

One Region

Major findings

- The seven counties of southeastern Wisconsin had \$145.4 billion in property wealth in 2004, an 8.9% increase from 2003, the highest increase since 1992, the year we started collecting data.
- Kenosha County municipalities experienced the greatest growth in total tax base from 2003 to 2004, increasing 10.3%, while Walworth County municipalities' increase of 8.1% was the lowest in the region. Walworth County municipalities had the highest growth from 2002 to 2003.
- Thirty-nine percent of the municipalities in southeastern Wisconsin had at least a 10% growth in property wealth from 2003 to 2004. The village of Merton in Waukesha County, had an increase of 29.7%, the only municipality over 20%.
- One municipality in the region decreased in tax base. The town of Lyons in Walworth County went down 0.4% from 2003 to 2004. One year ago it had the largest increase, 31.8%, in the region.
- The village of Chenequa in Waukesha County had the most per capita property wealth in the region, \$678,092, while the city of Milwaukee had the least, \$39,517.
- Only 0.1% of the total tax base in the seven-county region comes from agricultural land, although our last Regional Report, *The Landscape of a Growing Southeast Wisconsin*, showed that 47% of the land in the region is agricultural.

Data and methodology

Municipal tax rates are set based on each municipality's total property value, also known as the tax base. Because local assessors are responsible for determining the property values for their jurisdictions, it is unfair to compare assessed values across municipalities and counties; therefore, the state equalizes the assessed values to ensure that property values are comparable across jurisdictions.

Our analysis is based on these equalized values, as determined by the State Department of Revenue (DOR) as of August 15, 2004. Total property wealth has two categories: real estate and personal property. Real estate makes up the

overwhelming majority of the tax base and has eight classifications: residential, commercial, manufacturing, agricultural, undeveloped, agricultural forest, forest, and other. The three major classifications, those we consider in this report, are residential, commercial, and manufacturing.

Changes in property value are classified in three ways. Economic changes are changes on existing properties or changes as a result of market conditions. In addition, there are new construction changes and others, which could include corrections that were made to the value, demolition or destruction of property, changes in the exempt status or classification of property, etc.

Overall property wealth

Southeastern Wisconsin had \$145.4 billion in property wealth as of August 15, 2004, an 8.9% increase from 2003, which is the highest increase since 1992, the first year of our data. The region's total tax base is 37% of the state's total tax base, \$391.2 billion, the same percentage as in 2003. The region's increase of 8.9% is about a half percentage point higher than the state's increase, primarily due to substantial increases in the residential and commercial tax bases.

Kenosha and Racine counties were the only counties in the region to have overall increases above 10% in their municipalities' property wealth, 10.3% and 10.2%, respectively. Waukesha County municipalities ranked third with a 9.3% increase, followed by Washington County municipalities with 9.1%. Ozaukee County municipalities ranked fifth with an increase of 8.7%, while Milwaukee County municipalities increased their property wealth 8.2%. Walworth County municipalities had the smallest increase, 8.1%, which comes after having the largest increase from 2002 to 2003.

Milwaukee County municipalities had the largest tax base in the region at just over \$51 billion in property wealth, followed by Waukesha County with just under \$41 billion in property wealth. Chart 2 shows that if trends continue, Waukesha County's tax base will pass Milwaukee County's in 2014. Ozaukee County municipalities had the least property wealth, \$9.2 billion, in the region and Walworth and Washington counties are slightly higher with tax bases of \$10.2 and \$10.6 billion, respectively.

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CHART 2 TAX BASE BY COUNTY – 1992 PROJECTED TO 2020

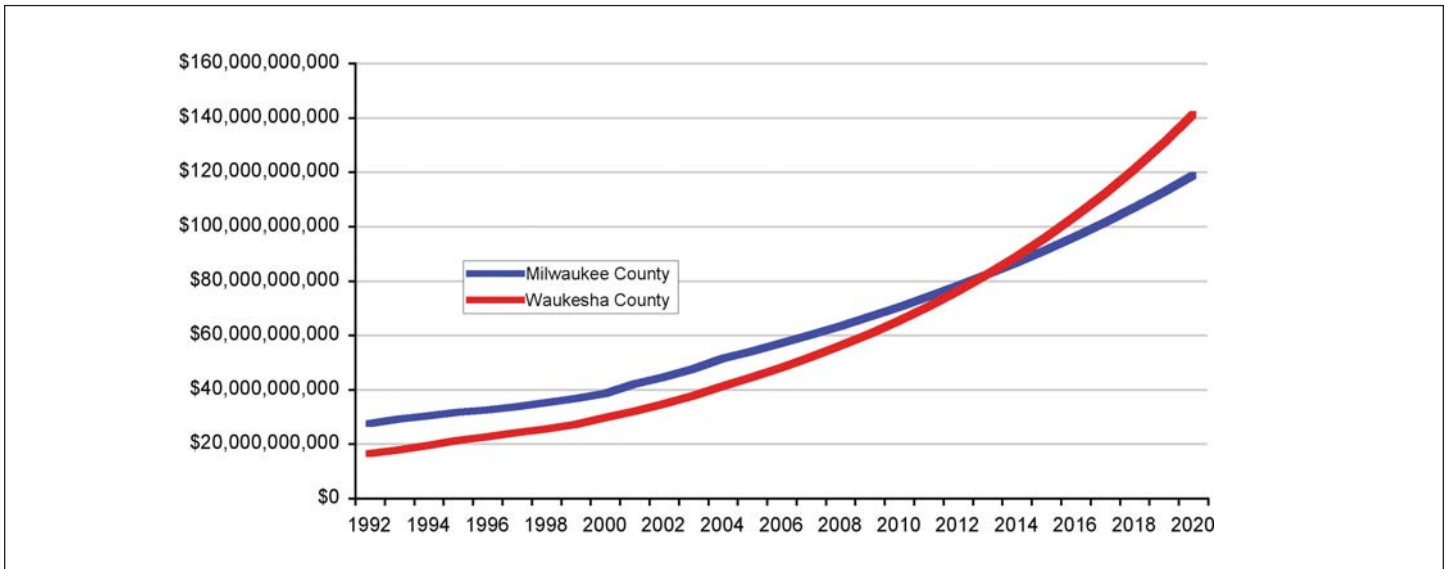
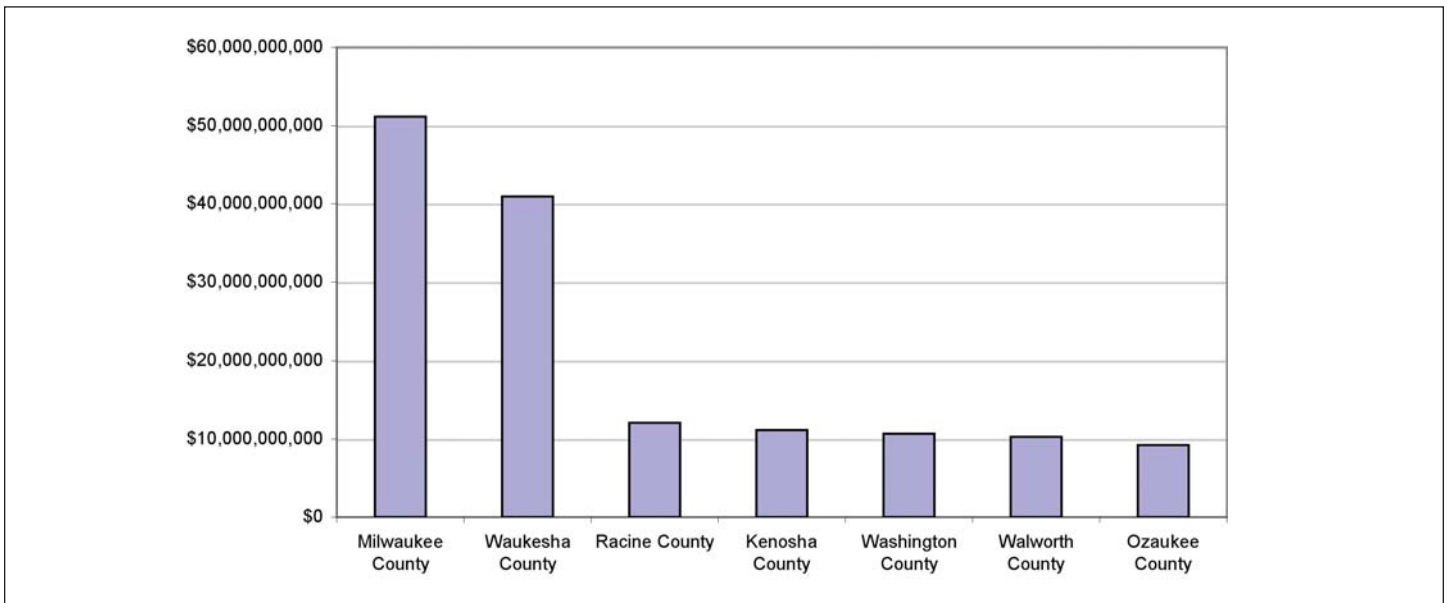


