



ASSESSOR'S OFFICE

December 17, 2009

Mary P. Reavey
Assessment Commissioner

Peter C. Weissenfluh
Chief Assessor

Alderman Ashanti Hamilton, Chairman
Judiciary and Legislation Committee
City Hall – Room 205
Milwaukee, Wisconsin 53202

RE: Agenda Items # 2
Judiciary and Legislation Committee Meeting, December 14, 2009

Dear Alderman Hamilton:

This letter provides background and details of the assessment changes that resulted in resolutions to cancel real estate taxes for various properties in the City of Milwaukee.

Committee members requested information concerning two of the five parcels included in agenda item number 1. Specifically, you asked for details of the assessment reduction for 333 W. Kilbourn, the Hyatt Hotel and 2216 N. Farwell, property of New Land Investments No. 7, LLC.

The Hyatt Hotel had recently sold in August, 2007 for \$44.5 million dollars. The sale price included two separate tax parcels and all of the personal property included with the hotel. Our original assessment of \$38,500,000 incorrectly included assets which should not have been included. Upon appeal and receipt of clear documentation and corrected value was accepted by the taxpayer and the Board of Review. The total value of all parcels and personal property is now more in line with the actual selling price.

The New Land property is the site of the Oriental Theater. This property had not been inspected for some time. The vacancies were actually much higher than expected and the vacant space was in bad condition and will need build outs and repair before being able to be useful. The income and expenses were analyzed which resulted in the decrease in value.

Please let me know if you have any further questions. In the future we will have staff present for these important meetings.

Sincerely,


Peter C. Weissenfluh
Chief Assessor

CC: Members of the Judiciary and Legislation Committee