



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, September 18, 2025

8:30 AM

Common Council Chambers

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, [25-1526](#)
Owner: Joe X. Simonet

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, [25-1529](#)
Owner: Pamela A. Gaveras

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 [25-1530](#)
Avenue, Owner: Edward C. Chin

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, [25-1575](#)
Owner: Jeffrey A. Robinson & Sandra K. Toepfer

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, [25-1587](#)
Owner: Mark S. Seghers and Christine P. Seghers Revocable Trust

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, [25-1588](#)
Owner: Raymond J. and Colleen E. Pashke

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, [25-1576](#)
Owner: Steven W. & Gina D. Obschering

This objection was withdrawn.

RESULT: WITHDRAWN

2. 10:15 AM - Tax Key # 412-0235-000, Address: 166 N 123rd Street, [25-1577](#)
Owner: Charles S. Klatt

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 3: 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 2: 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

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.