

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 5, 2026

TO THE MAYOR AND COMMON COUNCIL:

RE: Shawn E. Lovell, Reinhart Boerner Van Deuren s.c. for CC6 Collegiate, LLC (Tax Parcels 0709-143-0206-9) - excessive assessment- \$34,672.

Claimant, CC6 Collegiate LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2025 taxes for their property located at 515 North Lake Street. The claimant alleges that the assessed value should be no higher than \$8,281,548 for 2025, and the property taxes should be no higher than \$154,503. The Claimant seeks a refund of \$34,672 plus interest.

The City Assessor valued the property at \$9,100,400 for tax year 2025. The Claimant challenged the 2025 assessment before both the Boards of Assessors and Review, and the Board of Assessors increased the assessment to \$10,140,000 which the Board of Review sustained. The 2025 real property taxes were \$189,175.00. The Claimant also alleges that the assessed value of the property sustained by the Board of Review violates Article VIII, Section 1 ("Uniformity Clause") of the Wisconsin Constitution.

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

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

NOTE: This claim was received on January 29, 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