



# Wauwatosa, WI

## Board of Review

### Meeting Minutes - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Thursday, September 18, 2025

8:30 AM

Common Council Chambers

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#### **CALL TO ORDER**

*Chairperson Stokke-Ceci called the meeting to order at 8:42 AM.*

#### **ROLL CALL**

**Present 4**      Member Pamela Stokke-Ceci  
                         Member Christopher Meuler  
                         Member Roger Walsh  
                         Alternate Member Lanre Abiola

**Excused 3**      Member Kathy Ehley  
                         Member Rosemary Fox  
                         Alternate Member Alan Kesner

*Member Walsh departed at 11:58 AM.*

*Member Mueller arrived at 1:30 PM.*

#### **PROCEDURAL HEARINGS FOR OBJECTORS WITH EXTRAORDINARY CIRCUMSTANCES REQUESTING A WAIVER OF THE REQUIRED 48-HOUR NOTICE OF INTENT TO FILE AN OBJECTION**

1.      8:30 AM – Tax Key # 345-0826-000, Address: 1623 N 60th Street, [25-1521](#)  
            Owner: Karen F. Lemmer

*Motion by Member Walsh to dismiss the objection due to the property owner's failure to fulfill the requirements of Rule 7(G) of the 2025 Board of Review Rules and Procedures Policy. Second by Member Abiola. Motion carried 3-0.*

**RESULT:**      DENIED

**MOVER:**      Roger Walsh

**SECONDER:**      Lanre Abiola

**Aye:** 3      Stokke-Ceci, Walsh, and Abiola

**Excused:** 4      Ehley, Fox, Meuler, and Kesner

2.      8:45 AM – Tax Key # 377-0138-001, Address: 952 N 124th Street, [25-1522](#)  
            Owner: Bonnie M. & Siegfried E. Speder

*Motion by Member Abiola to dismiss the objection due to the property owner's failure to fulfill the requirements of Rule 7(G) of the 2025 Board of Review Rules and Procedures Policy. Second by Member Walsh. Motion carried 3-0.*

**RESULT:**      DENIED

**MOVER:** Lanre Abiola

**SECONDER:** Roger Walsh

**Aye:** 3 Stokke-Ceci, Walsh, and Abiola

**Excused:** 4 Ehley, Fox, Meuler, and Kesner

3. 9:00 AM – Tax Key # 384-0076-000, Address: 829 N 60th Street,  
Owner: Joe X. Simonet

[25-1526](#)

*Motion by Member Abiola to accept the property owner's extraordinary circumstances and grant a waiver of the required 48-hour notice of intent to file an objection. Second by Member Walsh. Motion carried 3-0.*

*Motion by Member Abiola to accept the property owner's revisions to the objection form and grant a valuation hearing. Second by Member Walsh. Motion carried 3-0.*

**RESULT:** APPROVED

**MOVER:** Lanre Abiola

**SECONDER:** Roger Walsh

**Aye:** 3 Stokke-Ceci, Walsh, and Abiola

**Excused:** 4 Ehley, Fox, Meuler, and Kesner

4. 9:15 AM – Tax Key # 410-0080-000, Address: 537 N 107th Street,  
Owner: Pamela A. Gaveras

[25-1529](#)

*Motion by Member Abiola to dismiss the objection due to the property owner's failure to fulfill the requirements of Rule 7(G) of the 2025 Board of Review Rules and Procedures Policy. Second by Member Walsh. Motion carried 3-0.*

**RESULT:** DENIED

**MOVER:** Lanre Abiola

**SECONDER:** Roger Walsh

**Aye:** 3 Stokke-Ceci, Walsh, and Abiola

**Excused:** 4 Ehley, Fox, Meuler, and Kesner

5. 9:30 AM – Tax Key # 412-0120-000, Address: 11763 W Homewood  
Avenue, Owner: Edward C. Chin

[25-1530](#)

*Motion by Member Abiola to dismiss the objection due to the property owner's failure to fulfill the requirements of Rule 7(G) of the 2025 Board of Review Rules and Procedures Policy. Second by Member Walsh. Motion carried 3-0.*

