



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, October 28, 2025

8:30 AM

Common Council Chambers

CALL TO ORDER

Chairperson Stokke-Ceci called the meeting to order at 8:30 AM.

ROLL CALL

Present 4 Member Pamela Stokke-Ceci
 Member Kathy Ehley
 Member Rosemary Fox
 Alternate Member Alan Kesner

Excused 3 Member Christopher Meuler
 Member Roger Walsh
 Alternate Member Lanre Abiola

Member Ehley departed at 11:44 AM.

Member Kesner arrived at 1:30 PM.

VALUATION OBJECTION HEARINGS

1. 8:30 AM - Tax Key # 376-0177-000, Address: 1661 N 121st Street,
 Owner: Chris L. Harman

[25-1843](#)

Objector Information:

Owner: Chris L. Harman

Property Address: 1661 N 121st Street

Current Assessment Land: \$99,500

Current Assessment Improvements: \$175,100

Current Assessment Total: \$274,600

Owner's Opinion of Value: \$230,000

Objector Chris Harman 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 assessment and property tax information for the subject property, and a comparative market analysis

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 \$274,600, 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 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

- 2. 9:15 AM - Tax Key # 376-0191-000, Address: 1635 N 122nd Street, [25-1844](#)
Owner: David J. Barton

Objector Information:

Owner: David J. Barton

Property Address: 1635 N 122nd Street

Current Assessment Land: \$103,900

Current Assessment Improvements: \$343,500

Current Assessment Total: \$447,400

Owner's Opinion of Value: \$395,000

Objector David Barton 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 2025 property assessment information for the subject property, list of comparable sales, and comparative market analysis

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 \$447,400, 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

- 3. 10:00 AM - Tax Key # 378-0181-000, Address: 753 N 116th Street, [25-1845](#)
Owner: Marcia G. & John T. Lonzaga

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

4. 10:45 AM - Tax Key # 384-0340-000, Address: 6531 W Wisconsin Avenue, Owner: The Gregory J. Janz Living Trust

[25-1848](#)

Objector Information:

Owner: The Gregory J. Janz Living Trust
 Property Address: 6531 W Wisconsin Avenue
 Current Assessment Land: \$103,900
 Current Assessment Improvements: \$323,500
 Current Assessment Total: \$427,400
 Owner's Opinion of Value: \$379,000

Objector Gregory Janz 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: 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 \$427,400, 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

5. 11:30 AM - Tax Key # 405-0037-000, Address: 550 N 68th Street, Owner: Michelle & Michael Piekarski

[25-1849](#)

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

- 6. 1:30 PM - Tax Key # 376-0286-000, Address: 1321 N 121st Street, [25-1852](#)
 Owner: Robert J. & Jennifer M. Arneson

Objector Information:

Owner: Robert J. & Jennifer M. Arneson
 Property Address: 1321 N 121st Street
 Current Assessment Land: \$108,000
 Current Assessment Improvements: \$392,400
 Current Assessment Total: \$500,400
 Owner's Opinion of Value: \$407,000

Objectors Robert and Jennifer Arneson 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: List 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 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: \$108,000
 Improvements: \$348,000
 Total Assessment: \$456,000

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 \$44,400, for a total assessment of \$456,000, based on the evidence and testimony provided.

RESULT: APPROVED AS AMENDED

MOVER: Rosemary Fox

SECONDER: Alan Kesner

Aye: 3 Stokke-Ceci, Fox, and Kesner

Excused: 4 Ehley, Meuler, Walsh, and Abiola

- 7. 2:15 PM - Tax Key # 345-0635-000, Address: 1811 Mountain Avenue, [25-1989](#)
 Owner: Ted J. & Renee C. Barthel

Objector Information:

Owner: Ted J. & Renee C. Barthel
 Property Address: 1811 Mountain Avenue
 Current Assessment Land: \$132,600
 Current Assessment Improvements: \$517,700
 Current Assessment Total: \$650,300
 Owner's Opinion of Value: \$589,000

Objectors Ted and Renee Barthel 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 photos of the subject property and 2025 property assessment information 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 \$650,300, 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: Alan Kesner

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Kesner

Excused: 4 Ehley, Meuler, Walsh, and Abiola

- 8. 3:00 PM - Tax Key # 408-0320-000, Address: 177 N 86th Street,
Owner: Amy L. Blair Revocable Trust

[25-1854](#)

Objector Information:

*Owner: Amy L. Blair Revocable Trust
Property Address: 177 N 86th Street
Current Assessment Land: \$136,400
Current Assessment Improvements: \$570,600
Current Assessment Total: \$707,000
Owner's Opinion of Value: \$554,400*

Objector Amy Blair 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 written testimony in support of the property owner's opinion of value, and 2025 assessment information 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 \$707,000, 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: Alan Kesner

SECONDER: Kathy Ehley

Aye: 3 Stokke-Ceci, Fox, and Kesner

Excused: 4 Ehley, Meuler, Walsh, and Abiola

- 9. 3:45 PM - Tax Key # 369-0252-000, Address: 6604 Vista Avenue, [25-1855](#)
Owner: Timothy J. & Janis Casey

*Motion by Member Ehley 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: Kathy Ehley

SECONDER: Alan Kesner

Aye: 3 Stokke-Ceci, Fox, and Kesner

Excused: 4 Ehley, Meuler, Walsh, and Abiola

OTHER ITEMS

- 1. Approval of stipulations [25-2044](#)

The stipulations included the following properties:

- 2404 Swan Boulevard
- 2130 N 91st Street
- 1746 N 73rd Street
- 8128 Brookside Place
- 10001 Innovation Drive
- 11800 W Bluemound Road
- 11816 W Bluemound Road
- 625 N 72nd Street

RESULT: APPROVED

MOVER: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Stokke-Ceci, Ehley, and Fox

Excused: 4 Meuler, Walsh, Kesner, and Abiola

- 2. Action on any other legally allowed/required Board of Review matters [25-2045](#)

RESULT: NO ACTION TAKEN

- 3. Schedule of future BOR dates [25-2046](#)

The next Board of Review meeting is scheduled for Wednesday, October 29.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 3:57 PM.