

STATE OF WISCONSIN**CIRCUIT COURT****MILWAUKEE**

Michael Fischer vs. City of Wauwatosa - Board of Review

**Electronic Filing
Notice**

Case No. 2025CV009593

Class Code: Petition for Writ of Certiorari

FILED

11-05-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV009593

Honorable William S.

Pocan-26

Branch 26

CITY OF WAUWATOSA - BOARD OF REVIEW
7725 W. NORTH AVE.
WAUWATOSA WI 53213-2331

Received by

NOV 07 2025

City Clerk's Office

Case number 2025CV009593 was electronically filed with/converted by the Milwaukee County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at <http://efiling.wicourts.gov/> and may withdraw as an electronic party at any time. There is a fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: 4909ab

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4140.

Milwaukee County Circuit Court
Date: November 5, 2025

FILED
11-05-2025
Anna Maria Hodges
Clerk of Circuit Court
2025CV009593
Honorable William S.
Pocan-26
Branch 26

STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY

PETITION FOR WRIT OF CERTIORARI

(Under Wis. Stat. §70.47(13))

Michael Fischer,)

Petitioner)

[REDACTED])

v.)

City of Wauwatosa – Board of Review)

Respondent)

7725 W. North Ave. Wauwatosa WI 53213-2331)

Class Code 30955

Comes now the Petitioner, Michael Fischer, who respectfully petitions this Court to issue a **Writ of Certiorari** to review the decision of the Board of Review for the City of Wauwatosa (“BOR”) concerning the assessment of his property located at:

Property Address: [REDACTED]

Parcel No.: [REDACTED]

Tax Year: 2025

- I. In support of this Petition, the Petitioner states as follows:
 - A. Petitioner is the owner of the above-described property located in the City of Wauwatosa, Milwaukee County, Wisconsin.
 - B. On or about **16 September 2025**, the Board of Review issued a determination on Form PR-302 sustaining an assessment of **\$ 956,200** for the above property.
 - C. Petitioner seeks judicial review pursuant to Wis. Stat. §70.47(13).

D. Specifically, Petitioner alleges that:

- a. The BOR actions were contrary to the law and in violation of §70.32(1).
- b. The BOR's decision was arbitrary, unreasonable, and procedurally unfair.
- c. The BOR's decision lacked substantial evidence and relied on inaccurate data.

E. Petitioner has timely filed this Petition within 90 days of the BOR determination, as required by law.

II. WHEREFORE, Petitioner respectfully requests that this Court:

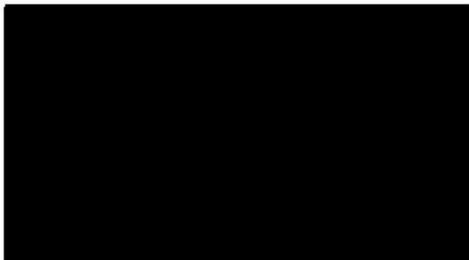
- A. Issue a Writ of Certiorari directing the City of Wauwatosa Board of Review to return to the Court the record of proceedings related to the assessment of the above property;
- B. Upon review, reverse, vacate, or modify the decision of the Board of Review as justice may require; and
- C. Grant such other and further relief as the Court deems appropriate.

Dated: 05 November, 2025

Respectfully submitted,

Signature: Michael Fischer

Michael Fischer, Petitioner (Pro Se)



EXHIBITS

- A: Form PR-302 (Notice of Board of Review Determination.**

EXHIBIT A:

Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2024, as finalized by the Board of Review (BOR) is listed below.

Property Owner	General Information
<div style="background-color: black; width: 100%; height: 80px; border: 1px solid black;"></div>	<p>Date issued 9 - 16 - 2025</p> <p>Parcel # [REDACTED] 01</p> <p>Assessed value \$ [REDACTED]</p> <p>Legal description <u>LOT 1 CERTIFIED SURVEY MAP</u> <u>NO 9414 SE 1/4 SEC 22-7-21 2023</u></p> <p> <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City </p> <p>Municipality <u>Wauwatosa</u></p>

Assessment Information			
2025 Original Assessment		2025 Final Assessment <small>(determined by BOR)</small>	
Land	\$ 342,900	Land	\$ 342,900
Improvements	\$ 613,300	Improvements	\$ 613,300
Personal property	\$ 0	Personal property	\$
Personal property	\$ 0	Personal property	\$
Personal property	\$ 0	Personal property	\$
Total personal property	\$ 0	Total personal property	\$
Total all property	\$ 956,200	Total all property	\$ 956,200

Appeal Information

If you are not satisfied with the BOR's decision, there are appeal options available. Note: Each appeal option has filing requirements. For more information on the appeal process, review the [Guide for Property Owners](#).

Appeal to:

Department of Revenue (DOR) – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A \$100 filing fee is required. It is not available for properties with an assessed value over \$1 million or properties located in first-class cities (Milwaukee). DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

Circuit Court - Action for Certiorari – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

Municipality - Excessive Assessment – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.