

Request for Waiver of Board of Review (BOR) Hearing

Section 70.47 (8m), Wis. Stats., states, "The board may, at the request of the taxpayer or assessor, or at its own discretion, waive the hearing of an objection under sub. (8) or, in a 1st class city, under sub. (16) and allow the taxpayer to have the taxpayer's assessment reviewed under sub. (13). For purposes of this subsection, the board shall submit the notice of decision under sub. (12) using the amount of the taxpayer's assessment as the finalized amount. For purposes of this subsection, if the board waives the hearing, the waiver disallows the taxpayer's claim on excessive assessment under sec. 74.37(3) and notwithstanding the time period under sec. 74.37(3)(d), the taxpayer has 60 days from the notice of hearing waiver in which to commence an action under sec. 74.37(3)(d)."

NOTE: The legal requirements of the Notice of Intent to Appear must be satisfied and the Objection Form must be completed and submitted as required by law prior to the Request for Waiver of Board of Review Hearing being submitted.

NOTE: Request for Waiver must be presented prior to the commencement of the hearing.

RECEIVED
MAY 19 2026
WAUKESHA CITY CLERK

Municipality Waukesha	County Waukesha
Requestor's name Menard, Inc.	Agent name (if applicable) *Reinhart, Boerner Van Deuren s.c., including but not limited to, Don Millis, Sara Rapkin, Shawn Lovell, Joseph Rekrut, Phil Fons
Requestor's mailing address 5101 Menard Drive Eau Claire, WI 54703	Agent's mailing address 22 E. Mifflin Street, Suite 700 Madison, WI 53703
Requestor's telephone number (715) 876 - 2276 <input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone	Agent's telephone number (608) 229 - 2200 <input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Requestor's email address dmichlig@menard-inc.com	Agent's email address dmillis@reinhartlaw.com (w/copy to ejohnson@reinhartlaw.com)

Property address 2315 Bluemound Road	
Legal description or parcel number WAKC1127019	
Taxpayer's assessment as established by assessor - Value as determined due to waiving of BOR hearing \$ 26,081,800	
Property owner's opinion of value \$ 16,135,000	
Basis for request Previous year in litigation	
Date Notice of Intent to Appear at BOR was given 05 - 14 - 2026	Date Objection Form was completed and submitted 05 - 19 - 2026

All parties to the hearing understand that in granting of this waiver there can be no appeal to the Department of Revenue under sec. 70.85, Wis. Stats. An action under sec. 70.47(13), Wis. Stats., must be commenced within 90 days of the receipt of the notice of the waiving of the hearing. An action under sec. 74.37(3)(d), Wis. Stats., must be commenced with 60 days of the receipt of the notice of the waiving of the hearing.



Requestor's / Agent's Signature

***If agent, attach signed Agent Authorization Form, PA-105**

Decision

Approved Denied

Reason _____

Board of Review Chairperson's Signature _____

Date _____

Taxpayer advised _____

 Date

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best estimate of property value, see the Wisconsin Department Revenue's Guide for Property Owners.

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Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Menard, Inc.				Agent name (if applicable) Reinhart Boerner Van Deuren s.c., including but limited to, Don Millis, Sara Rapkin, Shawn Lovell, Joseph Rekrut, Phil Fons			
Owner mailing address 5101 Menard Drive				Agent mailing address 22 E. Mifflin Street, Suite 700			
City Eau Claire	State WI	Zip 54703		City Madison	State WI	Zip 53703	
Owner phone (715) 876 - 2297	Email dmichlig@menard-inc.com			Owner phone (608) 229 - 2200	Email dmillis@reinhartlaw.com		
Section 2: Assessment Information and Opinion of Value							
Property address 2315 Bluemound Road				Legal description or parcel no. (on changed assessment notice) WAKC1127019			
City Waukesha	State WI	Zip 53186					
Assessment shown on notice - Total \$26,081,800				Your opinion of assessed value - Total \$16,135,000			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) Assessed value exceeds market value. Market value is \$16,135,000. Assessed value is also not uniform with the other assessments in the City.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Based on comparable sales.
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Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? Yes No
If Yes, provide acquisition price \$ _____ Date - - - - (mm-dd-yyyy) Purchase Trade Gift Inheritance
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? Yes No
If Yes, describe _____
Date of changes - - - - (mm-dd-yyyy) Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? Yes No
- C. Within the last five years, was this property listed/offered for sale? Yes No
If Yes, how long was the property listed (provide dates) - - - - (mm-dd-yyyy) to - - - - (mm-dd-yyyy)
Asking price \$ _____ List all offers received _____
- D. Within the last five years, was this property appraised? Yes No
If Yes, provide: Date 11 - 27 - 2023 Value \$13,710,000 Purpose of appraisal Property tax challenge
If this property had more than one appraisal, provide the requested information for each appraisal. _____

Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): n/a
Note: This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing 30 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 05 - 19 - 2026
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If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name Menard, Inc.			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City		County Waukesha
Mailing address 5101 Menard Drive			Street address of property 2315 Bluemound Road		
City Eau Claire	State WI	Zip 54703	City Waukesha	State WI	Zip 53186
Parcel number WAKC1127019	Phone (715) 876 - 2297	Email dmichlig@menard-inc.com		Fax () -	

Section 2: Authorized Agent Information

Name/title Don Millis, Sara Rapkin, Shawn Lovell, Joe Rekrut, Phil Fons and any other employee or agent of Reinhart Boerner Van Deuren s.c.			Company name Reinhart Boerner Van Deuren s.c.		
Mailing address 22 East Mifflin Street, Suite 700			Phone (608)229 - 2200	Fax (608)229 - 2100	
City Madison	State WI	Zip 53703	Email dmillis@reinhartlaw.com (w/copy to ejohnson@reinhartlaw.com)		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input type="checkbox"/> Other _____		Enter Tax Years of Authorization _____ _____ 2026 and subsequent years until revoked in writing _____	
Authorization expires: _____ (unless rescinded in writing prior to expiration) (mm - dd - yyyy)			
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> Property Owner			

Section 4: Agreement/Acceptance *

I understand, agree and accept:

- The assessor's office may divulge any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf
- I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property
- Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law
- A photocopy and/or faxed copy of this completed form has the same authority as a signed original
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

Section 5: Owner Grants Authorization

Owner Sign Here	Owner name (please print) Daniel J. Michlig
	Owner signature
	Company or title Menard, Inc. - Tax Manager
	Date (mm-dd-yyyy) 5/18/26

* By signing this form, I do not waive any defects in any subpoenas or deficiencies in the manner of service, nor do I consent to the municipality imposing any requirements on me beyond what is required by Wisconsin law.