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January 29, 2015

VIA PERSONAL SERVICE

City Clerk
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

RECEIVED

JAN 30 2015

CITY CLERKS OFFICE

Re: Menard, Inc.
Tax Key Parcel No.: 835-203-011
CLAIM FOR EXCESSIVE ASSESSMENT

Dear Sir or Madam:

Menard, Inc. ("Menard's"), owner of Tax Key Parcel No. 835-203-011 (the "Property") in Manitowoc, Wisconsin, by its attorneys, Cramer, Multhauf & Hammes, LLP, hereby files this Claim For Excessive Assessment against the City of Manitowoc (the "City"), pursuant to Wis. Stat. § 74.37.

1. Menard's is the owner of the Property located at 5120 Calumet Avenue, Manitowoc, Wisconsin.

2. For 2014, the Property in the City was assessed at 105.2529% of its fair market value as of January 1, 2014, and was taxed at \$20.89612 per \$1,000 of assessed value.

3. The 2014 assessment of the Property was set by the Assessor at \$8,729,800.00. Timely objection was filed.

4. The Board of Review held an evidentiary hearing and did not reduce the assessment.

5. Based on the 2014 assessment as set by the Board of Review, the City imposed a tax of \$182,364.51 on the Property.

6. The fair market value of the Property for 2014 is no higher than \$5,900,000.00. This value is derived from an analysis of assessments and values of comparable properties.

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7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for 2014 should be no higher than \$5,900,000.00, and the correct tax on the Property for 2014 should be no higher than \$123,287.11.

8. As a result of the excessive assessment of the Property for 2014, excess tax in least the amount of \$59,077.40 was imposed on the Property.

The amount of this claim is \$59,077.40, plus interest thereon.

Please contact the undersigned with any questions regarding this matter.

Very truly yours,



Brian M. Brejcha

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