

GREENLEAF INCORPORATION FAQ

The Town Board of Wrightstown and some residents of the Greenleaf area are considering going through the process of incorporating Greenleaf as a village. In this process, the Town's Greenleaf hamlet area would become an incorporated village. This flyer has been prepared to help citizens understand and evaluate the impact of creating a new form of government for the Greenleaf area.

Prepared by the Town of Wrightstown Board & the Greenleaf Incorporation Committee • November 1, 2018

Stay Tuned & Get Involved!

Upcoming public meetings regarding the process will be shared on the Town's website (see below) as well as posted at the Town Hall, Greenleaf Wayside Bank, Dick's Family Foods (Wrightstown), and Greenleaf BP.

To receive all meeting notices via email, send a request via email to Donna Martzahl, Town Clerk (see below).

More information on how to get involved is listed on the last page.

Please contact us for more information & questions:

<https://www.townofwrightstown.org/incorporation/>

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What does it mean to “incorporate” as a village? What are the advantages of becoming the Village of Greenleaf?

Under Wisconsin state law (State Statutes), towns are intended to serve as rural communities with sparse populations and minimal service needs. Towns are unincorporated areas, and adjacent incorporated cities and villages can grow through annexation of town land. Through this annexation, the area of a town can shrink over time. Village and city boundaries can change through growth, such as through annexation.

Citizens in the Greenleaf area and the Town of Wrightstown are pursuing incorporation of Greenleaf as a village to:

- » Preserve the community's civic identity and character.
- » Improve the ability to control the community's destiny and growth by gaining direct control of the planning, use of land, and development process.
- » Provide greater access to facilitate growth through tools and funding for infrastructure and economic development, such as tax incremental financing (TIF).
- » Protect boundaries and areas of the Town from annexation by surrounding villages and cities.
- » Protect current and future revenue sources, that is, taxes from developed land that help offset the rising costs of providing government services.
- » Negotiate agreements with neighbors as equals.

The Town does not have a boundary agreement with the Village of Wrightstown that can protect land from future annexation. Incorporation of part of the Town of Wrightstown would allow for a future Village of Greenleaf to annex Town land and plan for the surrounding Town lands to be developed at the appropriate pace, as determined by the Town and new village leadership and residents. Defending unincorporated township boundaries can be very costly. The Town of Wrightstown has made multiple attempts toward a boundary agreement with the Village of Wrightstown, but no agreement has been reached.

WHAT AREA WOULD BECOME A VILLAGE?

The Wisconsin State Statutes require the proposed village area be:

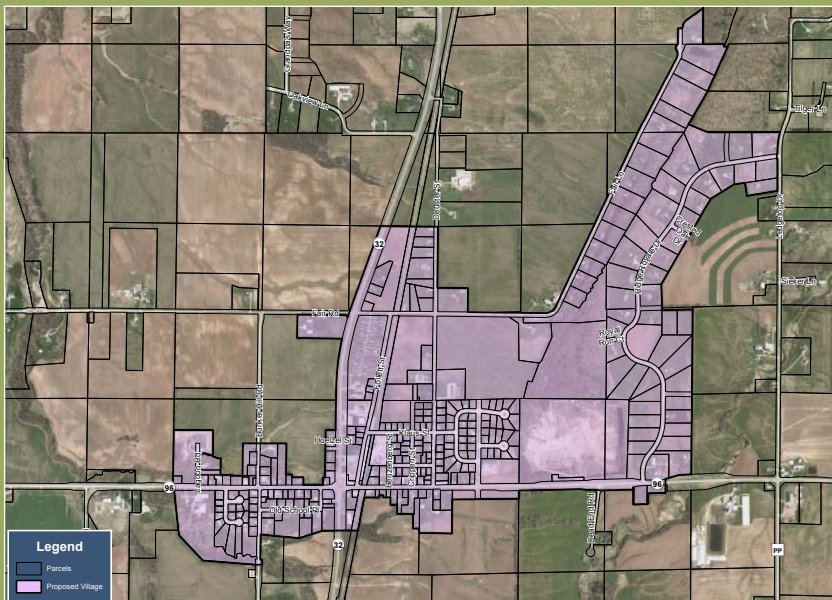
- » minimum ½ square mile in size
- » at least 150 residents

The proposed area (generally the urbanized Greenleaf hamlet area, see right) meets those requirements.

The area to be incorporated must also be urban and compact in character, meeting minimum density requirements. See page 3 for additional State Statute standards.

At the time of incorporation, the new village would be formed and current Town properties outside of the proposed village would remain in the Town.

After incorporation, the new village would have village powers through State Statutes. The village boundaries could grow through annexation and include adjacent land in the Town, if desired.



