

La Crosse Hy-Vee and Fast & Fresh
Hy-Vee

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 Hy-Vee Inc			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City <input type="checkbox"/> County		
Mailing address 5820 Westown Parkway			Enter municipality → La Crosse City Wisconsin (La Crosse County)		
City West Des Moines			State IA	Zip 50266-	City La Crosse
Parcel number 0810-332-0909-1			Phone (515) 267-2800	Email	Fax () -

Section 2: Authorized Agent Information

Name / title Jerry Chatam, Gabe Noller, and/or Erik Preston			Company name J. W. Chatam and Associates		
Mailing address 14360 W 96th Terrace			Phone 613 239-0990	Fax () -	
City Lenexa			State KS	Zip 66215	Email jchatam@jwchatam.com

Section 3: Agent Authorization

Agent Authorized for: (check all that apply)		Enter Tax Years of Authorization	
<input checked="" type="checkbox"/> Manufacturing property assessment appeals (BOA)		Full Authority for 2023 _____ _____ _____ _____	
<input checked="" type="checkbox"/> Access to manufacturing assessment system (MAS)			
<input checked="" type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals			
<input checked="" type="checkbox"/> Municipal Board of Review			
<input type="checkbox"/> Other _____			
Authorization expires: 1/1/2024 <small>(mm - dd - yyyy)</small>		(unless rescinded in writing prior to expiration)	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: <ul style="list-style-type: none"> 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 	
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Section 5: Owner Grants Authorization

Owner Sign Here →	Owner name (please print) Andy Schroeder	
	Owner signature 	
	Company or title SVP, Accounting, Controller	Date (mm-dd-yyyy) 05-05-2023

La Crosse Hy-Vee and Fast & Fresh

4200 State Rd 16

La Crosse, WI

La Crosse City Wisconsin (La Crosse County)

TaxYear: 2023

Parcel ID (s):	Site Address	Parcel Type	Class
017-10315-300	4200 State Rd 16	Main Parcel	



J. W. Chatam Associates Inc.
14360 W 96th Ter
Lenexa, Kansas 66215

Thursday, May 4, 2023

SUMMARY OF SALIENT FACTS

122-WI-9

Property Name: **La Crosse Hy-Vee and Fast & Fresh**
Property Address: **4200 State Rd 16**
City, State: **La Crosse, WI**
County/Jurisdiction: **La Crosse City Wisconsin (La Crosse County)**

Parcel ID (s):	Site Address	Year Built	Gross Area	Current County Value	\$/Unit
017-10315-300	4200 State Rd 16	2022	109,100	\$10,383,100	\$95.17
TOTAL CURRENT COUNTY VALUE:				\$10,383,100	\$95.17

Property Description The subject is a grocery store built in 2022 with a gross area of 104,575sqft and a C-Store with 4,200sqft.

Addendum B

BIG BOX/SUPERMARKET LEASE COMPS

BIG BOX/SUPERMARKET LEASE COMPS

WISCONSIN MARKET

	<u>TENANT NAME AND ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>SQFT</u>	<u>YB</u>	<u>LEASE RATE</u>	<u>LEASE TERMS</u>
1	SUPERMARKET N88 W15559 MAIN ST	MENOMONEE FALLS	WI	40,596	2012	\$ 8.00	NNN
2	MARSHALLS 840 W PARADISE DR	WEST BEND	WI	59,354	2006	\$ 7.50	NNN
3	SUPERMARKET 1923 63RD ST	KENOSHA	WI	56,622	2007	\$ 6.00	NNN
4	SUPERMARKET 200 COMMERCE DR	COLUMBUS	WI	35,787	2012	\$ 5.50	NNN
5	FORMER KMART 1425 E US HWY 151	PLATTEVILLE	WI	92,000	1993	\$ 5.00	MG
6	FORMER SHOPKO 1578 APPLETON RD	MENASHA	WI	81,171	1981	\$ 4.00	NNN
7	FORMER KMART 2211-2417 S GREEN BAY RD	RACINE	WI	98,855	1991	\$ 4.00	NNN

N88 W15559 Main St - Pilgrim Village Shopping Center



Location: **Waukesha County Cluster**
NE/Menomonee Falls Submarket
Waukesha County
Menomonee Falls, WI 53051

