

Objection to Real Property Assessment

11:14am - email

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk with 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 evidence of property value, see the Wisconsin Department of Revenue's [Guide for Property Owners](#).

JUN - 2 2025

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) Waukesha Hospitality, LLC			Agent name (if applicable) Attys. Joseph Pickart, Smitha Chintamaneni, & Amy Ambro				
Owner mailing address 701 Carlson Parkway, Suite 1010			Agent mailing address Husch Blackwell LLP, 511 N. Broadway, Suite 1100				
City Milwaukee	State MN	Zip 55305	City Milwaukee	State WI	Zip 53202		
Owner phone () N/A - contact agent	Email N/A - contact agent	Owner phone (414) 978 - 5504	Email smltha.chintamaneni@huschblackwell.com				
Section 2: Assessment Information and Opinion of Value							
Property address 2810 Golf Road			Legal description or parcel no. (on changed assessment notice) 0943-001-000				
City Pewaukee	State WI	Zip 53072					
Assessment shown on notice - Total \$18,171,800			Your opinion of assessed value - Total \$11,826,800				

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	

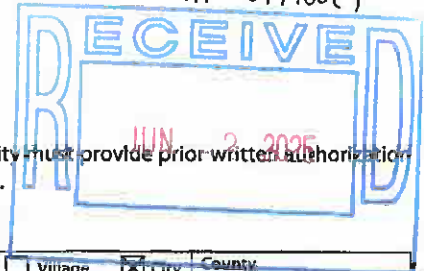
Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Based on the income and expense generated by the Property and the attached Addendum.	Basis for your opinion of assessed value: (Attach additional sheets if needed) See attached 2024 Income Statement and Addendum.

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide acquisition price \$ 14,479,700 Date 02 - 01 - 2017 <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance (mm-dd-yyyy)	
B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe See attached. Date of changes See attached. Cost of changes \$ See attached. Does this cost include the value of all labor (including your own)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (mm-dd-yyyy)	
C. Within the last five years, was this property listed/offered for sale? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, how long was the property listed (provide dates) 06 - 01 - 2023 to 04 - 01 - 2024 (mm-dd-yyyy) (approx.) (mm-dd-yyyy) Asking price \$ No asking price specified List all offers received No written offers received	
D. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide: Date - Value Purpose of appraisal (mm-dd-yyyy) 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 60 minutes.	
Property owner or Agent signature s/Smitha Chintamaneni	Date (mm-dd-yyyy) 06 - 02 - 2025

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Agent Authorization
for Property Assessment Appeals



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 Waukesha Hospitality, LLC			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City <input type="checkbox"/> County	
Mailing address 701 Carlson Parkway, Suite 1010			Enter municipality -- Waukesha Waukesha	
Street address of property 2810 Golf Road				
City Minnetonka	State MN	Zip 55305	City Pewaukee	State WI Zip 53072
Parcel number 0943-001-000	Phone () - N/A		Email N/A	Fax () - N/A

Section 2: Authorized Agent Information

Name / title Attys. Smitha Chintamaneni, Joseph Pickart, Amy Ambro			Company name Husch Blackwell LLP	
Mailing address 511 N Broadway, Ste. 1100			Phone (414) 978 - 5504 - Smitha	Fax (414) 223 - 5000
City Milwaukee	State WI	Zip 53202	Email smitha.chintamaneni@huschblackwell.com, joseph.pickart@huschblackwell.com, amy.ambro@huschblackwell.com	

Section 3: Agent Authorization

Agent Authorized for: (check all that apply)		Enter Tax Years of Authorization	
<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		2025, 2026, 2027 & 2028	
<input checked="" type="checkbox"/> Other _____		2025, 2026, 2027 & 2028	
Authorization expires: 12 - 31 - 2028 (mm - dd - yyyy)		(unless rescinded in writing prior to expiration)	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input 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) Stephen Easoni, Waukesha Hospitality LLC
	Owner signature
	Company or title Chief Operating Officer
Date (mm-dd-yyyy) 05 27 2025	