CHART 3 2004 TOTAL EQUALIZED VALUE BY COUNTY



The region's 2003 to 2004 growth of 8.9% is the highest since we started collecting data in 1992 and is one percentage point higher than last year's one-year growth of 7.9%. Substantial growth in the residential and commercial tax bases explains the increase. Nevertheless, there were several municipalities that had overall increases of more than 10%. Thirty-nine percent of the region's municipalities had increases of more than 10% with the village of Merton

having the highest one-year growth at 29.7%. This large growth is mainly due to 57% increase in commercial property caused by a 35% increase in new construction. Two-thirds of all Kenosha County municipalities had increases of over 10%, followed by Racine and Washington counties with 50% of their municipalities having over a 10% growth. Forty-six percent of Waukesha County's municipalities had increases over 10%, followed by 29.6% in

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Walworth County, and 21.4% in Ozaukee County. Only 10.5% of Milwaukee County municipalities had increases over 10% in total tax base.

The town of Lyons in Walworth County was the only municipality in the region to lose property wealth from 2003 to 2004, decreasing 0.4%, a stunning reversal from when it had the largest increase in the region of 31.8% from 2002 to 2003. Then that increase was due to a 39% increase in residential property.

Residential, commercial, and manufacturing tax bases

The majority of the property in the state, region, and each individual county in the region is residential. Seventy-three percent of the region's total tax base is classified as residential property, compared to 71% of the state being residential property. Six of the seven counties in the region had more than 75% of their tax base assessed as residential property; only Milwaukee County is less than 75% residential at 66.5%. Walworth County municipalities had the highest composition of residential property at 81.1%. Ozaukee County followed closely with 81% of the tax base residential. Washington County came in third with 79%, followed by Racine County at 77.1%, followed by Waukesha County at 75.5%, followed by Kenosha County with 75.3%.

The region increased its residential tax base 9.9% from 2003 to 2004, while the state as a whole increased its residential tax base 9.7%. Racine County municipalities' total residential tax base increased the most of the seven counties in the region, 12%, followed closely by Kenosha County which increased 11.4%. Washington County was the only other county to increase at a higher rate than the region as a whole, increasing 10.5%. Milwaukee County's residential tax base grew the least of the seven counties, 9.1%. Of the top-ten municipalities in residential tax base growth, five of them were in Racine County and three in Washington County. The village of Merton in Waukesha County had a one-year increase of 29.5%, the highest in the region by more than 10 percentage points. The town of Lyons in Walworth County was the only municipality to lose residential tax base, decreasing 2.7%. Overall, 68 municipalities grew more than 10% and only five grew less than five percent from 2003 to 2004.

Commercial property made up 20.2% of the region's total tax base, which is the second highest category behind residential. The region grew by 8.7% in commercial tax base from 2003 to 2004 and makes up 43% of the state's commercial tax base. Waukesha County municipalities saw the largest increase in commercial tax base, increasing 9.3%. Ozaukee County municipalities also grew 9.3%, followed closely by Milwaukee County, which increased 9%. Walworth County had least amount of growth from 2003 to 2004, increasing only 5.1%, and is more than two percentage points lower than the next lowest increase, Washington County's 7.5%. Three municipalities in the region increased more than 50% from 2003 to 2004. The village of Fox Point in Milwaukee County increased 66.9%, followed by the town of Genesee and the village of Merton in Waukesha County with increases of 66.1% and 57.2%, respectively. Eight of the top ten growing municipalities were located in Waukesha County. Fourteen municipalities decreased in commercial tax base from 2003 to 2004.

Manufacturing growth was much less significant than the other two major classifications. Manufacturing property values in the region increased only 1.4% from 2003 to 2004 and 1.6% at the state level. Kenosha County led manufacturing growth in the region, with a 9.1% increase, which was almost five percentage points above the next county, Washington with an increase of 4.3%. Milwaukee and Racine county municipalities decreased in manufacturing tax base from 2003 to 2004. Racine County decreased 2.7% and Milwaukee County decreased 0.8%. Twenty-eight municipalities in the region had decreases in their manufacturing tax bases. Only ten municipalities had increases over 10%.

Agricultural tax base

Most of the property in Wisconsin is assessed as close as possible to the fair market price for that property. However, this is not the case for agricultural land. Until 1974, all property in the state had to be assessed uniformly according to fair market value. Wisconsin's constitution was amended in 1974 to allow farmland to be treated differently than other property. In 1995, after particularly high agricultural land property values in the early 1990s, legislation was passed to allow agricultural land to be valued on the basis of use value instead of fair market value. This means that the assessed value of farmland must be

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TABLE 1 2004 EQUALIZED PROPERTY VALUES

