



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Friday, October 17, 2025

8:30 AM

Common Council Chambers

CALL TO ORDER

Chairperson Stokke-Ceci called the meeting to order at 8:31 AM.

ROLL CALL

Present 3 Member Pamela Stokke-Ceci
 Member Rosemary Fox
 Member Roger Walsh

Excused 4 Member Kathy Ehley
 Member Christopher Meuler
 Alternate Member Alan Kesner
 Alternate Member Lanre Abiola

VALUATION OBJECTION HEARINGS

1. 8:30 AM - Tax Key # 334-0010-000, Address: 2636 N 93rd Street,
 Owner: Mark A. & Linda M. Van Groll

[25-1903](#)

Objector Information:

Owner: Mark A. & Linda M. Van Groll
Property Address: 2636 N 93rd Street
Current Assessment Land: \$149,400
Current Assessment Improvements: \$330,800
Current Assessment Total: \$480,200
Owner's Opinion of Value: \$390,000

Objectors Mark and Linda Van Groll 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 email communications, written testimony in support of the property owner's opinion of value, copy of a waiver of amended assessment notification, and list of comparable properties

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 \$480,200, 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: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

2. 9:15 AM - Tax Key # 341-0067-000, Address: 2140 Swan Boulevard, [25-1904](#)
Owner: David Bussa & Johanna Troedsson

*Motion by Member Fox to dismiss the objection due to the objector's failure to appear for the hearing.
Second by Member Walsh. Motion carried 3-0.*

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

3. 10:00 AM - Tax Key # 334-0321-000, Address: 2517 N 96th Street, [25-1905](#)
Owner: Kathleen & Thomas Osowski

Objector Information:

Owner: Kathleen and Thomas Osowski

Property Address: 2517 N 96th Street

Current Assessment Land: \$150,200

Current Assessment Improvements: \$380,500

Current Assessment Total: \$530,700

Owner's Opinion of Value: \$330,000

Objectors Kathleen and Thomas Osowski and Deputy City Assessor Cristin Erdmann were sworn in.

Objector Testimony:

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

Exhibit 1: Packet with email communications, written testimony in support of the property owner's opinion of value, list of comparable properties, and estimates for home improvement work

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 four comparable sales

It is the opinion of the Assessor, based on the evidence provided, that the 2025 assessment of the property be amended to the following:

Land: \$150,200

Improvements: \$377,500

Total Assessment: \$527,700

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 be reduced by \$3,000, for a total assessment of \$527,700, based on the evidence and testimony provided.

RESULT: APPROVED AS AMENDED

MOVER: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

- 4. 9:15 AM - Tax Key # 334-0262-000, Address: 9510 Beverly Place, [25-1916](#)
Owner: Jason C. & Jessica M. Grusnick

This hearing has been rescheduled.

RESULT: NO ACTION TAKEN

- 5. 11:30 AM - Tax Key # 342-0095-000, Address: 1857 N 85th Street, [25-1907](#)
Owner: Mark and Bridget Bullio

Objector Information:

Owner: Mark and Bridget Bullio

Property Address: 1857 N 85th Street

Current Assessment Land: \$59,000

Current Assessment Improvements: \$484,500

Current Assessment Total: \$543,500

Owner's Opinion of Value: \$450,000

Objectors Mark and Bridget Bullio 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 list of comparable sales, estimate for home improvement work, email communications, photos of the subject property, and written testimony in support of the property owner's opinion of value

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 four 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 \$543,500, 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: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

- 6. 1:30 PM - Tax Key # 342-0188-000, Address: 2050 Ludington Avenue, [25-1908](#)

Owner: The Michael D. Zielinski and Karen M. Zielinski Revocable Living Trust

Objector Information:

Owner: The Michael D. Zielinski and Karen M. Zielinski Revocable Living Trust

Property Address: 2050 Ludington Avenue

Current Assessment Land: \$91,500

Current Assessment Improvements: \$525,000

Current Assessment Total: \$616,500

Owner's Opinion of Value: \$589,900

Objectors Michael and Karen Zielinski and Deputy City Assessor Cristin Erdmann were sworn in.

Objector Testimony:

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

Exhibit 1: List of comparable sales and written testimony in support of the property owner's opinion of value

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 four 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 \$616,500, 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: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

7. 2:15 PM - Tax Key # 343-0536-000, Address: 7831 Warren Avenue,
Owner: Peter J. Quandt & Nancy J. Thompson-Quandt

[25-1909](#)

Objector Information:

Owner: Peter J. Quant and Nancy J. Thompson-Quandt

Property Address: 7831 Warren Avenue

Current Assessment Land: \$205,600

Current Assessment Improvements: \$729,000

Current Assessment Total: \$934,600

Owner's Opinion of Value: \$885,000

Objectors Peter Quandt and Nancy Thompson-Quandt and Deputy City Assessor Cristin Erdmann were sworn in.

Objector Testimony:

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

Exhibit 1: Packet with written testimony in support of the property owner's opinion of value, email communications, and 2025 property assessment information for comparable properties

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 four 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 \$934,600, 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: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

- 8. 3:00 PM - Tax Key # 343-0737-000, Address: 2013 N 81st Street,
Owner: Peter and Stacey Mejac

[25-1910](#)

Objector Information:

Owner: Peter and Stacey Mejac

Property Address: 2013 N 81st Street

Current Assessment Land: \$100,800

Current Assessment Improvements: \$427,200

Current Assessment Total: \$528,000

Owner's Opinion of Value: \$450,000

Objectors Peter and Stacey Mejac 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 information about sales of comparable properties

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 four 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 \$528,000, 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: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

9. 3:45 PM - Tax Key # 337-0136-001, Address: 2449 N 117th Street, [25-1911](#)
Owner: Robert E. & Lisa Fricker

This objection was withdrawn.

RESULT: WITHDRAWN

OTHER ITEMS

1. Objection forms and hearing for property owners who did not submit acceptable income and expense information pursuant to Wis. Stat. §70.47(7)(af) [25-1912](#)

RESULT: NO ACTION TAKEN

2. Approval of stipulations [25-1913](#)

RESULT: NO ACTION TAKEN

3. Action on any other legally allowed/required Board of Review matters [25-1914](#)

RESULT: NO ACTION TAKEN

4. Schedule of future BOR dates [25-1915](#)

The next scheduled Board of Review meeting is Monday, October 20.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 3:39 PM.