

An aerial photograph of a residential neighborhood in Greenleaf, Wisconsin. The image shows a mix of single-story and two-story houses, many with green lawns and mature trees. A large industrial facility with several tall grain elevators is visible on the left side. The text is overlaid on a semi-transparent dark grey rectangle in the center of the image.

INCORPORATION APPLICATION

for the

VILLAGE OF GREENLEAF, WI

Public Hearing | July 14, 2020



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Introduction

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2D) Impact on the Metro Community

Conclusion

Welcome

- Greenleaf has been the Heart of the Town of Wrightstown around 150 years
 - Evolved with time
 - Quiet, uncomplicated residential community nestled in the countryside with roots in agriculture
- In many respects that is what the New Village is intended to continue to be an independent residential community that will set its own agenda
- A new village government that has Greenleaf as its priority

Public Participation Process

- Process of incorporation began in 2018
- Town of Wrightstown formed the **Incorporation Ad-Hoc Committee**, which voted 9-0 to recommend that the Town proceed with the incorporation process
- The Petition for Incorporation was signed by 103 electors and freeholders in the proposed Village



The Incorporation Ad-Hoc Committee

- Bob Brick
- Matt Brick
- John Brittnacher
*committee representative
& circulator of the petition*
- Ron Diny
- Bill Ehnerd
- Rick Gerbers
- Jesse Juedes
- Donna Martzahl
- Stephanie Owen
- Jeanette Roskom
- Zach Rutter
- Bob Stephany
- Bill Verbeten
Town Chairman
- Mike Zirbel

27 Public Meetings were held

- March 14, 2018 (Town Board meeting)
- April 2, 2018 (Plan Commission meeting)
- April 17, 2018 (Annual Town meeting)
- May 1, 2018 (Town Board meeting)
- May 16, 2018 (Incorporation Committee meeting)
- July 11, 2018 (Town Board meeting)
- July 27, 2018 (Incorporation Committee meeting)
- March 6, 2018 meeting (Incorporation Committee meeting)
- April 11, 2018 (Town Board meeting)
- May 9, 2018 (Town Board meeting)
- August 8, 2018 (Town Board meeting)
- September 5, 2018 (Incorporation Committee meeting)
- September 12, 2018 (Town Board meeting)
- October 10, 2018 (Town Board meeting)
- November 1, 2018 (Incorporation Committee meeting)
- November 8, 2018 (Incorporation Committee meeting)
- November 14, 2018 (Town Board meeting)
- December 12, 2018 (Town Board meeting)
- January 9, 2019 (Town Board meeting)
- February 13, 2019 (Town Board meeting)
- March 13, 2019 (Town Board meeting)
- April 10, 2019 (Town Board meeting)
- May 8, 2019 (Town Board meeting)
- June 12, 2019 (Town Board meeting)
- July 10, 2019 (Town Board meeting)
- August 14, 2019 (Town Board meeting)
- November 13, 2019 (Town Board meeting)

Special Events with staff on hand to discuss incorporation

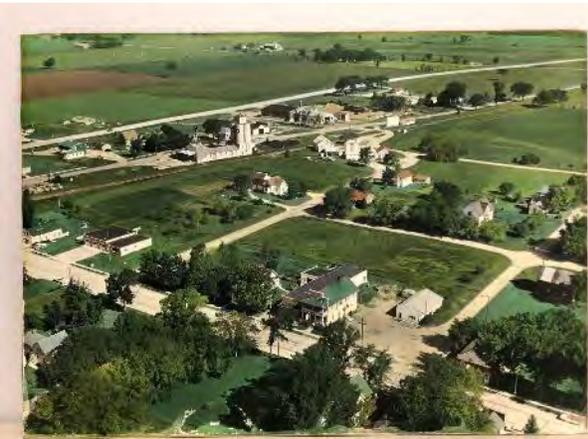
- Friday, June 8, 2018: Tractor pull – Wrightstown Wrestling Club's Thunder on the Ledge Tractor Pull
- Sunday, June 17, 2018: Brown County Breakfast on the Farm (church service at 7am, breakfast at 8am) – at the New Horizons Dairy on Rosin Road – 4220 Rosin Road
- Sunday, July 15, 2018: Greenleaf Fireman's Picnic at the Greenleaf Fireman's Park
- Wednesday, November 28, 2018: **Evening Incorporation Open House** at 6725 Elmro Road, Greenleaf, WI
- Sunday, July 21, 2019: Greenleaf Fireman's Picnic – Town staff attended the Fireman's Picnic to answer questions about incorporation

The Presentation

- Unique circumstances
 - Isolated community
 - Some provisions that apply to metropolitan villages do not apply here
 - Isolated village applications are quiet rare
 - COVID - Zoom hearing
- Order and ordering of presentation
 - I will facilitate
 - Introduce topics
 - Introduce presenters
 - Please direct questions to me

Presenters

- The petitioner - John Brittnacher
 - History
 - Community
 - Motivation for the petition
- GRAEF - Tanya Fonseca
 - Core
 - Homogeneity & compactness
 - Territory beyond the core
- CLA - Virginia Hinz
 - Tax revenue & budget
- Town Chair - William Verbeten
 - Remnant town
- Town Attorney - Jim Kalny
 - Level of services
 - Discussion of standards and items in standards that don't apply to isolated village applications
 - Conclusion



Introduction

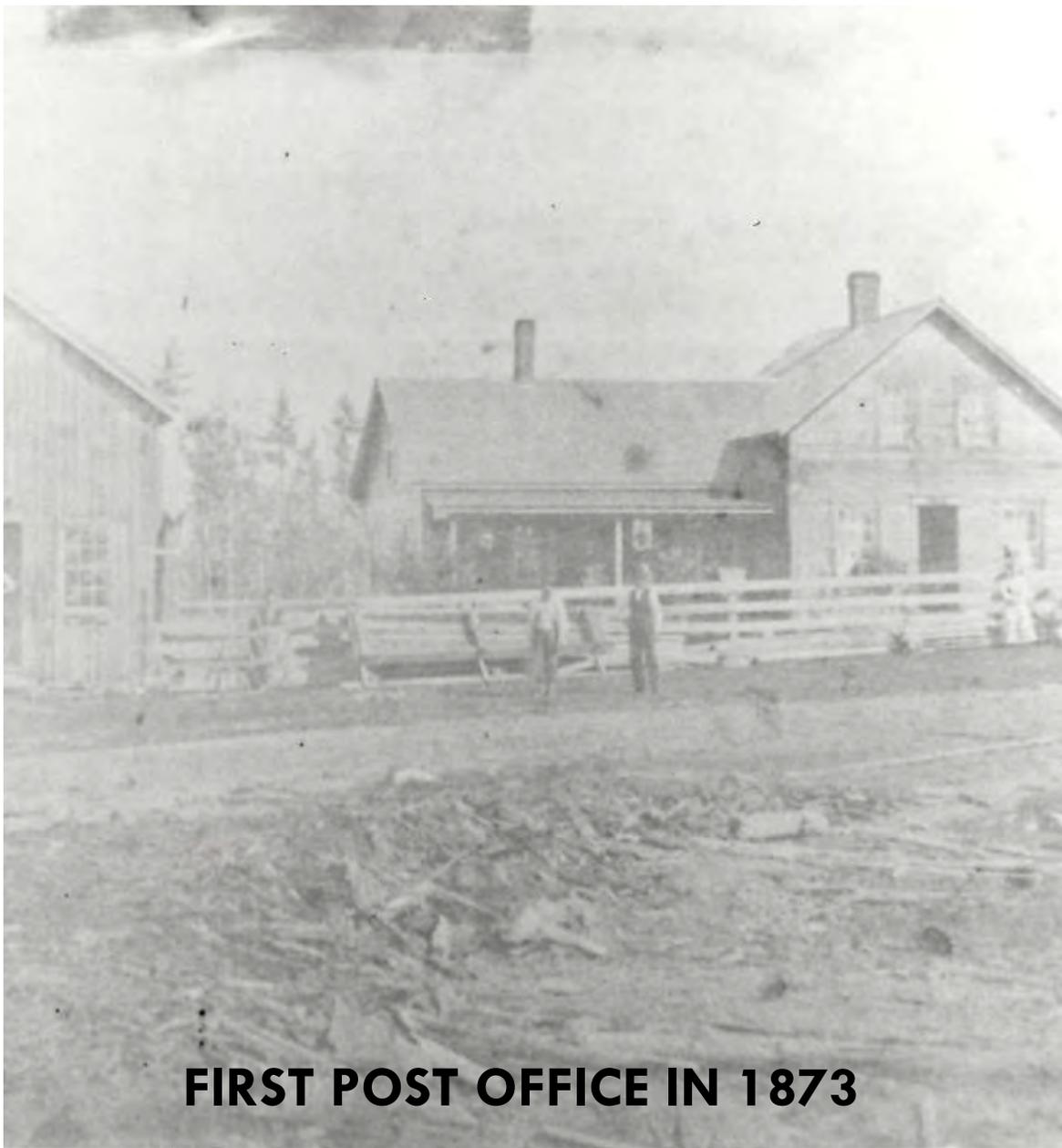
History of Greenleaf & Why We Want to Incorporate