Municipality	2004 residential	% change from 2003	2004 commercial	% change from 2003	2004 manufacturing	% change from 2003	2004 total equalized value	% change from 2003
Kenosha County	\$8,399,258,600	11.43%	\$1,956,753,200	7.67%	\$442,671,300	9.13%	\$11,148,839,800	10.31%
Town of Brighton	\$139,051,300	7.46%	\$1,856,500	4.59%	\$0	0.00%	\$156,032,600	7.61%
Town of Bristol	\$328,865,200	15.73%	\$89,658,800	2.74%	\$13,402,900	0.00%	\$465,385,500	11.42%
Town of Paris	\$103,009,200	5.37%	\$31,754,700	1.14%	\$2,215,900	18.10%	\$173,354,900	4.13%
Town of Randall	\$389,981,800	13.20%	\$17,679,300	4.67%	\$3,017,700	20.66%	\$422,787,500	12.42%
Town of Salem	\$850,610,100	14.82%	\$43,631,900	12.69%	\$2,896,600	2.66%	\$911,044,600	14.30%
Town of Somers	\$528,803,200	10.03%	\$72,885,700	13.22%	\$1,627,100	0.00%	\$622,650,900	10.16%
Town of Wheatland	\$224,312,000	14.24%	\$14,081,200	4.33%	\$0	0.00%	\$252,216,300	12.91%
Village of Paddock Lake	\$182,248,600	8.01%	\$19,728,600	8.55%	\$0	0.00%	\$205,894,900	8.04%
Village of Pleasant Prairie	\$1,257,660,600	10.87%	\$405,568,500	9.57%	\$265,386,400	15.05%	\$1,990,686,400	10.69%
Village of Silver Lake	\$134,630,100	14.47%	\$17,640,000	8.55%	\$0	0.00%	\$153,146,200	13.59%
Village of Twin Lakes	\$590,069,200	16.61%	\$50,093,100	5.54%	\$1,735,600	0.00%	\$646,554,500	15.47%
City of Kenosha	\$3,670,017,300	9.96%	\$1,192,174,900	7.26%	\$152,389,100	0.91%	\$5,149,078,800	8.81%
Milwaukee County	\$34,014,069,700	9.14%	\$14,182,467,700	8.99%	\$1,393,937,700	-0.77%	\$51,153,360,200	8.22%
Village of Bayside	\$492,016,000	5.50%	\$57,255,200	0.31%	\$0	0.00%	\$551,605,000	4.51%
Village of Brown Deer	\$564,593,100	8.32%	\$331,522,600	9.00%	\$25,556,400	0.63%	\$958,886,600	7.33%
Village of Fox Point	\$881,653,200	5.38%	\$95,834,600	66.85%	\$0	0.00%	\$985,524,100	9.07%
Village of Greendale	\$851,194,200	8.09%	\$264,333,100	10.03%	\$13,274,700	2.28%	\$1,149,490,800	8.28%
Village of Hales Corners	\$410,076,700	9.71%	\$160,150,900	6.29%	\$399,200	0.00%	\$582,479,200	8.63%
Village of River Hills	\$420,961,800	6.28%	\$4,125,600	-23.66%	\$0	0.00%	\$427,115,000	5.85%
Village of Shorewood	\$1,052,412,000	8.12%	\$207,699,100	4.95%	\$0	0.00%	\$1,269,237,700	7.37%
Village of West Milwaukee	\$96,224,100	5.06%	\$93,819,200	14.93%	\$57,031,100	-5.42%	\$263,554,600	4.45%
Village of Whitefish Bay	\$1,543,064,900	7.06%	\$88,603,100	6.00%	\$0	0.00%	\$1,635,995,900	6.98%
City of Cudahy	\$686,515,400	7.27%	\$250,740,900	9.01%	\$51,697,800	-5.37%	\$1,015,954,600	6.56%
City of Franklin	\$2,012,614,000	12.61%	\$499,099,100	14.93%	\$95,879,100	-0.46%	\$2,681,945,500	11.71%
City of Glendale	\$858,257,700	8.57%	\$619,518,700	10.94%	\$65,996,900	0.21%	\$1,656,487,000	9.56%
City of Greenfield	\$1,724,744,200	9.27%	\$719,475,000	10.60%	\$4,913,100	0.00%	\$2,494,452,700	9.12%
City of Milwaukee	\$14,496,333,300	9.52%	\$7,406,741,900	7.96%	\$733,428,000	-0.12%	\$23,470,205,000	8.11%
City of Oak Creek	\$1,441,878,700	13.06%	\$818,421,900	24.26%	\$119,131,600	-0.83%	\$2,469,572,500	15.29%
City of Saint Francis	\$278,971,600	4.12%	\$160,331,000	19.16%	\$19,794,400	-0.81%	\$473,326,700	8.11%
City of South Milwaukee	\$876,592,900	8.85%	\$157,020,900	3.64%	\$16,455,800	0.14%	\$1,062,356,400	7.73%

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TABLE 1 2004 EQUALIZED PROPERTY VALUES, continued

Municipality	2004 residential	% change from 2003	2004 commercial	% change from 2003	2004 manufacturing	% change from 2003	2004 total equalized value	% change from 2003
City of Wauwatosa	\$2,999,255,000	9.27%	\$1,252,379,100	3.60%	\$114,369,200	0.49%	\$4,511,276,400	5.63%
City of West Allis	\$2,326,710,900	8.10%	\$995,395,800	5.08%	\$76,010,400	-4.04%	\$3,493,894,500	6.55%
Ozaukee County	\$7,439,983,600	9.31%	\$1,173,374,600	9.27%	\$289,564,700	2.53%	\$9,190,937,700	8.72%
Town of Belgium	\$172,959,900	14.80%	\$3,918,600	3.61%	\$555,200	0.00%	\$197,707,700	13.97%
Town of Cedarburg	\$630,577,800	9.81%	\$24,668,700	6.60%	\$3,108,400	0.00%	\$678,188,800	9.35%
Town of Fredonia	\$149,351,500	6.74%	\$5,455,900	4.68%	\$1,744,300	28.56%	\$180,975,300	7.85%
Town of Grafton	\$409,381,000	9.64%	\$25,754,600	4.06%	\$5,177,100	0.00%	\$456,232,100	7.73%
Town of Port Washington	\$127,834,000	9.78%	\$9,402,200	2.71%	\$2,796,200	0.00%	\$156,135,600	7.38%
Town of Saukville	\$160,091,400	12.60%	\$13,053,300	21.95%	\$760,400	0.00%	\$197,586,300	9.97%
Village of Belgium	\$95,683,200	12.94%	\$19,480,400	15.07%	\$5,627,000	0.29%	\$123,392,500	12.58%
Village of Fredonia	\$100,813,000	12.13%	\$15,178,800	10.51%	\$11,025,600	-4.42%	\$129,156,600	10.17%
Village of Grafton	\$651,934,300	7.07%	\$184,255,800	1.13%	\$62,302,400	10.24%	\$916,618,600	5.88%
Village of Saukville	\$192,967,700	10.56%	\$73,509,000	16.71%	\$48,497,800	-0.11%	\$326,916,300	9.65%
Village of Thiensville	\$221,682,700	8.19%	\$59,769,300	13.08%	\$0	0.00%	\$283,826,200	9.05%
City of Cedarburg	\$799,546,400	9.05%	\$171,454,000	10.37%	\$23,327,100	-0.59%	\$1,019,340,200	9.17%
City of Mequon	\$3,154,681,600	9.34%	\$428,292,200	12.43%	\$86,226,300	-0.01%	\$3,758,931,200	9.12%
City of Port Washington	\$546,330,900	8.55%	\$137,318,800	5.41%	\$38,416,900	4.52%	\$737,818,300	7.27%
Racine County	\$9,313,273,900	11.97%	\$1,841,675,400	8.63%	\$413,211,300	-2.71%	\$12,081,482,000	10.17%
Town of Burlington	\$460,669,700	12.20%	\$20,673,700	-4.85%	\$250,000	0.00%	\$525,024,700	11.19%
Town of Caledonia	\$1,513,350,700	10.15%	\$146,110,300	8.72%	\$26,514,400	2.17%	\$1,736,206,500	8.56%
Town of Dover	\$235,676,900	17.15%	\$22,067,700	5.89%	\$1,360,100	0.00%	\$279,677,400	14.74%
Town of Norway	\$616,711,500	18.17%	\$26,595,300	15.50%	\$1,005,400	-43.38%	\$668,965,800	16.48%
Town of Raymond	\$259,344,200	8.70%	\$42,710,100	2.93%	\$4,869,600	7.68%	\$353,776,800	7.11%
Town of Rochester	\$181,573,000	10.43%	\$10,556,200	4.00%	\$1,888,700	0.00%	\$203,736,600	9.36%
Town of Waterford	\$563,409,100	14.73%	\$11,824,600	4.00%	\$536,800	0.00%	\$602,905,100	13.64%
Town of Yorkville	\$195,246,800	5.20%	\$89,628,700	30.28%	\$13,782,600	-32.68%	\$347,245,600	8.93%
Village of Elmwood Park	\$38,128,600	11.07%	\$1,487,300	-8.33%	\$0	0.00%	\$39,704,800	9.07%
Village of Mount Pleasant	\$1,487,836,400	13.91%	\$411,957,500	6.91%	\$94,046,500	-1.27%	\$2,073,979,600	10.64%
Village of North Bay	\$34,513,200	19.00%	\$0	0.00%	\$0	0.00%	\$34,539,900	18.98%
Village of Rochester	\$58,463,200	6.18%	\$3,832,100	0.83%	\$0	0.00%	\$62,531,300	5.77%
Village of Sturtevant	\$169,958,200	19.11%	\$89,100,800	14.07%	\$67,414,800	-3.04%	\$339,115,100	12.48%
Village of Union Grove	\$189,715,900	17.82%	\$54,669,200	12.92%	\$8,388,200	0.96%	\$256,673,700	15.81%

