



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, September 16, 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 Christopher Meuler
Member Roger Walsh
Alternate Member Alan Kesner

Excused 3 Member Kathy Ehley
Member Rosemary Fox
Alternate Member Lanre Abiola

Member Meuler arrived at 2:32 PM.
Member Walsh departed at 2:48 PM.

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

1. 8:30 AM – Tax Key # 369-0037-000, Address: 1408 N. 63rd Street, [25-1366](#)
Owner:

Motion by Member Kesner 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: Alan Kesner
SECONDER: Roger Walsh

Aye: 3 Stokke-Ceci, Walsh, and Kesner

Excused: 4 Ehley, Fox, Meuler, and Abiola

2. 8:45 AM – Tax Key # 337-0044-000, Address: 2375 N 120th Street, [25-1436](#)
Owner: Carol G. Rehak

Motion by Member Walsh 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 Kenser. Motion carried 3-0.

RESULT: DENIED

Aye: 3 Stokke-Ceci, Walsh, and Kesner

- Excused:** 4 Ehley, Fox, Meuler, and Abiola
3. 9:00 AM – Tax Key # 345-0334-000, Address: 2165 N 65th Street, [25-1377](#)
Owner: Marcia J. Voight
- Motion by Member Kesner 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: Alan Kesner
SECONDER: Roger Walsh
- Aye:** 3 Stokke-Ceci, Walsh, and Kesner
- Excused:** 4 Ehley, Fox, Meuler, and Abiola
4. 11:00 AM - Tax Key # 406-0037-000, Address: 534 Crescent Court, [25-1534](#)
Owner: Timothy & Stephanie Mielke
- This procedural hearing has been rescheduled.*
- RESULT:** NO ACTION TAKEN
5. 10:15 AM – Tax Key # 334-0262-000, Address: 9510 Beverly Place, [25-1536](#)
Owner: Jason C. & Jessica M. Grusnick
- Motion by Member Walsh to accept the property owner's revisions to the objection form and grant a valuation hearing. Second by Member Kesner. Motion carried 3-0.*
- RESULT:** APPROVED
MOVER: Roger Walsh
SECONDER: Alan Kesner
- Aye:** 3 Stokke-Ceci, Walsh, and Kesner
- Excused:** 4 Ehley, Fox, Meuler, and Abiola
6. 10:30 AM – Tax Key # 404-0003-000, Address: 5728 W Michigan [25-1537](#)
Street, Owner: Eugene & Bridget Evans
- Motion by Member Kesner 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: Alan Kesner
SECONDER: Roger Walsh
- Aye:** 3 Stokke-Ceci, Walsh, and Kesner
- Excused:** 4 Ehley, Fox, Meuler, and Abiola
7. 1:00 PM – Tax Key # 332-0333-000, Address: 2536 N 83rd Street, [25-1470](#)
Owner: Kelly D. and Cynthia R. Robbins Revocable Trust
- Motion by Member Kesner to accept the property owner's revisions to the objection form and grant a valuation hearing. Second by Member Walsh. Motion carried 3-0.*
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- RESULT:** APPROVED
MOVER: Alan Kesner
SECONDER: Roger Walsh
Aye: 3 Stokke-Ceci, Walsh, and Kesner
Excused: 4 Ehley, Fox, Meuler, and Abiola
8. 2:00 PM – Tax Key # 383-0483-000, Address: 728 N 74th Street, [25-1439](#)
 Owner: Julia J. Jansky
The Board determined this procedural hearing was not necessary.
- RESULT:** NO ACTION TAKEN
9. 2:15 PM – Tax Key # 383-0395-000, Address: 7232 Aetna Court, [25-1538](#)
 Owner: Patricia A. Sheehan Trust Dated April 1, 2004
Motion by Member Walsh 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 Kenser. Motion carried 3-0.
- RESULT:** DENIED
MOVER: Roger Walsh
SECONDER: Alan Kesner
Aye: 3 Stokke-Ceci, Walsh, and Kesner
Excused: 4 Ehley, Fox, Meuler, and Abiola
10. 2:30 PM – Tax Key # 382-0468-000, Address: 644 Honey Creek [25-1539](#)
 Parkway, Owner: Christopher & Colleen Leffler
This objection was withdrawn.
- RESULT:** WITHDRAWN
11. 2:45 PM – Tax Key # 382-0464-000, Address: 700 N Honey Creek [25-1540](#)
 Parkway, Owner: Ann Louise Ayers Living Trust
Motion by Member Walsh 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 Kenser. Motion carried 4-0.
- RESULT:** DENIED
MOVER: Roger Walsh
SECONDER: Alan Kesner
Aye: 4 Stokke-Ceci, Meuler, Walsh, and Kesner
Excused: 3 Ehley, Fox, and Abiola
12. 3:00 PM - Tax Key # 344-0614-000, Address: 1839 N 74th Street, [25-1544](#)
 Owner: Roseann Gumina
Motion by Member Kesner to accept the property owner's revisions to the objection form and grant a valuation hearing. Second by Member Meuler. Motion carried 3-0.

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

- 13. 3:15 PM - Tax Key # 382-0385-000, Address: 8118 Brookside Place, [25-1546](#)
 Owner: Bridget and Daniel Tighe

Motion by Member Kesner 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 Meuler. Motion carried 3-0.

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

- 14. 3:30 PM - Tax Key # 382-0095-000, Address: 858 Honey Creek [25-1547](#)
 Parkway, Owner: David M. Kuzma

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

RESULT: NO ACTION TAKEN

- 15. 3:45 PM - Tax Key # 378-0240-000, Address: 10940 W Wisconsin [25-1548](#)
 Avenue, Owner: James Stefonich

Motion by Member Meuler 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 Kesner. Motion carried 3-0.