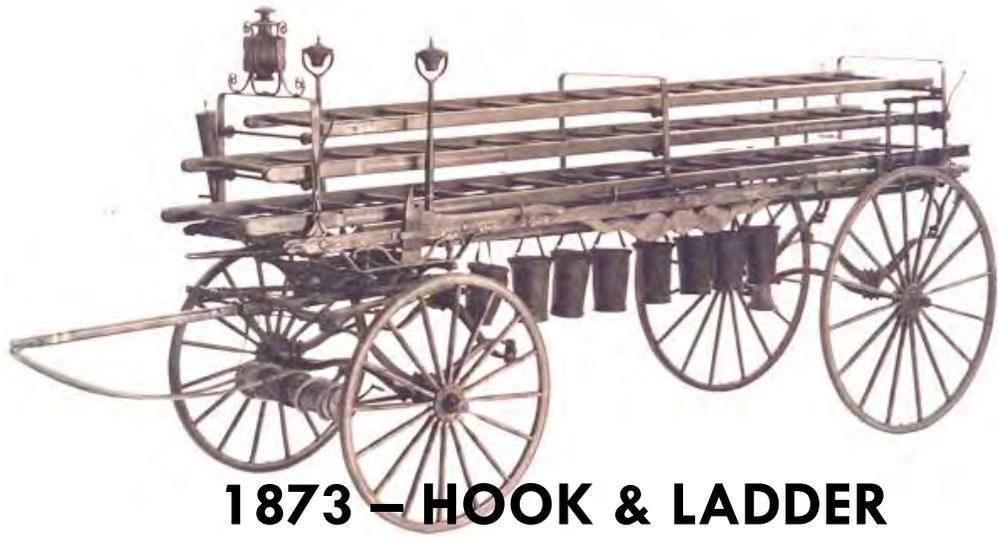
FIRST POST OFFICE IN 1873



POST OFFICE IN 1913



CURRENT POST OFFICE



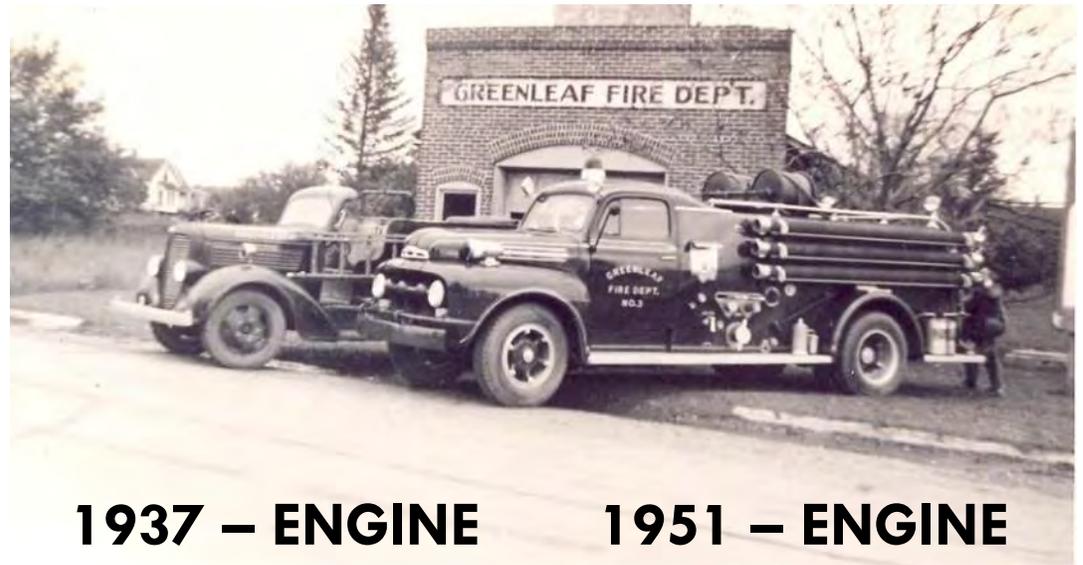
1873 – HOOK & LADDER



1900 – STEAMER