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TABLE 1 2004 EQUALIZED PROPERTY VALUES, continued

Municipality	2004 residential	% change from 2003	2004 commercial	% change from 2003	2004 manufacturing	% change from 2003	2004 total equalized value	% change from 2003
Village of Waterford	\$242,141,700	7.60%	\$55,583,500	4.44%	\$8,345,300	-1.47%	\$314,603,700	7.45%
Village of Wind Point	\$211,606,100	3.52%	\$9,306,100	19.52%	\$1,697,900	0.00%	\$224,252,100	4.39%
City of Burlington	\$439,236,700	9.45%	\$193,291,400	18.97%	\$36,112,600	4.30%	\$695,847,200	10.82%
City of Racine	\$2,415,692,000	11.24%	\$652,280,900	4.74%	\$146,998,400	-2.05%	\$3,322,696,100	8.85%
Walworth County	\$8,305,937,100	9.29%	\$1,248,126,600	5.08%	\$212,165,300	1.91%	\$10,242,367,900	8.06%
Town of Bloomfield	\$332,255,100	12.55%	\$18,065,100	4.45%	\$1,523,800	0.25%	\$366,931,700	9.22%
Town of Darien	\$81,385,600	13.05%	\$20,320,000	-17.81%	\$8,849,600	20.70%	\$132,861,500	4.45%
Town of Delavan	\$724,440,000	11.32%	\$36,346,900	8.10%	\$1,435,900	-0.61%	\$778,579,600	10.87%
Town of East Troy	\$525,323,800	8.40%	\$8,590,600	1.95%	\$621,300	0.71%	\$561,845,400	7.81%
Town of Geneva	\$498,425,100	10.34%	\$50,210,800	3.80%	\$0	-100.00%	\$570,939,100	9.27%
Town of La Fayette	\$121,624,700	10.68%	\$21,553,900	3.69%	\$88,000	7.06%	\$179,774,900	9.47%
Town of La Grange	\$518,275,100	12.04%	\$2,466,800	3.00%	\$0	0.00%	\$539,827,700	11.66%
Town of Linn	\$1,047,039,700	10.25%	\$23,796,600	-12.74%	\$864,700	1.84%	\$1,087,432,500	8.38%
Town of Lyons	\$292,046,200	-2.70%	\$57,140,000	12.95%	\$1,916,100	-4.50%	\$381,887,200	-0.43%
Town of Richmond	\$156,409,700	12.45%	\$5,456,900	2.00%	\$183,300	0.99%	\$188,665,600	10.94%
Town of Sharon	\$36,089,600	5.67%	\$660,800	-62.33%	\$430,000	0.00%	\$60,362,800	2.50%
Town of Spring Prairie	\$154,839,800	8.04%	\$1,437,200	1.99%	\$0	0.00%	\$177,428,800	6.77%
Town of Sugar Creek	\$237,694,800	9.59%	\$7,287,500	-0.74%	\$214,900	2.28%	\$277,135,600	8.99%
Town of Troy	\$177,357,800	7.81%	\$3,424,600	9.39%	\$0	0.00%	\$199,690,200	7.18%
Town of Walworth	\$122,373,200	5.90%	\$5,093,800	2.00%	\$18,123,100	7.90%	\$167,330,800	5.49%
Town of Whitewater	\$213,156,300	11.34%	\$7,205,100	2.21%	\$855,400	1.22%	\$238,248,800	10.47%
Village of Darien	\$53,816,800	8.11%	\$14,182,100	-2.17%	\$12,777,600	1.18%	\$83,804,600	5.39%
Village of East Troy	\$176,421,200	5.79%	\$59,183,300	7.30%	\$20,334,200	-2.05%	\$264,875,400	5.69%
Village of Fontana	\$708,784,500	6.69%	\$40,091,500	-0.11%	\$0	0.00%	\$752,391,300	6.24%
Village of Genoa City	\$115,398,500	14.70%	\$27,823,500	2.84%	\$1,455,200	0.21%	\$146,452,500	11.81%
Village of Sharon	\$47,278,300	5.35%	\$11,488,500	14.16%	\$4,415,200	-0.11%	\$63,731,100	6.51%
Village of Walworth	\$98,974,900	14.51%	\$42,479,700	10.59%	\$21,129,100	2.67%	\$168,838,400	11.15%
Village of Williams Bay	\$471,707,000	12.02%	\$22,537,300	-0.07%	\$0	0.00%	\$495,621,700	11.16%
City of Delavan	\$252,921,000	4.43%	\$195,850,700	12.60%	\$28,360,700	2.72%	\$501,659,000	7.85%
City of Elkhorn	\$295,913,600	16.16%	\$141,640,300	4.33%	\$42,645,300	1.28%	\$505,888,600	10.41%
City of Lake Geneva	\$582,226,600	7.78%	\$272,976,800	3.73%	\$19,517,000	-6.54%	\$894,886,800	5.81%
City of Whitewater	\$263,443,400	6.78%	\$150,604,700	5.78%	\$26,424,900	2.85%	\$453,494,300	6.19%
Washington County	\$8,410,214,400	10.46%	\$1,377,395,200	7.48%	\$361,665,800	4.26%	\$10,647,371,500	9.09%
Town of Addison	\$212,108,600	9.42%	\$20,386,300	3.81%	\$7,795,000	0.22%	\$272,312,200	7.57%

