

VILLAGE OF GRAFTON

RESOLUTION NO. 033, SERIES 2015

TAX LOOPHOLES USED BY NATIONAL CHAINS CAUSING MORE OF PROPERTY TAX BURDEN TO BE SHIFTED FROM COMMERCIAL TO RESIDENTIAL

WHEREAS, homeowners in Wisconsin already pay over 70 percent of the total statewide property tax levy; and

WHEREAS, that disproportionate burden is about to get much worse unless the Legislature takes action to close loopholes that national chains like Walgreens, and big box retail establishments like Target are using across the country to gain dramatic reductions in their property tax bills at the expense of homeowners and other taxpayers; and

WHEREAS, Walgreens and CVS stores in Wisconsin have argued in communities across the state that the assessed value of their property for property tax purposes should be only half of its actual value on the open market; and

WHEREAS, in many cases the courts have sided with Walgreens and CVS, 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 including Grafton; and

WHEREAS, Target, Meijer and other big box chains are using what is known as the "Dark Store Theory" to argue that the assessed value of a new, thriving store should be based on comparing their buildings to nearby vacant or abandoned stores of similar size; and

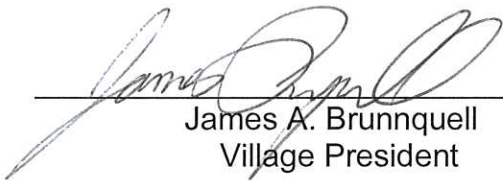
WHEREAS, the Republican-controlled Indiana state Legislature recently overwhelmingly passed bipartisan legislation prohibiting assessors from valuing new big box stores the same as nearby abandoned stores of the same size; and

WHEREAS, the Michigan state legislature is currently considering a number of proposals to remedy the property tax shift caused by these tax strategies.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Grafton urges the Governor and the Legislature to protect homeowners from having even more of the property tax burden shifted to them by passing legislation clarifying that leases are appropriately factored into the valuation of properties and prohibiting assessors from valuing new, thriving big box stores the same as similarly sized abandoned properties.

BE IT FURTHER RESOLVED, the Village Board directs the Village Clerk to send a copy of this resolution to Grafton's State Legislators and to Governor Scott Walker.

Adopted this 7th day of December, 2015.



James A. Brunnquell
Village President

Attest:



Kathleen Olsen
Village Clerk