



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, October 21, 2025

8:30 AM

Common Council Chambers

CALL TO ORDER

Chairperson Stokke-Ceci called the meeting to order at 8:37 AM.

ROLL CALL

Present 4 Member Pamela Stokke-Ceci
Member Rosemary Fox
Member Christopher Meuler
Member Roger Walsh

Excused 3 Member Kathy Ehley
Alternate Member Alan Kesner
Alternate Member Lanre Abiola

Member Walsh departed at 3:00 PM.

Member Mueller arrived at 3:00 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 # 379-9999-069, Address: 9900 Innovation Drive, [25-1765](#)
Owner: Bel Marquette I LLC

Motion by Member Fox to dismiss the objection due to the property owner's failure to fulfill the requirements of Rule 7(G) of the 2025 Board of Review Rules and Procedures Policy. Second by Member Walsh. Motion carried 3-0

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

CONSIDERATION OF WAIVER OF BOARD OF REVIEW HEARING

1. Tax Key: # 373-9999-027, Address: 9250 Watertown Plank Rd, Owner: [25-1771](#)
Milwaukee Regional Medical Center Thermal Service Inc.

RESULT: APPROVED

MOVER: Rosemary Fox

SECONDER: Roger Walsh

- Aye:** 3 Stokke-Ceci, Fox, and Walsh
- Excused:** 4 Ehley, Meuler, Kesner, and Abiola
2. Tax Key: # 297-9995-004, Address: 12000 W Burleigh St, Owner: [25-1772](#)
Lowe's Home Centers LLC
- RESULT:** APPROVED
MOVER: Roger Walsh
SECONDER: Rosemary Fox
- Aye:** 3 Stokke-Ceci, Fox, and Walsh
- Excused:** 4 Ehley, Meuler, Kesner, and Abiola
3. Tax Key: # 335-9998-021, Address: 2500 N Mayfair Rd, Owner: [25-1773](#)
Mayfair Mall LLC General Growth Properties
- RESULT:** APPROVED
MOVER: Rosemary Fox
SECONDER: Roger Walsh
- Aye:** 3 Stokke-Ceci, Fox, and Walsh
- Excused:** 4 Ehley, Meuler, Kesner, and Abiola
4. Tax Key: # 299-1001-000, Address: 2929 N Mayfair Rd, Owner: M&R [25-1777](#)
Mayfair Property Owner LLC
- RESULT:** APPROVED
MOVER: Roger Walsh
SECONDER: Rosemary Fox
- Aye:** 3 Stokke-Ceci, Fox, and Walsh
- Excused:** 4 Ehley, Meuler, Kesner, and Abiola
5. Tax Key: # 300-9999-002, Address: 10201 W Burleigh St, Owner: [25-1778](#)
Bluemound Golf & Country Club
- RESULT:** APPROVED
MOVER: Rosemary Fox
SECONDER: Roger Walsh
- Aye:** 3 Stokke-Ceci, Fox, and Walsh
- Excused:** 4 Ehley, Meuler, Kesner, and Abiola
6. Tax Key: # 301-9998-000, Address: 9919 W Burleigh St, Owner: [25-1779](#)
Bluemound Golf & Country Club
- RESULT:** APPROVED
MOVER: Rosemary Fox
SECONDER: Roger Walsh
- Aye:** 3 Stokke-Ceci, Fox, and Walsh

- Excused:** 4 Ehley, Meuler, Kesner, and Abiola
7. Tax Key: # 355-9999-000, Address: 10122 W North Ave, Owner: Bluemound Golf & Country Club [25-1790](#)
- RESULT:** APPROVED
MOVER: Rosemary Fox
SECONDER: Roger Walsh
- Aye:** 3 Stokke-Ceci, Fox, and Walsh
- Excused:** 4 Ehley, Meuler, Kesner, and Abiola
8. Tax Key: # 219-9997-001, Address: 4500 Harley Davidson Ave, Owner: Covenant Healthcare System Inc [25-1781](#)
- RESULT:** APPROVED
MOVER: Roger Walsh
SECONDER: Rosemary Fox
- Aye:** 3 Stokke-Ceci, Fox, and Walsh
- Excused:** 4 Ehley, Meuler, Kesner, and Abiola
9. Tax Key: # 257-9995-001, Address: 4250 N 124th St, Owner: Steiner Wisconsin Inc [25-1783](#)
- RESULT:** APPROVED
MOVER: Rosemary Fox
SECONDER: Roger Walsh
- Aye:** 3 Stokke-Ceci, Fox, and Walsh
- Excused:** 4 Ehley, Meuler, Kesner, and Abiola
10. Tax Key: # 330-0726-000, Address: 6615 W Center St, Owner: Center 67th LLC [25-1784](#)
- RESULT:** APPROVED
MOVER: Roger Walsh
SECONDER: Rosemary Fox
- Aye:** 3 Stokke-Ceci, Fox, and Walsh
- Excused:** 4 Ehley, Meuler, Kesner, and Abiola
11. Tax Key: # 330-0727-000, Address: 6623 W Center St, Owner: Center 67th LLC [25-1785](#)
- RESULT:** APPROVED
MOVER: Roger Walsh
SECONDER: Rosemary Fox
- Aye:** 3 Stokke-Ceci, Fox, and Walsh
- Excused:** 4 Ehley, Meuler, Kesner, and Abiola
12. Tax Key: # 330-0728-000, Address: 6631 W Center St, Owner: Center [25-1786](#)
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67th LLC