1923 – FIRST MOTORIZED VEHICLE



1937 – ENGINE

1951 – ENGINE



1922



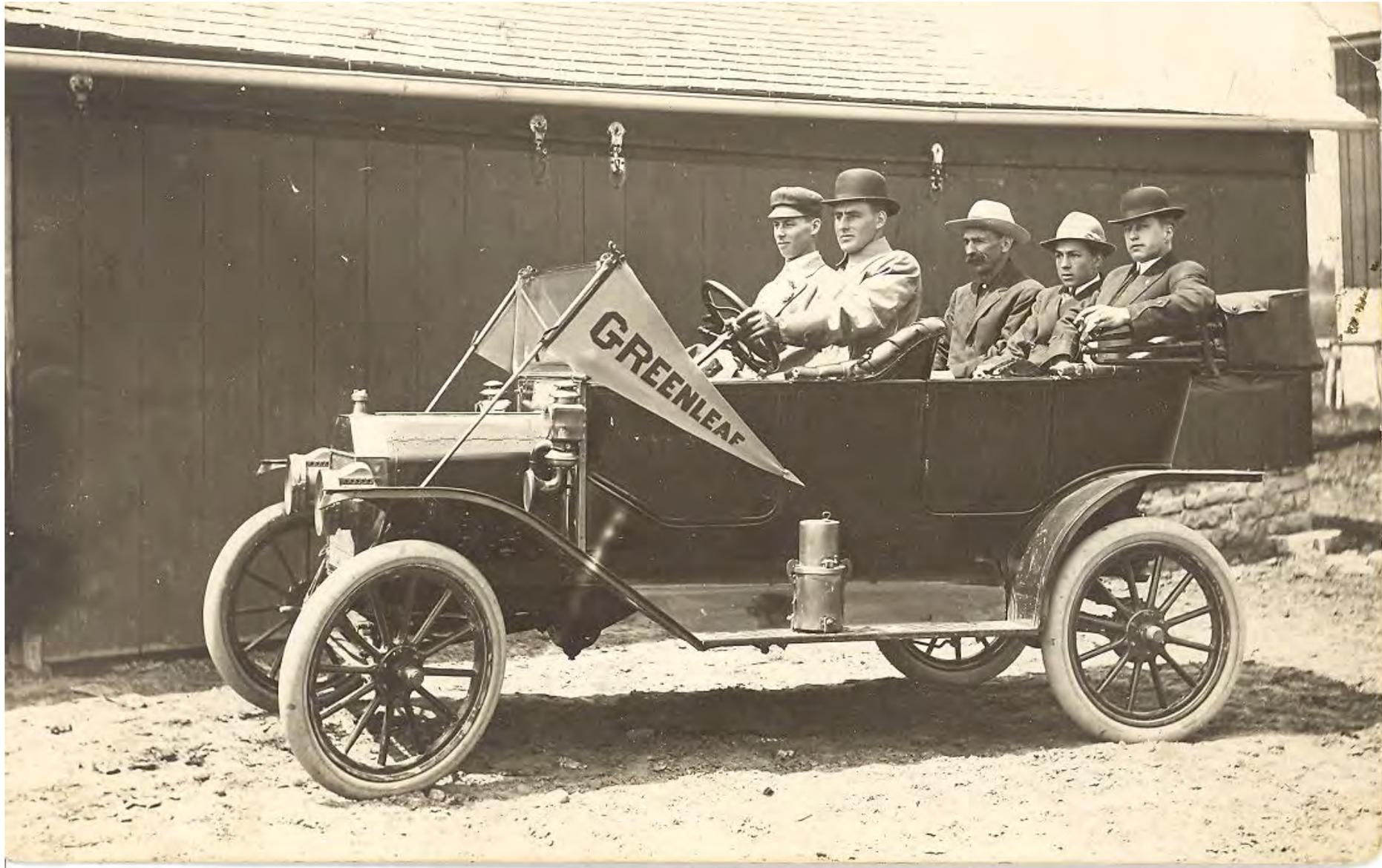
1959

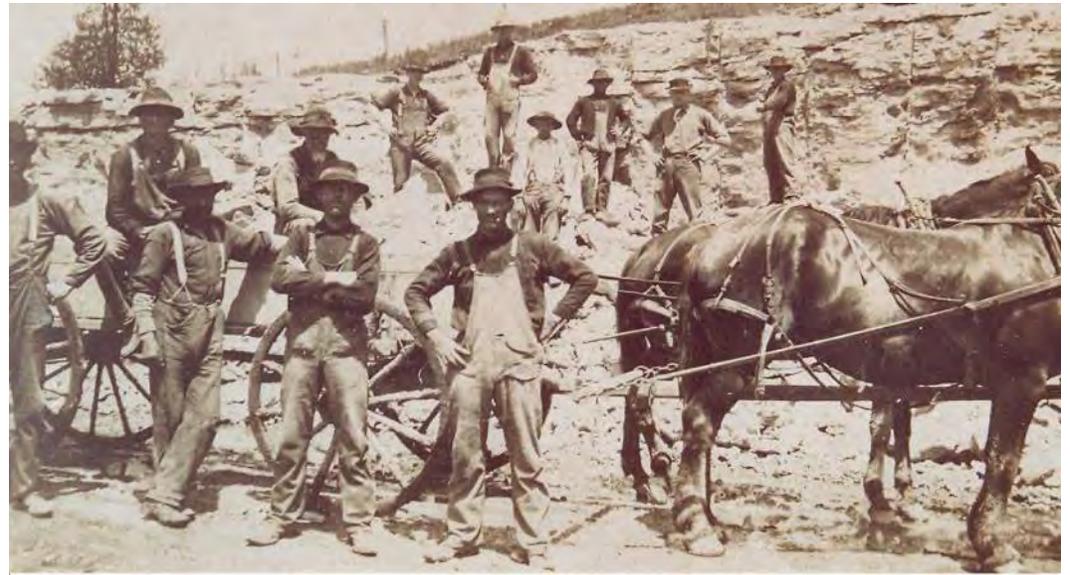
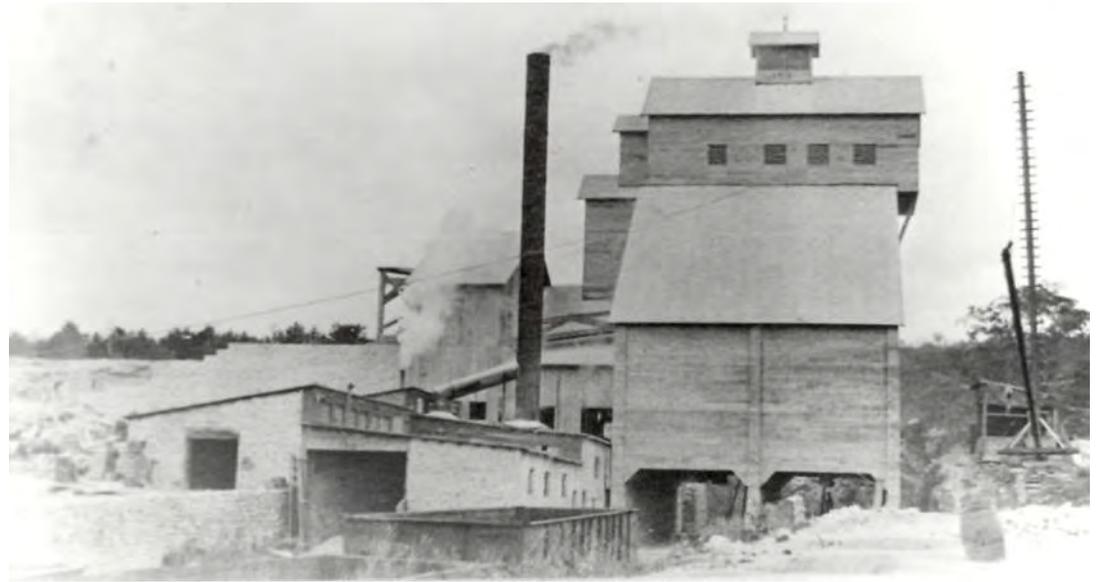


