



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, October 30, 2025

8:30 AM

Common Council Chambers

CALL TO ORDER

Chairperson Stokke-Ceci called the meeting to order at 8:41 AM.

ROLL CALL

Present 4 Member Pamela Stokke-Ceci
Member Kathy Ehley
Member Rosemary Fox
Alternate Member Lanre Abiola

Excused 3 Member Christopher Meuler
Member Roger Walsh
Alternate Member Alan Kesner

Member Abiola departed at 11:17 AM.

Member Fox arrived at 1:00 PM.

VALUATION OBJECTION HEARINGS

1. 8:30 AM - Tax Key # 406-0147-000, Address: 7420 Grand Parkway, [25-2049](#)
Owner: Daniel & Nina Obrien

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

RESULT: DENIED
MOVER: Kathy Ehley
SECONDER: Lanre Abiola

Aye: 3 Stokke-Ceci, Ehley, and Abiola

Excused: 4 Fox, Meuler, Walsh, and Kesner

2. 11:00 AM - Tax Key # 382-0538-000, Address: 640 N 77th Street, [25-1999](#)
Owner: Robert J. & Lisa K. Glynn

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

RESULT: DENIED
MOVER: Kathy Ehley
SECONDER: Lanre Abiola

Aye: 3 Stokke-Ceci, Ehley, and Abiola

Excused: 4 Fox, Meuler, Walsh, and Kesner

3. 11:30 AM - Tax Key # 382-0386-000, Address: 8128 Brookside Place,
Owner: Daniel A. & Kerry K. Kaminsky

[25-2000](#)

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

RESULT: NO ACTION TAKEN

4. 1:00 PM - Tax Key # 383-0354-000, Address: 7338 Maple Terrace,
Owner: Steven R. & Karen L. Gastrau

[25-2001](#)

Objector Information:

Owner: Steven & Karen Gastrau

Property Address: 7338 Maple Terrace

Current Assessment Land: \$206,600

Current Assessment Improvements: \$679,200

Current Assessment Total: \$885,800

Owner's Opinion of Value: \$650,000

Objectors Steven and Karen Gastrua 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 assessments for comparable properties and written testimony in support of the property owner's opinion of value

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 be amended to the following:

Land: \$206,600

Improvements: \$679,200

Total Assessment: \$795,000

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 lowered by \$90,800, for a total assessment of \$795,000.

RESULT: APPROVED AS AMENDED

MOVER: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Stokke-Ceci, Ehley, and Fox

Excused: 4 Meuler, Walsh, Kesner, and Abiola

5. 1:30 PM - Tax Key # 332-0410-000, Address: 2653 N 81st Street,
Owner: David M. and Kelly C. Pollard

[25-1952](#)

Objector Information:

Owner: David & Kelly Pollard
Property Address: 2653 N 81st Street
Current Assessment Land: \$125,600
Current Assessment Improvements: \$444,900
Current Assessment Total: \$570,500
Owner's Opinion of Value: \$530,000

Objectors David and Kelly Pollard 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 information to support 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 \$570,500, 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: Kathy Ehley

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Ehley, and Fox

Excused: 4 Meuler, Walsh, Kesner, and Abiola

6. 2:00 PM - Tax Key # 406-0221-000, Address: 7304 Wellauer Drive,
Owner: Stephen and Whitney Hansen

[25-2002](#)

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 Stokke-Ceci, Ehley, and Fox

Excused: 4 Meuler, Walsh, Kesner, and Abiola

7. 2:30 PM - Tax Key # 408-0324-000, Address: 145 N 86th Street,
Owner: Paul Grinstead & Alicia J. Sprecher

[25-2003](#)

Objector Information:

Owner: Paul Grienstead & Alicia Sprecher
Property Address: 145 N 86th Street
Current Assessment Land: \$173,800
Current Assessment Improvements: \$388,600
Current Assessment Total: \$562,400

Owner's Opinion of Value: \$467,750

Objector Paul Grinstead 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: Presentation with information to support the property owner's opinion of value

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 \$562,400, 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 value be lowered by \$50,400, for a total assessment of \$512,000.

RESULT: APPROVED AS AMENDED

MOVER: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Stokke-Ceci, Ehley, and Fox

Excused: 4 Meuler, Walsh, Kesner, and Abiola

8. 3:00 PM - Tax Key # 408-0338-000, Address: 150 N 87th Street, [25-2004](#)
Owner: Thomas W. Linscott Living Trust

*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 Stokke-Ceci, Ehley, and Fox

Excused: 4 Meuler, Walsh, Kesner, and Abiola

9. 3:30 PM - Tax Key # 384-0076-000, Address: 829 N 60th Street, [25-2078](#)
Owner: Joe Simonet

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

RESULT: NO ACTION TAKEN

10. 4:00 PM - Tax Key # 382-0168-000, Address: 1143 Robertson Street, [25-1877](#)
Owner: Brian S. & Danielle K. Lennie

Objector Information:

Owner: Brian & Danielle Lennie

Property Address: 1143 Robertson Street

Current Assessment Land: \$180,700

Current Assessment Improvements: \$237,000

Current Assessment Total: \$417,700

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

Objector Brian Lennie 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 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 \$417,700, 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

CONSIDERATION OF SUBPOENA REQUESTS AND COMPLIANCE OF THE REQUESTS

1. 8:00 AM - Tax Key # 411-9976-007, Address: 201 N Mayfair Road, [25-1768](#)
Owner: Ascension SE Wisconsin Hospital Inc.

