



CITY OF RACINE, WISCONSIN • FINANCE DEPARTMENT

March 14, 2011

Honorable Mayor John Dickert and members of the Racine Common Council
730 Washington Avenue
Racine, Wisconsin 53403

Dear Mayor Dickert and Council members:

I respectfully request to appear before the Finance and Personnel Committee at their next scheduled meeting on Monday March 21, 2011 to discuss the State of Wisconsin Tax Appeals Commission's settlement agreement with Cross Industrial Equipment Company, Inc. in regards to their 2008 assessment and resulting property tax bill.

Sincerely,

A handwritten signature in black ink, which appears to read "David L. Brown". The signature is fluid and cursive.

David L. Brown
Finance Director



State of Wisconsin • DEPARTMENT OF REVENUE

DIVISION OF STATE AND LOCAL FINANCE

BUREAU OF MANUFACTURING AND TELCO ASSESSMENT

Property Assessment Office - Metro District - 77

819 North 6th Street, Room 530

Milwaukee, Wisconsin 53203-1610

PHONE (414) 227-4456

FAX (414) 227-4095 • <http://www.dor.state.wi.us>

November 22, 2010

Donna Deuster
200 E Wells St Room #205
Milwaukee, WI 53202-3515

RE : Cross Industrial Equipment Co
1600 Layard Ave
City of Racine
TAC Docket No. 09-M-24
BOA # 208-77-R-08
Reduced assessment for January 1, 2008

Dear Ms. Deuster,

The appellant (otherwise referred to as Cross Industrial) appealed the January 1, 2008 assessment to the Tax Appeals Commission. On July 12, 2010, the parties reached an agreement whereby the assessment was reduced. This reduction states that the "*Petitioner shall be refunded the excess real estate tax payments made by it, together with the interest at the statutory rate.*" A copy of the settlement agreement is attached.

The change in the assessment is as follows:

Assessment Year	2008
Date of stipulation order	July 14, 2010
State Computer Number	77-51-276-R021900
DOR Parcel #	0000006214
Local Parcel #	R18098000
2008 Aggregate Ratio	1.006952053

	<u>Original Full Value Assessment</u>	<u>Revised Value Assessment</u>	<u>Dollar Change</u>
Land	\$ 75,300	\$ 75,300	(\$ 0)
Improvements	\$ 407,800	\$ 319,700	(\$ -88,100)
Total	\$ 483,100	\$ 395,000	(\$ -88,100)

	<u>Original Equated Value Assessment</u>	<u>Revised Equated Value Assessment</u>	<u>Equated Amount Of Change</u>
Land	\$ 75,823	\$ 75,823	(\$ 0)
Improvements	\$ 410,635	\$ 321,922	(\$ -88,713)
Total	\$ 486,458	\$ 397,745	(\$ -88,713)

Correct Equated Manufacturing Assessment Roll

Change the value for the property in question on the 2008 equated manufacturing assessment roll to the revised equated assessment shown on the first page of this letter. Enter the revised value in red ink above the original assessment value and then cross out the original value, also in red ink (this is similar to the procedure outlined in s. 70.48, Wis. Stats., for changes ordered by the local Board of Review).

Refund Tax

Section 70.511(2)(b), Wis. Stats., allows a taxpayer to file a claim with the municipality for a refund of taxes resulting from an assessment reduction by a delayed action of a reviewing authority. If taxes are refunded, the municipality may proceed under s. 74.41, Wis. Stats. Copies of ss. 70.511 and 74.41 are enclosed for your information.

Refund Interest

WI Stats 70.511(2)(b) states in part:

"Interest on the claim shall be paid to the taxpayer when the claim is paid at the average annual discount rate determined by the last auction of U.S. 6-month treasury bills before the objection per day for the period of time between the time when the tax was due and the date the claim was paid."

WI Stats 70.511(bm) states in part:

"No later than July 1 of each year, each municipality that pays a refund under par. (b) for property that is assessed under s. 70.995 shall notify the department of administration of the amount of such refunds paid by the municipality in the previous fiscal year. Annually, no later than the 3rd Monday in November, from the appropriation account under s. 20.835(2) (br) the department of administration shall pay to each municipality that pays a refund under par. (b) for property that is assessed under s. 70.995 an amount that is equal to 20 percent of the interest on such refunds paid by the municipality in the previous fiscal year and that has accrued up to the date of the determination by the tax appeals commission of the municipality's obligation."

