

City of Milwaukee
Office of the City Clerk

City Hall, Room 205

Milwaukee, Wisconsin

Notice of Disallowance of Claim

(Pursuant to Secs.74.35 or 74.37 Wis. Stats.)

Becker Real Estate Law
Atty. Jon D. Becker
2216 Pike Drive
Madison, WI 53713

You are hereby notified that the Common Council of the City of Milwaukee has duly disallowed the claim(s) filed by you. No action on your claim against the City of Milwaukee may be brought after ninety (90) days from the date of service of this Notice of Disallowance. Please see enclosed "2017 Tax Assessment Claims for the 2016 Tax Year" Claims for Excessive Assessment. Highlighted area(s) refer to your claim(s).

FILE NUMBER 161462

Regarding: Property Assessment Claim

Claim Disallowed on: March 1, 2017

Dated this 21st day of March, 2017

James R. Owczarski

City Clerk

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Becker Real Estate Law

Atty. Jon D. Becker

2216 Pike Drive

Madison, WI 53713

City of Milwaukee

Office of the City Clerk

200 E. Wells Street
Milwaukee, Wisconsin 53202

Certified Copy of Resolution

FILE NO: 161462

Title:

Resolution authorizing the denial of claims for alleged unlawful and alleged excessive tax assessments filed with the City of Milwaukee.

Body:

Whereas, On or before January 31, 2017, the claimants filed with the City Clerk claims under the provisions of Wis. Stat. §§ 74.35 and 74.37; and

Whereas, The claimants and their claims are identified in the file entitled "2017 Claims for 2016 Tax Year"; and

Whereas, The claimants allege that their property was unlawfully or excessively taxed; and

Whereas, The City Assessor has investigated the claims and deemed the assessment and collection of these taxes lawful and not excessive or otherwise improper; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that the identified claims filed with the City under Wis. Stat. §§ 74.35 and 74.37, be denied, and that claimants be notified of this determination by the City Clerk.



I, James R. Owczarski, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Resolution Passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on March 1, 2017.

