



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, September 23, 2025

8:30 AM

Common Council Chambers

CALL TO ORDER

Chairperson Stokke-Ceci called the meeting to order at 8:30 AM.

ROLL CALL

Present 4 Member Pamela Stokke-Ceci
 Member Rosemary Fox
 Member Christopher Meuler
 Member Roger Walsh

Excused 3 Member Kathy Ehley
 Alternate Member Alan Kesner
 Alternate Member Lanre Abiola

Member Meuler arrived at 2:55 PM.

Member Walsh departed at 2:56 PM.

VALUATION OBJECTION HEARINGS

1. 8:30 AM - Tax Key # 412-0122-001, Address: 11741 W Homewood Avenue, Owner: Rachel Kersey

[25-1593](#)

Objector Information

Owner: Rachel Kersey

Property Address: 11741 Homewood Avenue

Current Assessment Land: \$72,300

Current Assessment Improvements: \$341,500

Current Assessment Total: \$413,800

Owner's Opinion of Value: \$350,000

Objector Rachel Kersey and Appraiser Peter Bronek were sworn in .

Objector Testimony:

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

Exhibit 1: Photo of property near subject property

Exhibit 2: Photo of property near subject property

Exhibit 3: Online real estate listing for the property at 10906 West Wells Street

Exhibit 4: Online real estate listing for the property at 262 North 113th Street

Exhibit 5: Estimate from Smoke Stacks, Inc. for chimney repairs

Assessor Testimony:

Appraiser Peter Bronek provided testimony to support the assessed value, and provided one exhibit .

Exhibit 6: 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 \$413,800, 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 # 412-0016-000, Address: 12312 W Cathedral Avenue, Owner: Tyler and Tamara Layne

[25-1594](#)

Objector Information

*Owner: Tyler and Tamara Layne
Property Address: 12312 Cathedral Avenue
Current Assessment Land: \$83,200
Current Assessment Improvements: \$210,700
Current Assessment Total: \$293,900
Owner's Opinion of Value: \$250,000*

Objector Tyler Layne and Appraiser Peter Bronek were sworn in .

Objector Testimony:

The objector provided testimony to support their opinion of value, and did not provide any exhibits .

Assessor Testimony:

*Appraiser Peter Bronek 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 \$293,900, 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

- 3. 10:00 AM - Tax Key # 221-0358-001, Address: 4454 N 105th Street, Owner: Kathleen Dallen

[25-1595](#)

Objector Information

*Owner: Kathleen Dallen
Property Address: 4454 N 105th Street*

Current Assessment Land: \$78,600
 Current Assessment Improvements: \$319,600
 Current Assessment Total: \$398,200
 Owner's Opinion of Value: \$450,000

Objector Kathleen Dallen 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 a photo and map of the property at 10661 W Grantosa Drive, and 2025 assessment information for 10661 W Grantosa Drive

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 \$398,200, 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

4. 10:45 AM - Tax Key # 411-0463-000, Address: 216 N 114th Street,
 Owner: Steve and Melissa Jablonicky

[25-1596](#)

Objector Information

Owner: Steve and Melissa Jablonicky
 Property Address: 216 N 114th Street
 Current Assessment Land: \$62,200
 Current Assessment Improvements: \$152,800
 Current Assessment Total: \$215,000
 Owner's Opinion of Value: \$210,000

Objector Melissa Jablonicky and Appraiser Peter Bronek were sworn in .

Objector Testimony:

The objector provided testimony to support their opinion of value, and did not provide any exhibits.

Assessor Testimony:

Appraiser Peter Bronek provided testimony to support the assessed value, and provided one exhibit .
 Exhibit 1: Sales grid showing the subject property with 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 \$215,000, 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

5. 11:30 AM - Tax Key # 408-0250-000, Address: 168 N 89th Street,
Owner: Elizabeth G. Morrow

[25-1597](#)

Objector Information

Owner: Elizabeth Morrow

Property Address: 168 N 89th Street

Current Assessment Land: \$135,000

Current Assessment Improvements: \$438,500

Current Assessment Total: \$573,500

Owner's Opinion of Value: \$468,000

Objector's appointed agent, James Morrow, and Appraiser Peter Bronek were sworn in .

Objector Testimony:

The objector's appointed agent provided testimony to support their opinion of value, and provided two exhibits.

