



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, September 11, 2025

8:30 AM

Common Council Chambers

CALL TO ORDER

Vice Chairperson Walsh called the meeting to order at 8:32 AM.

ROLL CALL

Present 5 Member Pamela Stokke-Ceci
Member Rosemary Fox
Member Christopher Meuler
Member Roger Walsh
Alternate Member Lanre Abiola

Excused 2 Member Kathy Ehley
Alternate Member Alan Kesner

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 # 333-0104-000, Address: 2434 N 85th Street, [25-1442](#)
Owner: Matthew Sato & Amanda Venhaus

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 Meuler. Motion carried 4-0.

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Christopher Meuler

Aye: 4 Fox, Meuler, Walsh, and Abiola

Excused: 3 Stokke-Ceci, Ehley, and Kesner

2. 9:00 AM – Tax Key # 345-0812-000, Address: 6135 Washington [25-1443](#)
Circle, Owner: John H. & Georgia Cain

Motion by Member Meuler 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 Abiola. Motion carried 4-0.

RESULT: DENIED

MOVER: Christopher Meuler

SECONDER: Lanre Abiola

Aye: 4 Fox, Meuler, Walsh, and Abiola

- Excused:** 3 Stokke-Ceci, Ehley, and Kesner
3. 9:30 AM – Tax Key # 343-0552-000, Address: 1813 N 83rd Street, [25-1444](#)
Owner: Audrey Hopper & Peter Templeton
- Motion by Member Abiola 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 Fox. Motion carried 4-0.*
- RESULT:** DENIED
MOVER: Lanre Abiola
SECONDER: Rosemary Fox
- Aye:** 4 Fox, Meuler, Walsh, and Abiola
- Excused:** 3 Stokke-Ceci, Ehley, and Kesner
4. 10:00 AM – Tax Key # 345-0628-000, Address: 1850 N 68th Street, [25-1468](#)
Owner: Mary Babor
- 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 Meuler. Motion carried 3-1 (Nay: Abiola).*
- RESULT:** DENIED
MOVER: Rosemary Fox
SECONDER: Christopher Meuler
- Aye:** 3 Fox, Meuler, and Walsh
Nay: 1 Abiola
- Excused:** 3 Stokke-Ceci, Ehley, and Kesner
5. 10:30 AM – Tax Key # 331-0500-000, Address: 2466 N 74th Street, [25-1490](#)
Owner: Corey A. Double
- Motion by Member Meuler to accept the property owner's extraordinary circumstances and grant a waiver of the required 48-hour notice of intent to file an objection. Second by Member Fox. Motion failed 2-2 (Aye: Meuler, Fox. Nay: Abiola, Walsh). The objection is dismissed.*
- RESULT:** DENIED
MOVER: Christopher Meuler
SECONDER: Rosemary Fox
- Aye:** 2 Fox, and Meuler
Nay: 2 Walsh, and Abiola
- Excused:** 3 Stokke-Ceci, Ehley, and Kesner
6. 11:00 AM – Tax Key # 256-0209-000, Address: 4076 Menomonee [25-1491](#)
River Pkwy, Owner: John A. Selwitschka & Grace Santos-Selwitschka
- Motion by Member Abiola to accept the property owner's extraordinary circumstances and grant a waiver of the required 48-hour notice of intent to file an objection. Second by Member Meuler. Motion failed 2-2 (Aye: Abiola, Walsh. Nay: Fox, Meuler). The objection is dismissed.*
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RESULT: DENIED
MOVER: Lanre Abiola
SECONDER: Christopher Meuler
Aye: 2 Walsh, and Abiola
Nay: 2 Fox, and Meuler
Excused: 3 Stokke-Ceci, Ehley, and Kesner

7. 11:30 AM – Tax Key # 345-0421-000, Address: 2230 N 64th Street, [25-1492](#)
Owner: Michael Matthiesen

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 Abiola. Motion carried 4-0.

RESULT: DENIED
MOVER: Rosemary Fox
SECONDER: Lanre Abiola
Aye: 4 Fox, Meuler, Walsh, and Abiola
Excused: 3 Stokke-Ceci, Ehley, and Kesner

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

1. 1:30 PM – Tax Key # 406-0076-000, Address: 7026 Grand Parkway, [25-1502](#)
Owner: Brynn and Justin Dux

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

RESULT: APPROVED
MOVER: Rosemary Fox
SECONDER: Roger Walsh
Aye: 3 Stokke-Ceci, Fox, and Walsh
Excused: 4 Ehley, Meuler, Kesner, and Abiola

2. 1:45 PM – Tax Key # 382-0576-000, Address: 641 N 77th Street, [25-1441](#)
Owner: Jonathan P. & Erin C. Groth

Motion by Member Walsh 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: Roger Walsh
SECONDER: Rosemary Fox
Aye: 3 Stokke-Ceci, Fox, and Walsh
Excused: 4 Ehley, Meuler, Kesner, and Abiola

3. 2:00 PM – Tax Key # 383-0454-000, Address: 841 N 74th Street, [25-1440](#)
Owner: Charles A. Worthington & Jeffry J. Albanese

This objection was withdrawn.