James R. Owczarski

March 21, 2017

Date Certified

2017 Tax Assessment Claims for the 2016 Tax Year

Parcel No.	Claim Type	Owner	Property Location	2016 Assessed Amount	Owner's FMV Opinion	Claim Amt Per Claimant's Calculation	Claimant's Agent
360-1656-110-5	Assessment Problems-74.37	Todd D. Fogel Revocable Trust	601 E. Ogden Avenue, Milwaukee, WI	1,950,900.00	1,475,000.00	13,660.42	Nicholas J. Boerke, von Briesen & Roper, S.C.
392-2077-5	Assessment Problems-74.37	MH Exchange, LLC	1301 N. Edison Street, Milwaukee, WI	3,079,200.00	1,500,000.00	47,270.77	Nicholas J. Boerke, von Briesen & Roper, S.C.
319-1431-000	Assessment Problems-74.37	RJ 1800, LLC	2310 N. Oakland Avenue, Milwaukee, WI	5,396,000.00	4,000,000.00	40,936.83	Nicholas J. Boerke, von Briesen & Roper, S.C.
397-0201-000-8, 397-0541-100-3, 397-0141-100-9	Assessment Problems-74.37	Haggens Mall, LLC	161 W Wisconsin Ave, Milwaukee, WI 275 W Wisconsin Ave, Milwaukee, WI 223-233 W Wisconsin Ave, Milwaukee, WI	5,316,600.00	4,460,000.00	26,029.97	Nicholas J. Boerke, von Briesen & Roper, S.C.
397-0531-2; 397-0132-3	Assessment Problems-74.37	Milwaukee Parking JV Owner I, LLC	176 W. Michigan Street, Milwaukee, WI 615 N. 2nd Street, Milwaukee, WI	9,134,800.00	4,756,000.00	132,672.83	Nicholas J. Boerke, von Briesen & Roper, S.C.
392-1102-1	Assessment Problems-74.37	George Bockl & Joseph Bernstein	316 N. Milwaukee Street, Milwaukee, WI	3,733,000.00	2,916,800.00	24,835.70	Nicholas J. Boerke, von Briesen & Roper, S.C.
361-0664-113-1	Assessment Problems-74.37	RAIT Reuss Federal Plaza, LLC	310 W. Wisconsin Avenue, Milwaukee, WI	28,314,000.00	27,900,000.00	12,546.49	Nicholas J. Boerke, von Briesen & Roper, S.C.
598-9980-222-X	Assessment Problems-74.37	Metropolitan Associates	5623-4575 S. 23rd Street, Milwaukee, WI	11,049,000.00	9,736,000.00	37,689.47	Nicholas J. Boerke, von Briesen & Roper, S.C.
513-9952-112-6	Assessment Problems-74.37	Oklahoma at 58th St. Co.	5634 W. Oklahoma Avenue, Milwaukee, WI	3,732,000.00	3,450,500.00	8,080.53	Nicholas J. Boerke, von Briesen & Roper, S.C.
532-0222-110-2	Assessment Problems-74.37	Metropolitan Associates FKA Metropolitan Holding Co.	3701-3631 W. Oklahoma Avenue, Milwaukee, WI	3,877,000.00	2,800,900.00	30,888.76	Nicholas J. Boerke, von Briesen & Roper, S.C.
553-0501-111-7; 553-0605-110-4; 553-0701-2	Assessment Problems-74.37	Metropolitan Associates and 27th & Loomis Development	3801-3631 S. Miner Street 3889 S. Miner Street 2802 W. Howard Avenue	17,457,000.00	12,987,300.00	128,300.01	Nicholas J. Boerke, von Briesen & Roper, S.C.
570-9994-114-8; 570-0511-0	Assessment Problems-74.37	Metropolitan Associates FKA Howard + 76th Holding Co.	3943-3979 S. 76th Street, Milwaukee, WI 7704-7710 W. Waterford Avenue, Milwaukee, WI	15,428,000.00	14,017,800.00	40,479.94	Nicholas J. Boerke, von Briesen & Roper, S.C.
223-9999-110-6	Assessment Problems-74.37	Metropolitan Associates	8501-8529 W. Grantosa Drive, Milwaukee, WI	1,520,000.00	1,235,000.00	8,180.80	Nicholas J. Boerke, von Briesen & Roper, S.C.