CURRENT STATION



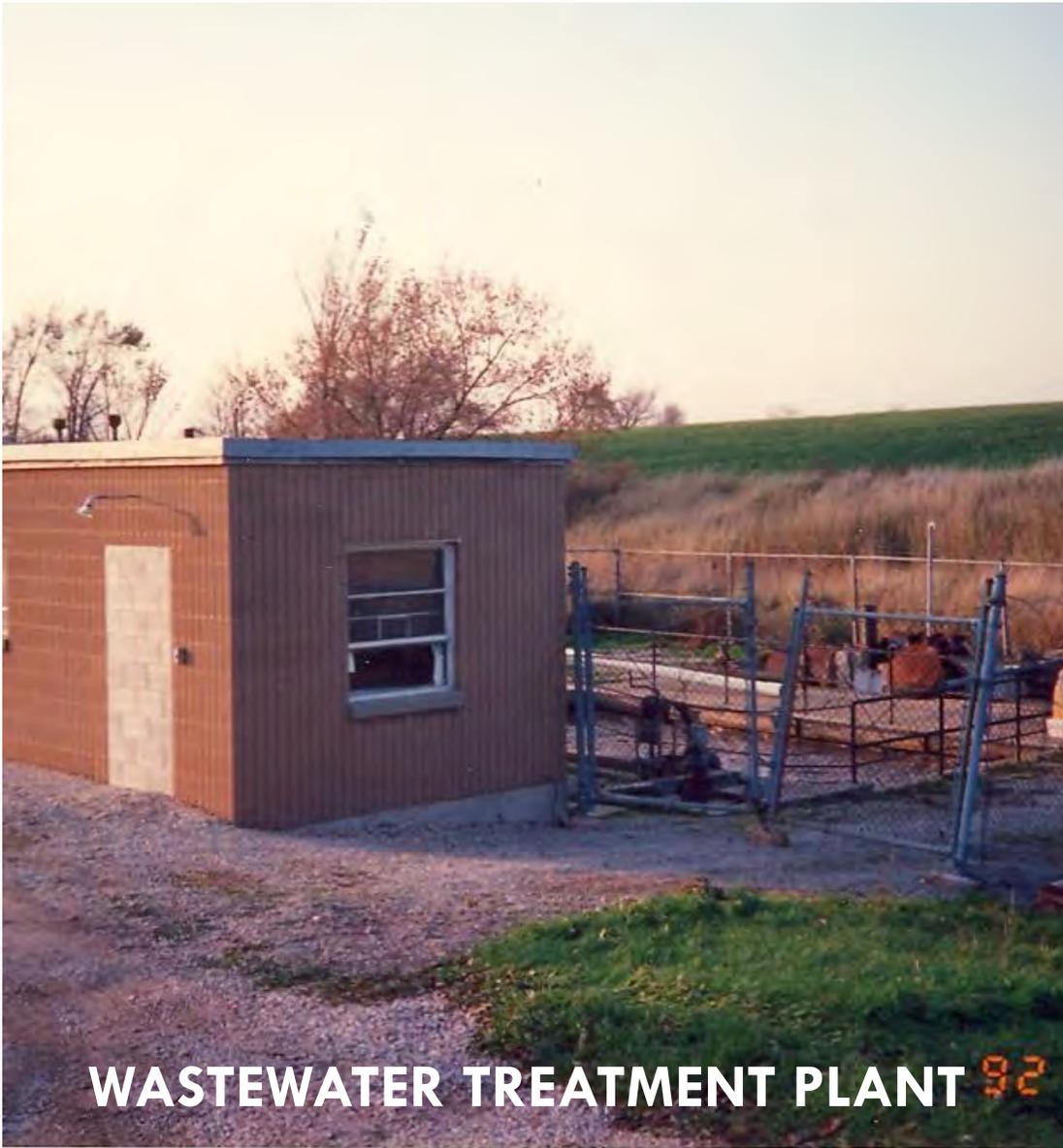




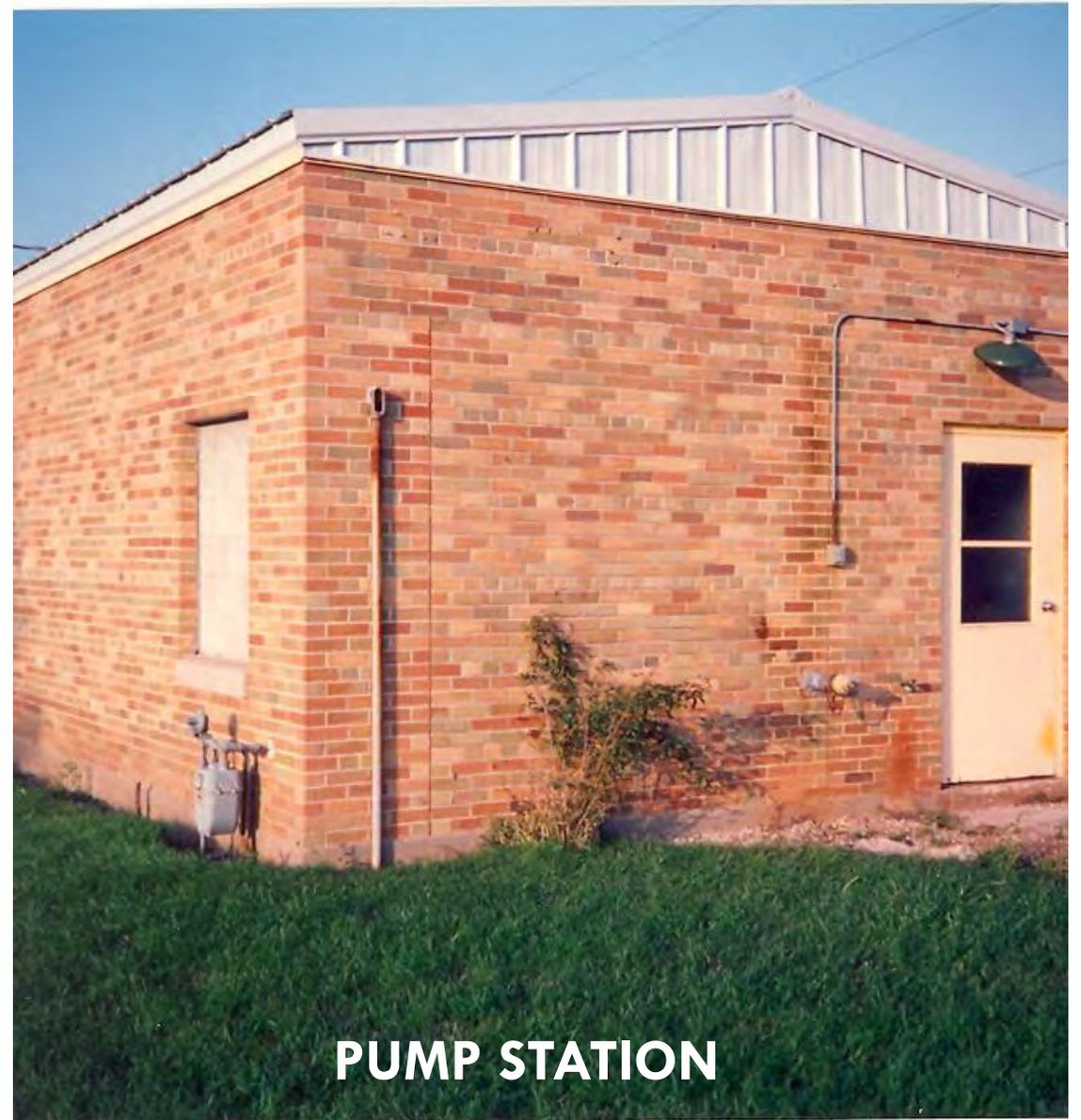








WASTEWATER TREATMENT PLANT 92



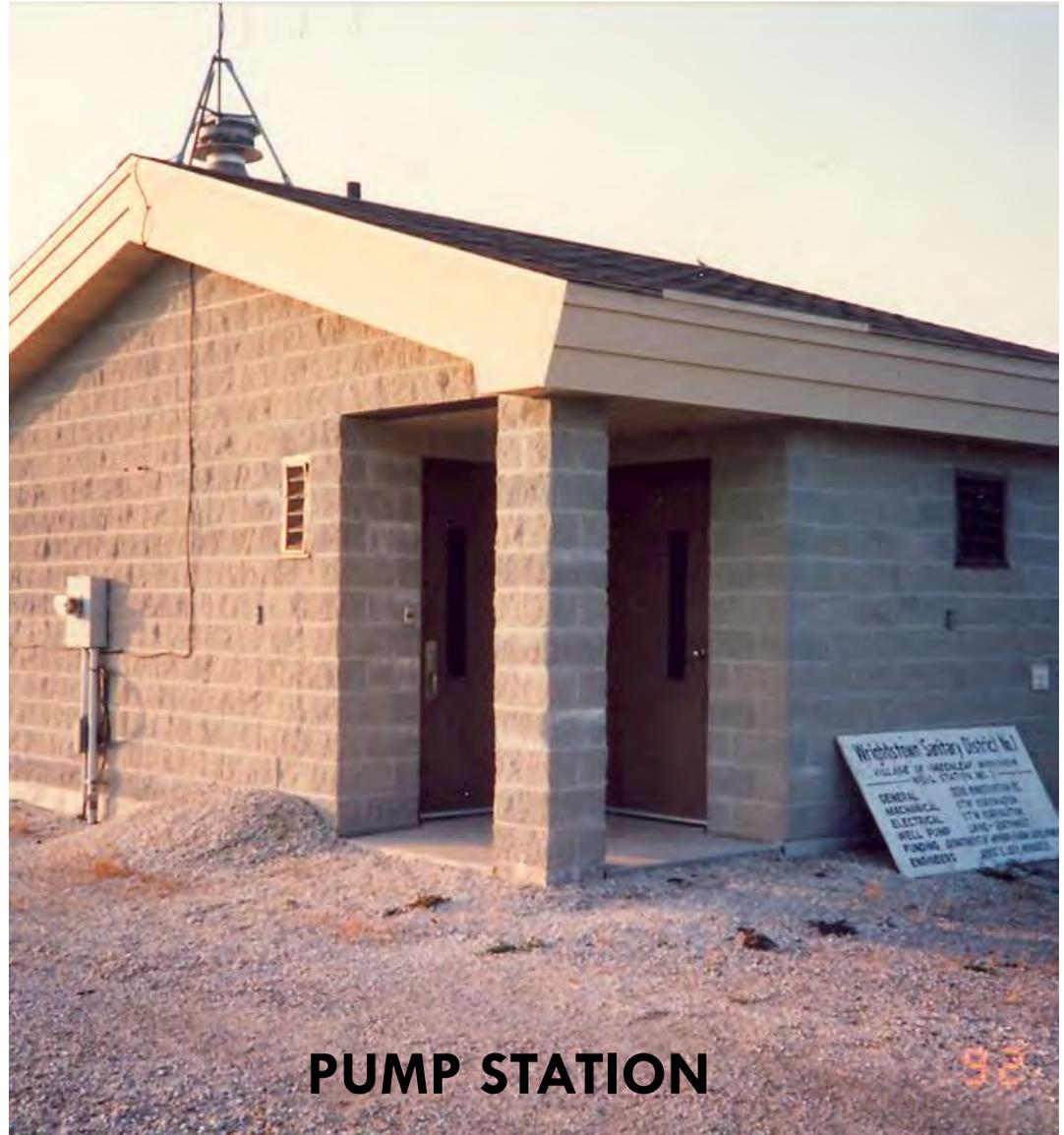
PUMP STATION



STANDPIPE



WASTEWATER PLANT



PUMP STATION













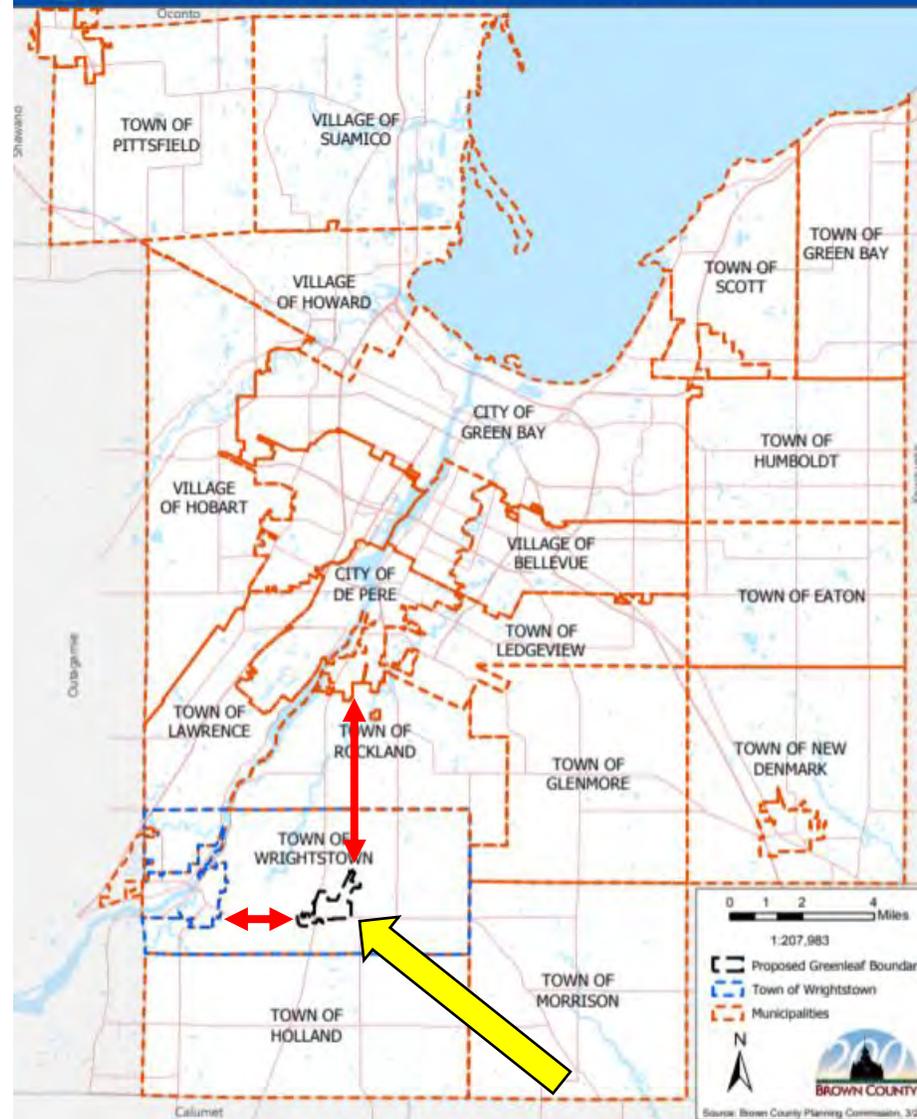






Regional Location

Town of Wrightstown, Brown County, Wisconsin



Why do we want to incorporate?

To preserve our community's identity.

To create permanent boundaries to protect Greenleaf from annexations and extraterritorial jurisdictional rights of cities and villages.

To have the ability to plan
& finance projects more efficiently.

To have better control over ordinances,
planning, zoning, land use
& future development.

To provide occupants of the Town of Wrightstown (Greenleaf) the option of remaining in a similar type community.

To protect our tax base.







