05-004.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens and Mitchell Klein.

Motion to sustain the current assessment.

RESULT: **Approved by Roll Call Vote [3 to 2]**
MOVED BY: Board Member Lucht
SECONDED BY: Board Member Chudnow

AYES: Franklin, Bersell, Lucht NAYS: Chudnow, Baumann
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Hearing #5: Property Owner: Murthy-Vishnubhakta Living Trust
Property Address: 2800 W. Riverland Drive
Parcel #: 14-082-04-270.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens, Vishnubhakta S Murthy and Vishnubhakta Veda Vani.

Motion to sustain the current assessment.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Board Member Franklin
SECONDED BY: Board Member Lucht

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

Board of Review took a recess for lunch following the hearing for the Vishnubhakta property. During the lunch recess, Member Bersell left for the remainder of the day. The Board resumed at 1:00 PM with Alternate Member Mueller joining in for the remaining hearings.

Hearing #6: Property Owner: Mark Czerwinski and Anita Clark
Property Address: 7220 W. Lafayette Place
Parcel #: 14-120-07-800.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens, Mark Czerwinski and Anita Clark.

After reviewing the average cost per square feet of similar homes and correcting the total square feet of the subject property, the homeowners were able to provide evidence that the assessment should be reduced.

Motion to accept the amended assessment of \$162,100 Land + \$710,100 Improvements = \$872,200.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Board Member Franklin
SECONDED BY: Board Member Lucht

AYES: Franklin, Chudnow, Baumann, Lucht, Mueller

Hearing #7: Property Owner: Duane and Haesun Morse
Property Address: 2424 W. Mequon Road
Parcel #: 15-019-11-003.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens, Duane Morse and Tammy Stroede 13116 N. Fox Hollow Rd., Mequon.

Motion to sustain the current assessment.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Board Member Lucht
SECONDED BY: Board Member Baumann

AYES: Franklin, Chudnow, Baumann, Lucht, Mueller

Hearing #8: Property Owner: Robert Schwartz
Property Address: 10470 N. Stone Creek Drive
Parcel #: 15-172-00-030.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens and Robert Schwartz.

Motion to sustain the current assessment.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Board Member Lucht
SECONDED BY: Board Member Chudnow

AYES: Franklin, Chudnow, Baumann, Lucht, Mueller

Board Member Baumann left the meeting at 2:14 PM. A quorum was still present to continued.

Hearing #9: Property Owner: David and Amanda Lawlor
Property Address: 11613 Lantern Lane
Parcel #: 14-120-07-720.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens and Amanda Lawlor.

Motion to sustain the current assessment.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Board Member Lucht
SECONDED BY: Board Member Chudnow

AYES: Franklin, Chudnow, Lucht, Mueller

Hearing #10: Property Owner: Aliaksei Auchynnika
Property Address: 9001 W. Poplar Drive
Parcel #: 14-088-14-120.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens and Aliaksei Auchynnika.

Motion to sustain the current assessment.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Board Member Lucht
SECONDED BY: Board Member Mueller

AYES: Franklin, Chudnow, Lucht, Mueller
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The Board took a 10-minute break at 3:10 p.m. Upon returning from the break, the Board reviewed the process for hearing written testimony and reviewed the objections submitted with a request for written testimony.

Hearing #11: Property Owner: Jeffrey Depies
Property Address: 12054 N. Ridge Road
Parcel #: 14-015-12-009.00 Home/Land
 14-015-12-007.00 Vacant Lot

Motion that the Board determined that Mr. Depies did make an objection to his property assessment that was turned in and at this time he has not appeared, he has not provided sworn written testimony as indicated he was going to provide despite providing other information and, therefore, has not given any evidence to dispute the presumption that the Assessor’s valuation of both of his properties is incorrect.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Board Member Franklin
SECONDED BY: Board Member Mueller

AYES: Franklin, Chudnow, Lucht, Mueller
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Hearing #12: Property Owner: Brian Immel
Property Address: 3404 W. Burgundy Court
Parcel #: 14-070-01-140.00

Motion to sustain the current assessment.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Board Member Chudnow
SECONDED BY: Board Member Lucht

AYES: Franklin, Chudnow, Lucht, Mueller
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Hearing #12: Property Owner: Remme Family Trust
Property Address: 11731 N. Bridgewater Drive
Parcel #: 14-123-04-420.00

Motion to sustain the current assessment.

RESULT: **Approved by Roll Call Vote [3 to 1]**
MOVED BY: Board Member Lucht
SECONDED BY: Board Member Mueller

AYES: Chudnow, Lucht, Mueller NAYS: Franklin

11) Schedule any further hearings

12) Adjourn

Motion to adjourn at 3:59 PM.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Board Member Franklin
SECONDED BY: Board Member Lucht

AYES: Franklin, Chudnow, Lucht, Mueller
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Respectfully Submitted,
Beth Kong
Deputy Clerk