361-0625-1	Assessment Problems-74.37	Lots of Luck, LLC	206 W. Wells Street, Milwaukee, WI	921,000.00	616,700.00	8,734.71	Nicholas J. Boerke, von Briesen & Roper, S.C.
392-0202-7	Assessment Problems-74.37	Thanks A-Lot, LLC	843-863 N. Plankinton Avenue, Milwaukee, WI	1,367,300.00	833,400.00	15,325.20	Nicholas J. Boerke, von Briesen & Roper, S.C.
156-0061-110	Assessment Problems-74.37	Bay Development Co., LLC	6003-6045 N. Teulonia Avenue, Milwaukee, WI	1,703,000.00	1,190,000.00	14,725.32	Nicholas J. Boerke, von Briesen & Roper, S.C.
392-0001-111-6	Assessment Problems-74.37	Towre Realty, Inc.	751 N. Plankinton Avenue, Milwaukee, WI	781,400.00	562,000.00	6,297.71	Nicholas J. Boerke, von Briesen & Roper, S.C.
392-0991-8	Assessment Problems-74.37	George Bockl & Joseph Bernstein	250 N. Water Street, Milwaukee, WI	4,728,000.00	3,572,100.00	35,171.18	Nicholas J. Boerke, von Briesen & Roper, S.C.
428-0242-000	Assessment Problems-74.37	Warehouse 170, LLC	172 S. 2nd Street, Milwaukee, WI	1,082,000.00	913,000.00	4,851.08	Nicholas J. Boerke, von Briesen & Roper, S.C.
392-1736-000	Assessment Problems-74.37	Joseph/GenCap Triangle, LLC	139 N. Broadway, Milwaukee, WI	128,800.00	51,520.00	2,142.66	Nicholas J. Boerke, von Briesen & Roper, S.C.
396-0482-000	Assessment Problems-74.37	Lewis Center, LLC	620 E. Clybourn Street, Milwaukee, WI	4,529,400.00	2,815,300.00	52,011.03	Nicholas J. Boerke, von Briesen & Roper, S.C.
429-0040-100-5	Assessment Problems-74.37	Haven Funds, LLC	700 S. Water Street, Milwaukee, WI	2,981,500.00	2,000,000.00	26,173.28	Nicholas J. Boerke, von Briesen & Roper, S.C.
427-0592-6	Assessment Problems-74.37	Beam House Apartments, LLC	625 W. Freshwater Way, Milwaukee, WI	6,229,000.00	3,500,000.00	78,333.83	Nicholas J. Boerke, von Briesen & Roper, S.C.
361-0403-4; 361-0702-9; 361-0709-100-3	Assessment Problems-74.37	Towre Peterson, LLC	801-813 W. Wisconsin Avenue, Milwaukee, WI 815-819 W. Wisconsin Avenue, Milwaukee, WI 625 N. James Lovell Street, Milwaukee, WI	1,407,000.00	800,000.00	20,539.90	Nicholas J. Boerke, von Briesen & Roper, S.C.
427-0593-1; 428-0594-7	Assessment Problems-74.37	Tannery Remnants, LLC	640 W. Freshwater Way, Milwaukee, WI 725-777 W. Freshwater Way, Milwaukee, WI	1,506,000.00	800,000.00	20,265.18	Nicholas J. Boerke, von Briesen & Roper, S.C.
427-0591-0; 428-1021-6; 428-1024-2; 428-1051-X; 428-1052-5; 428-0322-114-0; 428-0322-113-2 428-1061-4	Assessment Problems-74.37	Building 41, LLC	615 W. Freshwater Way, Milwaukee, WI 310 W. Freshwater Way, Milwaukee, WI 330 W. Freshwater Way, Milwaukee, WI 360 W. Freshwater Way, Milwaukee, WI 432 W. Freshwater Way, Milwaukee, WI 223 W. Oregon Street, Milwaukee, WI 305 S. 3rd Street, Milwaukee, WI 425 W. Freshwater Way, Milwaukee, WI	11,480,900.00	2,925,000.00	269,940.84	Nicholas J. Boerke, von Briesen & Roper, S.C.
457-1352-000	Assessment Problems-74.37	4000 W. Burnham, LLC	4000 W. Burnham Street, Milwaukee, WI	5,258,000.00	3,366,322.00	54,299.00	Don M. Mills, Reinhart Boerner Van Deuren, S.C.

