



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, October 14, 2025

8:30 AM

Common Council Chambers

CALL TO ORDER

Chairperson Stokke-Ceci called the meeting to order at 8:35 AM.

ROLL CALL

Present 5 Member Pamela Stokke-Ceci
Member Kathy Ehley
Member Rosemary Fox
Member Roger Walsh
Alternate Member Alan Kesner

Excused 2 Member Christopher Meuler
Alternate Member Lanre Abiola

Member Stokke-Ceci departed at 11:45 AM.

Member Walsh departed at 3:00 PM.

Member Kesner arrived at 1:30 PM.

Member Ehley arrived at 2:15 PM.

VALUATION OBJECTION HEARINGS

1. 8:30 AM - Tax Key # 369-0385-000, Address: 1327 N 68th Street, [25-1666](#)
Owner: Brew City Boho, LLC

*Motion by Member Walsh 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: Roger Walsh
SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

2. 9:15 AM - Tax Key # 330-0421-000, Address: 6523 W Clarke Street, [25-1805](#)
Owner: Richard C. Feldmeth III

*Motion by Member Walsh 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: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

3. 10:00 AM - Tax Key # 333-0720-000, Address: 2409 N 90th Street,
Owner: Michael and Jennifer Lisser

[25-1713](#)

Objector Information:

Owner: Michael & Jennifer Lisser

Property Address: 2409 N 90th Street

Current Assessment Land: \$146,100

Current Assessment Improvements: \$689,400

Current Assessment Total: \$835,500

Owner's Opinion of Value: \$750,000-\$775,000

Objectors Michael and Jennifer Lisser 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: 2025 property assessment information and comparable sales information

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 \$835,500, 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: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

4. 10:45 AM - Tax Key # 383-0483-000, Address: 728 N 74th Street,
Owner: Julia Jansky

[25-1714](#)

Objector Information:

Owner: Julia Jansky

Property Address: 728 N 74th Street

Current Assessment Land: \$158,800

Current Assessment Improvements: \$274,100

Current Assessment Total: \$432,900

Owner's Opinion of Value: \$399,000

Objector Julia Jansky and City Assessor Sarah Tyrrell were sworn in .

Objector Testimony:

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

Exhibit 1: Statistical market analysis

Exhibit 2: MLS listings for comparable properties

Exhibit 3: Photos of the subject property

Assessor Testimony:

City Assessor Sarah Tyrrell 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 \$432,900, 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

5. 11:30 AM - Tax Key # 331-0259-000, Address: 2415 N 71st Street, [25-1715](#)
Owner: Matthew Menart

*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 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

6. 1:30 PM - Tax Key # 383-0386-000, Address: 912 N 76th Street, [25-1716](#)
Owner: Andrew and Katie Miller

Objector Information:

Owner: Andrew & Katie Miller

Property Address: 912 N 76th Street

Current Assessment Land: \$187,300

Current Assessment Improvements: \$667,200

Current Assessment Total: \$854,500

Owner's Opinion of Value: \$820,000

Objector Andrew Miller and City Assessor Sarah Tyrrell 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 objector's opinion of value, statistical market analysis, and MLS listings for comparable properties

Assessor Testimony:

City Assessor Sarah Tyrrell 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 \$854,500, 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: Alan Kesner

SECONDER: Rosemary Fox

Aye: 3 Fox, Walsh, and Kesner

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

7. 2:15 PM - Tax Key # 376-0149-000, Address: 1248 N 119th Street,
Owner: Mark Johnson Trust and Brian H. Johnson Living Trust

[25-1717](#)

Objector Information:

Owner: Mark Johnson Trust & Brian H Johnson Living Trust

Property Address: 1248 N 119th Street

Current Assessment Land: \$91,800

Current Assessment Improvements: \$338,900

Current Assessment Total: \$430,700

Owner's Opinion of Value: \$390,000

Objector Mark Johnson and City Assessor Sarah Tyrrell were sworn in.