THE VILLAGE OF GREENLEAF

LIVING LIFE ON THE (L)EDGE



Fulfilling the Statutes of Incorporation

Homogeneity & Compactness | Territory Beyond the Core | Tax Revenue | Level of Services | Impact on the Remainder of the Town | Impact on the Metro Community

GRAEF PLANNING TEAM ASSISTANCE + ROBERT E LEE (TOWN ENGINEER) & BROWN COUNTY PLANNING

Tanya Fonseca, AICP – speaking today

Kristan Sanchez, AICP, Assoc. AIA

Abbey Johnson

Danya Littlefield

Cameron Wein

Stephanie Hacker, AICP, LEED AP

Larry Witzling, AIA, ASLA, PhD

SECTION 1 (A)

HOMOGENEITY & COMPACTNESS

The standard to be applied as found in §66.0207(1)(a) reads as follows:

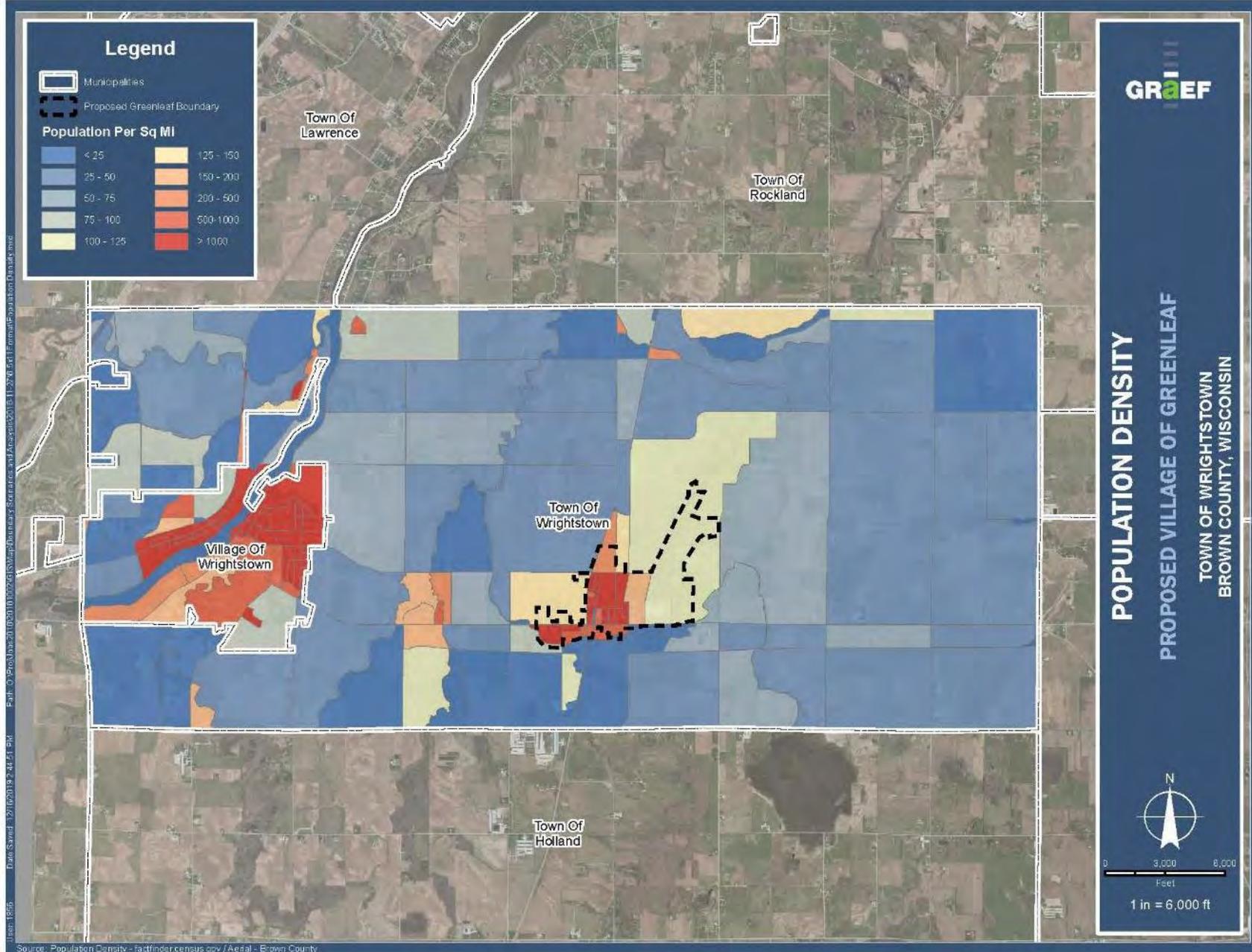
*The entire territory of the proposed village or city shall be **reasonably homogenous and compact, taking into consideration natural boundaries, natural drainage basin, soil conditions, present and potential transportation facilities, previous political boundaries, boundaries of school districts, shopping and social customs.***

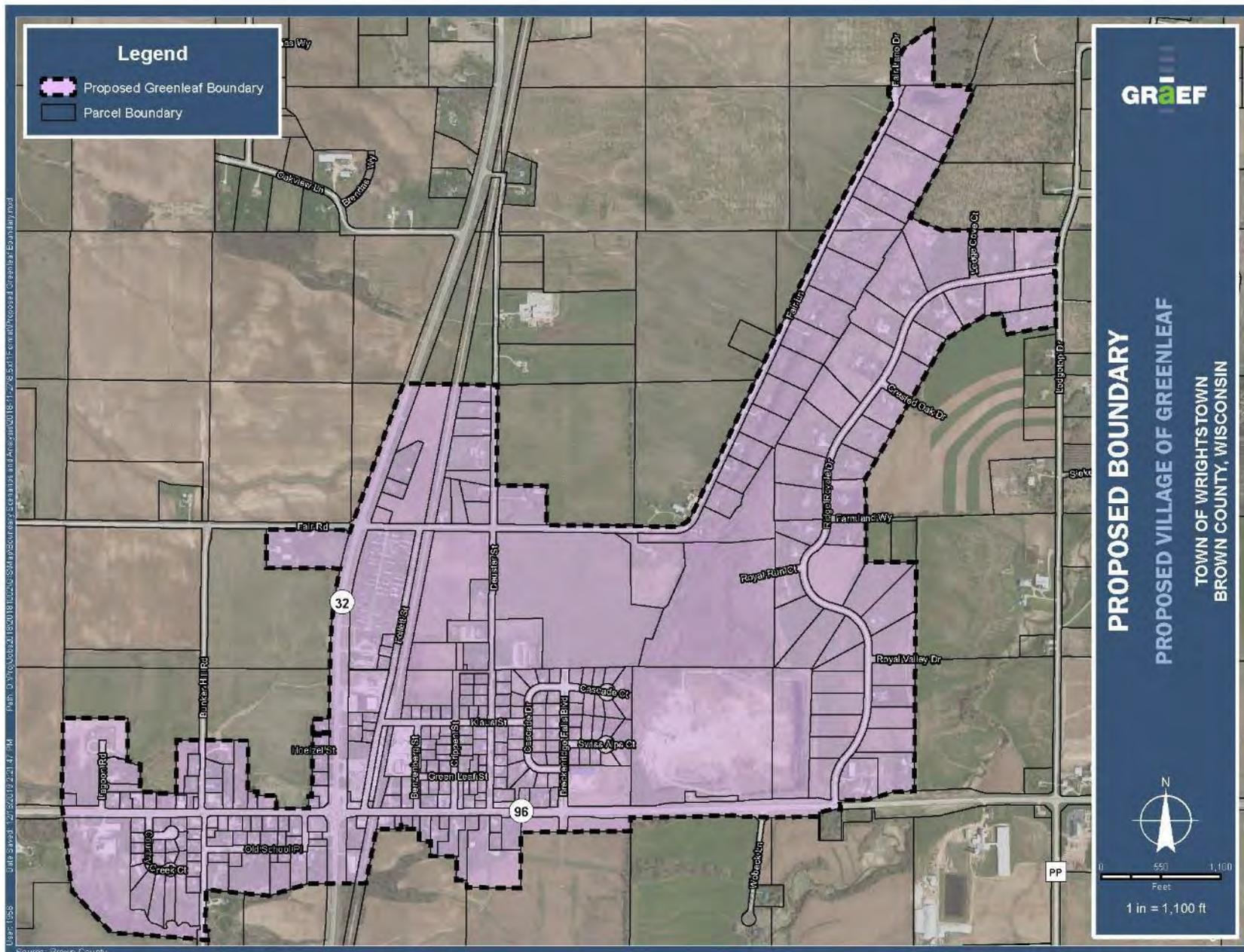
If the petition is for a proposed “isolated” village or city (see section 66.0201 (2) Wis. Stats.), describe how it has an identifiable “community center,” by using the information requested below. If there is no identifiable “community center,” explain why its absence does not matter.



