



# Wauwatosa, WI

## Board of Review

### Meeting Minutes - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Friday, October 31, 2025

8:30 AM

Common Council Chambers

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#### CALL TO ORDER

Vice Chairperson Ehley called the meeting to order at 8:39 AM.

#### ROLL CALL

**Present 3**      Member Kathy Ehley  
                         Member Rosemary Fox  
                         Alternate Member Alan Kesner

**Excused 4**      Member Pamela Stokke-Ceci  
                         Member Christopher Meuler  
                         Member Roger Walsh  
                         Alternate Member Lanre Abiola

#### VALUATION OBJECTION HEARINGS

1.      9:30 AM - Tax Key # 411-0121-000, Address: 520 N 113th Street,  
         Owner: Nicholas & Allison Schweitzer

[25-2053](#)

Objector Information:

Owner: Nicholas & Allison Schweitzer  
Property Address: 520 N 113th Street  
Current Assessment Land: \$62,200  
Current Assessment Improvements: \$337,800  
Current Assessment Total: \$400,000  
Owner's Opinion of Value: \$325,000

Objector Nicholas Schweitzer 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 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 \$400,000, 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:** Alan Kesner

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

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

- 2. 10:00 AM - Tax Key # 334-0428-001, Address: 2612 Menomonee River Parkway, Owner: Andrew & Chelsey Cardona

[25-2056](#)

Objector Information:

Owner: Andrew & Chelsey Cardona  
 Property Address: 2612 Menomonee River Parkway  
 Current Assessment Land: \$266,400  
 Current Assessment Improvements: \$937,000  
 Current Assessment Total: \$1,203,400  
 Owner's Opinion of Value: \$1,000,000

Objector Andrew Cardona 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 uniform residential appraisal report, email communications, report by the National Association of Realtors, list of comparable sales, topographic map of the subject property, and a study about climate risk and property values

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 \$1,203,400, 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 land value for the property be lowered by \$153,400, for a total assessment of \$1,050,000.

**RESULT:** APPROVED AS AMENDED

**MOVER:** Alan Kesner

**SECONDER:** Rosemary Fox

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

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

- 3. 10:30 AM - Tax Key # 344-0542-000, Address: 7537 Oakhill Avenue, Owner: Jessica Rae Johnson

[25-2055](#)

Objector Information:

Owner: Jessica Rae Johnson  
 Property Address: 7537 Oakhill Avenue  
 Current Assessment Land: \$105,100  
 Current Assessment Improvements: \$604,100  
 Current Assessment Total: \$709,200  
 Owner's Opinion of Value: \$525,000

Objectors Charles Dombek and Jessica Johnson 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 list of comparable properties, property restoration estimate, and a photo 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 \$709,200, 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 be lowered by \$20,900, for a total assessment of \$688,300.

**RESULT:** APPROVED AS AMENDED

**MOVER:** Alan Kesner

**SECONDER:** Rosemary Fox

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

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

- 4. 11:00 AM - Tax Key # 341-0131-001, Address: 2262 Menomonee River Parkway, Owner: Jonathon & Susan Morris

[25-2057](#)

Objector Information:

Owner: Jonathan & Susan Morris

Property Address: 2262 Menomonee River Parkway

Current Assessment Land: \$191,600

Current Assessment Improvements: \$849,300

Current Assessment Total: \$1,040,900

Owner's Opinion of Value: \$875,000

Objector Jonathan Morris 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 2025 notice of changed assessment, 2025 property tax estimates, written testimony in support of the property owner's opinion of value, and property listings for 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 five 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 \$1,040,900, 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:** Rosemary Fox  
**SECONDER:** Alan Kesner

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

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

- 5. 1:00 PM - Tax Key # 344-0584-000, Address: 2007 N 73rd Street, [25-2060](#)  
 Owner: Christopher J. & Natalie R. Beckwith

Objector Information:  
*Owner: Christopher & Natalie Beckwith*  
*Property Address: 2007 N 73rd Street*  
*Current Assessment Land: \$106,300*  
*Current Assessment Improvements: \$449,800*  
*Current Assessment Total: \$556,100*  
*Owner's Opinion of Value: \$470,000*

*Objector Christopher Beckwith and Deputy City Assessor Cristin Erdmann were sworn in .*

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

Assessor Testimony:  
*Deputy City Assessor Cristin Erdmann provided testimony to support the assessed value, and provided one exhibit.*  
*Exhibit 1: 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 \$556,100, 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:** Rosemary Fox  
**SECONDER:** Kathy Ehley

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

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

- 6. 2:30 PM - Tax Key # 406-0231-000, Address: 620 N 75th Street, [25-1975](#)  
 Owner: Greg Miller

Objector Information:  
*Owner: Greg Miller*  
*Property Address: 620 N 75th Street*  
*Current Assessment Land: \$239,600*  
*Current Assessment Improvements: \$784,000*  
*Current Assessment Total: \$1,023,600*  
*Owner's Opinion of Value: \$788,500*

*Objector Greg Miller, objector's witness Frederick Cape, and Appraiser Peter Bronek were sworn in .*

Objector Testimony:

*The objector and the witness provided testimony to support their opinion of value, and provided three exhibits.*