City Assessor Sarah Tyrrell provided two exhibits to the Board:

Exhibit 1: Page 1 of a Facilities Service Agreement between Ascension SE Wisconsin Hospital, Inc., and PT Solutions Holdings, LLC

Exhibit 2: Packet with copies of the original objection form and agent authorization form, a letter to the agents for the subject property dated October 13, 2025, a subpoena dated October 11, 2025, and a copy of the request for waiver of BOR hearing form

Motion by Member Abiola to reschedule the item. Second by Member Ehley. Motion carried 3-0.

RESULT: HELD

MOVER: Lanre Abiola

SECONDER: Kathy Ehley

Aye: 3 Stokke-Ceci, Ehley, and Abiola

Excused: 4 Fox, Meuler, Walsh, and Kesner

2. 9:30 AM - Tax Key # 378-0003-002, Address: 1055 N Mayfair Road, [25-1769](#)
Owner: Aurora Health Care Inc.

City Assessor Sarah Tyrrell provided two exhibits to the Board.

Exhibit 1: Packet with a letter to the agents for the subject property dated October 13, 2025 and subpoena dated October 10, 2025

Exhibit 2: Copy of the signed stipulation for the property located at 1055 N Mayfair Road

Motion by Member Ehley for the Board to deem the subpoena request compliant. Second by Member Abiola. Motion carried 3-0.

RESULT: APPROVED

MOVER: Kathy Ehley

SECONDER: Lanre Abiola

Aye: 3 Stokke-Ceci, Ehley, and Abiola

Excused: 4 Fox, Meuler, Walsh, and Kesner

CONSIDERATION OF WAIVER OF BOR HEARING

1. Tax Key: # 411-9976-007, Address: 201 N Mayfair Rd, Owner: [25-1774](#)
Ascension SE Wisconsin Hospital Inc

RESULT: HELD

MOVER: Lanre Abiola

SECONDER: Kathy Ehley

Aye: 3 Stokke-Ceci, Ehley, and Abiola

Excused: 4 Fox, Meuler, Walsh, and Kesner

2. Tax Key: # 384-0009-002, Address: 6600 W State St, Owner: MRED [25-1775](#)
68th State Associates

RESULT: APPROVED

MOVER: Kathy Ehley

SECONDER: Lanre Abiola

Aye: 3 Stokke-Ceci, Ehley, and Abiola

Excused: 4 Fox, Meuler, Walsh, and Kesner

3. Tax Key: # 256-0075-007, Address: 10800 W Capitol Dr, Owner: WG [25-1776](#)
DST 4

RESULT: APPROVED

MOVER: Kathy Ehley

SECONDER: Lanre Abiola

Aye: 3 Stokke-Ceci, Ehley, and Abiola

Excused: 4 Fox, Meuler, Walsh, and Kesner

4. Tax Key: # 378-0003-002, Address: 1055 N Mayfair Rd, Owner: [25-1780](#)
Aurora Health Care Inc

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

RESULT: NO ACTION TAKEN

5. Tax Key: # 336-9994-006, Address: 2303 N Mayfair Rd, Owner: [25-1782](#)

Decade 80-IX LP

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

RESULT: NO ACTION TAKEN

6. Tax Key # 331-0860-002, Address: 7904 W North Avenue, Owner: [25-1980](#)
LGAH LLC

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

RESULT: NO ACTION TAKEN

7. Tax Key # 331-0860-003, Address: 7910 W North Avenue, Owner: [25-1981](#)
LGAH LLC

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

RESULT: NO ACTION TAKEN

OTHER ITEMS

1. Approval of stipulations [25-2067](#)

The stipulations included the following properties:

- 2462 N 63rd Street
- 2303 N Mayfair Road
- 2226 N 117th Street
- 1543 N 60th Street
- 1055 N Mayfair Road
- 8209 Portland Avenue
- 829 N 60th Street
- 506 N 105th Street

RESULT: APPROVED

MOVER: Kathy Ehley

SECONDER: Lanre Abiola

Aye: 3 Stokke-Ceci, Ehley, and Abiola

Excused: 4 Fox, Meuler, Walsh, and Kesner

2. Action on any other legally allowed/required Board of Review matters [25-2068](#)

The authorized agent for the property located at 2323 N. Mayfair Road appeared before the Board to request the Board reconsider the dismissal of the objection filed for parcel #336-9994-007, dismissed pursuant to Wisconsin Statute 70.47(7)(af).

Motion by Member Ehley to decline the request to reconsider the dismissal of the objection filed by Decade 80 XIV 180 for parcel #336-9994-007. Second by Member Abiola. Motion carried 3-0.

3. Schedule of future BOR dates [25-2069](#)

The next Board of Review meeting is scheduled for Friday, October 31.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 4:28 PM.