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TABLE 1 2004 EQUALIZED PROPERTY VALUES, continued

Municipality	2004 residential	% change from 2003	2004 commercial	% change from 2003	2004 manufacturing	% change from 2003	2004 total equalized value	% change from 2003
Town of Barton	\$202,614,700	14.99%	\$18,525,900	4.75%	\$4,069,700	0.49%	\$244,656,700	11.31%
Town of Erin	\$446,576,600	8.79%	\$2,422,600	0.64%	\$0	0.00%	\$473,449,600	7.48%
Town of Farmington	\$267,400,700	13.08%	\$7,679,500	1.96%	\$1,306,600	2.83%	\$311,941,100	10.68%
Town of Germantown	\$16,948,800	8.82%	\$1,457,300	4.00%	\$0	0.00%	\$19,945,700	5.89%
Town of Hartford	\$288,554,700	5.38%	\$9,473,400	10.49%	\$797,100	3.10%	\$327,252,800	4.32%
Town of Jackson	\$297,983,200	17.22%	\$21,915,800	5.42%	\$2,735,000	0.00%	\$353,153,200	14.76%
Town of Kewaskum	\$78,420,100	10.17%	\$6,397,700	7.61%	\$1,062,900	-1.10%	\$102,010,200	10.15%
Town of Polk	\$400,204,700	3.28%	\$29,294,700	2.95%	\$9,444,900	0.04%	\$466,366,900	2.59%
Town of Richfield	\$1,103,364,900	9.43%	\$33,873,400	11.73%	\$11,779,600	1.19%	\$1,178,970,200	9.22%
Town of Trenton	\$353,592,000	9.01%	\$6,132,200	7.77%	\$585,000	45.92%	\$383,988,300	7.92%
Town of Wayne	\$111,174,400	14.82%	\$2,379,100	4.76%	\$1,427,800	18.44%	\$144,615,000	12.29%
Town of West Bend	\$674,426,100	9.29%	\$22,025,100	4.22%	\$2,190,000	0.25%	\$708,583,200	8.97%
Village of Germantown	\$1,288,242,500	9.27%	\$376,199,800	5.79%	\$137,660,500	5.70%	\$1,906,999,800	7.51%
Village of Jackson	\$272,907,300	15.99%	\$90,664,300	11.98%	\$39,401,400	3.60%	\$415,297,300	13.46%
Village of Kewaskum	\$151,240,700	14.50%	\$40,038,100	9.27%	\$5,996,500	0.22%	\$200,781,200	12.52%
Village of Newburg	\$55,923,800	17.34%	\$3,960,500	6.67%	\$492,200	28.34%	\$61,434,800	16.75%
Village of Slinger	\$224,223,300	13.72%	\$64,654,800	13.41%	\$9,110,700	2.00%	\$305,813,900	13.18%
City of Hartford	\$572,866,400	17.52%	\$140,167,500	8.09%	\$55,989,600	9.16%	\$785,881,200	13.86%
City of West Bend	\$1,391,440,900	9.63%	\$479,747,200	7.56%	\$68,886,800	0.52%	\$1,982,907,100	8.32%
Waukesha County	\$30,903,597,300	9.88%	\$7,586,152,200	9.30%	\$1,305,452,400	1.66%	\$40,939,573,700	9.32%
Town of Brookfield	\$454,103,300	9.12%	\$439,130,800	18.97%	\$44,550,000	4.12%	\$975,924,300	12.45%
Town of Delafield	\$1,201,818,100	10.63%	\$12,428,300	6.29%	\$0	0.00%	\$1,221,990,500	10.35%
Town of Eagle	\$329,193,000	9.36%	\$9,183,600	28.33%	\$307,400	0.00%	\$358,783,700	9.03%
Town of Genesee	\$718,106,000	7.32%	\$20,336,400	66.05%	\$9,251,300	1.05%	\$766,840,000	7.37%
Town of Lisbon	\$800,753,200	10.47%	\$37,201,400	28.31%	\$15,132,000	0.26%	\$869,329,900	10.55%
Town of Merton	\$1,194,880,600	9.22%	\$25,632,800	19.96%	\$2,932,900	2.33%	\$1,240,011,100	9.26%
Town of Mukwonago	\$646,017,600	9.57%	\$4,122,900	-57.93%	\$0	0.00%	\$671,799,300	8.04%
Town of Oconomowoc	\$1,057,827,500	8.42%	\$49,428,800	28.75%	\$7,067,400	-10.75%	\$1,136,644,800	8.78%
Town of Ottawa	\$439,528,600	10.47%	\$3,470,400	41.27%	\$1,617,200	0.00%	\$458,718,500	10.05%
Town of Summit	\$740,471,700	12.54%	\$14,242,400	20.19%	\$304,500	0.00%	\$769,831,800	12.30%
Town of Vernon	\$663,080,900	10.89%	\$22,283,000	19.04%	\$661,400	0.00%	\$708,535,300	10.43%
Town of Waukesha	\$761,927,300	9.32%	\$52,310,400	19.41%	\$2,780,500	0.84%	\$836,377,600	9.45%
Village of Big Bend	\$69,932,200	9.25%	\$29,291,500	7.58%	\$3,990,200	0.92%	\$107,445,200	7.82%

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TABLE 1 2004 EQUALIZED PROPERTY VALUES, continued

