



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, October 23, 2025

8:30 AM

Common Council Chambers

CALL TO ORDER

Vice Chairperson Walsh called the meeting to order at 8:36 AM.

ROLL CALL

Present 5	Member Pamela Stokke-Ceci Member Kathy Ehley Member Rosemary Fox Member Roger Walsh Alternate Member Lanre Abiola
Excused 2	Member Christopher Meuler Alternate Member Alan Kesner

Member Abiola departed at 11:57 AM.

Member Walsh departed at 11:57 AM.

Member Stokke-Ceci arrived at 1:30 PM.

Member Fox arrived at 1:30 PM.

VALUATION OBJECTION HEARINGS

1. 8:30 AM - Tax Key # 260-0146-000, Address: 10131 W Melvina Street,
Owner: Janet M. and Mark S. Wilhelms

25-1800

Objector Information:

Owner: Janet M. & Mark S. Wilhelms

Property Address: 10131 W Melvina Street

Current Assessment Land: \$75,400

Current Assessment Improvements: \$373,800

Current Assessment Total: \$449,200

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

Objector Janet Wilhelms, Appraiser Emma Rose, and Appraiser Bart Taylor 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:

Appraiser Emma Rose and Appraiser Bart Taylor 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 \$449,200, 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: Lanre Abiola

SECONDER: Kathy Ehley

Aye: 3 Ehley, Walsh, and Abiola

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

2. 9:15 AM - Tax Key # 406-0164-000, Address: 623 N 75th Street,
Owner: Eric J. Nelson & Rebecca J. Hansen

[25-1801](#)

Objector Information:

Owner: Eric J. Nelson & Rebecca J. Hansen

Property Address: 623 N 75th Street

Current Assessment Land: \$163,100

Current Assessment Improvements: \$565,200

Current Assessment Total: \$728,300

Owner's Opinion of Value: \$620,000-\$650,000

Objector Eric Nelson 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 written testimony in support of the property owner's opinion of value, list of comparable sales, and property 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, in the amount of \$728,300 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: Lanre Abiola

SECONDER: Kathy Ehley

Aye: 3 Ehley, Walsh, and Abiola

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

3. 10:00 AM - Tax Key # 408-0235-000, Address: 157 N 88th Street,
Owner: William and Katherine Trevey

[25-1973](#)

Objector Information:

Owner: William Trevey Jr. & Katherine Trevey

*Property Address: 157 N 88th Street
Current Assessment Land: \$135,000
Current Assessment Improvements: \$627,100
Current Assessment Total: \$762,100
Owner's Opinion of Value: \$635,000*

Objector William Trevey 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, list of comparable sales, and map showing locations 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 \$762,100, 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: Lanre Abiola

SECONDER: Kathy Ehley

Aye: 3 Ehley, Walsh, and Abiola

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

4. 10:45 AM - Tax Key # 411-0017-001, Address: 432 N 109th Street,
Owner: Alle432 LLC

[25-1803](#)

This objection was withdrawn.

RESULT: WITHDRAWN

5. 11:30 AM - Tax Key # 411-9972-006, Address: 135 N 110th Street,
Owner: Tricia L. Mundy

[25-1804](#)

Objector Information:

*Owner: Tricia L. Mundy
Property Address: 135 N 110th Street
Current Assessment Land: \$64,600
Current Assessment Improvements: \$252,500
Current Assessment Total: \$317,100
Owner's Opinion of Value: \$257,000*

Objector Tricia Mundy 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 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 \$317,100, 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: Lanre Abiola

SECONDER: Kathy Ehley

Aye: 3 Ehley, Walsh, and Abiola

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

6. 1:30 PM - Tax Key # 376-0052-000, Address: 1528 N 117th Street,
Owner: Catherine M. Cronce

[25-1818](#)

Objector Information:

Owner: Catherine M. Cronce

Property Address: 1528 N 117th Street

Current Assessment Land: \$96,800

Current Assessment Improvements: \$329,600

Current Assessment Total: \$426,400

Owner's Opinion of Value: \$389,725

Objector Catherine Cronce 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 property report for the subject property, estimate for property improvement work, map and list of comparable properties, and analysis of recent 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, in the amount of \$426,400, 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 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

7. 2:15 PM - Tax Key # 382-0216-000, Address: 8303 Gridley Avenue,

[25-1840](#)

Owner: Mark Dombek

*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

8. 3:00 PM - Tax Key # 382-0479-000, Address: 590 Honey Creek
Parkway, Owner: David T. and Kathleen J. Mesick

[25-1841](#)

Objector Information:

Owner: David T. & Kathleen J. Mesick

Property Address: 590 Honey Creek Parkway

Current Assessment Land: \$190,200

Current Assessment Improvements: \$474,200

Current Assessment Total: \$664,400

Owner's Opinion of Value: \$414,166

Objector David Mesick and Appraiser Peter Bronek were sworn in.

Objector Testimony:

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

Exhibit 1: Packet with objection form and email communications

Exhibit 2: Packet with notice of changed assessment, title company closing statement, and estimates for property improvement work

Exhibit 3: Packet with list of comparable properties and 2025 assessments

Assessor Testimony:

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

Exhibit 4: 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 \$664,400, 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 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. 3:45 PM - Tax Key # 382-0571-000, Address: 7736 Mary Ellen Place,
Owner: Matthew J. & Amy L. Babcock

[25-1842](#)

*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. Objection forms and hearing for property owners who did not submit acceptable income and expense information pursuant to Wis. Stat. §70.47(7)(af) [25-1953](#)

RESULT: NO ACTION TAKEN

2. Approval of stipulations [25-1954](#)

The stipulations included the following properties:

- 11708 W Garfield Avenue
- 1410 N 67th Street
- 7816 St Anne Court
- 11001 W Wells Street
- 1326 N 70th Street
- 1318 N 63rd Court
- 2260-2262 N 64th Street
- 2031 N 74th Street
- 7817 Jackson Park Boulevard
- 2021 N 85th Street
- 12314 W Walnut Road
- 2225 N 122nd Street
- 2625 N 96th Street
- 8301 W Meinecke Avenue
- 2536 N 83rd Street
- 3258 N Colonial Drive
- 10435 W Stewart Avenue
- 10339 W Woodward Avenue
- 10237 W Sunset
- 4744 N 103rd Street

RESULT: APPROVED
MOVER: Kathy Ehley
SECONDER: Lanre Abiola

Aye: 3 Ehley, Walsh, and Abiola

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

3. Action on any other legally allowed/required Board of Review matters [25-1955](#)

RESULT: NO ACTION TAKEN

4. Schedule of future BOR dates [25-1956](#)

The next Board of Review meeting is scheduled for Friday, October 24.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 3:57 PM.