Exhibit 1: Map of the neighborhood and email communications between the property owner and Appraiser Peter Bronek

Exhibit 2: Chart with comparable properties including address and assessment and sale information

Assessor Testimony:

Appraiser Peter Bronek provided testimony to support the assessed value, and provided one exhibit .

Exhibit 3: Sales grid showing the subject property with 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 \$573,500, 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 # 338-0307-000, Address: 2108 Crestview Court,
Owner: Morelli Living Trust

[25-1621](#)

This objection was withdrawn.

RESULT: WITHDRAWN

7. 2:15 PM – Tax Key # 343-0555-001, Address: 1765 N 83rd Street, [25-1510](#)
Owner: Conor J. and Julia P. Watson

Objector Information

Owner: Conor J and Julia P Watson
Property Address: 1765 N 83rd Street
Current Assessment Land: \$203,100
Current Assessment Improvements: \$597,000
Current Assessment Total: \$800,100
Owner's Opinion of Value: \$625,000

Objectors Conor Watson and Julia Watson, and Deputy City Assessor Cristin Erdmann were sworn in.

Objector Testimony:

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

Exhibit 1: Letter summarizing written testimony and reason for appeal
Exhibit 2: Assessment information for the property at 2037 Church Street
Exhibit 3: Assessment information for the property at 1908 Forest Street
Exhibit 4: Assessment information for the property at 723 N 79th Street

Assessor Testimony:

Appraiser Peter Bronek provided testimony to support the assessed value, and provided one exhibit.
Exhibit 5: Sales grid showing the subject property with 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 \$800,100, 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: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

8. 11:30 AM - Tax Key # 344-0123-000, Address: 2252 N 69th Street, [25-1511](#)
Owner: Ian Seybold & Alexa Jones

This valuation hearing has been rescheduled.

RESULT: NO ACTION TAKEN

9. 3:45 PM - Tax Key # 342-0335-000, Address: 2206 N 90th Street, [25-1599](#)
Owner: David A. Lewis

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

RESULT: DENIED

MOVER: Christopher Meuler

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Meuler

Excused: 4 Ehley, Walsh, Kesner, and Abiola

OTHER ITEMS

1. Consideration of amendment to Section 10 (D)(5) of the 2025 Board of Review Rules and Procedures related to providing that Notice of the Board's procedural decisions may be sent by US Mail and not be required to be sent by return receipt requested [25-1656](#)

RESULT: APPROVED

MOVER: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

2. Objection forms and hearing for property owners who did not submit acceptable income and expense information pursuant to Wis. Stat. §70.47(7)(af) [25-1631](#)

RESULT: NO ACTION TAKEN

3. Approval of stipulations [25-1632](#)

The stipulations included the following properties:

- 10215 W Sunset Avenue
- 2524 Swan Boulevard
- 8518 Stickney Avenue
- 11737 W Burleigh Street
- 2035 N 86th Street
- 500 N 99th Street
- 7407 Grand Parkway
- 660 Crescent Court
- 6419 W Wells Street
- 605 N 76th Street
- 8318 Gridley Avenue
- 7803 Geralayne Avenue
- 10437 Innovation Drive
- 1233 N Mayfair Road
- 1535 & 1565 Rivers Bend
- 1661 Rivers Bend
- 1717 Ludington Avenue
- 2263 N 64th Street
- 2234 N 73rd Street
- 1921 N 71st Street
- 2129 N 71st Street
- 8431 W North Avenue
- 8805 Jackson Park Boulevard
- 11411 W North Avenue
- 4296 Glenway Street
- 2962 N 124th Street
- 2944 N 124th Street

- 2578 N 62nd Street
- 2366 N 74th Street
- 2651 Lefeber Avenue
- 2410 N 81st Street
- 2415 N 83rd Street
- 2631 N 89th Street
- 2405 N 111th Street
- 11040 W Meinecke Avenue
- 11001 W Meinecke Avenue
- 11804 W North Avenue
- 1040 N Mayfair Road

RESULT: APPROVED

MOVER: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

4. Action on any other legally allowed/required Board of Review matters [25-1633](#)

RESULT: NO ACTION TAKEN

5. Schedule of future BOR dates [25-1634](#)

The next Board of Review meeting is scheduled for Thursday, September 25 at 8:30 AM.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 3:57 PM.