Please contact me at (414) 227-4438 if you have any questions.

Sincerely,

Julie Matthes, Manager
Metro District Office

Melody Reider
Date of Filing
8-07-2008

CORRESPONDENCE / MEMORANDUM

State of Wisconsin
Office of General Counsel • Department of Revenue

DATE: July 19, 2010

TO: Bill Wardwell

FROM: Peter D. Kafkas *PDK/kt*
Attorney

SUBJECT: Cross Industrial Equipment Co. Inc. v. Wisconsin Department of Revenue
Docket No. 09-M-024

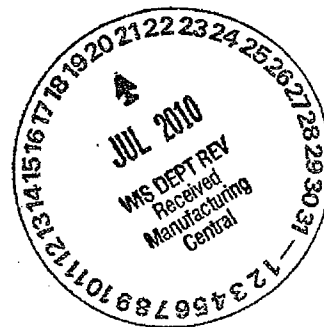
A copy of the Wisconsin Tax Appeals Commission's Settlement Agreement and Order dated July 14, 2010, settling the issue in the above mentioned matter is enclosed.

We are closing our file at this time.

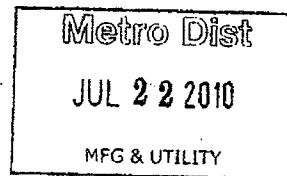
PDK:klf
Cross Indust CMrevkjt506.doc

Enclosures

Pc: Pat Knudtson



STATE OF WISCONSIN
TAX APPEALS COMMISSION



CROSS INDUSTRIAL EQUIPMENT CO. INC.,

SETTLEMENT AGREEMENT

Petitioner,

Docket No. 09-M-024

vs.

WISCONSIN DEPARTMENT OF REVENUE,

BOA# 208-77-R-08

Respondent.



SETTLEMENT AGREEMENT

IT IS HEREBY STIPULATED that the original assessment for the following Computer/Parcel Number is modified as follows:

Docket No.	Computer/Parcel No.	Assessment Year	Stipulated Assessment
09-M-024	77-51-276-R021900	2008	\$395,000.00

IT IS FURTHER STIPULATED that Petitioner and Respondent waive fees and costs and attorney's fees.

IT IS FURTHER STIPULATED that the Wisconsin Tax Appeals Commission may enter an Order without further notice to the parties approving the terms of this stipulation and affirming the determination of the Respondent.

IT IS FURTHER STIPULATED that the Petitioner shall be refunded the excess real estate tax payments made by it, together with interest at the statutory rate.

CROSS INDUSTRIAL EQUIPMENT
CO. INC.

A. J. Cross

7/6/10
Date

C. Judley Wyant

Personal Representative

7/6/10
Date

WISCONSIN DEPARTMENT OF
REVENUE

Peter D. Kafkas

Attorney

William B. Wardwell

Chief, Manufacturing & Utility

Section

7/12/10
Date

7-12-10
Date

Cross Industrial Equipment Co. Inc.
Docket No. 09-M-024

ORDER

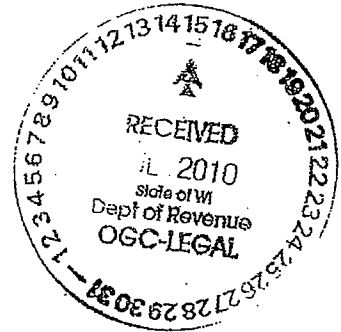
On reading and filing the foregoing settlement agreement and on motion of the respective parties:

IT IS HEREBY ORDERED: That the action of the Respondent on Petitioner's Petition for Review of the assessment at issue herein be modified in accordance with the terms of this settlement agreement and, as so modified, is hereby affirmed.

Dated at Madison, Wisconsin this 10th day of July, 2010.

