



# Wauwatosa, WI

## Board of Review

### Meeting Minutes - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Wednesday, June 17, 2026

2:00 PM

Common Council Chambers

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#### CALL TO ORDER

City Clerk Deyanira Nevarez called the meeting to order at 2:06 PM.

#### ROLL CALL

**Present 3**      Member Rosemary Fox  
                         Member Roger Walsh  
                         Alternate Member Alan Kesner

**Excused 3**      Member Pamela Stokke-Ceci  
                         Alternate Member Lanre Abiola  
                         Member Christopher Meuler

#### NEW BUSINESS

1. Confirmation of appropriate Board of Review and Open Meetings notices [26-1140](#)

*The Open Book Notice was published on May 6, 2026.  
The Board of Review Notice was published on May 27, 2026.*

**RESULT:**      INFORMATIONAL ONLY

2. Selection of a Board of Review Chairperson [26-1141](#)

*Motion by Member Walsh to nominate Pam Stokke-Ceci as Board of Review Chairperson. Second by Member Kesner. Motion carried 3-0.*

**RESULT:**      APPROVED

**MOVER:**      Roger Walsh

**SECONDER:**    Alan Kesner

**Aye: 3**      Fox, Walsh, and Kesner

**Excused: 3**      Stokke-Ceci, Abiola, and Meuler

3. Selection of a Board of Review Vice Chairperson [26-1142](#)

*Motion by Member Fox to nominate Roger Walsh as Board of Review Vice Chairperson. Second by Member Kesner. Motion carried 3-0.*

**RESULT:**      APPROVED

**MOVER:**      Rosemary Fox

**SECONDER:**    Alan Kesner

**Aye: 3**      Fox, Walsh, and Kesner

- Excused:** 3      Stokke-Ceci, Abiola, and Meuler
4.      Verify that member(s) have met the mandatory training requirements      [26-1143](#)  
*Member Fox completed the Board of Review training.*
- RESULT:**      INFORMATIONAL ONLY
5.      Verify that the City has an ordinance for the confidentiality of income and expense      [26-1145](#)  
*The City ordinance for the confidentiality of income and expense is Sec . 2.88.080.*
- RESULT:**      INFORMATIONAL ONLY
6.      Review of new laws      [26-1146](#)  
*No new laws.*
- RESULT:**      INFORMATIONAL ONLY
7.      Consideration of approval of 2026 Board of Review Rules and Procedures Policy      [26-1147](#)
- RESULT:**      APPROVED  
**MOVER:**      Alan Kesner  
**SECONDER:**      Rosemary Fox
- Aye:** 3      Fox, Walsh, and Kesner
- Excused:** 3      Stokke-Ceci, Abiola, and Meuler

### ASSESSMENT ROLL

1.      Receipt of the Assessment Roll by Clerk from the Assessor and sworn statements      [26-1110](#)
- RESULT:**      INFORMATIONAL ONLY
2.      Perform Statutory Duties:      [26-1111](#)
- 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      [26-1112](#)  
*None.*
- RESULT:**      INFORMATIONAL ONLY
4.      Verify with the Assessor that open book changes have been included in the Assessment Roll      [26-1113](#)  
*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 [26-1114](#)

**RESULT:** INFORMATIONAL ONLY

### CONSIDERATION OF

1. Waivers of the required 48-hour notice of intent to file an objection when there is good cause [26-1115](#)

*Gary Kohlenberg requested a waiver of the required 48-hour notice of intent to file an objection for the following properties:*

*Parcel # 384-0008-001*

*Parcel # 370-0448-000*

*Parcel # 331-0735-001*

*Parcel # 304-0064-000*

*Motion by Member Kesner to deny the waiver request. Second by Member Walsh. Motion carried 2-1 (Aye: Kesner, Walsh. Nay: Fox).*

2. Waivers or requests for waiver of the BOR hearing allowing the property owner an appeal directly to circuit court [26-1116](#)