Section Outline

- A. Regional Context
- B. Description of the Proposed Village of Greenleaf, including:
 - i. Demographics
 - ii. Parks and Open Spaces
 - iii. Public Facilities
 - iv. Economic Center
- C. Community Businesses
- D. School District Information
- E. Existing Ordinances & Governing
- F. Land Use Trends
- G. Transportation System
- H. Local, County, & Regional Plans
- I. Reports & Feasibility Studies
- J. Existing or Closed Solid Waste Landfills
- K. Irregular Boundaries



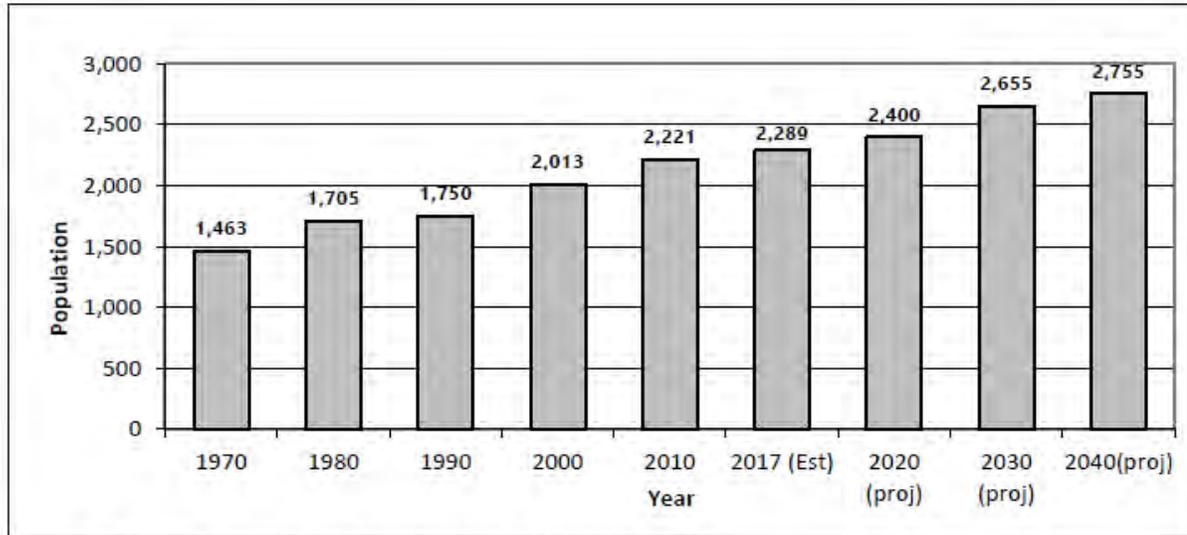


- **0.947** square miles
- Estimated population of **814** residents, including more than **140** school-aged children
- **24** businesses

**TABLE 1: SELECTED DEMOGRAPHIC CHARACTERISTICS
(2010)**

	TOWN OF WRIGHTSTOWN	GREENLEAF CDP (not the proposed village boundaries)	BROWN COUNTY	STATE OF WISCONSIN
Median Age	38.1	34.9	36.2	38.5
% White	94.3	87.3	86.5	86.2
% Black	0.5	0.5	2.2	6.3
% Hispanic (any race)	4.3	11.4	7.3	5.9
Ave. Household Size	2.75	2.48	2.45	2.43

Source: US Census, 2010

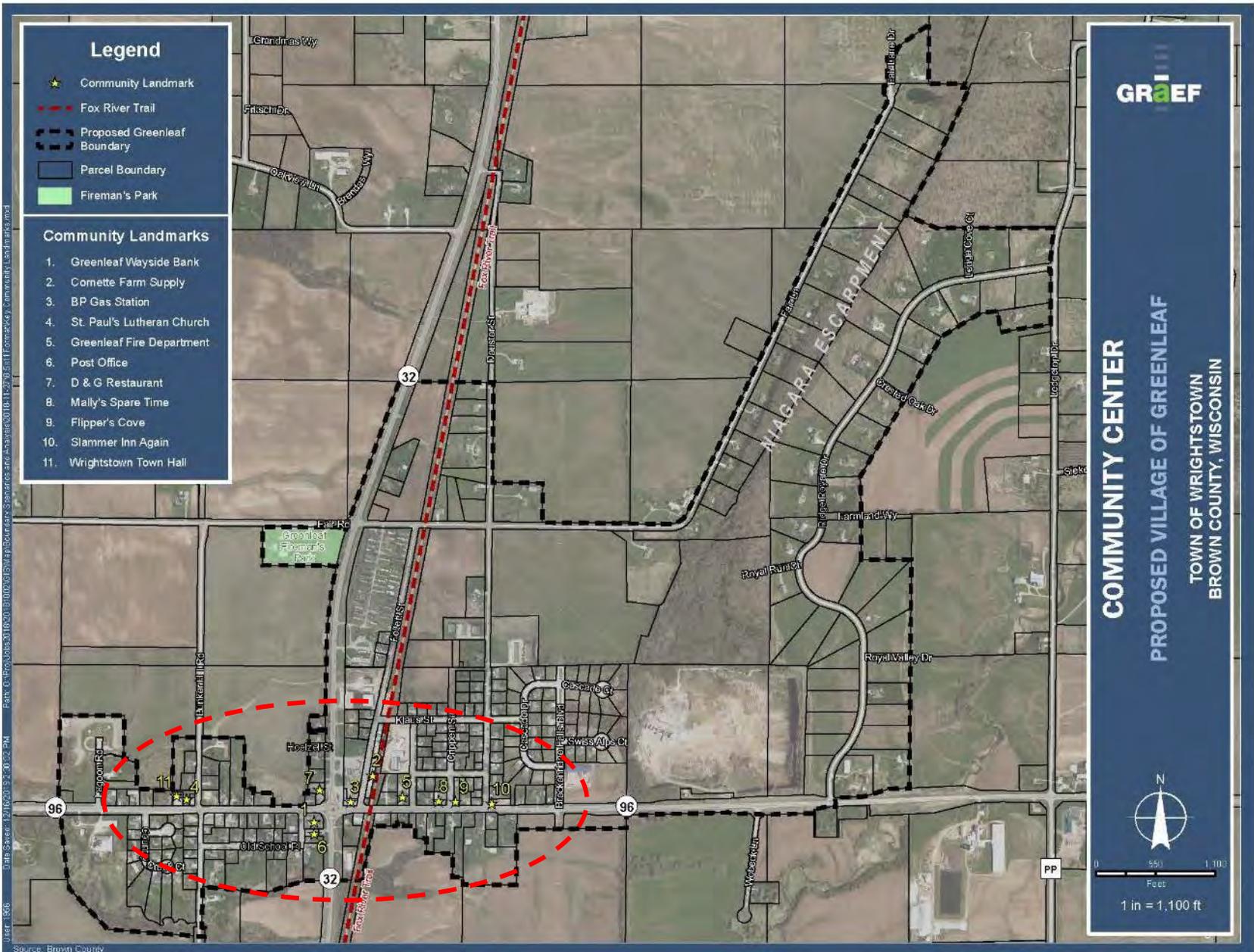


Source: U.S. Census Bureau 1960-2010; Wisconsin Dept. of Administration, 2018

Figure 6 - Town of Wrightstown Historic & Projected Populations

Source: The Town of Wrightstown Comprehensive Plan.