WISCONSIN TAX APPEALS COMMISSION

By Roger W. LeGrand
Roger W. LeGrand, Commissioner



Download Page	HLS Selected Interest Rates for Mar-07-2011		
Series Description	Market yield on U.S. Treasury securities at 6-month constant maturity, quoted on investment basis		
Unit:	Percent	Per Year	
Multiplier:	1		
Currency:	NA		
Unique Identifier:	H15/H15/RIFLGFCM06_N.B		
Time Period:	RIFLGFCM06_N.B		
2008-08-06	1.92		

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2008
CITY OF RACINE
RACINE COUNTY**

CROSS INDUSTRIAL EQUIPMENT, COMPANY, INC

BILL NUMBER: 47194

IMPORTANT: Correspondence should refer to parcel number.
See reverse side for Important information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

1898/851

COMPANY, INC CROSS INDUSTRIAL EQUIPMENT
1600 LAYARD AVE
RACINE WI 53402

ORIGINAL

PLAT: N/A-NOT AVAILABLE
NE 1/4 SECTION 5-3-23 PT DESC VOL 1102
RECS PG 5 + VOL 1898 RECS PGS 851-853
1.956 AC MOL

Property Address: 1600 LAYARD AVE

Parcel #: 18098000

Alt. Parcel #:

Assessed Value Land 75,800	Ass'd. Value Improvements 410,600	Total Assessed Value 486,400	Ave. Assmt. Ratio 1.0069	Net Assessed Value Rate (Does NOT reflect credits) 0.021805722	
Est. Fair Mkt. Land 75,300	Est. Fair Mkt. Improvements 407,800	Total Est. Fair Mkt. 483,100	<div><div></div>A Star in this box means Unpaid Prior Year Taxes.</div>	School taxes reduced by school levy tax credit \$ 569.82	
Taxing Jurisdiction	2007 Est. State Aids Allocated Tax Dist.	2008 Est. State Aids Allocated Tax Dist.	2007 Net Tax	2008 Net Tax	% Tax Change
STATE OF WISCONSIN			81.79	81.97	0.2%
RACINE COUNTY	1,425,857	1,442,180	1,489.10	1,499.86	0.7%
CITY OF RACINE	33,141,167	33,152,118	5,350.20	5,516.26	3.1%
VTAE	688,958	667,854	577.13	592.42	2.6%
UNIFIED SCHOOL	60,232,046	62,768,009	2,697.71	2,915.78	8.1%
Total	95,488,028	98,030,161	10,195.93	10,606.29	4.0%
	First Dollar Credit			28.14	
	Lottery & Gaming Credit				
	Net Property Tax		10,195.93	10,578.15	3.7%

Make Check Payable to:

TREASURER CITY OF RACINE
730 WASHINGTON AVE
RACINE WI 53403

Full Payment Due On or Before January 31, 2009

\$13,392.92

Or pay the following installments to:

5459.33 DUE BY 01/31/2009
2644.53 DUE BY 03/31/2009
2644.53 DUE BY 05/31/2009
2644.53 DUE BY 07/31/2009

Net Property Tax 10,578.15
Storm Water 2,064.77
SANITARY SEWER MAIN 100.00
Fire Inspection 650.00

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2009

► \$ 13,392.92

Warning: If not paid by due dates, installment option is lost
and total tax is delinquent subject to interest and, if applicable,
penalty. Failure to pay on time. See reverse.

PLEASE RETURN LOWER
PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2008

Bill #: 47194

Parcel #: 18098000

Alt. Parcel #:

TREASURER CITY OF RACINE
730 WASHINGTON AVE
RACINE WI 53403

Total Due For Full Payment \$13,392.92
Pay to Local Treasurer By Jan 31, 2009

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$5,459.33 BY January 31, 2009	2ND INSTALLMENT Pay to Local Treasurer \$2,644.53 BY March 31, 2009
3RD INSTALLMENT Pay to Local Treasurer \$2,644.53 BY May 31, 2009	4TH INSTALLMENT Pay to Local Treasurer \$2,644.53 BY July 31, 2009

☐ Check For Billing Address Change.

COMPANY, INC CROSS INDUSTRIAL EQUIPMENT
1600 LAYARD AVE
RACINE WI 53402

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

Deuster, Donna

From: Matthes, Julie L - DOR [Julie.Matthes@revenue.wi.gov]
Sent: Monday, November 22, 2010 4:55 PM
To: Deuster, Donna
Subject: Cross Industrial Stipulation
Attachments: Delayed Action by TAC- Cross Industrial.doc; CROSS INDUSTRIAL.pdf

Hi Donna,

I apologize for my delay, my computer has had several problems so my hard drive was replaced *today*. That's a good thing, but it wasn't a very productive day!

