

STATE OF WISCONSIN**CIRCUIT COURT****MILWAUKEE**Heritage House Elderly Housing Project LP vs. City of
West Allis**Electronic Filing
Notice**Case No. 2025CV006802
Class Code: Money Judgment

FILED

08-06-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV006802

Honorable Timothy
Witkowiak-22

Branch 22

CITY OF WEST ALLIS
7525 W. GREENFIELD AVENUE
WEST ALLIS WI 53214

RECEIVED

AUG 15 2025

WEST ALLIS
CITY ATTORNEY

Case number 2025CV006802 was electronically filed with/converted by the Milwaukee County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

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If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: 07de83

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4140.

Milwaukee County Circuit Court
Date: August 7, 2025Am
8/15

FILED
08-06-2025
Anna Maria Hodges
Clerk of Circuit Court
2025CV006802
Honorable Timothy
Witkowiak-22
Branch 22

STATE OF WISCONSIN
CIRCUIT COURT
MILWAUKEE COUNTY

HERITAGE HOUSE ELDERLY
HOUSING PROJECT LP,
5300 S. 108th Street, Suite 1
Hales Corners, WI 53130,

Plaintiff,

v.

Case No. _____
Money Judgment - 30301

CITY OF WEST ALLIS
7525 W. Greenfield Avenue
West Allis, WI 53214,

Defendant.

SUMMONS

To each entity named above as Defendant:

You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which is attached, states the nature and basis of the legal action.

Within 20 days of receiving this Summons, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The Court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to or electronically filed with the Court, whose address is 901 North 9th Street, Room 104, Milwaukee, Wisconsin 53233, and to plaintiff's attorneys, Reinhart Boerner Van Deuren s.c., whose address is 1000 N. Water Street, Suite 1700, Milwaukee, Wisconsin 53202. You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days, the Court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 6th day of August, 2025.

Reinhart Boerner Van Deuren s.c.
1000 North Water Street
Milwaukee, WI 53202
Telephone: 414-298-1000
Facsimile: 414-298-8097

Mailing Address:
P.O. Box 2965
Milwaukee, WI 53201-2965

Electronically signed by Sara Stelpflug Rapkin

Don M. Millis
State Bar ID No. 1015755
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State Bar ID No. 1079801
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7525 W. Greenfield Avenue
West Allis, WI 53214,

Defendant.

COMPLAINT

Plaintiff Heritage House Elderly Housing Project Limited Partnership (“Plaintiff”), by its undersigned counsel, Reinhart Boerner Van Deuren s.c., for its Complaint against the Defendant City of West Allis (the “City”), alleges as follows:

NATURE OF ACTION AND PARTIES

1. This action is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Plaintiff by the City for the 2025 tax year, plus statutory interest, with respect to a parcel of real property in the City (the “Property”).

2. Plaintiff is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 7525 W. Greenfield Avenue, in the City.

4. The Property is located at 11515 W. Cleveland Avenue, within the City, and is identified in the City's records as Tax Parcel No. 520-9993-003.

JURISDICTION AND VENUE

5. The Court has personal jurisdiction over the City pursuant to Wis. Stat. § 801.05(1).

6. Venue is appropriate in Milwaukee County pursuant to Wis. Stat. § 801.50(2)(a).

BACKGROUND FACTS

2025 Assessment - Background Facts

7. The aggregate ratio of property assessed in the City as of January 1, 2025 has not been determined as of the date of filing.

8. For 2024, property tax was imposed on property in the City at the rate of \$20.378856 per \$1,000 of assessed value of property.

9. For 2025, the City's assessor set the assessment of the Property at \$10,798,300.

10. Plaintiff appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

11. Plaintiff appeared at the Board of Review and requested a valuation hearing for the Property. However, the City's Assessor requested that all objections for commercial property with the City be waived, including the Property. Over Plaintiff's objection, the Board of Review approved the City Assessor's request to waive the hearing for the Property.

12. By virtue of hearing waiver pursuant to Wis. Stat. § 70.47(8m) the Board of Review sustained the 2025 assessment on the merits without a hearing at \$10,798,300. A true and correct copy of the 2025 Notice of Decision of Board of Review (BOR) Hearing is attached hereto as **Exhibit A** and is incorporated herein by reference.

13. Assuming the 2025 mill rate will be essentially the same as the 2024 mill rate, the City will impose tax on the Property in the approximate amount of \$220,057.

14. Plaintiff will timely pay the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

CLAIM FOR RELIEF

15. The allegations of paragraphs 1-14 are incorporated as if fully re-alleged herein.

2025 Assessment - Claim for Relief

16. The fair market value of the Property as of January 1, 2025 was no higher than \$9,518,059.

17. Assuming an aggregate ratio of 100%, the correct assessment of the Property for 2025 is no higher than \$9,518,059.

18. Based on the 2024 tax rate of \$20.378856 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than \$193,967.

19. The 2025 assessment of the Property, as set by the City's Assessor, is excessive as it exceeds the market value of the Property. As a result, the property tax imposed on the Property for 2025 may be excessive in at least the amount of \$26,090.

20. The 2025 assessment of the Property, as set by the City's assessor, is also excessive as compared with other commercial property in the City. Upon information and belief, the City will take the position that the assessments of other commercial property in the City is at market value and, if true, then an over assessment of the Property constitutes a violation of

Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

21. Plaintiff is entitled to a refund of 2025 tax in the amount of at least \$26,090, or such greater amount as may be determined to be due to Plaintiff, plus statutory interest and costs.

WHEREFORE, Plaintiff respectfully requests the following relief:

A. A determination that the assessment of the Property for 2025 should be no higher than \$9,518,059;

B. A determination that the correct tax on the Property for 2025 should be no higher than \$193,967;

C. Judgment in the amount of \$26,090, or such greater amount as may be determined due to Plaintiff, plus statutory interest;

D. An award of all litigation costs incurred by Plaintiff in this action, including the reasonable fees of its attorneys; and

E. Such other and further relief as the Court deems appropriate and just.

Dated this 6th day of August, 2025.

Reinhart Boerner Van Deuren s.c.
1000 North Water Street
Milwaukee, WI 53202
Telephone: 414-298-1000
Facsimile: 414-298-8097

Mailing Address:
P.O. Box 2965
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State Bar ID No. 1079801
Joseph Rekrut
State Bar ID No. 1137743
Attorneys for Plaintiff



City Clerk's Office
clerk@westalliswi.gov
414.302.CITY

June 11, 2025

Heritage House
11515 W Cleveland Ave
West Allis, WI 53227

RE: NOTICE OF DECISION

City of West Allis 2025 Board of Review Property Assessment Objection

Dear Heritage House,

The City of West Allis Board of Review (BOR) met on Tuesday, June 10, 2025 and voted to waive your Objection to Real Property Assessment for the parcel below directly to circuit court pursuant to Wis. Stat. §§ 70.47(8m).

Parcel / Tax Key Number	Property Address	January 1, 2024 Assessed Value
520-9993-003	11515 W Cleveland Ave	\$10,798,300

As a result, a hearing will not be scheduled before the BOR for your objections. By operation of law and pursuant to Wis. Stat. §§ 70.47(8m), the assessed value remains as provided above. You have 60 days after receipt of this notice in which to commence an action under Wis. Stat. §§ 74.37(3)(d).

Respectfully,

Tracey Uttke
City Clerk

