



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, October 20, 2025

8:30 AM

Common Council Chambers

CALL TO ORDER

Chairperson Stokke-Ceci called the meeting to order at 1:28 PM.

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

Members Fox and Walsh were present at 8:30 AM. The Board of Review did not have quorum between 8:30 AM and 1:30 PM.

VALUATION OBJECTION HEARINGS

1. 8:30 AM - Tax Key # 410-9982-000, Address: 422 N 104th Street, [25-1875](#)
 Owner: Delta717 LLC

Motion by Member Walsh at 3:45 PM 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: Roger Walsh
SECONDER: Rosemary Fox

2. 9:15 AM - Tax Key # 383-0293-000, Address: 7036 W Wisconsin [25-1876](#)
 Avenue, Owner: Matthew P. & Brittani R. Clark

This hearing took place at 2:15 PM on Monday, October 20, with the property owner and Assessor waiving their right to a 48-hour notice of the scheduled hearing date and time.

Objector Information:

*Owner: Matthew P. & Brittani R. Clark
Property Address: 7036 W Wisconsin Avenue
Current Assessment Land: \$103,700
Current Assessment Improvements: \$604,300
Current Assessment Total: \$708,000
Owner's Opinion of Value: \$630,000*

Objector Matthew Clark and Appraiser Peter Bronek were sworn in .

Objector Testimony:

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

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

Assessor Testimony:

Appraiser Peter Bronek 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 \$708,000, 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: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

3. 4:00 PM - Tax Key # 382-0168-000, Address: 1143 Robertson Street, [25-1877](#)
Owner: Brian S. & Danielle K. Lennie

This hearing has been rescheduled.

RESULT: NO ACTION TAKEN

4. 10:45 AM - Tax Key # 345-0698-000, Address: 6440 Upper Parkway [25-1937](#)
North, Owner: Therese M. Henke as Trustee of the Therese M. Henke Trust

This objector signed a stipulation with the Assessor's Office.

RESULT: NO ACTION TAKEN

5. 3:15 PM - Tax Key # 384-0167-000, Address: 6716 Maple Terrace, [25-1879](#)
Owner: Anatoliy L. Lemberskiy

This hearing has been rescheduled.

RESULT: NO ACTION TAKEN

6. 1:30 PM - Tax Key # 383-0373-000, Address: 7343 Maple Terrace, [25-1880](#)
Owner: Peter and Carolyn Stuessy

Objector Information:

Owner: Peter and Carolyn Stuessy

Property Address: 7343 Maple Terrace

Current Assessment Land: \$182,000

Current Assessment Improvements: \$572,300

Current Assessment Total: \$754,300

Owner's Opinion of Value: \$675,000

Objector Carolyn Stuessy and Appraiser Peter Bronek were sworn in .

Objector Testimony:

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

Exhibit 1: List of comparable sales and properties

Assessor Testimony:

Appraiser Peter Bronek 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 \$754,300, 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 # 342-0130-000, Address: 2121 N 86th Street, [25-1939](#)
Owner: Douglas P. Drysdale

This objector signed a stipulation with the Assessor's Office.

RESULT: NO ACTION TAKEN

8. 3:00 PM - Tax Key # 333-0425-000, Address: 2460 N 88th Street, [25-1886](#)
Owner: Shane and Ruth Gerstl

Objector Information:

Owner: Shane and Ruth Gerstl

Property Address: 2460 N 88th Street

Current Assessment Land: \$169,600

Current Assessment Improvements: \$647,600

Current Assessment Total: \$817,200

Owner's Opinion of Value: \$730,000

Objector Shane Gerstl 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 original objection form, written testimony in support of the property owner's opinion of value, 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 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 \$817,200, 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: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

9. 3:45 PM - Tax Key # 342-0057-000, Address: 2108 N 86th Street,
Owner: Daniel Neis & Ashley Sticha Neis

[25-1941](#)

Objector Information:

Owner: Daniel Neis & Ashley Sticha Neis

Property Address: 2108 N 86th Street

Current Assessment Land: \$126,000

Current Assessment Improvements: \$393,800

Current Assessment Total: \$519,800

Owner's Opinion of Value: \$495,000

Objectors Daniel Neis and Ashley Sticha Neis 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

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 \$519,800, 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

OTHER ITEMS

1. Objection forms and hearing for property owners who did not submit

[25-1944](#)

acceptable income and expense information pursuant to Wis. Stat. §70.47(7)(af)

RESULT: NO ACTION TAKEN

2. Approval of stipulations [25-1945](#)

RESULT: NO ACTION TAKEN

3. Action on any other legally allowed/required Board of Review matters [25-1946](#)

RESULT: NO ACTION TAKEN

4. Schedule of future BOR dates [25-1947](#)

The next scheduled Board of Review meeting is Tuesday, October 21.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 4:25 PM.