Objector Testimony:

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

Assessor Testimony:

City Assessor Sarah Tyrrell 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 \$430,700, 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: Kathy Ehley

Aye: 4 Ehley, Fox, Walsh, and Kesner

Excused: 3 Stokke-Ceci, Meuler, and Abiola

8. 3:45 PM - Tax Key # 376-0368-000, Address: 1218 N 120th Street,
Owner: Daniel & Kathryn Cibich

[25-1619](#)

Objector Information:

Owner: Daniel & Kathryn Cibich

Property Address: 1218 N 120th Street

Current Assessment Land: \$92,800

Current Assessment Improvements: \$330,900

Current Assessment Total: \$423,700

Owner's Opinion of Value: \$334,688

Objectors Daniel and Kathryn Cibich and City Assessor Sarah Tyrrell were sworn in .

Objector Testimony:

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

Exhibit 1: Packet with list of comparable sales, photos of the subject property, and copy of a stipulation offered to the objectors

Assessor Testimony:

City Assessor Sarah Tyrrell 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 \$423,700, 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: Kathy Ehley

Aye: 3 Ehley, Fox, and Kesner

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

PROCEDURAL HEARINGS FOR OBJECTORS WITH INCOMPLETE AND/OR INACCURATE OBJECTION FORMS

1. 3:00 PM - Tax Key # 295-0173-000, Address: 3155 N Menomonee River Parkway, Owner: Nadim F. & Jody M. Chalhoub [25-1718](#)

Motion by Member Fox to accept the property owner's revisions to the objection form and grant a valuation hearing. Second by Member Ehley. Motion carried 3-0.

RESULT: APPROVED

MOVER: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Ehley, Fox, and Kesner

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

2. 3:05 PM - Tax Key # 2600408000, Address: 3652 Menomonee River Parkway, Owner: Thomas and Marge White [25-1793](#)

Motion by Member Fox to deny the objection based on non-compliance with Rule 7 of the 2025 Board of

Review Rules and Procedures Policy and the property owner's failure to appear for the procedural hearing. Second by Member Ehley. Motion carried 3-0.

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Ehley, Fox, and Kesner

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

3. 3:10 PM - Tax Key # 254-0159-000, Address: 4105 N 94th Street, [25-1792](#)
Owner: Donald Patton

Motion by Member Fox to deny the objection based on non-compliance with Rule 7 of the 2025 Board of Review Rules and Procedures Policy and the property owner's failure to appear for the procedural hearing. Second by Member Ehley. Motion carried 3-0.

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Ehley, Fox, and Kesner

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

4. 3:15 PM - Tax Key # 295-0038-000, Address: 9814 W Argonne Drive, [25-1794](#)
Owner: Gail M. Gonzales

Motion by Member Ehley to accept the property owner's revisions to the objection form and grant a valuation hearing. Second by Member Fox. Motion carried 3-0.

RESULT: APPROVED

MOVER: Kathy Ehley

SECONDER: Rosemary Fox

Aye: 3 Ehley, Fox, and Kesner

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

5. 3:20 PM - Tax Key # 330-0211-000, Address: 2337 N 64th Street, [25-1795](#)
Owner: Elizabeth M. Watts

Motion by Member Fox to deny the objection based on non-compliance with Rule 7 of the 2025 Board of Review Rules and Procedures Policy and the property owner's failure to appear for the procedural hearing. Second by Member Ehley. Motion carried 3-0.

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Ehley, Fox, and Walsh

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

6. 3:30 PM - Tax Key # 377-0059-000, Address: 12024 W Diane Drive, [25-1731](#)

Owner: Dean W. Monfre

Motion by Member Fox to deny the objection based on non-compliance with Rule 7 of the 2025 Board of Review Rules and Procedures Policy and the property owner's failure to appear for the procedural hearing. Second by Member Ehley. Motion carried 3-0.

