

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 5, 2026

TO THE MAYOR AND COMMON COUNCIL:

RE: Eric J Hatchell, Foley & Lardner LLP for University Row Apartments, LLC (Tax Parcels 0709-184-2001-2 & 0709-184-2002-0) - excessive assessment-\$203,592.60.

Claimant, University Row Apartments, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2025 taxes for their properties located at 725 University Row and 727 University Row. The claimant alleges that the assessed values should be no higher than a combined \$17,654,500 for 2025. The Claimant seeks a refund of \$203,592.60 plus interest.

The City Assessor valued the properties at a combined \$28,567,300 for tax year 2025. The Claimant challenged the 2025 assessments before both the Boards of Assessors and Review, and they each sustained the assessment. The 2025 real property taxes were a combined \$532,960.45.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed values for 2025.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 23, 2026, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,

Electronically Signed By:
Jason Donker

Jason Donker
Assistant City Attorney