As promised, attached is a letter from me regarding this late assessment change and a copy of the stipulation for your records.

Again, I assumed you had received a copy of the stipulation.

If you have any questions, please give me a call.

CONFIDENTIALITY NOTICE: This electronic mail transmission and any accompanying documents contain information belonging to the sender which may be confidential and legally privileged. This information is only for the use of the individual or entity to whom this electronic mail transmission was intended. If you are not the intended recipient, any disclosure, copying, distribution, or action taken in reliance on the contents of the information contained in this transmission is strictly prohibited. If you have received this transmission in error, please immediately contact the sender and delete the message. Thank you.

CITY OF RACINE, WISCONSIN
TAX LEVIES AND TAX RATE

	2008 Levy Collected in 2009		Cross Industrial 2008 Real Estate		
	Adopted Budget	Tax Rate	Original 486,400	Adjustment 88,700	Corrected 397,700
<u>City of Racine</u>					
Budget Levy	\$ 44,381,190.00	\$ 10.7379082370	\$ 5,222.92	\$ 952.45	\$ 4,270.47
Tax Incremental	2,492,663.09	0.6030930565	293.34	53.49	239.85
Total Tax Levy	<u>\$ 46,873,853.09</u>	<u>\$ 11.3410012935</u>	<u>\$ 5,516.26</u>	<u>\$ 1,005.94</u>	<u>\$ 4,510.32</u>
<u>Gateway Technical Institute</u>					
Budget Levy	\$ 4,766,343.00	\$ 1.1532037280	\$ 560.92	\$ 102.29	\$ 458.63
Tax Incremental	267,700.96	0.0647695193	31.50	5.75	25.75
Total Tax Levy	<u>\$ 5,034,043.96</u>	<u>\$ 1.2179732473</u>	<u>\$ 592.42</u>	<u>\$ 108.04</u>	<u>\$ 484.38</u>
<u>Racine Unified School District</u>					
Budget Levy	\$ 28,043,453.38	\$ 6.7850372882	\$ 3,300.24	\$ 601.83	\$ 2,698.41
Tax Incremental	1,575,056.48	0.3810806324	185.36	33.80	151.56
Total Tax Levy	<u>\$ 29,618,509.86</u>	<u>\$ 7.1661179206</u>	<u>\$ 3,485.60</u>	<u>\$ 635.63</u>	<u>\$ 2,849.97</u>
<u>County of Racine</u>					
Budget Levy	\$ 12,067,185.88	\$ 2.9196228100	\$ 1,420.10	\$ 258.97	\$ 1,161.13
Tax Incremental	677,751.14	0.1639800453	79.76	14.55	65.21
Total Tax Levy	<u>\$ 12,744,937.02</u>	<u>\$ 3.0836028553</u>	<u>\$ 1,499.86</u>	<u>\$ 273.52</u>	<u>\$ 1,226.34</u>
<u>State of Wisconsin</u>					
Total Tax Levy	<u>\$ 696,563.28</u>	<u>\$ 0.1685315915</u>	<u>\$ 81.97</u>	<u>\$ 14.95</u>	<u>\$ 67.02</u>
<u>Gross Levy and Tax Rate</u>	<u>\$ 94,967,907.21</u>	<u>\$ 22.9772269082</u>	<u>\$ 11,176.11</u>	<u>\$ 2,038.08</u>	<u>\$ 9,138.03</u>
State School Tax Credit	<u>\$ (4,841,986.05)</u>	<u>\$ (1.1715053582)</u>	<u>\$ (569.82)</u>	<u>\$ (103.91)</u>	<u>\$ (465.91)</u>
<u>Net Levies and Tax Rates</u>	<u>\$ 90,125,921.16</u>	<u>\$ 21.8057215499</u>	<u>\$ 10,606.29</u>	<u>\$ 1,934.17</u>	<u>\$ 8,672.12</u>

Notes:

- (1) The Tax Rate is based on each \$1,000 of Assessed Valuation, rounded to 10 decimal places
- (2) The City of Racine acts as the collecting agent for each of the above Levies