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Ehley, Fox, and Kesner

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

**PROCEDURAL HEARINGS FOR OBJECTORS WITH EXTRAORDINARY
CIRCUMSTANCES REQUESTING A WAIVER OF THE REQUIRED 48-HOUR NOTICE OF
INTENT TO FILE AN OBJECTION**

1. 3:25 PM - Tax Key # 382-0100-000, Address: 808 Honey Creek Parkway, Owner: Donald Jr. & Christine M. Cotey [25-1846](#)

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 Ehley. Motion carried 3-0.

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Ehley, Fox, and Kesner

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

2. 8:30 AM - Tax Key # 338-0236-001, Address: 2025 N 119th Street, Owner: Jason & Katherine Kubiak [25-1797](#)

This procedural hearing has been rescheduled.

RESULT: NO ACTION TAKEN

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) [25-1833](#)

The following objections were dismissed pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af):

Motion by Member Fox to dismiss the objection of Keren Properties 3, LLC; Address: 6006 Vliet Street; pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Walsh. Motion carried 3-0.

Motion by Member Fox to dismiss the objection of Keren Properties 4, LLC; Address: 6008 W North Avenue; pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). 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

2. Approval of stipulations

[25-1834](#)

The stipulations included the following properties:

- 520 N 105th Street
- N Mayfair Road, Parcel # 335-2001-000
- 4444 N 110th Street
- 4670 N 103rd Street
- 4315 N 99th Street
- 4238 N Menomonee River Parkway
- 4263 Raymir Circle
- 10028 W Keefe Avenue
- 10116 W Sunset Avenue
- 10310 W Vienna Avenue
- 3284 N 104th Street
- 3270 N Knoll Terrace
- 3151 N 103rd Street
- 10520 W Burleigh Street
- 2636 N 62nd Street
- 2614 N 62nd Street
- 2337 N 64th Street
- 6413 W Clarke Street
- 2563 N 64th Street
- 2663 N 65th Street
- 2612 N 64th Street
- 2615 N 67th Street
- 2572 N 67th Street
- 2550 N 71st Street
- 2546 N 70th Street
- 7734 W North Avenue
- 7916 W North Avenue
- 2537 N 83rd Street
- 2644 N 95th Street
- 2641 N 97th Street
- 9550 Beverly Place
- 9633 Harding Boulevard
- 2642 N 116th Street
- 1925 N 117th Street
- 8611 Jackson Park Boulevard
- 9014 Stickney Avenue
- 2176 N 73rd Street
- 1711 N 72nd Street
- 2247 N 73rd Street
- 2229 N 60th Street
- 2222 N 61st Street
- 2277 N 63rd Street
- 6413 W North Avenue

- 6423 W North Avenue
- 6429 W North Avenue
- 6439 W North Avenue
- 2156 N 64th Street
- 6185 Washington Circle
- 1620 Upper Parkway South
- 1606 Upper Parkway South
- 6203 W Washington Boulevard
- 1440 N 66th Street
- 1349 N 68th Street
- 1314 St James Court
- 1804 N 70th Street
- 1436 N 69th Street
- 8520 Kenyon Avenue
- 1511 N 122nd Street
- 7818 Geralayne Circle
- 1133 Elm Lawn
- 8140 W Wisconsin Avenue
- 660 Honey Creek Parkway
- 668 N 77th Street
- 7733 W Wisconsin Avenue
- 7720 Mary Ellen Place
- 641 N 77th Street
- 627 N 78th Street
- 1004 N 70th Street
- 7306 Maple Terrace
- 7436 Maple Terrace
- 6100 W State Street
- 723 N 64th Street
- 513 N 66th Street
- 6928 Grand Parkway
- 534 Crescent Court
- 8449 Ravenswood Circle
- 217 N 89th Street
- 190 N 89th Street
- 204 N 86th Street

RESULT: APPROVED

MOVER: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

3. Action on any other legally allowed/required Board of Review matters

[25-1835](#)

RESULT: NO ACTION TAKEN

4. Schedule of future BOR dates

[25-1836](#)

The next Board of Review meeting is scheduled for Tuesday, October 16.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 4:31 PM.