**RESULT:** DENIED

**MOVER:** Lanre Abiola

**SECONDER:** Roger Walsh

**Aye:** 3 Stokke-Ceci, Walsh, and Abiola

**Excused:** 4 Ehley, Fox, Meuler, and Kesner

6. 9:45 AM - Tax Key # 372-0008-000, Address: 8434 Kenyon Avenue,  
Owner: Jeffrey A. Robinson & Sandra K. Toepfer

[25-1575](#)

*Motion by Member Abiola to dismiss the objection due to the property owner's failure to fulfill the requirements of Rule 7(G) of the 2025 Board of Review Rules and Procedures Policy. Second by Member Walsh. Motion carried 3-0.*

**RESULT:** DENIED

**MOVER:** Lanre Abiola

**SECONDER:** Roger Walsh

**Aye:** 3 Stokke-Ceci, Walsh, and Abiola

**Excused:** 4 Ehley, Fox, Meuler, and Kesner

7. 2:15 PM - Tax Key # 333-0072-000, Address: 2510 N 85th Street,  
Owner: Mark S. Seghers and Christine P. Seghers Revocable Trust

[25-1587](#)

*Motion by Member Walsh to dismiss the objection due to the property owner's failure to fulfill the requirements of Rule 7(G) of the 2025 Board of Review Rules and Procedures Policy. Second by Member Meuler. Motion carried 3-0.*

**RESULT:** DENIED

**MOVER:** Roger Walsh

**SECONDER:** Christopher Meuler

**Aye:** 3 Stokke-Ceci, Meuler, and Walsh

**Excused:** 4 Ehley, Fox, Kesner, and Abiola

8. 2:30 PM - Tax Key # 408-0164-000, Address: 8745 Glencoe Circle,  
Owner: Raymond J. and Colleen E. Pashke

[25-1588](#)

*Motion by Member Meuler to dismiss the objection due to the property owner's failure to fulfill the requirements of Rule 7(G) of the 2025 Board of Review Rules and Procedures Policy. Second by Member Walsh. Motion carried 3-0.*

**RESULT:** DENIED

**MOVER:** Christopher Meuler

**SECONDER:** Roger Walsh

**Aye:** 3 Stokke-Ceci, Meuler, and Walsh

**Excused:** 4 Ehley, Fox, Kesner, and Abiola

#### **PROCEDURAL HEARINGS FOR OBJECTORS WITH INCOMPLETE AND/OR INACCURATE OBJECTION FORMS**

1. 10:00 AM - Tax Key # 334-0104-000, Address: 2540 N 93rd Street,  
Owner: Steven W. & Gina D. Obscherning

[25-1576](#)

*This objection was withdrawn.*

**RESULT:** WITHDRAWN

2. 10:15 AM - Tax Key # 412-0235-000, Address: 166 N 123rd Street,  
Owner: Charles S. Klatt

[25-1577](#)

*This objector signed a stipulation with the Assessor's office.*

**RESULT:** NO ACTION TAKEN

3. 11:00 AM - Tax Key # 382-0573-000, Address: 621 N 77th Street, [25-1582](#)  
Owner: David B. Collier and Janet M. Collier Joint Trust

*Motion by Member Walsh to deny the objection based on non-compliance with Rule 7 of the 2025 Board of Review Rules and Procedures Policy and the property owner's failure to appear for the procedural hearing. Second by Member Abiola. Motion carried 3-0.*

**RESULT:** DENIED

**MOVER:** Roger Walsh

**SECONDER:** Lanre Abiola

**Aye:** 3 Stokke-Ceci, Walsh, and Abiola

**Excused:** 4 Ehley, Fox, Meuler, and Kesner

4. 11:00 AM - Tax Key # 406-0037-000, Address: 534 Crescent Court, [25-1534](#)  
Owner: Timothy & Stephanie Mielke

*Motion by Member Walsh to accept the property owner's revisions to the objection form and grant a valuation hearing. Second by Member Abiola. Motion carried 3-0.*

**RESULT:** APPROVED

**MOVER:** Roger Walsh

**SECONDER:** Lanre Abiola

**Aye:** 3 Stokke-Ceci, Walsh, and Abiola

**Excused:** 4 Ehley, Fox, Meuler, and Kesner

### **VALUATION OBJECTION HEARINGS**

1. 11:15 AM - Tax Key # 332-0298-000, Address: 2551 N 81st Street, [25-1583](#)  
Owner: Bruce W. & Mary Jane Becker Joint Revocable Trust