*No items to consider.*

**RESULT:** NO ACTION TAKEN

3. Requests to testify by telephone or submit sworn written statement [26-1117](#)

*The Board reviewed one request to testify by telephone or sworn written statement.*

*Motion by Member Fox to deny the request by Fundamental Company for the property located at 3201 N. Mayfair Road, parcel # 296-9999-005, to testify by telephone or sworn written statement. Second by Member Kesner. Motion carried 3-0.*

4. Objections with inaccuracies or incomplete information and the scheduling of those cases for procedural hearings [26-1118](#)

*No items to consider.*

**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) [26-1119](#)

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

*Motion by Member Kesner to dismiss the objection of Learsi Wisconsin LLC, Tosa Village; Address: 6650 W. State Street; Parcel # 384-0009-001, pursuant to the requirements in Wisconsin State Statute 70 .47(7) (af). Second by Member Fox. Motion carried 3-0.*

*Motion by Member Kesner to dismiss the objection of Meijer Stores Limited Partner; Address: 11111 W.*

*Burleigh Street; Parcel # 299-9000-000, pursuant to the requirements in Wisconsin State Statute 70 .47(7) (af). Second by Member Fox. Motion carried 3-0.*

*Motion by Member Kesner to dismiss the objection of Meijer Stores Limited Partner; Address: 11135 W. Burleigh Street; Parcel # 299-9001-000, pursuant to the requirements in Wisconsin State Statute 70 .47(7) (af). Second by Member Fox. Motion carried 3-0.*

*Motion by Member Kesner to dismiss the objection of 227 Properties LLC; Address: 11040 W. Blue Mound Road; Parcel # 411-0093-000, pursuant to the requirements in Wisconsin State Statute 70 .47(7) (af). Second by Member Fox. Motion carried 3-0.*

6. Subpoena requests [26-1120](#)

**RESULT:** NO ACTION TAKEN

7. Approval of stipulations [26-1121](#)

*The stipulations included the following properties:*

*Address: 10300 W. Blue Mound Road, Parcel # 410-9990-000*

*Address: 6520 W. North Avenue, Parcel # 330-0229-001*

*Address: 8735 W. Meinecke Avenue, Parcel # 333-0446-005*

*Address: 2013 N. 81st Street, Parcel # 343-0737-000*

*Address: 2252 N. 69th Street, Parcel # 344-0123-000*

*Address: 2229 N. 64th Street, Parcel # 345-0203-000*

*Address: 6133 W. Washington Boulevard, Parcel # 345-0796-000*

*Address: 952-956 N. 124th Street, Parcel # 377-0138-001*

**RESULT:** APPROVED

**MOVER:** Rosemary Fox

**SECONDER:** Alan Kesner

**Aye:** 3 Fox, Walsh, and Kesner

**Excused:** 3 Stokke-Ceci, Abiola, and Meuler

8. Action on any other legally allowed/required Board of Review matters [26-1122](#)

**RESULT:** NO ACTION TAKEN

9. Palpable Errors pursuant to Wis. Stat. §70.43 [26-1123](#)

**RESULT:** NO ACTION TAKEN

10. Omitted Property pursuant to Wis. Stat. §70.44 [26-1124](#)

**RESULT:** NO ACTION TAKEN

**OTHER ITEMS**

1. Review notices of intent to file objection [26-1125](#)

**RESULT:** NO ACTION TAKEN

2. Consideration of proposed schedule of hearings on objections [26-1126](#)

*Board of Review valuation hearings will be scheduled on July 8, 2026.*

**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 [26-1128](#)

**RESULT:** NO ACTION TAKEN

4. Schedule of future BOR dates [26-1127](#)

*The next Board of Review meeting will be held on July 8, 2026.*

**RESULT:** INFORMATIONAL ONLY

**ADJOURNMENT**

*Meeting adjourned at 4:06 PM.*