



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, August 28, 2025

10:00 AM

Common Council Chambers

CALL TO ORDER

Chairperson Stokke-Ceci called the meeting to order at 10:01 AM.

ROLL CALL

Present 6 Member Pamela Stokke-Ceci
Member Rosemary Fox
Member Christopher Meuler
Member Roger Walsh
Alternate Member Alan Kesner
Alternate Member Lanre Abiola

Excused 1 Member Kathy Ehley

ASSESSMENT ROLL

1. Receipt of the Assessment Roll by Clerk from the Assessor and sworn statements [25-1117](#)
RESULT: INFORMATIONAL ONLY
2. Perform Statutory Duties: [25-1118](#)
 - A. Examine the Roll
 - B. Correct description or calculation errors
 - C. Add omitted property
 - D. Eliminate double assessed property**RESULT:** INFORMATIONAL ONLY
3. Certify all corrections of error under state law Wis. Stat. §70.43 [25-1119](#)

None.

RESULT: INFORMATIONAL ONLY
4. Verify with the Assessor that open book changes have been included in the Assessment Roll [25-1120](#)

City Assessor Sarah Tyrrell verified that all open book changes were included in the assessment roll.

RESULT: INFORMATIONAL ONLY
5. Allow taxpayers to examine assessment data [25-1121](#)
RESULT: INFORMATIONAL ONLY

CONSIDERATION OF

1. Waivers of the required 48-hour notice of intent to file an objection when there is good cause [25-1122](#)

RESULT: NO ACTION TAKEN

2. Waivers or requests for waiver of the BOR hearing allowing the property owner an appeal directly to circuit court [25-1123](#)

The Board did not consider requests for waiver of the BOR hearing allowing the property owner an appeal directly to circuit court.

RESULT: NO ACTION TAKEN

3. Requests to testify by telephone or submit sworn written statement [25-1124](#)

No items to consider.

RESULT: NO ACTION TAKEN

4. Objections with inaccuracies or incomplete information and the scheduling of those cases for procedural hearings [25-1125](#)

Procedural hearings will be scheduled during the week of September 8 for objectors with inaccurate and/or incomplete objections.

RESULT: NO ACTION TAKEN

5. Objection forms and hearing for property owners who did not submit acceptable income and expense information pursuant to Wis. Stat. §70.47(7)(af) [25-1126](#)

The following objections were dismissed pursuant to the requirements in Wisconsin State Statute 70.47(7)(af):

Motion by Vice Chairperson Walsh to dismiss the objection of TB Materials, LLC; Address: 4600 N 124th Street; Parcel # 219-9990-001, pursuant to the requirements in Wisconsin State Statute 70.47(7)(af). Second by Member Fox. Motion carried 5-0.

Motion by Member Fox to dismiss the objection of Phoenix II, LLC; Address: 3300 N 124th Street; Parcel # 258-0003-004, pursuant to the requirements in Wisconsin State Statute 70.47(7)(af). Second by Vice Chairperson Walsh. Motion carried 5-0.

Motion by Member Fox to dismiss the objection of Phoenix II, LLC; Address: 11800 W Burleigh Street; Parcel # 297-9996-004, pursuant to the requirements in Wisconsin State Statute 70.47(7)(af). Second by Vice Chairperson Walsh. Motion carried 5-0.

Motion by Vice Chairperson Walsh to dismiss the objection of Jaybird Properties 3, LLC; Address: 10721 W Capitol Drive; Parcel # 260-0058-000, pursuant to the requirements in Wisconsin State Statute 70.47(7)(af). Second by Member Meuler. Motion carried 5-0.

Motion by Member Meuler to dismiss the objection of Charles Smith; Address: 2942 N 117th Street; Parcel # 298-0247-000, pursuant to the requirements in Wisconsin State Statute 70.47(7)(af). Second by Vice Chairperson Walsh. Motion carried 5-0.