Building Type: **Retail/Supermarket (Neighborhood Center)**
 Bldg Status: **Built 2012**
 Building Size: **40,596 SF**
 Typical Floor Size: **40,596 SF**
 Stories: **1**
 Land Area: **4.22 AC**
 Total Avail: **40,569 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **40,569 SF**
 Bldg Vacant: **40569**

Developer: **Gatlin Development Company**
 Management: **-**
 Recorded Owner: **-**

Expenses: **2021 Tax @ \$1.51/sf**

Parcel Number: **MNFV-0007-988-010**

Amenities: **Air Conditioning, Pylon Sign, Signage, Signalized Intersection**

Street Frontage: **177 feet on Main St**
142 feet on Pilgrim Rd

Traffic Count: **0 cars per day on Main St; 0 cars per day on Pilgrim Rd**

Parking: **164 Surface Spaces are available; Ratio of 4.04/1,000 SF**

Floor	SF Avail	Floor Contlg	Bldg Contlg	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	40,569	40,569	40,569	\$8.00/fs	Vacant	Negotiable	Sublet



840 W Paradise Dr - Paradise Walk



Location: Washington County Cluster
North Washington Submarket
Washington County
West Bend, WI 53095

Building Type: Retail/Freestanding (Community Center)
Bldg Status: Built 2006
Building Size: 58,354 SF
Typical Floor Size: 29,177 SF
Stories: 2
Land Area: 4.79 AC
Total Avail: 20,056 SF
% Leased: 100%
Total Spaces Avail: 1
Smallest Space: 5,000 SF
Bldg Vacant: -

Developer: -
Management: -
Recorded Owner: Agree LP
Expenses: 2021 Tax @ \$0.75/sf; 2006 Combined Est Tax/Ops @ \$0.32/sf
Parcel Number: 1119-234-0018
Loading Docks: None

Ceiling Height: 24'

Street Frontage: 406 feet on Paradise Dr
647 feet on Silverbrook Dr

Traffic Count: 19,000 cars per day on Paradise Dr; 3,100 cars per day on Silverbrook Dr
Parking: 231 Surface Spaces are available; Ratio of 5.02/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,000 - 20,056	20,056	20,056	\$7.50/nnn	60 Days	5 yrs	Direct



1923 63rd St - Uptown Brass Center



Location: Kenosha County Cluster
Kenosha East Submarket
Kenosha County
Kenosha, WI 53143

Building Type: Retail/Supermarket (Strip Center)
Bldg Status: Built 2007
Building Size: 56,622 SF
Typical Floor Size: 56,622 SF
Stories: 1
Land Area: 5.60 AC
Total Avail: 56,091 SF
% Leased: 100%
Total Spaces Avail: 1
Smallest Space: 56,091 SF
Bldg Vacant: -

Developer: -
Management: -
Recorded Owner: CCG Properties - AD, LLC
Expenses: 2020 Tax @ \$2.14/sf

Parcel Number: 05-123-06-251-005

CAM: \$0.39

Loading Docks: 2 ext

Ceiling Height: 19'

Amenities: Air Conditioning, Signage

Street Frontage: 200 feet on 63rd St(with 2 curb cuts)

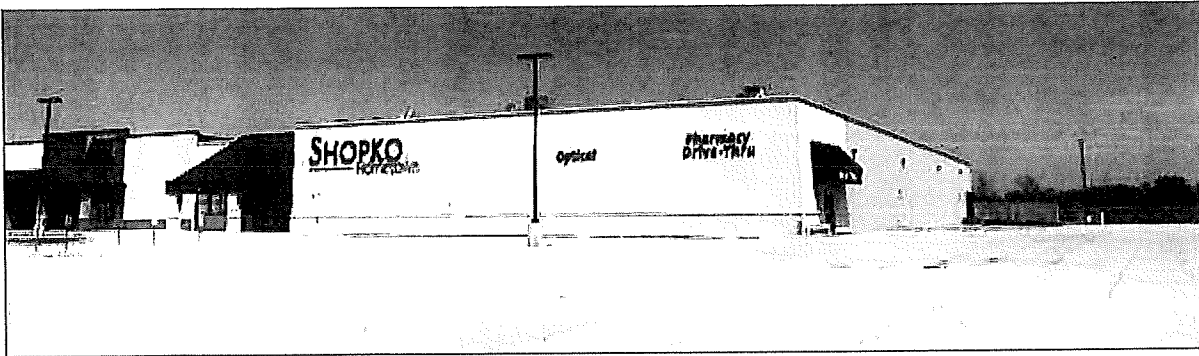
Traffic Count: 0 cars per day on 63rd St