Parcel No.	Claim Type	Owner	Property Location	2016 Assessed Amount	Owner's FMV Opinion	Claim Amt Per Claimant's Calculation	Claimant's Agent
366-0501-000	Assessment Problems-74.37	JSWD WI Venture I, LLC	580 N. Van Buren Street, Milwaukee, WI	4,487,400.00	2,404,516.00	59,788.00	Don M. Mills, Reinhart Boerner Van Deuren, S.C.
274-0301-000;		3839 Humboldt, LLC;	3839 N. Humboldt Boulevard, Milwaukee, WI				
274-0309-000;		3863 Humboldt, LLC;	3863-3862 N. Humboldt Boulevard, Milwaukee, WI				
274-0307-100	Assessment Problems-74.37	3869 Humboldt, LLC	3869 N. Humboldt Boulevard, Milwaukee, WI	3,099,300.00	800,000.00	66,876.00	Don M. Mills, Reinhart Boerner Van Deuren, S.C.
362-0472-000	Assessment Problems-74.37	Milwaukee Block 10 Properties, LLC;	1220-1240 N. Old World Third Street, Milwaukee, WI	18,491,300.00	12,022,579.00	237,741.00	Don M. Mills, Reinhart Boerner Van Deuren, S.C.
362-2961-000	Assessment Problems-74.37	Milwaukee River Hotel, LLC	736 N. 4th Street, Milwaukee, WI	13,721,000.00	5,000,000.00	255,811.00	Don M. Mills, Reinhart Boerner Van Deuren, S.C.
3196-1871-000;		JSWD Commerce, LLC	2850 N. Oakland Avenue, Milwaukee, WI				
434-2381-000	Assessment Problems-74.37	Walgreen Co.	2825 W. National Avenue, Milwaukee, WI	5,889,700.00	3,700,000.00	66,910.00	Don M. Mills, Reinhart Boerner Van Deuren, S.C.
366-0502-000;		U.S. Bank National Association	716 E. Clybourn, Milwaukee, WI				
392-1529-110	Assessment Problems-74.37	U.S. Bank National Association	777 E. Wisconsin Avenue, Milwaukee, WI	185,192,000.00	98,259,300.00	2,603,058.00	Don M. Mills, Reinhart Boerner Van Deuren, S.C.
265-9998-100	Assessment Problems-74.37	Securant Bank & Trust, Milwaukee Western Bank	6001 W. Capitol Drive, Milwaukee, WI	2,338,000.00	851,199.00	42,677.00	Don M. Mills, Reinhart Boerner Van Deuren, S.C.
362-0509-000	Assessment Problems-74.37	Brewery House, LLC	1203 N. 10th Street, Milwaukee, WI	13,403,000.00	8,750,000.00	143,154.00	Don M. Mills, Reinhart Boerner Van Deuren, S.C.
036-0011-100	Assessment Problems-74.37	Buckeye Terminals, LLC	9101-9115 N. 107th Street, Milwaukee, WI	14,450,000.00	10,000,000.00	127,709.00	Eric J. Hatchell, Foley & Lardner, LLP
002-0032-100-6	Assessment Problems-74.37	CITGO Petroleum Corporation	9235 N. 107th Street, Milwaukee, WI	12,829,000.00	1,623,255.00	321,000.00	Joseph A. Pickett, Husch Blackwell
002-9996-210-5;		U.S. Venture, Inc.	9125 N. 107th Street, Milwaukee, WI				
002-0071-110-6	Assessment Problems-74.37	Columbia St. Mary's	9401-9521 N. 107th Street, Milwaukee, WI	37,748,000.00	4,854,535.00	944,000.00	Joseph A. Pickett, Husch Blackwell
319-1372-000	Assessment Problems-74.37	Park East Two, LLC;	2311 N. Prospect Avenue, Milwaukee, WI	19,651,000.00	10,480,200.00	274,730.81	Kristina E. Somers, Reinhart Boerner Van Deuren, S.C.
360-1861-000;		Park East Development, LLC;	1425-1445 N. Jefferson Street, Milwaukee, WI;				
360-1862-000	Assessment Problems-74.37	Park East Holdings, LLC	1437 N. Jefferson Street, Milwaukee, WI	17,890,000.00	15,600,000.00	82,836.00	Don M. Mills, Reinhart Boerner Van Deuren, S.C.
366-0471-000	Assessment Problems-74.37	Wisconsin & Milwaukee Hotel, LLC	323 E. Wisconsin Avenue, Milwaukee, WI	40,380,000.00	13,900,000.00	775,325.00	Don M. Mills, Reinhart Boerner Van Deuren, S.C.
318-0081-120	Assessment Problems-74.37	Duke Realty Limited Partnership	2350 N. Lake Drive, Milwaukee, WI	39,011,000.00	23,568,400.00	469,032.04	Kristina E. Somers, Reinhart Boerner Van Deuren, S.C.
688-0111-000	Assessment Problems-74.37	Lindner Terminals, LLP;					
407-9996-110-7	Assessment Problems-74.35	Scott C. Lindner, LLC;	6055 S. 6th Street, Milwaukee, WI	7,813,000.00	4,900,000.00	88,987.00	Jon D. Becker, Becker Real Estate Law
9315-0575	Assessment Problems-74.35	CJL 6, LLC;	8041 W. Blue Mound Road, Milwaukee, WI	1,119,500.00	EXEMPT	32,058.65	Jennifer H. Jin, Husch Blackwell
		Gregg C. Lindner, LLC;	12311 W. Silver Spring Drive, Milwaukee, WI	6,116,403.00	44,182.00	174,296.95	Donald Lippert, Jr., Grant Thornton, LLP
		Rona Properties, LLC					
365-0831-000	Assessment Problems-74.37	Badger Housing, LLC;	920 N. Hawley Road, Milwaukee, WI	2,027,000.00	1,360,000.00	19,754.00	Douglas A. Pessfall, Reinhart Boerner Van Deuren, S.C.
462-0695-120	Assessment Problems-74.37	Vision Forward Association, Incorporated	1655 S. 3rd Street, Milwaukee, WI	1,810,000.00	1,500,000.00	9,198.00	Douglas A. Pessfall, Reinhart Boerner Van Deuren, S.C.
359-0255-000	Assessment Problems-74.37	La Corona Apartments, LLC	1531-1535 N. Farwell Avenue, Milwaukee, WI	1,022,000.00	850,000.00	5,203.00	Douglas A. Pessfall, Reinhart Boerner Van Deuren, S.C.
9302-0754	Assessment Problems-74.37	Farwell Studio Apartments, LLC	300 E. Claiton Way, Milwaukee, WI	3,700,190.00	2,700,190.00	27,000.00	Todd R. Barron, Barron Corporate Tax Solutions
		Johnson Controls, Inc.					
		TOTALS:		\$606,279,593.00	\$338,348,998.00	7,987,528.89	