Municipality	2004 residential	% change from 2003	2004 commercial	% change from 2003	2004 manufacturing	% change from 2003	2004 total equalized value	% change from 2003
Village of Butler	\$76,074,400	6.16%	\$108,798,500	25.21%	\$33,117,000	1.74%	\$232,502,200	15.01%
Village of Chenequa	\$394,275,700	15.15%	\$3,964,500	-21.89%	\$0	0.00%	\$400,074,300	14.26%
Village of Dousman	\$119,993,000	14.37%	\$10,864,100	10.22%	\$1,344,200	0.06%	\$133,475,800	13.61%
Village of Eagle	\$107,368,000	9.99%	\$7,375,200	12.53%	\$10,141,900	0.00%	\$126,211,400	9.05%
Village of Elm Grove	\$834,347,400	8.94%	\$91,827,100	14.70%	\$1,279,500	1.57%	\$934,802,600	9.35%
Village of Hartland	\$604,117,100	12.32%	\$229,024,900	6.66%	\$58,059,400	-0.13%	\$911,044,500	9.60%
Village of Lac La Belle	\$113,274,600	10.17%	\$6,700,000	27.35%	\$0	0.00%	\$120,671,300	10.98%
Village of Lannon	\$46,349,400	9.24%	\$20,136,400	20.04%	\$11,139,900	2.61%	\$85,425,900	8.62%
Village of Menomonee Falls	\$2,372,821,000	7.61%	\$770,890,600	3.84%	\$299,772,100	3.11%	\$3,589,589,300	6.37%
Village of Merton	\$199,482,100	29.48%	\$5,003,000	57.17%	\$1,594,200	5.98%	\$207,806,100	29.68%
Village of Mukwonago	\$338,200,500	8.88%	\$138,856,600	5.63%	\$26,563,700	2.21%	\$519,737,000	8.21%
Village of Nashotah	\$142,711,400	7.70%	\$6,695,300	6.83%	\$2,401,500	0.00%	\$153,596,000	7.38%
Village of North Prairie	\$160,192,100	13.55%	\$21,558,600	10.42%	\$6,560,200	0.36%	\$191,176,100	12.45%
Village of Oconomowoc Lake	\$307,065,600	11.68%	\$16,028,200	-0.66%	\$1,036,500	0.00%	\$325,767,900	10.89%
Village of Pewaukee	\$481,346,900	10.94%	\$263,716,900	22.78%	\$22,599,200	0.86%	\$783,515,800	13.61%
Village of Sussex	\$595,130,800	8.59%	\$173,092,500	3.37%	\$94,880,400	0.42%	\$893,560,200	5.86%
Village of Wales	\$210,559,600	13.97%	\$26,705,700	24.65%	\$1,714,400	-3.33%	\$242,611,800	15.38%
City of Brookfield	\$3,885,502,300	7.82%	\$1,418,738,400	9.56%	\$59,581,700	1.56%	\$5,505,218,500	8.03%
City of Delafield	\$722,777,200	7.21%	\$229,421,300	-1.78%	\$4,611,000	5.80%	\$978,968,700	5.09%
City of Muskego	\$1,759,188,700	10.62%	\$210,685,500	22.15%	\$32,532,700	4.22%	\$2,036,879,500	11.31%
City of New Berlin	\$2,881,911,800	9.27%	\$783,192,800	8.92%	\$176,387,700	-2.44%	\$3,965,856,900	8.65%
City of Oconomowoc	\$954,971,000	15.39%	\$328,668,900	12.47%	\$52,010,500	11.49%	\$1,389,635,700	16.81%
City of Pewaukee	\$1,312,853,400	11.45%	\$734,911,900	9.02%	\$85,072,900	3.85%	\$2,239,922,900	9.80%
City of Waukesha	\$3,205,443,300	10.85%	\$1,260,113,000	4.70%	\$216,090,400	1.18%	\$4,828,733,700	8.44%
Southeastern Wisconsin	\$106,786,334,600	9.90%	\$29,365,944,900	8.72%	\$4,418,668,500	1.42%	\$145,403,932,800	8.93%
State of Wisconsin	\$279,166,525,300	9.70%	\$68,322,977,800	8.16%	\$11,396,885,000	1.62%	\$391,187,814,700	8.45%

arrived at by determining the amount of net income that could be received from the land's rental for agricultural use rather than what the land could be sold for at fair market. The tradeoff that this legislation provides is that farmers pay substantially lower taxes on their land, but they also cannot develop the land, or sell it, for purposes other than agriculture without paying a penalty.

Under use-value assessments, agricultural property values have significantly decreased in the region and in the state as a whole (see Table 2). However, the decrease in property values as a result of use-valuation does not mean that tax levies have gone down. Therefore, use valuation has resulted in a shift of total tax burden from agricultural land to other types of property.

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TABLE 2 1995-2004 CHANGE IN AGRICULTURAL VALUE

Agricultural Total Value			
County	1995 (fair market value)	2004 (use value)	1995-2004 change
Kenosha County	\$189.1 million	\$16.7 million	-91.2%
Milwaukee County	\$23.6 million	\$1.6 million	-93.2%
Ozaukee County	\$171.5 million	\$11.9 million	-93.1%
Racine County	\$281.8 million	\$19.9 million	-92.9%
Walworth County	\$392.5 million	\$46.2 million	-88.2%
Washington County	\$330.3 million	\$23.2 million	-93.0%
Waukesha County	\$288.4 million	\$16.6 million	-94.2%
Southeastern Wisconsin	\$1.7 billion	\$136.1 million	-92.0%
State of Wisconsin	\$14.4 billion	\$1.9 billion	-86.8%

We cannot estimate the fair market value assessment of the region's agricultural land. However, hypothetically, if the region ceased to have any agricultural land, farm houses, or farm buildings and instead replaced it with new residential property, the effect on the total tax base would be an \$806 billion increase.

Per capita property wealth

The per capita property value for the region was \$73,943 in 2004, up 8.6% from 2003. The region is both wealthier than the state as a whole where per capita property value is \$70,701, and the region had a higher increase than the state's 7.6% increase from 2003. Waukesha County's municipalities had the highest per capita property wealth in the region at \$109,658, followed by Ozaukee County at \$107,926. Walworth County municipalities were the only others with an aggregate above \$100,000. The per capita property wealth in Walworth County was \$105,535. Washington County municipalities were next at \$86,153, followed by Kenosha County at \$71,429, followed by Racine County at \$62,973. Milwaukee County municipalities had the lowest aggregate per capita property wealth in the region at \$54,456.

Table 3 shows the aggregate per capita property values as well as the percent of each county's municipalities in the top and bottom third in the region of per capita property wealth. As expected, Waukesha County municipalities have

the highest per capita property wealth and the highest percentage (51.4%) of municipalities in the top third in the region in wealth. Ozaukee County has the second highest percentage of municipalities in the top third, ranking second in aggregate wealth in the region. Milwaukee County municipalities not only rank last in the region in aggregate property wealth, but they also have the highest percentage of municipalities in the bottom third in terms of property wealth. It is interesting to note that even though Walworth County has the third highest aggregate per capita property wealth, it also has the third highest percent of municipalities in the bottom third in terms of wealth. Although Kenosha County ranks fifth out of seven counties in aggregate wealth, one-third of its municipalities are in the top third in per capita property wealth, ranking it third overall.

In addition to aggregating per capita property wealth, we rank specific municipalities within those counties, showing the stratification of property wealth within the counties. Table 4 shows each municipality's per capita property wealth and ranks them in terms of wealth and growth. The village of Chenequa in Waukesha County was first one in terms of property wealth, with \$678,092 per capita. The top ten municipalities in terms of per capita property wealth are located in three counties: five of them in Walworth County, four in Waukesha County, and one in Milwaukee County. Racine County municipalities had the

(continued on page 16)

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TABLE 3 PER CAPITA PROPERTY WEALTH DIVERSITY BY COUNTY

County	2004 per capita property value	Rank	Percent of municipalities in region's top third of per capita property wealth	Rank	Percent of municipalities in region's bottom third of per capita property wealth	Rank
Kenosha County	\$71,429	5	33.3%	3	41.7%	5
Milwaukee County	\$54,456	7	26.3%	5	47.4%	1
Ozaukee County	\$107,926	2	35.7%	2	28.6%	6
Racine County	\$62,973	6	16.7%	7	44.4%	3
Walworth County	\$105,535	3	33.3%	3	44.4%	3
Washington County	\$86,153	4	20.0%	6	45.0%	2
Waukesha County	\$109,658	1	51.4%	1	8.1%	7
Southeastern Wisconsin	\$73,943	—	—	—	—	—
State of Wisconsin	\$70,701	—	—	—	—	—

