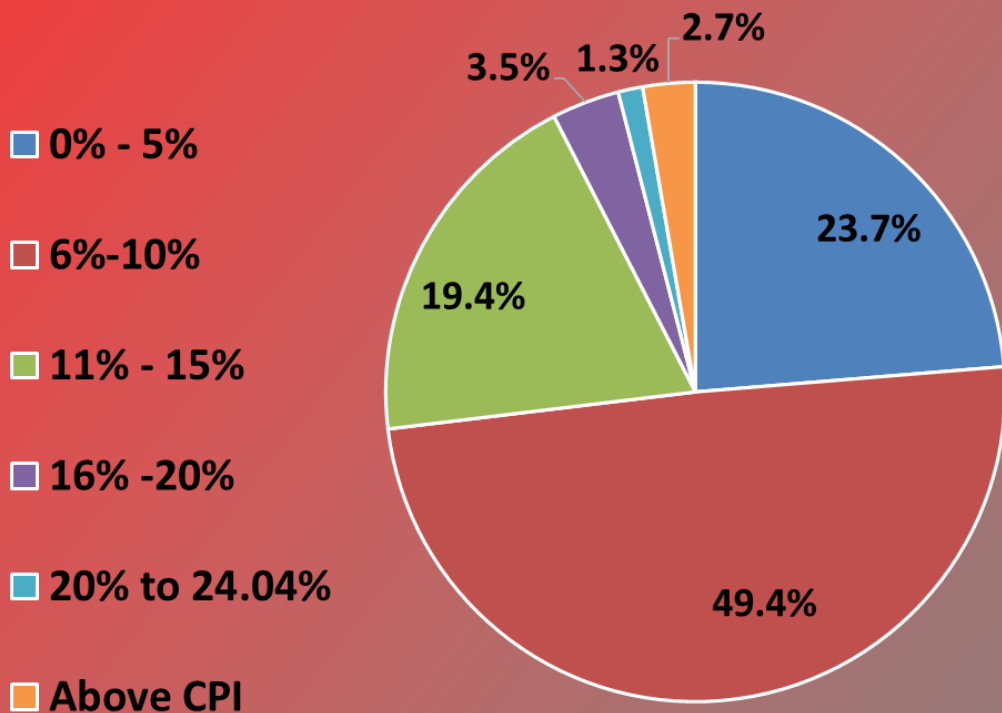


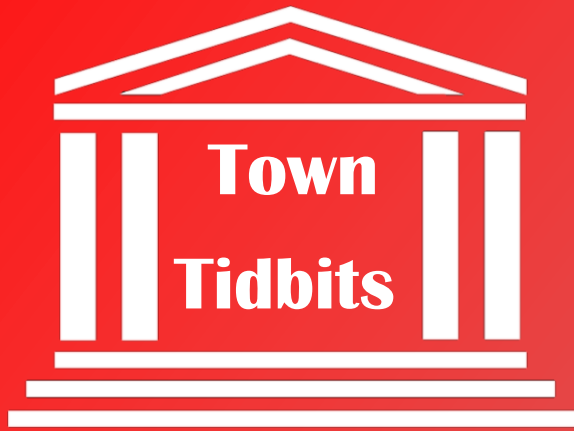
Lacking Net New Construction

Inflation outpaced net new construction in 97.3% of towns over the last decade

% of Towns Total 10 Year Net New Construction 2011 - 2021



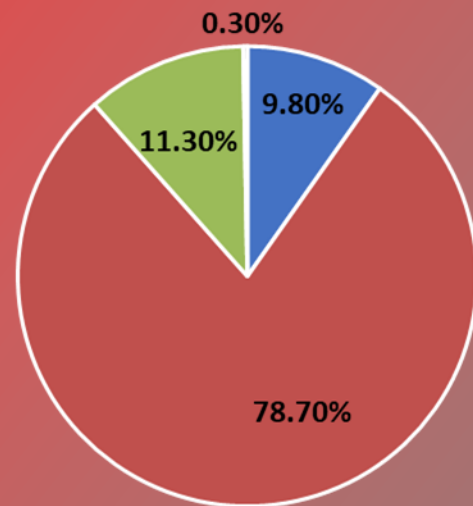
Three quarters of all towns average 1% or less in net new construction annually



**WISCONSIN TOWNS
ASSOCIATION**
Empowering Town Officials

Overreliance on Property Taxes

Town Revenue Sources: 2021



■ Shared Revenue

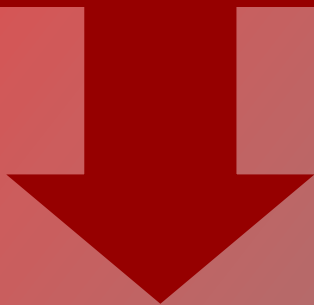
■ Property Tax

■ User Charges

■ Federal Aid

**78.7% of town revenue
comes from property taxes**

**SHRINKING
PROPERTY TAX BASE**



**INCREASED RELIANCE
ON PROPERTY TAXES**



State policies have reduced the amount and value of taxable land, shrinking town tax base and placing the tax burden on fewer taxpayers