RESULT: APPROVED

MOVER: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

13. Tax Key: # 330-0729-000, Address: 2672 N 67th St, Owner: Center 67th LLC [25-1787](#)

RESULT: APPROVED

MOVER: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

14. Tax Key: # 375-0005-000, Address: 1624 N 116th St, Owner: Alice M Ross Revocable Trust [25-1788](#)

RESULT: APPROVED

MOVER: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

15. Tax Key: # 299-9983-001, Address: 2801 N Mayfair Rd, Owner: Luxone LLC [25-1789](#)

RESULT: APPROVED

MOVER: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

VALUATION OBJECTION HEARINGS

1. 9:15 AM - Tax Key # 334-0262-000, Address: 9510 Beverly Place, Owner: Jason C. & Jessica M. Grusnick [25-1916](#)

Objector Information:

Owner: Jason C. & Jessica M. Grusnick

Property Address: 9510 Beverly Place

Current Assessment Land: \$148,800

Current Assessment Improvements: \$758,200

Current Assessment Total: \$907,000

Owner's Opinion of Value: \$726,100

Objector Jason Grusnick 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: List of 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 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 \$907,000, 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: Roger Walsh

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

- 2. 10:00 AM - Tax Key # 371-0008-000, Address: 7906 Milwaukee Avenue, Owner: William Storm

[25-1943](#)

Objector Information:

Owner: William Storm

Property Address: 7906 Milwaukee Avenue

Current Assessment Land: \$147,800

Current Assessment Improvements: \$335,300

Current Assessment Total: \$483,100

Owner's Opinion of Value: \$427,500

Objector William Storm 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, and MLS listings 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 \$483,100, 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: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

- 3. 1:30 PM - Tax Key # 331-0796-000, Address: 2555 N 75th Street, Owner: Kara Mallouk Revocable Trust

[25-1791](#)

Objector Information:

Owner: Kara Mallouk

Property Address: 2555 N 75th Street

Current Assessment Land: \$74,700

Current Assessment Improvements: \$236,000

Current Assessment Total: \$310,700

Owner's Opinion of Value: \$224,400

Objector Kara Mallouk and Appraiser Bart Taylor were sworn in.

Objector Testimony:

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

Assessor Testimony:

Appraiser Bart Taylor 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 \$310,700, 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: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

- 4. 2:15 PM - Tax Key # 345-0634-000, Address: 1821 Mountain Avenue, Owner: Theodore & Deanna Wilinski

[25-1807](#)

Objector Information:

Owner: Theodore & Deanna Wilinski

Property Address: 1821 Mountain Avenue

Current Assessment Land: \$158,800

Current Assessment Improvements: \$555,300

Current Assessment Total: \$714,100

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

Objectors Theodore and Deanna Wilinski 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 comparable sales information 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 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 \$714,100, 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: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

- 5. 3:00 PM - Tax Key # 333-0646-000, Address: 2524 N 90th Street,
Owner: David E. Salter and Lisa J. Salter Revocable Trust

[25-1808](#)

Objector Information:

Owner: David E. Salter & Lisa J. Salter Revocable Trust

Property Address: 2524 N 90th Street

Current Assessment Land: \$146,100

Current Assessment Improvements: \$556,400

Current Assessment Total: \$702,500

Owner's Opinion of Value: \$630,300

Objector David Salter 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, comparable sales information, and 2025 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 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 \$702,500, 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: Christopher Meuler
Aye: 3 Stokke-Ceci, Fox, and Meuler
Excused: 4 Ehley, Walsh, Kesner, and Abiola

- 6. 3:45 PM - Tax Key # 343-0474-000, Address: 8115 Hillcrest Drive, [25-1810](#)
 Owner: Adam Vanderweerd

Objector Information:
 Owner: Adam Vanderweerd
 Property Address: 8115 Hillcrest Drive
 Current Assessment Land: \$117,900
 Current Assessment Improvements: \$510,500
 Current Assessment Total: \$628,400
 Owner's Opinion of Value: \$550,000

Objector Adam Vanderweerd 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: 2025 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 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 \$628,400, 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: Christopher Meuler
SECONDER: Rosemary Fox
Aye: 3 Stokke-Ceci, Fox, and Meuler
Excused: 4 Ehley, 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) [25-1948](#)

RESULT: NO ACTION TAKEN

- 2. Approval of stipulations [25-1949](#)

The stipulations included the following properties:

- 2327 N 61st Street

- 6615 W Center Street
- 6623 W Center Street
- 6631 W Center Street
- 2672 N 67th Street
- 2476 N 69th Street
- 2633 N 72nd Street
- 2121 N 86th Street
- 2157 N 66th Street
- 2165 N 65th Street
- 6440 Upper Parkway North
- 6261 Upper Parkway North
- 6428 Washington Boulevard
- 1290 Martha Washington Drive
- 1714 N 69th Street
- 1186 Glenview Avenue
- 8506 Kenyon Avenue
- 1621 Rivers Bend
- 1109 N 117th Street
- 7633 Geralayne Circle
- 1120 Elm Lawn
- 7415 W Wells Street
- 7225 W Wells Street
- 5718 W Wells Street
- 8510 Ravenswood Circle
- 8523 W Hawthorne Avenue
- 10900 W Blue Mound Road, Unit 113
- 10900 W Blue Mound Road, Unit 301

RESULT: APPROVED

MOVER: Rosemary Fox

SECONDER: Roger Walsh

- 3. Action on any other legally allowed/required Board of Review matters [25-1950](#)

RESULT: NO ACTION TAKEN

- 4. Schedule of future BOR dates [25-1951](#)

The next scheduled Board of Review meeting is Thursday, October 23.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 4:20 PM.