TABLE 4 2004 PER CAPITA PROPERTY VALUE

Municipality	2004 per capita property value	2003 per capita property value	% change from 2003	Rank (most to least wealth)	Rank (most to least growth)
Kenosha County	\$71,429	\$65,528	9.0%	—	—
Town of Brighton	\$103,745	\$97,905	6.0%	51	122
Town of Bristol	\$99,187	\$90,158	10.0%	58	41
Town of Paris	\$114,501	\$111,282	2.9%	39	144
Town of Randall	\$136,471	\$122,068	11.8%	24	22
Town of Salem	\$84,615	\$75,199	12.5%	85	14
Town of Somers	\$66,995	\$62,090	7.9%	121	84
Town of Wheatland	\$75,199	\$67,427	11.5%	105	23
Village of Paddock Lake	\$66,289	\$61,954	7.0%	122	103
Village of Pleasant Prairie	\$109,849	\$101,753	8.0%	44	83
Village of Silver Lake	\$62,894	\$56,248	11.8%	127	21
Village of Twin Lakes	\$119,999	\$105,609	13.6%	34	11
City of Kenosha	\$55,481	\$51,391	8.0%	138	82
Milwaukee County	\$54,456	\$50,214	8.4%	—	—
Village of Bayside	\$131,994	\$125,874	4.9%	26	135
Village of Brown Deer	\$80,953	\$74,180	9.1%	96	58
Village of Fox Point	\$143,120	\$129,225	10.8%	22	28
Village of Greendale	\$81,363	\$74,922	8.6%	93	67
Village of Hales Corners	\$75,824	\$69,644	8.9%	104	63

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TABLE 4 2004 PER CAPITA PROPERTY VALUE, continued

Municipality	2004 per capita property value	2003 per capita property value	% change from 2003	Rank (most to least wealth)	Rank (most to least growth)
Village of River Hills	\$262,840	\$249,079	5.5%	6	127
Village of Shorewood	\$93,774	\$87,060	7.7%	70	87
Village of West Milwaukee	\$63,630	\$60,816	4.6%	126	138
Village of Whitefish Bay	\$117,032	\$108,918	7.4%	37	93
City of Cudahy	\$55,471	\$52,032	6.6%	139	112
City of Franklin	\$84,327	\$76,295	10.5%	87	34
City of Glendale	\$127,187	\$115,672	10.0%	27	42
City of Greenfield	\$69,177	\$63,501	8.9%	115	61
City of Milwaukee	\$39,517	\$36,470	8.4%	147	78
City of Oak Creek	\$79,589	\$69,423	14.6%	98	9
City of Saint Francis	\$54,231	\$50,006	8.4%	141	72
City of South Milwaukee	\$49,736	\$46,138	7.8%	143	86
City of Wauwatosa	\$96,994	\$91,254	6.3%	61	119
City of West Allis	\$57,648	\$53,821	7.1%	134	102
Ozaukee County	\$107,926	\$100,028	7.9%	—	—
Town of Belgium	\$126,898	\$112,867	12.4%	28	15
Town of Cedarburg	\$118,564	\$108,887	8.9%	35	62
Town of Fredonia	\$85,125	\$79,454	7.1%	83	100
Town of Grafton	\$111,876	\$104,615	6.9%	40	104
Town of Port Washington	\$93,831	\$88,232	6.3%	69	117
Town of Saukville	\$110,631	\$101,449	9.1%	42	60
Village of Belgium	\$65,391	\$58,802	11.2%	124	24
Village of Fredonia	\$61,183	\$56,717	7.9%	131	85
Village of Grafton	\$82,134	\$78,007	5.3%	91	128
Village of Saukville	\$78,454	\$71,584	9.6%	99	47
Village of Thiensville	\$86,585	\$80,831	7.1%	80	101
City of Cedarburg	\$89,960	\$82,969	8.4%	76	73
City of Mequon	\$160,528	\$148,346	8.2%	12	79
City of Port Washington	\$69,065	\$64,771	6.6%	116	111
Racine County	\$62,973	\$57,389	9.7%	—	—
Town of Burlington	\$80,637	\$72,722	10.9%	97	26
Town of Caledonia	\$71,005	\$65,528	8.4%	113	77

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TABLE 4 2004 PER CAPITA PROPERTY VALUE, continued

Municipality	2004 per capita property value	2003 per capita property value	% change from 2003	Rank (most to least wealth)	Rank (most to least growth)
Town of Dover	\$69,554	\$60,065	15.8%	114	3
Town of Norway	\$85,110	\$74,104	14.9%	84	8
Town of Raymond	\$97,218	\$90,641	7.3%	59	99
Town of Rochester	\$83,430	\$78,938	5.7%	90	124
Town of Waterford	\$95,989	\$85,408	12.4%	64	16
Town of Yorkville	\$104,908	\$96,778	8.4%	49	75
Village of Elmwood Park	\$85,571	\$77,952	9.8%	81	45
Village of Mount Pleasant	\$85,184	\$78,495	8.5%	82	70
Village of North Bay	\$132,846	\$113,847	16.7%	25	2
Village of Rochester	\$55,142	\$51,815	6.4%	140	115
Village of Sturtevant	\$62,212	\$56,692	9.7%	128	46
Village of Union Grove	\$57,563	\$49,796	15.6%	136	4
Village of Waterford	\$71,517	\$68,205	4.9%	112	136
Village of Wind Point	\$122,275	\$116,684	4.8%	32	137
City of Burlington	\$68,334	\$62,158	9.9%	118	43
City of Racine	\$41,119	\$37,633	9.3%	145	56
Walworth County	\$105,535	\$99,118	6.5%	—	—
Town of Bloomfield	\$60,760	\$56,588	7.4%	132	96
Town of Darien	\$71,778	\$69,661	3.0%	111	142
Town of Delavan	\$163,327	\$149,579	9.2%	11	57
Town of East Troy	\$144,508	\$135,157	6.9%	21	106
Town of Geneva	\$117,526	\$108,309	8.5%	36	71
Town of La Fayette	\$100,042	\$93,895	6.5%	56	113
Town of La Grange	\$216,364	\$195,494	10.7%	7	30
Town of Linn	\$475,276	\$447,128	6.3%	3	118
Town of Lyons	\$103,101	\$106,007	-2.7%	52	147
Town of Richmond	\$99,350	\$90,078	10.3%	57	38
Town of Sharon	\$65,898	\$64,014	2.9%	123	143
Town of Spring Prairie	\$81,502	\$77,512	5.1%	92	129
Town of Sugar Creek	\$76,472	\$72,898	4.9%	102	134
Town of Troy	\$84,364	\$79,083	6.7%	86	110
Town of Walworth	\$95,672	\$93,037	2.8%	65	145

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TABLE 4 2004 PER CAPITA PROPERTY VALUE, continued