*Exhibit 1: Appraisal report for the subject property*

*Exhibit 2: Basis of analysis presentation*

*Exhibit 3: Stipulation from the Assessor's Office*

Assessor Testimony:

*Appraiser Peter Bronek provided testimony to support the assessed value, and provided two exhibits .*

*Exhibit 4: Sales grid showing the subject property and four comparable sales*

*Exhibit 5: List of property types with their descriptions*

*It is the opinion of the Assessor, based on the evidence provided, that the 2025 assessment of the property, in the amount of \$1,023,600, 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 be lowered by \$108,600, for a total assessment of \$915,000.*

**RESULT:** APPROVED AS AMENDED

**MOVER:** Alan Kesner

**SECONDER:** Rosemary Fox

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

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

- 7. 3:00 PM - Tax Key # 334-0410-000, Address: 2448 Harding Boulevard, [25-2073](#)  
Owner: Michael W. Straza

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

**RESULT:** DENIED

**MOVER:** Rosemary Fox

**SECONDER:** Alan Kesner

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

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

- 8. 4:00 PM - Tax Key # 341-0035-000, Address: 9323 Stickney Avenue, [25-2061](#)  
Owner: Jeffrey R. Monday & Patricia A. Wall

Objector Information:

*Owner: Jeffrey Monday & Patricia Wall*

*Property Address: 9323 Stickney Avenue*

*Current Assessment Land: \$143,500*

*Current Assessment Improvements: \$586,000*

*Current Assessment Total: \$729,500*

*Owner's Opinion of Value: \$623,500*

*Objector Jeffrey Monday 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: Presentation with 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 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 \$729,500, 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:** Alan Kesner

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

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

**PROCEDURAL HEARING FOR ASSESSOR’S REQUEST OF THE BOR TO COMPEL SUBPOENA COMPLIANCE FOR SUBPOENA DATED MONDAY, OCTOBER 13, 2025 UNDER 70.47(10) IN LIGHT OF POSSIBLE OMITTED ASSESSMENT**

- 1. 8:00 AM - Tax Key # 380-1016-000, Address: 1000 N 92nd Street, [25-2079](#)  
Owner: Children’s Hospital of Wisconsin, Inc.

*This procedural hearing has been rescheduled.*

**RESULT:** NO ACTION TAKEN

**CONSIDERATION OF WAIVER OF BOR HEARING**

- 1. Tax Key # 384-0002-001, Address: 1200 N 62nd St, Owner: HSI [25-2080](#)  
Residential Holding Company

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

**RESULT:** NO ACTION TAKEN

- 2. Tax Key # 384-0003-003, Address: N 60th St, Owner: HSI Residential [25-2081](#)  
Holding Company

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

**RESULT:** NO ACTION TAKEN

- 3. Tax Key # 379-9999-073, Address: 10430 W Innovation Dr, Owner: [25-2082](#)  
Crescent Apartment

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

**RESULT:** NO ACTION TAKEN

4. Tax Key # 296-1002-000, Address: 3325 Foundry Way, Owner: Tosa MC Apartments [25-2083](#)  
*This objector signed a stipulation with the Assessor's Office.*  
**RESULT:** NO ACTION TAKEN
5. Tax Key # 384-0025-002, Address: 6300 River Pkwy, Owner: River Parkway Apartments [25-2084](#)  
*This objector signed a stipulation with the Assessor's Office.*  
**RESULT:** NO ACTION TAKEN
6. Tax Key # 298-9978-000, Address: 3030 N 124th St, Owner: The Courtyard Company [25-2086](#)  
*This objector signed a stipulation with the Assessor's Office.*  
**RESULT:** NO ACTION TAKEN
7. Tax Key # 384-0025-003, Address: 6400 River Pkwy, Owner: River Parkway Apartments Phase II [25-2085](#)  
*This objector signed a stipulation with the Assessor's Office.*  
**RESULT:** NO ACTION TAKEN
8. Tax Key # 337-0184-000, Address: 12250 W North Ave, Owner: Courtyard Company A [25-2087](#)  
*This objector signed a stipulation with the Assessor's Office.*  
**RESULT:** NO ACTION TAKEN

### OTHER ITEMS

1. Approval of stipulations [25-2074](#)  
*The stipulations included the following properties:*
- 3325 Foundry Way
  - 3030 N 124th Street
  - 12250 W North Avenue
  - 9831 Eschweiler Drive
  - 10430 Innovation Drive
  - 1200 N 62nd Street
  - N 60th Street
  - 6300 River Parkway
  - 6400 River Parkway
  - 2656 N 70th Street
- RESULT:** APPROVED  
**MOVER:** Alan Kesner  
**SECONDER:** Rosemary Fox  
**Aye:** 3 Ehley, Fox, and Kesner

- Excused:** 4      Stokke-Ceci, Meuler, Walsh, and Abiola
2.      Action on any other legally allowed/required Board of Review matters      [25-2075](#)  
*Motion by Member Fox to hold the next and final meeting of the 2025 Board of Review on Thursday, November 6. Second by Member Kesner. Motion carried 3-0.*
3.      Schedule of future BOR dates      [25-2076](#)  
*The next Board of Review meeting is scheduled for Thursday, November 6.*

**RESULT:**      NO ACTION TAKEN

**ADJOURNMENT**

*Meeting adjourned at 4:34 PM.*