



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, October 27, 2025

9:00 AM

Common Council Chambers

CALL TO ORDER

Vice Chairperson Walsh called the meeting to order at 9:04 AM.

ROLL CALL

Present 3 Member Kathy Ehley
 Member Rosemary Fox
 Member Roger Walsh

Excused 4 Member Pamela Stokke-Ceci
 Member Christopher Meuler
 Alternate Member Alan Kesner
 Alternate Member Lanre Abiola

VALUATION OBJECTION HEARINGS

1. 9:15 AM - Tax Key # 384-0457-000, Address: 6101 W Wisconsin Avenue, Owner: Toeller Real Estate LLC

[25-1974](#)

Objector Information:

Owner: Toeller Real Estate LLC

Property Address: 6101 W Wisconsin Avenue

Current Assessment Land: \$102,500

Current Assessment Improvements: \$346,800

Current Assessment Total: \$449,300

Owner's Opinion of Value: \$375,000

Objector Michelle Toeller, Bob Yeager of Realty Executives Integrity - Brookfield, and Appraiser Peter Bronek were sworn in.

Objector Testimony:

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

Exhibit 1: Packet with written testimony in support of the property owner's opinion of value and a comparable market analysis for 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 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 \$449,300, 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: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Ehley, Fox, and Walsh

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

2. 2:30 PM - Tax Key # 406-0231-000, Address: 620 N 75th Street,
Owner: Greg Miller

[25-1975](#)

Motion by Member Fox to grant the property owner's request to reschedule the hearing to Friday, October 31. Second by Member Walsh. Motion carried 3-0.

RESULT: REFERRED

MOVER: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Ehley, Fox, and Walsh

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

3. 10:15 AM - Tax Key # 345-0787-000, Address: 1550 Upper Parkway
South, Owner: Robert D. Higuchi & Caroline E. Hess

[25-1991](#)

Objector Information:

Owner: Robert D. Higuchi & Caroline E. Hess

Property Address: 1550 Upper Parkway South

Current Assessment Land: \$215,100

Current Assessment Improvements: \$435,100

Current Assessment Total: \$650,200

Owner's Opinion of Value: \$535,000

Objectors Robert Higuchi and Caroline Hess, 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: Packet with photos of the subject property and a real estate listing for a comparable 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, and a floor plan of the subject property

It is the opinion of the Assessor, based on the evidence provided, that the 2025 assessment of the property, in the amount of \$650,200, 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 Ehley, Fox, and Walsh

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

4. 10:45 AM - Tax Key # 384-0074-000, Address: 6004 W Wells Street,
Owner: Tamra Diane Cihla Living Trust

[25-1976](#)

Objector Information:

Owner: Tamra Diane Cihla Living Trust

Property Address: 6004 W Wells Street

Current Assessment Land: \$119,400

Current Assessment Improvements: \$454,100

Current Assessment Total: \$573,500

Owner's Opinion of Value: \$418,000

Objector Tamra Cihla 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 map showing locations of comparable sales

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 be amended to the following:

Land: \$119,400

Improvements: \$414,600

Total Assessment: \$534,000

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 \$39,500, for a total assessment of \$534,000, based on the evidence and testimony provided.

RESULT: APPROVED AS AMENDED

MOVER: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Ehley, Fox, and Walsh

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

5. 11:15 AM - Tax Key # 334-0235-000, Address: 2654 N 97th Street,
Owner: Peter J. Sinclair

[25-1993](#)

Objector Information:

Owner: Peter J. Sinclair

Property Address: 2654 N 97th Street

Current Assessment Land: \$247,100

Current Assessment Improvements: \$438,000

Current Assessment Total: \$685,100

Owner's Opinion of Value: \$525,000

Objector Peter Sinclair 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 written 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 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 \$685,100, 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: Roger Walsh

Aye: 3 Ehley, Fox, and Walsh

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

6. 11:30 AM - Tax Key # 406-0189-000, Address: 7227 Wellauer Drive,
Owner: Samuel and Christina Sladky

[25-1977](#)

Objector Information:

Owner: Samuel & Christina Sladky

Property Address: 7227 Wellauer Drive

Current Assessment Land: \$226,800

Current Assessment Improvements: \$703,800

Current Assessment Total: \$930,600

Owner's Opinion of Value: \$837,000

Objector Samuel Sladky and Appraiser Peter Bronek were sworn in.

Objector Testimony:

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

Exhibit 1: Packet with written testimony in support of the property owner's opinion of value, and comparable sales information

Exhibit 2: Packet with photos of comparable properties

Assessor Testimony:

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

Exhibit 3: 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: \$226,800

Improvements: \$689,200

Total Assessment: \$916,000

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 \$14,600, for a total assessment of \$916,000, based on the evidence and testimony provided.

RESULT: APPROVED AS AMENDED

MOVER: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Ehley, Fox, and Walsh

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

7. 11:45 AM - Tax Key # 342-0184-000, Address: 8631 Ludington Court, [25-1994](#)
Owner: Pawel J. and Katina Pepera

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

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Ehley, Fox, and Walsh

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

8. 1:00 PM - Tax Key # 369-0233-000, Address: 1410 N 67th Street, [25-1995](#)
Owner: Nicole B. Collier

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

RESULT: NO ACTION TAKEN

OTHER ITEMS

1. Approval of stipulations [25-2019](#)

The stipulations included the following properties:

- 10403 W Ruby Avenue
- 9719 W Ruby Avenue
- 9938 W Ruby Avenue
- 4270 Menomonee River Parkway
- 9814 W Argonne Drive
- 3243 N Knoll Terrace
- 10512 W Auer Avenue
- 3212 N 106th Street
- 2502 N 69th Street
- 2465 N 81st Street
- 2415 Pasadena Boulevard
- 2435 Swan Boulevard
- 9701 Harding Boulevard
- 10228 W Wright Street
- 2461 N 115th Street
- 2427 N 120th Street
- 11607 W Woodland Avenue
- 11404 W Garfield

- 2256 N 64th Street
- 7400 Harwood Avenue

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

[25-2020](#)

RESULT: NO ACTION TAKEN

3. Schedule of future BOR dates

[25-2021](#)

The next Board of Review meeting is scheduled for Tuesday, October 28.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 1:12 PM.