



City of Madison
Minutes – Approved
BOARD OF ASSESSORS
Schedule 16

City of Madison
 Madison, WI 53703
www.cityofmadison.com

Thursday, September 21, 2023

10:00 AM

Madisons Municipal Buidng Room 108A
210 Martin Luther King Jr Blvd
Madison WI 53703

CALL TO ORDER / ROLL CALL

10:01AM

Present – Ken Seifert, Scott West, Nay Veng, Jaimie Sutfin
 Excused – Pete Strommen, Michelle Drea

APPROVAL OF MINUTES

A motion was made by Veng, seconded by West, to approve the September 13, 2023 Minutes. Motion was passed on a voice vote.

PUBLIC COMMENT

NONE

DISCLOSURES AND RECUSALS

NONE

DISCUSS OBJECTIONS TO THE 2023 PROPERTY ASSESSMENTS

1. **Approve assessed value recommendations from appraiser, K. Seifert.**

Obj. No.	Account Number	Owner	Current	Recomm
N293	578-4000-3	MADISON RADIOLOGISTS SC	\$6,400	\$6,600
N294	694-1300-4	SIERRA CLUB	\$2,800	\$1,800
N295	958-7430-3	BAXTER HEALTHCARE CORPORATION	\$76,700	\$0
N296	959-7930-1	KISMET NEW VISION HOLDINGS LLC	\$127,400	\$138,100
N297	960-6420-0	NORTHSTAR PARTNERSHIP	\$400	\$300
N369	961-6930-7	STRATATECH CORP	\$200,300	\$0
N298	962-1080-3	TNK RESTAURANTS INC	\$7,900	\$30,100
N299	962-1410-2	SSM HEALTHCARE	\$122,800	\$126,100
N300	962-3150-2	LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE	\$3,600	\$3,100
N301	962-5390-2	TMK RESTAURANT INC	\$400	\$41,500
N302	962-5715-2	MADISON HOSPITALITY PARTNERS LLC	\$1,044,400	\$299,400
N303	962-7305-9	PRICE FINANCIAL SERVICES LLC	\$1,300	\$700
N304	963-0065-4	SHIVALIK RESTAURANT INC	\$5,700	\$5,500
N305	963-2100-6	TAKUMI INC	\$25,000	\$15,700
N306	963-3350-6	MADISON SURGICENTER LLC	\$58,300	\$23,500
N375	963-4100-4	CADUCEUS CENTERPRISES INC	\$22,300	\$0
N307	963-6640-8	HUIXIANG LLC	\$12,000	\$11,300
N308	963-7355-2	WOMEN'S CARE CENTER MADISON INC	\$10,400	\$45,000
N309	963-9875-8	BWBR ARCHITECTS INC	\$40,100	\$35,700
N310	964-2055-1	LANES BAKERY & COFFEE INC	\$15,000	\$15,600
N311	964-3360-3	EUROPEAN WAX CENTER	\$24,500	\$19,700
N312	964-4010-3	INTEGRATED ART GROUP LLC	\$1,900	\$2,300
N313	964-5280-1	ANALYTICS8	\$2,500	\$2,400
N370	964-5705-9	NOVAONE NETWORKS LLC	\$1,100	\$0
N373	964-5855-2	SITZBERGER ADVISORS LLC	\$11,700	\$0
N374	964-7670-2	WARBY PARKER INC	\$12,600	\$54,100
N314	964-7865-9	MARQUETTE HOTEL LLC, THE	\$21,200	\$20,900
N372	964-9510-8	G4S SECURE SOLUTIONS (USA) INC	\$19,000	\$0
N315	964-9885-5	GRACE COFFEE CO	\$0	\$12,800
N371	964-9965-5	PHO KING GOOD LLC	\$7,700	\$0
N316	965-0565-0	GALIN EDUCATION	\$0	\$25,000
N317	965-0595-7	WESTSIDE PSYCHOTHERAPY LLC	\$0	\$53,000