Motion by Vice Chairperson Walsh to dismiss the objection of Decade 80-XIV LP; Address: 2323 N

Mayfair Road; Parcel # 336-9994-007, pursuant to the requirements in Wisconsin State Statute 70.47(7)(af). Second by Member Abiola. Motion carried 5-0.

Motion by Member Abiola to dismiss the objection of Casey Manor LLC; Address: 6100 W Vliet Street; Parcel # 345-0832-000, pursuant to the requirements in Wisconsin State Statute 70.47(7)(af). Second by Vice Chairperson Walsh. Motion carried 5-0.

Motion by Member Meuler to dismiss the objection of Bluemound Preschool; Address: 826 N 68th Street; Parcel # 384-0108-000, pursuant to the requirements in Wisconsin State Statute 70.47(7)(af). Second by Member Fox. Motion carried 5-0.

Motion by Vice Chairperson Walsh to dismiss the objection of Pabst Park LLC; Address: 6025 W North Avenue; Parcel # 345-0004-000, pursuant to the requirements in Wisconsin State Statute 70.47(7)(af). Second by Member Fox. Motion carried 5-0.

Motion by Member Fox to dismiss the objection of Rivers Bend 2, LLC; Address: 1640 Rivers Bend; Parcel # 375-0034-000, pursuant to the requirements in Wisconsin State Statute 70.47(7)(af). Second by Vice Chairperson Walsh . Motion carried 5-0.

Motion by Member Fox to dismiss the objection of Rivers Bend 1, LLC; Address: 1620 Rivers Bend; Parcel # 375-0035-000, pursuant to the requirements in Wisconsin State Statute 70.47(7)(af). Second by Vice Chairperson Walsh . Motion carried 5-0.

Motion by Member Fox to dismiss the objection of Rivers Bend 2, LLC; Address: 1550 Rivers Bend; Parcel # 375-0036-000, pursuant to the requirements in Wisconsin State Statute 70.47(7)(af). Second by Vice Chairperson Walsh . Motion carried 5-0.

6. Subpoena requests

[25-1127](#)

No items to consider.

RESULT: NO ACTION TAKEN

7. Approval of stipulations

[25-1128](#)

The stipulations included the following properties:

