

RESOLUTION NO. 2018-87

A RESOLUTION URGING THE GOVERNOR AND THE LEGISLATURE TO PROTECT HOMEOWNERS AND SMALL BUSINESSES AND CLOSE LOOPHOLES THAT SHIFT A GREATER PROPERTY TAX BURDEN ON TO RESIDENTIAL HOMEOWNERS AND SMALL BUSINESSES

The Village Board of the Village of Caledonia, Racine County, Wisconsin, resolves as follows:

RECITAL

WHEREAS, home owners in Wisconsin already pay 70% of the total statewide property tax levy; and

WHEREAS, that disproportionate burden is about to get much worse unless the Legislature addresses tax avoidance strategies that national chains like Walgreens, and big box retail establishments like Wal-Mart and Menards are using across the country to gain dramatic reductions in their property tax bills at the expense of homeowners and other taxpayers; and

WHEREAS, a carefully-orchestrated wave of 100s of lawsuits in Wisconsin is forcing assessors to slash the market value of thriving national retail stores, shifting their tax burden to local mom and pop shops and homeowners; and

WHEREAS, Walgreens and other national chains in Wisconsin have argued in communities across the state that the assessed value of their property for property tax purposes should be less than half of their actual sale prices on the open market; and

WHEREAS, in many cases the courts have sided with Walgreens, requiring communities to refund tax revenue back to the stores; and

WHEREAS, there are over 200 Walgreens stores located in Wisconsin's cities and villages; and

WHEREAS, Target, Lowe's, Meijer, Menards and other big box chains are using what is known as the "Dark Store Theory" to argue that the assessed value of a new store in a thriving location should be based on comparing their buildings to sales of vacant stores in abandoned locations from a different market segment; and

WHEREAS, the Republican-controlled Indiana state Legislature has on two occasions in the last two years overwhelmingly passed legislation prohibiting assessors from valuing new big box stores the same as nearby abandoned stores from a different market segment; and

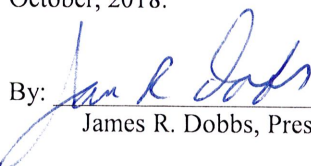
WHEREAS, the Michigan state house overwhelmingly passed similar legislation in May of 2016.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia, Wisconsin, that the Village of Caledonia hereby urges the Governor and the Legislature to protect homeowners and small businesses from having even more of the property tax burden shifted to them by passing legislation clarifying that:

1. Leases are appropriately factored into the valuation of leased properties; and

When using the comparable sale method of valuation, assessors shall consider as comparable only those sales within the same market segment exhibiting a similar highest and best use rather than similarly sized but vacant properties in abandoned locations.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 1st day of October, 2018.

By: 
James R. Dobbs, President

Attest: 
Karie Torkilsen, Clerk