

RESOLUTION NO. 14 (2018-19)

SUBJECT: Calling on the Legislature to Address the Dark Store Loophole

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

WHEREAS, that property tax burden is about to get more disproportionate unless the legislature addresses tax avoidance strategies that national chain stores and investors that build and lease large retail properties are using across the county to gain reductions in their property tax bills; and

WHEREAS, national chain stores are using what is known as the "Dark Store Theory" to argue 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; and

WHEREAS, County, city, and town officials have been in contact with state legislators testifying against the "Dark Store" tax loophole in order to avoid shifting property tax burdens to other tax paying entities such as home owners and local businesses and potentially causing reductions in essential services provided by an affected municipality.

NOW, THEREFORE, BE IT RESOLVED, that the Waupaca County Board urges state legislature to enact proposed legislation that closes the "Dark Store" tax loopholes; specifically legislation that clarifies that 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; and

BE IT FURTHER RESOLVED, that copy of this resolution be forwarded to Waupaca County's legislative delegation, Governor Scott Walker, the Wisconsin Counties Association, and to all other Wisconsin counties.

Passed this 17 day of July, 2018.

25 Ayes 0 Nays

ATTEST:

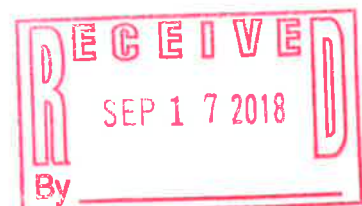


Jill Lodewegen
Waupaca County Clerk

APPROVED AS TO FORM:



Diane L. Meulemans
Corporation Counsel



RECOMMENDED FOR INTRODUCTION
BY THE WAUPACA COUNTY
LEGISLATIVE, JUDICIAL, ETHICS,
SAFETY & SECURITY AND THE
FINANCE COMMITTEE

Dennis Kussmann

Mary Kay Pehlman

~~J. B. ...~~

Dan Wayne Federwig

John F. Perry

G. Robert Fleare

George M. Murphy

Dan Johnson

Rene Neumann

Patricia Craig

Dick ...