Obj. No.	Account Number	Owner	Current	Recomm
N318	965-0605-4	HEALTHY MINDS LLC	\$0	\$4,000
N319	965-0655-9	MADJAR LLC	\$0	\$7,500
N320	965-0810-9	YAN NA ZENG	\$0	\$12,800
N321	965-0835-7	DELICACIES OF ASIA LLC	\$0	\$10,300
N322	965-0840-6	STADIUM TAKE OUT LLC	\$0	\$2,700
N323	965-0870-3	HOUSE OF FLAVAS	\$0	\$4,200
N324	965-0880-2	5 STAR KOREAN BBQ LLC	\$0	\$4,200
N325	965-0900-8	GRACE COFFEE PELOTON	\$0	\$17,800
N326	965-0905-8	SUNROOM CAFE	\$0	\$5,100
N327	965-0955-3	KETTLE BLACK KITCHEN LLC	\$0	\$3,600
N328	965-0965-2	FLORES, RODRIGO	\$0	\$7,600
N329	965-0970-1	LE C'S MADISON INC	\$0	\$12,700
N330	965-0975-1	BROKEN BOARD COFFEE CO	\$0	\$3,100
N331	965-1000-5	VICEROY INDIAN RESTAURANT INC	\$0	\$10,200
N332	965-1095-6	TAKARA II LLC	\$0	\$17,700
N333	965-1135-0	CLUB CHAMPION GOLF	\$0	\$25,000
N334	965-1145-9	MADMANDO DISCS	\$0	\$3,000
N335	965-1150-8	OFFICE EVOLUTION	\$0	\$15,000
N336	965-1240-7	BOTANIST SOCIAL	\$0	\$7,500
N337	965-1245-7	UMAMI LLC	\$0	\$5,000
N338	965-1260-5	KAPUR & ASSOCIATES	\$0	\$3,100
N339	965-1270-4	GLOBAL MARKET	\$0	\$50,000
N340	965-1275-4	DSG OUTERWEAR	\$0	\$5,000
N341	965-1280-3	7 SEAS LIQUOR	\$0	\$4,000
N342	965-1300-9	MEDICAL PROCEDURES OF WI	\$0	\$7,500
N343	965-1320-7	BENEBLENDS	\$0	\$3,000
N344	965-1345-5	LEOPOLD'S BOOKS BAR CAFFE	\$0	\$7,500
N345	965-1380-1	BRIGHT DENTAL MADISON EAST	\$0	\$35,000
N346	965-1385-1	BRIGHT DENTAL MADISON LLC	\$0	\$35,000
N347	965-1395-0	NEW LIFE FOOT AND BODY SPA	\$0	\$25,000
N348	965-1400-7	BONEYARD	\$0	\$10,000
N349	965-1410-6	NEW MOON WELLNESS	\$10,000	\$8,700
N350	965-1420-5	IMPACT NETWORKING	\$0	\$5,000
N351	965-1515-4	STARKWEATHER BREWING COMPANY	\$0	\$15,200
N352	965-1535-2	MERCIES COFFEE	\$0	\$25,200
N353	965-1550-0	CHICAGO TITLE INSURANCE COMPANY	\$0	\$15,200
N354	965-1845-5	COCOAAA CHOCOLATIER	\$0	\$7,700
N355	965-1915-6	PANDORA VENTURES LLC	\$7,000	\$6,000
N356	965-2035-1	AFFORDABLE DENTAL CARE INC	\$0	\$5,000
N357	965-2390-9	TAVERNCLUB LLC	\$0	\$25,300
N358	965-2400-6	M & P HARMONY LLC	\$0	\$20,300
N359	965-2405-6	1201 WILLY INC	\$0	\$12,700
N360	965-2435-3	AETLAS LLC	\$0	\$10,000
N361	965-2440-2	AETLAS LLC	\$0	\$10,000
N362	965-2675-5	MADISON WI HOTELS LLC	\$0	\$180,000
N363	965-2680-4	LIBERTY KWIK STOP LLC	\$0	\$10,100
N364	965-3005-3	AMERICANS FOR PROSPERITY	\$0	\$3,100
N365	965-3010-2	WESTSIDE PSYCHOTHERAPY LLC	\$0	\$17,800
N366	965-3015-2	WESTSIDE PSYCHOTHERAPY LLC	\$0	\$14,900
N367	965-3020-1	WESTSIDE PSYCHOTHERAPY LLC	\$0	\$17,800
N368	965-3025-1	FLOAT FACTOR, THE	\$0	\$23,200

A motion was made by West, seconded by Sutfin, to approve the appraiser's recommendations. Motion was passed on a voice vote.

2. Approve assessed value recommendations from appraiser, A. Ferguson.

Obj. No.	Parcel Number	Owner	Current	Recomm
348	0608-122-0916-7	MAPLE GROVE HOUSING LLC	\$6,543,000	\$6,543,000
587	0708-251-0402-2	BKD WYNWOOD OF MADISON WEST REAL ESTATE LLC	\$14,630,000	\$13,450,000
742	0709-303-0118-3	SCHROEDER ROAD APTS LLC	\$7,621,000	\$7,621,000
543	0709-324-0318-5	OAK PARK PROP NAKOMA LLC & DRABOR NAKOMA LLC	\$13,832,000	\$13,832,000
429	0709-343-0707-0	WBLH MADISON LLC	\$9,495,500	\$8,190,000
749	0709-343-1205-3	MUSTANG PROPERTIES LLC	\$5,100,000	\$4,460,000
871	0709-353-0906-7	NEPTUNE 5 LLC	\$3,001,800	\$2,420,000
345	0710-041-0104-5	WALBRIDGE SENIOR HOUSING LLC	\$13,391,000	\$12,380,000
271	0710-062-0212-2	S & M WAREHOUSING LLC	\$525,000	\$525,000
526	0710-112-1701-7	OAK PARK PROPERTIES ALF II OF MADISON LLC	\$6,994,200	\$8,302,000
545	0710-112-1906-3	OAK PARK NURSING & REHAB CENTER LLC	\$8,485,300	\$8,970,000
546	0710-112-1907-1	OAK PARK ARBORS OF MADISON LLC	\$19,395,300	\$19,395,300