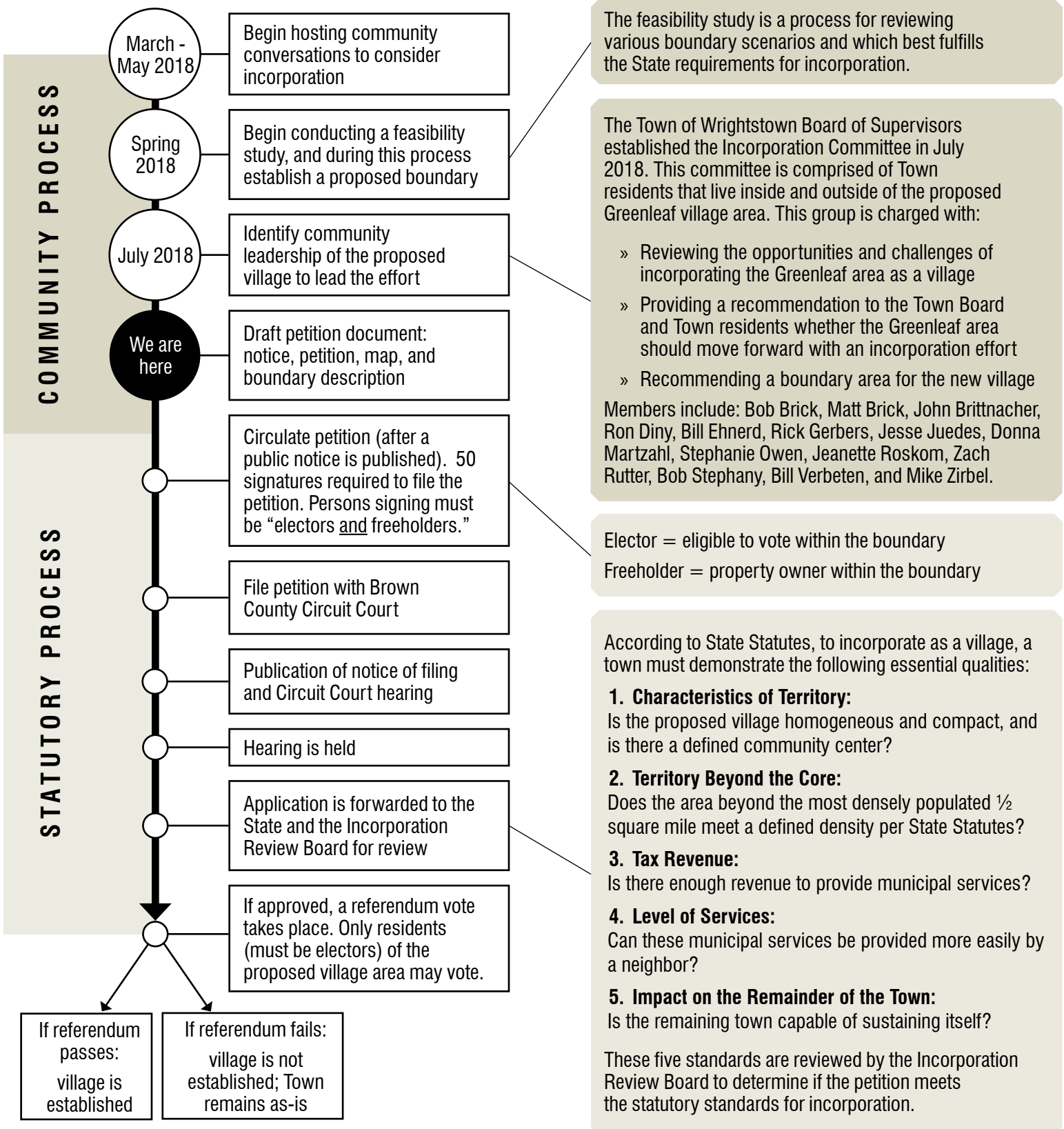
Proposed Village of Greenleaf Boundary | Data source: Brown County GIS 2018 and GRAEF