Municipality	2004 per capita property value	2003 per capita property value	% change from 2003	Rank (most to least wealth)	Rank (most to least growth)
Town of Whitewater	\$164,764	\$151,774	8.6%	10	68
Village of Darien	\$52,542	\$50,045	5.0%	142	132
Village of East Troy	\$68,799	\$65,850	4.5%	117	139
Village of Fontana	\$408,464	\$385,101	6.1%	4	121
Village of Genoa City	\$59,389	\$56,606	4.9%	133	133
Village of Sharon	\$41,170	\$38,705	6.4%	144	116
Village of Walworth	\$68,190	\$62,771	8.6%	119	66
Village of Williams Bay	\$193,150	\$177,568	8.8%	8	64
City of Delavan	\$61,493	\$57,178	7.5%	130	92
City of Elkhorn	\$61,762	\$57,971	6.5%	129	114
City of Lake Geneva	\$122,992	\$116,492	5.6%	31	126
City of Whitewater	\$40,534	\$38,368	5.6%	146	125
Washington County	\$86,153	\$80,044	7.6%	—	—
Town of Addison	\$77,692	\$72,203	7.6%	101	90
Town of Barton	\$94,572	\$85,822	10.2%	68	39
Town of Erin	\$124,526	\$115,982	7.4%	30	97
Town of Farmington	\$90,865	\$82,990	9.5%	74	49
Town of Germantown	\$74,148	\$68,245	8.6%	106	65
Town of Hartford	\$81,345	\$77,435	5.1%	94	130
Town of Jackson	\$97,100	\$86,272	12.6%	60	13
Town of Kewaskum	\$89,640	\$82,026	9.3%	77	54
Town of Polk	\$116,272	\$113,815	2.2%	38	146
Town of Richfield	\$105,312	\$100,851	4.4%	48	140
Town of Trenton	\$83,567	\$78,271	6.8%	88	109
Town of Wayne	\$78,425	\$71,705	9.4%	100	51
Town of West Bend	\$146,553	\$135,014	8.5%	19	69
Village of Germantown	\$100,363	\$93,897	6.9%	55	108
Village of Jackson	\$73,141	\$66,037	10.8%	108	27
Village of Kewaskum	\$56,447	\$51,143	10.4%	137	35
Village of Newburg	\$57,631	\$50,452	14.2%	135	10
Village of Slinger	\$73,815	\$65,757	12.3%	107	17
City of Hartford	\$65,143	\$58,918	10.6%	125	31
City of West Bend	\$67,898	\$63,119	7.6%	120	91

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TABLE 4 2004 PER CAPITA PROPERTY VALUE, continued

Municipality	2004 per capita property value	2003 per capita property value	% change from 2003	Rank (most to least wealth)	Rank (most to least growth)
Waukesha County	\$109,658	\$100,886	8.7%	—	—
Town of Brookfield	\$152,061	\$135,690	12.1%	13	19
Town of Delafield	\$148,842	\$135,825	9.6%	17	48
Town of Eagle	\$104,176	\$96,756	7.7%	50	89
Town of Genesee	\$102,218	\$95,593	6.9%	53	105
Town of Lisbon	\$90,273	\$81,956	10.1%	75	40
Town of Merton	\$150,853	\$138,322	9.1%	15	59
Town of Mukwonago	\$90,894	\$85,659	6.1%	73	120
Town of Oconomowoc	\$148,659	\$137,645	8.0%	18	81
Town of Ottawa	\$120,021	\$108,575	10.5%	33	33
Town of Summit	\$151,901	\$135,557	12.1%	14	20
Town of Vernon	\$96,295	\$87,281	10.3%	63	36
Town of Waukesha	\$96,591	\$88,393	9.3%	62	55
Village of Big Bend	\$83,550	\$78,157	6.9%	89	107
Village of Butler	\$125,338	\$108,983	15.0%	29	6
Village of Chenequa	\$678,092	\$600,570	12.9%	1	12
Village of Dousman	\$75,968	\$68,346	11.2%	103	25
Village of Eagle	\$72,661	\$67,250	8.0%	109	80
Village of Elm Grove	\$149,568	\$136,717	9.4%	16	50
Village of Hartland	\$110,203	\$100,805	9.3%	43	52
Village of Lac La Belle	\$357,016	\$323,613	10.3%	5	37
Village of Lannon	\$88,800	\$79,199	12.1%	78	18
Village of Menomonee Falls	\$106,643	\$100,765	5.8%	45	123
Village of Merton	\$95,106	\$78,055	21.8%	67	1
Village of Mukwonago	\$81,247	\$75,677	7.4%	95	98
Village of Nashotah	\$111,382	\$103,724	7.4%	41	95
Village of North Prairie	\$105,331	\$97,817	7.7%	46	88
Village of Oconomowoc Lake	\$505,067	\$459,759	9.9%	2	44
Village of Pewaukee	\$88,393	\$79,865	10.7%	79	29
Village of Sussex	\$93,312	\$90,268	3.4%	71	141
Village of Wales	\$95,254	\$82,750	15.1%	66	5
City of Brookfield	\$138,996	\$129,430	7.4%	23	94
City of Delafield	\$145,680	\$138,729	5.0%	20	131

One Region

TABLE 4 2004 PER CAPITA PROPERTY VALUE, continued

Municipality	2004 per capita property value	2003 per capita property value	% change from 2003	Rank (most to least wealth)	Rank (most to least growth)
City of Muskego	\$91,739	\$82,974	10.6%	72	32
City of New Berlin	\$101,961	\$94,065	8.4%	54	76
City of Oconomowoc	\$105,323	\$91,684	14.9%	47	7
City of Pewaukee	\$180,275	\$164,946	9.3%	9	53
City of Waukesha	\$72,269	\$66,656	8.4%	110	74
Southeastern Wisconsin	\$73,943	\$68,106	8.6%	—	—
State	\$70,701	\$65,695	7.6%	—	—

highest aggregate per capita property wealth growth in the region. Six of the top ten individual municipalities in terms of growth are in Racine County. The city of Milwaukee had the lowest per capita property value in the region at \$39,517; just above that was the city of Whitewater in Walworth County at \$40,534.

Conclusion

Southeastern Wisconsin continues to grow its tax base at a healthy rate and has now grown faster than the state as a whole for two years. Over a third of the region's municipalities saw property wealth grow by over 10%. The state's fortunes, now more than ever, depend on the fortunes of our region, where 37% of Wisconsin's property wealth is concentrated.

One Region

The Public Policy Forum is facilitating creation of a shared vision action plan for regional cooperation in southeastern Wisconsin based on research and analysis. During the next three years, the Forum will encourage the region to think and act in ways that promote its long-term economic and social health, including . . .

- Developing a Southeastern Wisconsin Leadership Network;
 - Establishing priorities for regional action;
 - Making the case to citizens that regional cooperation is vital to our future;
- Benchmarking progress toward the shared vision.

The Forum is seeking partners to support its effort. If you would like to participate, provide leadership, or offer financial support, please contact:

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Acting regionally on issues that are regional in nature is in our economic and social long-term interest.

For more information about the Public Policy Forum and its work, please go to our web site:
www.publicpolicyforum.org



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