

**SERVICE AND PROCESSING OF CLAIMS**

Plaintiff or Claimant: Whitcomb Summit Co LLC

Date: 11-11-19

In-person

Process Server

Claimant

Other \_\_\_\_\_

By mail

By email

By fax

Received by: 

➤ Hand deliver to: Ann Marie  or Janel

➤ Forwarded to Attorney's Office by Ann Marie or Janel

➤ Response from Attorney's Office

➤ Common Council Agenda: Yes  No

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TAGLaw International Lawyers

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## CLAIM FOR EXCESSIVE ASSESSMENTS

TO: Clerk, City of West Allis  
7525 West Greenfield Avenue  
West Allis, Wisconsin 53214

Now comes WHITNALL SUMMIT CO., LLC (“Claimant”) owner of parcel 439-0001-031 and parcel 439-0001-046 (the “Properties”), known as Whitnall Summit Office Complex, in the City of West Allis, Wisconsin, by Claimant’s attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of West Allis (the “City”), pursuant to Wis. Stat. §74.37.

1. Claimant is the owner of Properties, which are operated, and function, as a single economic unit.
2. For 2018, the Properties were assessed, respectively:
  - a) 439-0001-031 was assessed for \$38,494,700; and
  - b) 439-0001-046 was assessed for \$6,834,400; and
  - c) Collectively they were assessed for \$45,329,100.
3. The 2019 the Properties have been assessed, respectively:
  - a) 439-0001-031 was assessed for \$64,712,400; and
  - b) 439-0001-046 was assessed for \$8,190,800.
  - c) Collectively they were assessed for \$72,903,200.
4. Timely objection was filed to each of the foregoing 2019 assessments.
5. The Board of Review, which did not hold a hearing on Claimant’s 2019 objections, sustained each of the assessments.
6. The Properties were valued and assessed for 2019 by the City Assessor, using the income approach, based on the information which the Assessor had at the time of making the assessments.
7. Subsequently, Claimant has provided substantial additional information to the Assessor, as confidential information, pursuant to Wis. Stat. §70.47(af) and City ordinance.
8. Based upon information submitted, the full fair market value of the Properties collectively, is \$51,364,400, which should then be allocated as follows:

a) 439-0001-361 should be \$43,364,400;

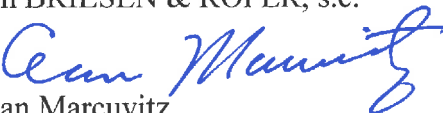
b) 439-0001-046 should be \$8,000,000.

9. The excessive assessment for 2019 is \$21,538,800.

10. If the 2019 mill rate is approximately \$27.50/M, the excessive assessment on the Properties for 2019 of \$21,538,800 will result in excessive taxes in the approximate amount of \$592,317 being imposed on the Properties.

Dated at Milwaukee, Wisconsin this 8th day of November, 2019.

von BRIESEN & ROPER, s.c.

  
Alan Marcuvitz