Objector Information

Owner: Bruce W. and Mary Jane Becker Joint Revocable Trust

Property Address: 2551 N 81st St

Current Assessment Land: \$136,500

Current Assessment Improvements: \$383,700

Current Assessment Total: \$520,200

Owner's Opinion of Value: \$485,000

*Objector Bruce Becker and Deputy City Assessor Cristin Erdmann were sworn in.*

Objector Testimony:

*The objector provided testimony to support their opinion of value, and provided two exhibits.*

*Exhibit 1: Packet with objection form, list of changes to the property, list of sales, and summary of information to support the objector's opinion of value.*

*Exhibit 2: 2025 assessment information and property record for parcel # 333-0220-000.*

Assessor Testimony:

*Deputy City Assessor Cristin Erdmann provided testimony to support the assessed value, and provided one exhibit.*

*Exhibit 1: Sales grid showing the subject property and three comparable sales.*

*It is the opinion of the Assessor, based on the evidence provided, that the 2025 assessment of the property, in the amount of \$520,200, is correct.*

*Motion includes: Exercising its judgment and discretion, pursuant to Wis. State. 70.47(9), the Board of Review by majority and roll call vote hereby determines that the Assessor's value is correct based on the evidence and testimony provided.*

**RESULT:** DENIED

**MOVER:** Roger Walsh

**SECONDER:** Lanre Abiola

**Aye:** 3 Stokke-Ceci, Walsh, and Abiola

**Excused:** 4 Ehley, Fox, Meuler, and Kesner

2. 1:30 PM - Tax Key # 343-0582-000, Address: 1814 Church Street,  
Owner: Christine A. Rahn

[25-1564](#)

Objector Information

Owner: Christine Rahn

Property Address: 1814 Church St

Current Assessment Land: \$157,700

Current Assessment Improvements: \$323,400

Current Assessment Total: \$481,100

Owner's Opinion of Value: \$365,000

*Objector Christine Rahn, witness Tom Warden, and Deputy City Assessor Cristin Erdmann were sworn in.*

Objector Testimony:

*The objector provided testimony to support their opinion of value, and provided one exhibit.*

*Exhibit 1: Packet with objection form and list of comparable sales.*

Assessor Testimony:

*Deputy City Assessor Cristin Erdmann provided testimony to support the assessed value, and provided one exhibit.*

*Exhibit 1: Sales grid showing the subject property and three comparable sales.*

*It is the opinion of the Assessor, based on the evidence provided, that the 2025 assessment of the property, in the amount of \$481,100, is correct.*

*Motion includes: Exercising its judgment and discretion, pursuant to Wis. State. 70.47(9), the Board of Review by majority and roll call vote hereby determines that the Assessor's value is correct based on the evidence and testimony provided.*

**RESULT:** DENIED

**MOVER:** Roger Walsh

**SECONDER:** Christopher Meuler

**Aye:** 3 Stokke-Ceci, Meuler, and Walsh

**Excused:** 4 Ehley, Fox, Kesner, and Abiola

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**OTHER ITEMS**

1. Action on any other legally allowed/required Board of Review matters

[25-1616](#)

**RESULT:** NO ACTION TAKEN

**2. Approval of stipulations**

[25-1617](#)

*The stipulations included the following properties:*

- 10815 W Fiebrantz Avenue
- 12345 W Capitol Drive
- 10608 W Woodward Avenue
- 2623 N 90th Street
- 2372 N 116th Street
- 2243 N 70th Street
- 1863 N 70th Street
- 2176 N 66th Street
- 1415 Wauwatosa Avenue
- 931 N 123rd Street
- 7815 Geralayne Drive
- 6410 W Wisconsin Avenue
- 638 Pleasant View Street

**RESULT:** APPROVED

**MOVER:** Pamela Stokke-Ceci

**SECONDER:** Lanre Abiola

**Aye:** 3 Stokke-Ceci, Walsh, and Abiola

**Excused:** 4 Ehley, Fox, Meuler, and Kesner

**3. Schedule of future BOR dates**

[25-1618](#)

*The next Board of Review meeting is scheduled for Tuesday, September 23 at 8:30 AM.*

**RESULT:** NO ACTION TAKEN

**ADJOURNMENT**

*Meeting adjourned at 2:33 PM.*