Address: 3226 N Mayfair Road, Parcel # 295-0268-000

Address: 1942 Underwood Avenue, Parcel # 343-0612-000

Address: 2123 N 68th Street, Parcel # 344-0225-000

Address: 1907 Martha Washington Drive, Parcel # 345-0702-000

Address: 2005 N 70th Street, Parcel # 344-0289-000

Address: 1810 N 73rd Street, Parcel # 344-0379-000

Address: 6427 W Garfield Avenue, Parcel # 345-0368-000

Address: 6721 W Lloyd Street, Parcel # 345-0598-000

Address: 6505 Washington Circle, Parcel # 345-0683-000

Address: 1566 Martha Washington Drive, Parcel # 345-0804-000

Address: 7022 Milwaukee Avenue, Parcel # 370-0101-000

Address: 1622 Church Street, Parcel # 371-0021-000

Address: 1242 N 123rd Street, Parcel # 376-0339-000

Address: 1323 N 120th Street, Parcel # 376-0273-000

Address: 1167 Robertson Street, Parcel # 382-0165-000

Address: 1163 Robertson Street, Parcel # 382-0164-000

Address: 7821 Geralayne Circle , Parcel # 382-0136-000

Address: 2236 Menomonee River Pkwy, Parcel # 341-0142-000

Address: 501 N 104th Street , Parcel # 410-0123-000

Address: 672 N 74th Street, Parcel # 406-0127-000
 Address: 5805 W Michigan Street, Parcel # 404-0052-000
 Address: 5717 W Wells Street , Parcel # 385-0036-000
 Address: 538 N 62nd Street , Parcel # 384-0470-000
 Address: 737 Robertson Street , Parcel # 382-0438-000
 Address: 11105 W Potter Road, Parcel # 378-0203-000
 Address: 550 N 117th Street , Parcel # 378-0193-000
 Address: 12140 W Burleigh Street, Parcel # 297-9995-005
 Address: 6708 Maple Terrace , Parcel # 384-0168-000
 Address: 7008 Wisconsin Avenue , Parcel # 383-0297-000
 Address: 2929 N Mayfair Road , Parcel # 299-1001-000
 Address: 8124 W North Avenue, Parcel # 332-0198-000
 Address: 2675 N Mayfair Road , Parcel # 336-9999-018
 Address: 9999 W North Avenue, Parcel # 341-9993-006
 Address: 1435 N 113th Street, Parcel # 375-9989-002
 Address: 300 N 121st Street, Parcel # 412-0270-001
 Address: 1248 N 68th Street, Parcel # 384-0014-004
 Address: 1244 N 68th Street, Parcel # 384-0014-003
 Address: 1225 N 62nd Street , Parcel # 384-0009-005
 Address: 1205 N 62nd Street , Parcel # 384-0009-004
 Address: 830 N 109th Street, Parcel # 378-0247-002
 Address: 10855 W Potter Road , Parcel # 378-0247-001
 Address: 1520 Ridge Court , Parcel # 371-0097-000
 Address: 2355 N 60th Street , Parcel # 330-0090-000
 Address: 2463 N 70th Street , Parcel # 331-0220-000
 Address: 2445 N 81st Street, Parcel # 332-0225-000
 Address: 2630 N 86th Street, Parcel # 333-0031-000
 Address: 2465 N 84th Street, Parcel # 333-0252-000
 Address: 2576 N 91st Street , Parcel # 333-0673-000
 Address: 2615 N 95th Street , Parcel # 334-0040-000
 Address: 2460 N 94th Street, Parcel # 334-0141-000
 Address: 2454 N 96th Street , Parcel # 334-0291-000
 Address: 2438 N 97th Street , Parcel # 334-0363-000
 Address: 12224 W Woodland Avenue , Parcel # 338-0331-003
 Address: 8617 Jackson Park Boulevard , Parcel # 342-0016-000
 Address: 2005 N 86th Street, Parcel # 342-0172-000
 Address: 9123 Jackson Park Boulevard, Parcel # 342-0285-000
 Address: 8117 Richmond Court, Parcel # 343-0363-000
 Address: 1913 Wauwatosa Avenue , Parcel # 343-0605-000

RESULT: APPROVED

MOVER: Roger Walsh

SECONDER: Lanre Abiola

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

[25-1129](#)

No items to consider.

RESULT: NO ACTION TAKEN

9. Palpable Errors pursuant to Wis. Stat. §70.43

[25-1130](#)

No items to consider.

RESULT: NO ACTION TAKEN

10. Omitted Property pursuant to Wis. Stat. §70.44 [25-1131](#)

No items to consider.

RESULT: NO ACTION TAKEN

OTHER ITEMS

1. Review notices of intent to file objection [25-1132](#)

RESULT: NO ACTION TAKEN

2. Consideration of proposed schedule of hearings on objections [25-1133](#)

Board of Review hearings will begin during the week of September 8.

RESULT: NO ACTION TAKEN

3. Consideration of requests from objectors who did not give their intent to appear for good-cause to the Board of Review as to why they should be heard [25-1134](#)

The objection from Todd Morris, 2262 Menomonee River Parkway, was received late. Mr. Morris presented the circumstances for good cause to the Board of Review. Motion by Member Mueller to accept Mr. Morris' request for good cause. Second by Member Abiola. Motion carried on a 4-1 vote (Aye: Meuler, Abiola, Fox, Stoke-Ceci. Nay: Walsh).

4. Schedule of future BOR dates [25-1135](#)

The next meeting will be held on September 8, 2025, at 8:30 AM.

RESULT: INFORMATIONAL ONLY

ADJOURNMENT

Meeting adjourned at 12:02 PM. The next meeting will be held on September 8, 2025, at 8:30 AM.