RESULT: WITHDRAWN

4. 2:15 PM – Tax Key # 408-0259-000, Address: 8817 Hawthorne [25-1496](#)
Avenue, Owner: Judith A. Lueck

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

RESULT: APPROVED

MOVER: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

5. 2:30 PM – Tax Key # 342-0095-000, Address: 1857 N 85th Street, [25-1497](#)
Owner: Mark and Bridget Bullio

Motion by Member Walsh 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: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

6. 2:45 PM – Tax Key # 408-0324-000, Address: 145 N 86th Street, [25-1498](#)
Owner: Paul Grinstead & Alicia J. Sprecher

The Board determined this procedural hearing was not necessary .

RESULT: NO ACTION TAKEN

7. 3:00 P.M. – Tax Key #376-0149-000, Address: 1248 N 119th Street, [25-1425](#)
Owner: Mark Johnson Trust DTD 6/17/2016 – 50% Brian H Johnson
Living Trust DTD 8/9/2023 – 50%

Motion by Member Walsh 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: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

8. 3:15 PM – Tax Key # 407-0013-000, Address: 8220 Rockway Place, [25-1503](#)
Owner: Gregory G. Gillis

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 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

9. 3:30 PM – Tax Key # 408-0199-000, Address: 222 N 89th Street, [25-1504](#)
Owner: Kelsey and John McAuley

This objector agreed to a stipulation with the City Assessor's Office.

RESULT: NO ACTION TAKEN

OTHER ITEMS

1. Objection forms and hearing for property owners who did not submit [25-1463](#)
acceptable income and expense information pursuant to Wis. Stat.
§70.47(7)(af)

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 Mark T. Mertens & Laura L. Mertens Revocable Trust; Address: 8410 Watertown Plank Road; Parcel # 372-0042-000, pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Abiola. Motion carried 4-0.

Motion by Member Fox to dismiss the objection of Mark T. Mertens & Laura L. Mertens Revocable Trust; Address: 8502 Watertown Plank Road ; Parcel # 372-0047-000, pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Abiola. Motion carried 4-0.

Motion by Member Fox to dismiss the objection of Mark T. Mertens & Laura L. Mertens Revocable Trust; Address: 8516 Watertown Plank Road; Parcel # 372-0049-000, pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Abiola. Motion carried 4-0.

Motion by Member Fox to dismiss the objection of Mark T. Mertens & Laura L. Mertens Revocable Trust; Address: 8528 Watertown Plank Road; Parcel # 372-0051-000, pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Abiola. Motion carried 4-0.

Motion by Member Fox to dismiss the objection of Mark T. Mertens & Laura L. Mertens Revocable Trust; Address: 8510 Watertown Plank Road; Parcel # 372-0048-000, pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Abiola. Motion carried 4-0.

Motion by Member Meuler to dismiss the objection of Tyler and Tamara Layne; Address: 12309 W Dearbourn Avenue; Parcel # 412-0040-007, pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Fox. Motion carried 4-0.

Motion by Member Meuler to dismiss the objection of Tyler and Tamara Layne; Address: 12301 W

Dearbourn Avenue; Parcel # 412-0040-006, pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Fox. Motion carried 4-0.

Motion by Member Meuler to dismiss the objection of Beramir LLC; Address: 929 N 123rd Street; Parcel # 377-0136-000, pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Fox. Motion carried 4-0.

Motion by Member Meuler to dismiss the objection of Beramir LLC; Address: 928 N 123rd Street; Parcel # 377-0135-000, pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Fox. Motion carried 4-0.

Motion by Member Abiola to dismiss the objection of M & I Holdings LLC; Address: 2276 N 94th Street; Parcel # 341-0001-000, pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Fox. Motion carried 4-0.

Motion by Member Abiola to dismiss the objection of Tadco Properties LLC; Address: 12101 W Bluemound Road; Parcel # 412-0001-001, pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Fox. Motion carried 4-0.

Motion by Member Walsh to dismiss the objection of Gregory M. Simmert; Address: 7332 W State Street; Parcel # 370-0391-000, pursuant to the requirements in Wisconsin State Statute 70 .47(7)(af). Second by Member Fox. Motion carried 3-0.

2. Approval of stipulations

25-1494

The stipulations included the following properties:

- 1253 Kavanaugh Place
- 745 N 119th Street
- 1055 N Perry Court
- 915 N 75th Street
- 922 N 76th Street
- 926 N 76th Street
- 652 N 68th Street
- 1823 N 81st Street
- 6327 W Lloyd Street
- 6425 W Lloyd Street
- 6335 W Lloyd Street
- 1263 Martha Washington Drive
- 1359 N 64th Street
- 1705 N 69th Street
- 4505 N 109th Street
- 4714 N 100th Street
- 12132 W Capitol Drive
- 3140 N 124th Street
- 2330 N 62nd Street
- 6220 W North Avenue
- 2641 N 70th Street
- 1945 River Park Court

RESULT: APPROVED

MOVER: Rosemary Fox

SECONDER: Lanre Abiola

Aye: 4 Fox, Meuler, Walsh, and Abiola

- Excused:** 3 Stokke-Ceci, Ehley, and Kesner
3. Action on any other legally allowed/required Board of Review matters [25-1493](#)

RESULT: NO ACTION TAKEN

4. Schedule of future BOR dates [25-1495](#)

The next Board of Review meeting is scheduled for Tuesday, September 16, at 8:30 AM.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 3:17 PM.