Obj. No.	Parcel Number	Owner	Current	Recomm
542	0710-112-1911-2	OAK PARK PROPERTIES AL 1 OF MADISON LLC	\$6,923,000	\$8,894,000
329	0710-153-0407-6	STAG INDUSTRIAL HOLDINGS LLC	\$17,346,800	\$14,660,000
285	0710-211-0207-6	REECE, PHILIP C	\$715,000	\$610,000
257	0810-302-1607-3	TENNYSON RIDGE LLC	\$6,540,000	\$5,830,000
272	0810-312-2446-3	S & M WAREHOUSING LLC	\$1,905,200	\$4,040,000

A motion was made by Seifert, seconded by Seifert, to approve the appraiser's recommendations. Motion was passed on a voice vote.

3. **Approve assessed value recommendations from appraiser, D. Edge.**

Obj. No.	Parcel Number	Owner	Current	Recomm
450	0708-264-0209-5	REALTY INCOME PROP'S 18 LLC	\$11,627,600	\$10,510,000
2	0709-144-2019-9	528 STATE LLC	\$1,067,000	\$1,067,000
4	0709-144-2020-6	520 STATE LLC	\$2,233,000	\$2,233,000
453	0810-272-0601-1	FLINTLOCK CAPITAL LLC	\$9,943,600	\$8,780,000

A motion was made by Sutfin, seconded by West, to approve the appraiser's recommendations. Motion was passed on a voice vote.

4. **Approve assessed value recommendations from appraiser, J. Sutfin.**

Obj. No.	Parcel Number	Owner	Current	Recomm
451	0709-144-2904-2	COLQUE, ZENON & JUDENE	\$209,100	\$196,400

A motion was made by Seifert, seconded by Veng, to approve the appraiser's recommendations. Motion was passed on a voice vote.

5. **Approve assessed value recommendations from appraiser, K. Seifert**

Obj. No.	Parcel Number	Owner	Current	Recomm
326	0710-041-0401-5	AMERICAN FAMILY INSURANCE	\$17,483,000	\$13,696,000
549	0710-052-3103-1	OAKWASH ASSOCIATES LLC	\$1,293,100	\$1,170,000
639	0710-053-4802-6	COUNTY OF DANE	\$563,700	\$420,000
676	0810-222-0105-8	IA TERRACE DRIVE LLC	\$3,428,000	\$2,760,000
674	0810-271-0303-5	IA HIGH CROSSING LLC	\$2,400,000	\$2,400,000

A motion was made by West, seconded by Sutfin, to approve the appraiser's recommendations. Motion was passed on a voice vote.

6. **Approve assessed value recommendations from appraiser, K. McPark.**

Obj. No.	Parcel Number	Owner	Current	Recomm
413	0709-312-0619-2	GRUENISEN JOINT REV TRUST	\$555,200	\$509,300
907	0709-312-1221-4	NIMKE, TANNER & HANNAH LUCAS & DINO LUCAS	\$490,400	\$427,500

A motion was made by Seifert, seconded by Veng, to approve the appraiser's recommendations. Motion was passed on a voice vote.

7. **Approve assessed value recommendations from appraiser, K. Miskimen.**

Obj. No.	Parcel Number	Owner	Current	Recomm
379	0709-222-3112-4	ADAMS 2016 FAMILY TRUST, CHRISTIAN & OLIVIA	\$915,800	\$830,100
806	0709-222-3706-5	GILBERT, KATHERINE W	\$937,600	\$838,100

A motion was made by West, seconded by Seifert, to approve the appraiser's recommendations. Motion was passed on a voice vote.

8. **Approve assessed value recommendations from appraiser, M. Pudelwitts.**

Obj. No.	Parcel Number	Owner	Current	Recomm
945	0608-122-0127-0	TH HONEY MAD LLC	\$3,330,000	\$3,900,000
850	0708-211-0702-0	SNR 27 THE JEFFERSON OWNER LLC	\$13,571,000	\$15,810,000
181	0708-252-0094-5	CH RETAIL FUND I/MADISON GAMMON ROAD LLC	\$2,526,400	\$2,526,400
921	0708-261-0092-0	MINERAL WEST LLC	\$7,500,000	\$7,500,000
190	0709-202-2302-4	FREY STREET OFFICE LLC	\$7,346,800	\$8,420,000
798	0709-343-0502-4	BAXTER TRUST, PATRICK J	\$9,817,700	\$9,817,700
511	0709-361-0401-0	WTS HOLDINGS LLC	\$2,673,600	\$2,410,000
937	0810-221-0607-6	SLJ II LLC	\$28,373,000	\$28,373,000
524	0810-332-0919-0	HY-VEE INC	\$593,000	\$593,000

A motion was made by Seifert, seconded by West, to approve the appraiser's recommendations. Motion was passed on a voice vote.

ADJOURNMENT SINE DIE

10:15AM

A motion was made by Seifert, seconded by Veng, to adjourn. Motion passed on a voice vote.