Parking: 420 Surface Spaces are available; Ratio of 3.93/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	56,091	56,091	56,091	\$6.00/nnn	30 Days	Thru Dec 2026	Sublet



200 Commerce Dr



Location: Columbia County Cluster
Columbia County Submarket
Columbia County
Columbus, WI 53925

Building Type: Retail/Storefront Retail/Office
Bldg Status: Built 2012
Building Size: 35,787 SF
Typical Floor Size: 35,787 SF
Stories: 1
Land Area: 3.88 AC
Total Avail: 35,787 SF
% Leased: 100%
Total Spaces Avail: 1
Smallest Space: 35,787 SF
Bldg Vacant: -

Developer: -
Management: -
Recorded Owner: Gates Tone Properties LLC
Expenses: 2021 Tax @ \$1.32/sf

Parcel Number: 11211-1512.03

Loading Docks: 1 ext

Ceiling Height: 20'

Street Frontage: 440 feet on Commerce Dr.

Traffic Count: 0 cars per day on Commerce Dr.

Parking: 178 Surface Spaces are available; Ratio of 4.97/1,000 SF

Floor	SF Avail	Floor Contlg	Bldg Contlg	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	35,787	35,787	35,787	\$5.50/nnn	30 Days	Negotiable	Direct



1425 E Us Highway 151



Location: **Cluster**
Submarket
Grant County
Platteville, WI 53818

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1993**
 Building Size: **92,000 SF**
 Typical Floor Size: **92,000 SF**
 Stories: **1**
 Land Area: **9.83 AC**
 Total Avail: **31,275 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **31,275 SF**
 Bldg Vacant: **-**

Developer: -
 Management: -
 Recorded Owner: -

Expenses: **2020 Tax @ \$0.85/sf**

Parcel Number: **271-00929-0000**

Amenities: **Signalized Intersection**

Street Frontage: **510 feet on U.S. 151 Business**

Parking: **327 Surface Spaces are available; Ratio of 3.55/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	31,275	31,275	31,275	\$5.00/mg	30 Days	Negotiable	Direct



1578 Appleton Rd - ShopKo Plaza

Image Coming Soon

Location: **Cluster**
Submarket
Winnebago County
Menasha, WI 54952

Building Type: **Retail/Storefront**
 Bldg Status: **Built 1981**
 Building Size: **81,171 SF**
 Typical Floor Size: **81,171 SF**
 Stories: **1**
 Land Area: **7.56 AC**
 Total Avail: **81,171 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **81,171 SF**
 Bldg Vacant: **81171**

Developer: -
 Management: -
 Recorded Owner: **Interstate Ventures, LLC**

Expenses: **2020 Tax @ \$0.93/sf, 2015 Est Tax @ \$1.31/sf**

Parcel Number: **704-00779-07, 704-00779-11**

Parking: **387 Surface Spaces are available; Ratio of 4.77/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	81,171	81,171	81,171	\$4.00/nnn	Vacant	Negotiable	Direct



2211-2417 S Green Bay Rd - High Ridge Center



Location: High Ridge Center
Racine County Cluster
Racine East Submarket
Racine County
Racine, WI 53406

Building Type: Retail/Retail Building (Neighborhood Center)
Bldg Status: Built 1991
Building Size: 153,067 SF
Typical Floor Size: 153,067 SF
Stories: 1
Land Area: 13.44 AC
Total Avail: 98,855 SF
% Leased: 35.4%
Total Spaces Avail: 3
Smallest Space: 1,600 SF
Bldg Vacant: 98855

Developer: -
Management: -
Recorded Owner: Stature High Ridge LLC

Expenses: 2021 Tax @ \$1.26/sf

Parcel Number: 23876017

Amenities: Pylon Sign

Street Frontage: 372 feet on 21st St
498 feet on Green Bay Rd

Traffic Count: 0 cars per day on 21st St; 0 cars per day on Green Bay Rd

Parking: 695 free Surface Spaces are available; Ratio of 4.54/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2211	25,000 - 90,855	90,855	90,855	\$4.00/nnn	Vacant	Negotiable	Direct

Sold 5/5/22 \$2,025,000