SYSTEMS & SERVICES	CURRENT STATUS	FUTURE STATUS IF GREENLEAF BECOMES A VILLAGE	
	Town of Wrightstown	If your property or residence is in the Remaining Town	If your property or residence is in the New Village
Law Enforcement	Provided by Brown County Sheriff's Office	No proposed change.	No proposed change in service; future contracted services, once desired level of service is determined, will be reviewed as part of the financial analysis of the feasibility study.
Fire Protection	Provided by Greenleaf Volunteer Fire Department	No proposed change.	No proposed change in service.
Ambulance Service	Provided by County Rescue Service and Wrightstown Area First Responders	No proposed change.	No proposed change in service; contracted services will be reviewed as part of the financial analysis of the feasibility study.
Schools	Wrightstown Community School District & De Pere School District	No proposed change.	No proposed change.
Garbage & Recycling	Garbage pick-up every Wednesday, recycling pick-up every other Wednesday; contracted with Deyo Disposal	No proposed change in service; contracted services will be reviewed as part of the financial analysis of the feasibility study.	No proposed change in service; contracted services will be reviewed as part of the financial analysis of the feasibility study.
Sewer & Water	As existing	No proposed change.	No proposed change; there are no plans to extend the district to the rest of the proposed village.
Building Permits & Inspections	Contracted through Martin J. Johnson (inspector)	No proposed change in service; contracted services will be reviewed as part of the financial analysis of the feasibility study.	No proposed change in service; contracted services will be reviewed as part of the financial analysis of the feasibility study.
Snow Plowing	Contracted with Brown County Highway Commission/ Department of Public Works	No proposed change in service; contracted services will be reviewed as part of the financial analysis of the feasibility study.	No proposed change in service; contracted services will be reviewed as part of the financial analysis of the feasibility study.
Ordinances & Zoning	Town of Wrightstown and Brown County	No proposed change.	The new village would initially adopt similar ordinances of the Town of Wrightstown and the Brown County zoning ordinance. Over time, the village will update the ordinances to better align with local circumstances. Future necessary contracted services for zoning, if deemed necessary or desired, will be reviewed as part of the financial analysis of the feasibility study.
Leadership & Authority	Town Board	No proposed change; the Town continues to have its own tax revenue and a budget to pay for services.	Village Board – newly elected officials that live in the proposed village: a Village President and Village Trustees. The village will have its own tax revenue and a budget to pay for services.
Postal Addresses	Addresses listed as Wrightstown or Greenleaf	No changes expected at this time.	No changes expected at this time.
Residency	Town of Wrightstown	No change; residency remains in the Town of Wrightstown.	If the incorporation is successful, you would be a resident of the new village.

WHAT IS THE INCORPORATION PROCESS?*

The incorporation process is significant: 1-2 years in total.

This timeline includes time to work through the necessary steps for us as a community, as well as reviews by the County and State.



* Resources related to the rules for incorporation:

See Wis. Stats. 66.0201 - 66.02162 for further detailed information: <https://docs.legis.wisconsin.gov/statutes/statutes/66/II/0201>

Information and links to a flow chart can be found on the State of Wisconsin Department of Administration website:

<https://doa.wi.gov/Pages/LocalGovtsGrants/Incorporation.aspx>



Want to get involved in the process?

- » Attend upcoming Board and Committee meetings (publicly noticed, and calendar available on the website below)
- » Track the process online
- » Talk to your neighbors
- » Review the petition and ask questions
- » Consider signing the petition
- » Help gather petition signatures
- » Volunteer to help
- » Vote in the referendum, if the State approves the incorporation

Can we save money by voting on this first and then applying for incorporation once it is known if the residents want it?

Wisconsin State Statutes require a referendum be held following the State's review of the requirements and our application to incorporate. In order to initiate the application process with Brown County and the State, 50 or more people must sign a petition to incorporate. We will be carrying out this process in 2018 and 2019. In order to sign the petition, you must own property and be eligible to vote in the proposed village area.

How much does incorporation cost and do I have to pay for it if I live in the designated village area?

The State of Wisconsin charges a fee of \$25,000. Additional costs will be incurred because of the services performed by the professional consultants. The Town Board approved a resolution authorizing use of funds related to these expenses at the Town Board meeting on May 9, 2018.

If my property is not in the designated "future village" area, do I get to vote on whether to become a village?

No – Wisconsin Statutes provides that only persons residing in the proposed incorporated area can vote in the referendum.

Do community members have a voice in the proposed incorporation & what is the process?

- » Upcoming Public Open House, Town Board, and Committee Meetings
- » Collection of signatures of eligible residents (property owners that are registered voters) to Petition the Circuit Court of Brown County (Committee members will lead the community discussions and signature collecting)
- » Referendum – public vote by eligible voters that live in Greenleaf to become a village after approval by the State

What will happen to the Town of Wrightstown?

If part of the Town pursues incorporation, the potential proposed village boundaries will not encompass the entire existing Town of Wrightstown. The Town of Wrightstown will remain as a defined municipal entity with the same powers that it presently has, but less land. If a new village is created, it may eventually annex additional territory from the Town into its boundaries, such that the Town of Wrightstown may shrink over time. A budget is required as part of this process, for the Town and the future village. These numbers have already been analyzed to ensure that the Town and proposed village can serve the community effectively.

Will my taxes increase?

In terms of taxes and municipal finances, there is a financial analysis that is part of the process. It focuses on the Town and proposed village being financially stable, and includes proposed budgets for both governments. This is a requirement for the State of Wisconsin's Department of Administration's Incorporation Review Board to determine that the standards have been met, and to allow the final community incorporation referendum be held. Initial calculations indicate that the incorporation can be done without increasing taxes to either the new village or the remaining Town but a detailed review will follow.

**Did we miss anything?
Additional questions?
Please let us know.**

Thank you for participating!

**Please Contact Us for Additional
Information & Questions**

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**Learn More About the Village
Incorporation Process Online**

www.townofwrightstown.org