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

VALUATION OBJECTION HEARINGS

- 1. 9:15 AM – Tax Key # 333-0238-000, Address: 2419 N 83rd Street, [25-1505](#)
 Owner: Grif E. Carroll & Sarah F. Lindner

Objector Information
Owner: Grif E. Carroll & Sarah F. Lindner (Von Holst)
Property Address: 2419 N 83rd Street
Current Assessment Land: \$120,100
Current Assessment Improvements: \$344,800
Current Assessment Total: \$464,900

Owner's Opinion of Value: \$330,000

Objector Sarah Lindner 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: Presentation packet with property information and comparable home sales and assessments.

Assessor Testimony:

Deputy City Assessor 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 \$464,900, 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: Roger Walsh
SECONDER: Pamela Stokke-Ceci

Aye: 2 Stokke-Ceci, and Walsh

Nay: 1 Kesner

Excused: 4 Ehley, Fox, Meuler, and Abiola

- 2. 10:45 AM – Tax Key # 343-0422-000, Address: 1921 N 83rd Street,
Owner: Jacob D. Schoenung & Elizabeth A. Schoenung

[25-1506](#)

Objector Information

Owner: Jacob D. Schoenung & Elizabeth A. Schoenung

Property Address: 1921 N 83rd Street

Current Assessment Land: \$154,700

Current Assessment Improvements: \$295,800

Current Assessment Total: \$450,500

Owner's Opinion of Value: \$420,500

Objector Jacob Schoenung and Deputy City Assessor Cristin Erdmann were sworn in.

Objector Testimony:

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

Exhibit 1: List of three comparable properties.

Exhibit 2: WB-40 Amendment to Offer to Purchase.

Exhibit 3: Proposal/quote for window and door products.

Assessor Testimony:

Deputy City Assessor Erdmann 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 \$450,500, 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: Roger Walsh

Aye: 3 Stokke-Ceci, Walsh, and Kesner

Excused: 4 Ehley, Fox, Meuler, and Abiola

- 3. 11:30 AM – Tax Key # 345-0640-001, Address: 1665 Mountain Avenue, Owner: Michael C. and Cindy Fischer

[25-1508](#)

Objector Information

Owner: Michael C. and Cindy Fischer

Property Address: 1665 Mountain Avenue

Current Assessment Land: \$342,900

Current Assessment Improvements: \$613,300

Current Assessment Total: \$956,200

Owner's Opinion of Value: \$863,000

Objector Michael Fischer 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: Presentation packet with information to support the objector's opinion of value.

Assessor Testimony:

Deputy City Assessor Erdmann provided testimony to support the assessed value, and provided four exhibits.

Exhibit 2: Sales grid showing the subject property and five comparable sales.

Exhibit 3: Map of parcel and neighboring parcels, with assessment breakouts for 2024 and 2025.

Exhibit 4: Packet detailing the timeline of communications between the City and the objector.

Exhibit 5: Emails between the City and the objector between August 5 and September 9.

It is the opinion of the Assessor, based on the evidence provided, that the 2025 assessment of the property, in the amount of \$956,200, 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: Alan Kesner

Aye: 3 Stokke-Ceci, Walsh, and Kesner

Excused: 4 Ehley, Fox, Meuler, and Abiola

- 4. 8:30 AM - Tax Key # 335-0001-000, Address: 2660 N 100th Street, Owner: Linda S. & David L. Debruin

[25-1509](#)

This valuation objection hearing has been rescheduled.

RESULT: NO ACTION TAKEN

OTHER ITEMS

- 1. Action on any other legally allowed/required Board of Review matters [25-1513](#)

RESULT: NO ACTION TAKEN

- 2. Approval of stipulations [25-1514](#)

The stipulations included the following properties:

- 9916 W Grantosa Drive
- 10101 W Capitol Drive
- 2362 N 65th Street
- 2333 N 64th Street
- 2419 N 65th Street
- 6306 W Clarke Street
- 2609 N 68th Street
- 2341 N 69th Street
- 2504 N 83rd Street
- 2373 N 89th Street
- 1922 N 122nd Street
- 8121 Hillcrest Drive
- 1831 N 71st Street
- 6212 W Lloyd Street
- 1409 Wauwatosa Avenue
- 7600-7610 Harwood Avenue
- 1214 N 85th Street
- 858 Honey Creek Parkway
- 7605 W Wisconsin Avenue
- 658 N 77th Street
- 7512 W Wisconsin Avenue
- 7305 W Wells Street
- 6030 W Wells Street
- 6650 Hillside Lane
- 718 N 61st Street
- 604 N 66th Street
- 6731 W Wisconsin Avenue
- 408 N 69th Street
- 8122 Rockway Place
- 180 N 87th Street
- 9705 W Wisconsin Avenue
- 9730 W Bluemound Road
- 10919 W Bluemound Road
- 308 N 110th Street
- 106 N 123rd Street
- 166 N 123rd Street
- 111 N 123rd Street
- 2630 N 62nd Street
- 12100 W Wirth Street
- 12000 W Wirth Street

RESULT: APPROVED

MOVER: Roger Walsh

SECONDER: Alan Kesner

Aye: 3 Stokke-Ceci, Walsh, and Kesner

Excused: 4 Ehley, Fox, Meuler, and Abiola

3. Schedule of future BOR dates

[25-1515](#)

The next Board of Review meeting is scheduled for Thursday, September 18 at 8:30 AM.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 3:48 PM.