

**MEMO: Walgreen Co. Settlement Agreement**  
**DATE: 05/12/15**  
**TO: Finance Committee**  
**FROM: DeAnn Brosman, City Assessor**

**Walgreens parcels # 31-5-4253-00, 6-7601-00, 5-1173-00, and 4-6162-01**

The City of Appleton is currently in litigation with Walgreens for tax years 2011-2014 regarding the assessed value on four Walgreens stores and an associated parking lot. The stores are located at 729 W. Northland Ave, 2803 N. Meade St., 700 W. College Ave, and 3330 E. Calumet St. Walgreens first filed this court complaint in 2012 following the city's denial of their Excessive Assessment claim under Wis. Stat. 74.37.

In 2013, our court case was "stayed" pending the outcome of Walgreen Co. v. City of Milwaukee and Walgreen Co. v. City of Oshkosh. During 2014, Milwaukee agreed to a settlement with Walgreens at an average assessed value of \$2,400,000. In December 2014, the Oshkosh Appellate Court ruled in favor of Walgreens and reduced the assessed value of two Oshkosh Walgreens to \$2,100,000 each. Also during 2013, the circuit court ruled in favor of Walgreens within the V. of Little Chute where the assessed value was reduced to \$2,000,000.

In their initial claims with the City of Appleton, Walgreens requested an assessed value of between \$1,900,000 to \$2,100,000 on each of the four stores and a total property tax refund of \$564,000. Due to the results of the recent court cases, we are recommending approval of the settlement agreement with Walgreens.