Cross Industrial Equipment Company, Inc.
2008 Real Estate Tax Adjustment

State of Wisconsin	81.97	(14.95)	67.02
Racine County	1,499.86	(273.52)	1,226.34
City of Racine	5,516.26	(1,005.94)	4,510.32
Gateway Tech	592.42	(108.04)	484.38
Unified School	2,915.78	(531.72)	2,384.06
Total	10,606.29	(1,934.17)	8,672.12
First Dollar Credit	28.14	-	28.14
Net Property Tax	10,578.15	(1,934.17)	8,643.98
Storm Water	2,064.77	-	2,064.77
Sanitary Sewer Maintenance	100.00	-	100.00
Fire Inspection	650.00	-	650.00
Total Due	13,392.92	(1,934.17)	11,458.75

2008 Real Estate Tax Summary

03/07/2011 04:44 PM

Page 1 Of 1

Parcel #: 18098000
Alt. Parcel #:

CITY OF RACINE
RACINE COUNTY, WISCONSIN

Tax Address:
COMPANY, INC CROSS INDUSTRIAL EQUIPMENT
1600 LAYARD AVE
RACINE WI 53402

Owner(s): O = Current Owner, C = Current Co-Owner
O - CROSS INDUSTRIAL EQUIPMENT, COMPANY, INC

Districts: SC = School, SP = Special
Type Dist # Description
SC 4620 UNIFIED SCHOOL

Property Address(es): * = Primary
* 1600 LAYARD AVE

Legal Description: Acres: 0.000
NE 1/4 SECTION 5-3-23 PT DESC VOL 1102
RECS PG 5 + VOL 1898 RECS PGS 851-853
1.956 AC MOL

Plat: N/A-NOT AVAILABLE
Block/Condo Bldg:

Tract(s): (Sec-Twn-Rng 40 1/4 160 1/4)

Parcel History:

Date	Doc #	Vol/Page	Type
12/01/1987		1898/851	D

Tax Bill #: 47194

Net Mill Rate 0.021805722

Installments

Land Value 75,800
Improve Value 410,600
Total Value 486,400
Ratio 1.0069
Fair Mrkt Value 483,100

Gross Tax 11,176.11
School Credit 569.82
First Dollar Credit 28.14
Lottery Credit 0.00
Net After 10,578.15
0 Claims

	End Date	Total
1	01/31/2009	5,459.33
2	03/31/2009	2,644.53
3	05/31/2009	2,644.53
4	07/31/2009	2,644.53

	Amt Due	Amt Paid	Balance	Bal. Codes
Tax	10,578.15	10,578.15	0.00	N
Special Assmnt	0.00	0.00	0.00	N
Special Chrg	2,814.77	2,814.77	0.00	
Delinquent Chrg	0.00	0.00	0.00	
Private Forest	0.00	0.00	0.00	
Woodland Tax	0.00	0.00	0.00	
Managed Forest	0.00	0.00	0.00	
Prop. Tax Interest		0.00	0.00	
Spec. Tax Interest		0.00	0.00	
Prop. Tax Penalty		0.00	0.00	
Spec. Tax Penalty		0.00	0.00	
Other Charges	0.00	0.00	0.00	
TOTAL	13,392.92	13,392.92	0.00	
Over-Payment		0.00		

☐ Deeded
☐ Bankruptcy
☐ Agreement
☐ Foreclosure
☐ Environmental
☐ Do Not Generate Notices

Notes:

Payment History: (Posted Payments)

Date	Receipt #	Source	Type	Amount	GPT	SA	Int.	Pen.	Total
01/05/2009	330097	C	T	5,459.33	P	N	0.00	0.00	5,459.33
03/18/2009	344771	C	T	5,459.33	P	N	0.00	0.00	5,459.33
05/29/2009	354783	C	T	1,237.13	P	N	0.00	0.00	1,237.13
07/08/2009	358617	C	T	1,237.13	N	N	0.00	0.00	1,237.13

Key: Balance Code: D - Delinquent, P - Postponed, N - No Balance
Payment Source: C - County, M - Municipality
Payment Type: A - Adjustment, L - Lottery, R - Redemption, T - Tax