



# Wauwatosa, WI

## Board of Review

### Meeting Minutes - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Friday, October 24, 2025

8:30 AM

Common Council Chambers

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#### **CALL TO ORDER**

*Vice Chairperson Walsh called the meeting to order at 8:32 AM.*

#### **ROLL CALL**

**Present 4**      Member Pamela Stokke-Ceci  
Member Kathy Ehley  
Member Rosemary Fox  
Member Roger Walsh

**Excused 3**      Member Christopher Meuler  
Alternate Member Alan Kesner  
Alternate Member Lanre Abiola

*Member Walsh departed at 11:34 AM.*

*Member Stokke-Ceci 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 # 338-0236-001, Address: 2025 N 119th Street, [25-1797](#)  
Owner: Jason & Katherine Kubiak

*This property owner signed a stipulation with the Assessor's Office.*

**RESULT:**      NO ACTION TAKEN

#### **VALUATION OBJECTION HEARINGS**

1.      8:45 AM - Tax Key # 345-0539-000, Address: 2041 Two Tree Lane, [25-2005](#)  
Owner: Thomas M. Malaby

*Motion by Member Ehley 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:**      Kathy Ehley

**SECONDER:**      Rosemary Fox

**Aye: 3**      Ehley, Fox, and Walsh

**Excused: 4**      Stokke-Ceci, Meuler, Kesner, and Abiola

2. 9:15 AM - Tax Key # 345-0677-000, Address: 6514 Washington Circle, [25-2006](#)  
Owner: Kay E. Swanson

Objector Information:

Owner: Kay E. Swanson

Property Address: 6514 Washington Circle

Current Assessment Land: \$200,800

Current Assessment Improvements: \$543,700

Current Assessment Total: \$744,500

Owner's Opinion of Value: \$500,000

Objector Kay Swanson 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 and photos of the subject property

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 \$744,500, 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:** Rosemary Fox

**SECONDER:** Kathy Ehley

**Aye:** 3 Ehley, Fox, and Walsh

**Excused:** 4 Stokke-Ceci, Meuler, Kesner, and Abiola

3. 9:45 AM - Tax Key # 332-0186-000, Address: 2370 N 81st Street, [25-2007](#)  
Owner: Catrina Keane

This property owner signed a stipulation with the Assessor's Office.

**RESULT:** NO ACTION TAKEN

4. 10:15 AM - Tax Key # 345-0842-000, Address: 1543 N 60th Street, [25-2008](#)  
Owner: Margaret Murphy & Paul West

This hearing has been rescheduled.

**RESULT:** NO ACTION TAKEN

5. 10:45 AM - Tax Key # 342-0316-000, Address: 9024 Stickney Avenue, [25-2009](#)  
Owner: Davide Rosiglioni & Elizabeth Dabrowski

Objector Information:

Owner: Davide Rosiglioni & Elizabeth Dabrowski

Property Address: 9024 Stickney Avenue

Current Assessment Land: \$101,800  
 Current Assessment Improvements: \$411,800  
 Current Assessment Total: \$513,600  
 Owner's Opinion of Value: \$460,000

Objector Davide Rosiglioni 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: List of comparable sales  
 Exhibit 2: 2025 property assessment information for neighboring 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 \$513,600, 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:** Kathy Ehley  
**SECONDER:** Rosemary Fox

**Aye:** 3 Ehley, Fox, and Walsh

**Excused:** 4 Stokke-Ceci, Meuler, Kesner, and Abiola

- 6. 11:15 AM - Tax Key # 343-0657-000, Address: 2012 Forest Street, Owner: Gary J. & Mary S. Gerhardt Joint Revocable Trust

[25-2010](#)

*This objection has been withdrawn.*

**RESULT:** WITHDRAWN

- 7. 1:30 PM - Tax Key # 333-0303-000, Address: 2318 N 84th Street, Owner: Andrew S. & Allison Ryther

[25-1885](#)

Objector Information:

Owner: Andrew S. & Allison Ryther  
 Property Address: 2318 N 84th Street  
 Current Assessment Land: \$121,600  
 Current Assessment Improvements: \$311,200  
 Current Assessment Total: \$432,800  
 Owner's Opinion of Value: \$364,000

Objector Andrew Ryther 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 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 \$432,800, 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:** Kathy Ehley

**Aye:** 3 Stokke-Ceci, Ehley, and Fox

**Excused:** 4 Meuler, Walsh, Kesner, and Abiola

- 8. 2:15 PM - Tax Key # 382-0577-000, Address: 647 N 77th Street,  
Owner: Kevin & Christina Costello

[25-1878](#)

Objector Information:

Owner: Kevin & Christina Costello

Property Address: 647 N 77th Street

Current Assessment Land: \$160,700

Current Assessment Improvements: \$574,600

Current Assessment Total: \$735,300

Owner's Opinion of Value: \$660,000

Objectors Kevin and Christina Costello 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 list of comparables and photos of comparable 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 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 \$735,300, 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:** Kathy Ehley

**SECONDER:** Rosemary Fox

**Aye:** 3 Stokke-Ceci, Ehley, and Fox

**Excused:** 4 Meuler, Walsh, Kesner, and Abiola

- 9. 2:45 PM - Tax Key # 343-0084-000, Address: 7817 Jackson Park Boulevard, Owner: Philip & Jean Kroner [25-1987](#)

*This property owner has signed a stipulation with the Assessor's Office.*

**RESULT:** NO ACTION TAKEN

- 10. 3:15 PM - Tax Key # 384-0167-000, Address: 6716 Maple Terrace, Owner: Anatoliy L. Lemberskiy [25-1879](#)

Objector Information:

Owner: Anatoliy L. Lemberskiy  
 Property Address: 6716 Maple Terrace  
 Current Assessment Land: \$228,400  
 Current Assessment Improvements: \$402,100  
 Current Assessment Total: \$630,500  
 Owner's Opinion of Value: \$435,000

*Objector Anatoliy Lemberskiy 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 photos of the subject property and MLS listings for comparable 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 four comparable sales*

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

*Land: \$228,400  
 Improvements: \$310,600  
 Assessment Total: \$539,000*

*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 \$91,500, for a total assessment of \$539,000, based on the evidence and testimony provided.*

**RESULT:** APPROVED AS AMENDED

**MOVER:** Rosemary Fox

**SECONDER:** Kathy Ehley

**Aye:** 3 Stokke-Ceci, Ehley, and Fox

**Excused:** 4 Meuler, Walsh, Kesner, and Abiola

- 11. 3:45 PM - Tax Key # 260-0314-004, Address: 10237 W Vienna Avenue, Owner: Michael J. & Teresa W. Prattke [25-1988](#)

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

**RESULT:** DENIED

**MOVER:** Rosemary Fox  
**SECONDER:** Kathy Ehley  
**Aye:** 3 Stokke-Ceci, Ehley, and Fox  
**Excused:** 4 Meuler, Walsh, Kesner, and Abiola

**OTHER ITEMS**

1. Approval of stipulations [25-2016](#)

*The stipulations included the following properties:*

- 4622 N 103rd Street
- 3155 N Menomonee River Parkway
- 2370 N 81st Street
- 7808 Geralayne Circle
- 7237 W Wisconsin Avenue
- 2025 N 119th Street

**RESULT:** APPROVED  
**MOVER:** Rosemary Fox  
**SECONDER:** Kathy Ehley  
**Aye:** 3 Ehley, Fox, and Walsh  
**Excused:** 4 Stokke-Ceci, Meuler, Kesner, and Abiola

2. Action on any other legally allowed/required Board of Review matters [25-2017](#)

*Motion by Member Stokke-Ceci to appoint Members Ehley and Fox as alternate Vice Chairpersons .  
Second by Member Fox. Motion carried 3-0.*

3. Schedule of future BOR dates [25-2018](#)

*The next Board of Review meeting is scheduled for Monday, October 27.*

**RESULT:** NO ACTION TAKEN

**ADJOURNMENT**

*Meeting adjourned at 4:04 PM.*