- The population of the Town of Wrightstown is expected to grow over the next 20 years by about 14%



- The **community center** of the proposed Village is a cluster of key businesses and social spaces
- Includes restaurants, the Town Hall, Fire Department, the Post Office, bank, etc.

Organized Community Events

- The annual Greenleaf Fireman's Picnic at the Greenleaf Volunteer Fireman's Park
- Family reunions, birthday parties, class reunions, weddings, and Junior Optimists events @ Greenleaf Firemen's Park
- Outdoor summer party at Flipper's Cove
- Youth Day at the Greenleaf Firemen's Park by the Optimists Club

Civic & Social Organizations

- Greenleaf Volunteer Fire Department
- Greenleaf 4-H Club
- St. Paul Church
- Greenleaf Riders Snowmobile Club
- Greenleaf-Wrightstown Optimist Club



TABLE 2: BUSINESSES IN THE PROPOSED VILLAGE OF GREENLEAF

Business Name	Address	Total Employment	Full-Time	Part-Time
Banks				
Greenleaf Wayside Bank	1608 Day St, Greenleaf, WI 54126	19	17	2
Bars & Restaurants				
Mally's Spare Time	1681 Day St, Greenleaf, WI 54126	7	1	6
Flipper's Cove	1689 Day St, Greenleaf, WI 54126	8		8
The Slammer Inn Again	1705 Day St, Greenleaf, WI 54126	10		10
D & G Restaurant	6794 State Rd 57, Greenleaf, WI 54126	19	4	15
Church				
St Paul's Lutheran Church	1537 Day St, Greenleaf, WI 54126	2	1	1
Construction/Service Businesses				
Economy Roofing	6822 State Rd 57, Greenleaf, WI 54126	1	1	
Brick Plumbing	1513 Day St, Greenleaf, WI 54126	2	2	
J.C Enterprises	1562 Day St, Greenleaf, WI 54126	1 (owner operated)		
Joe Brice Cabinets	Breckenridge Blvd, Greenleaf, WI 54126	12	9	3
J. Owen Construction, LLC	6773 Deuster Rd, Greenleaf, WI 54126	2		
SCG Solutions	Breckenridge Blvd, Greenleaf, WI 54126	3	3	
Little Devils Pet Grooming	1480 Day St, Greenleaf, WI 54126	1	1	
Improved Living SVC	6630 Deuster Rd, Greenleaf, WI 54126	16		
Complete Storage	6825 State Highway 57, WI 54126	1 (owner operated)		

- **24** businesses with about **209** employees: restaurants, a bank, a post office, services, a farm supply store, and a convenience store

Farm Supplies				
Cornette's Farm Supply	Follett St, Greenleaf, WI 54126	37	23	14

Gas Station / Convenience / Hardware				
Greenleaf BP	6786 State Rd 57, Greenleaf, WI 54126	3	1	2

Public Authority				
US Post Office	6814 State Rd 57, Greenleaf, WI 54126	2		2
Greenleaf Volunteer Fire Department	1657 Day St, Greenleaf, WI 54126	45		
Brown County Shop	6757 State Rd 57, Greenleaf, WI 54126	10		10
Wrightstown Town Hall	1527 Day St, Greenleaf, WI 54126	4		
SD -Plant	Lagoon Rd, Greenleaf, WI 54126	2		

Rentals				
Wh Development (MHP)	6773 State Rd 57, Greenleaf, WI 54126	1		1
BJ Grandviews Estates	6708,6710 - 6723 - 2725 Deuster Rd, Greenleaf (three buildings), WI 54126	None on site		

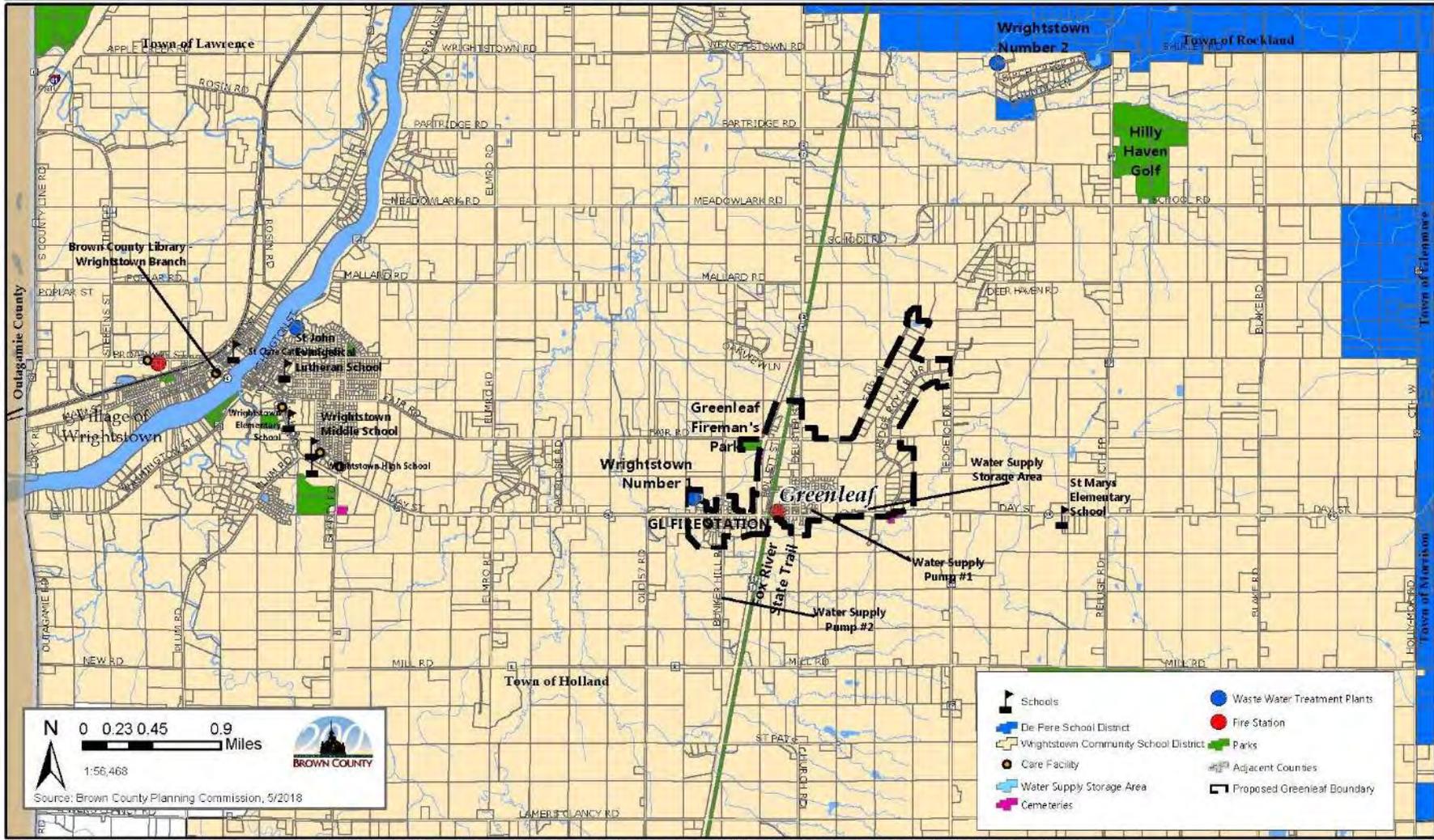
Total Employees (all employers)	209
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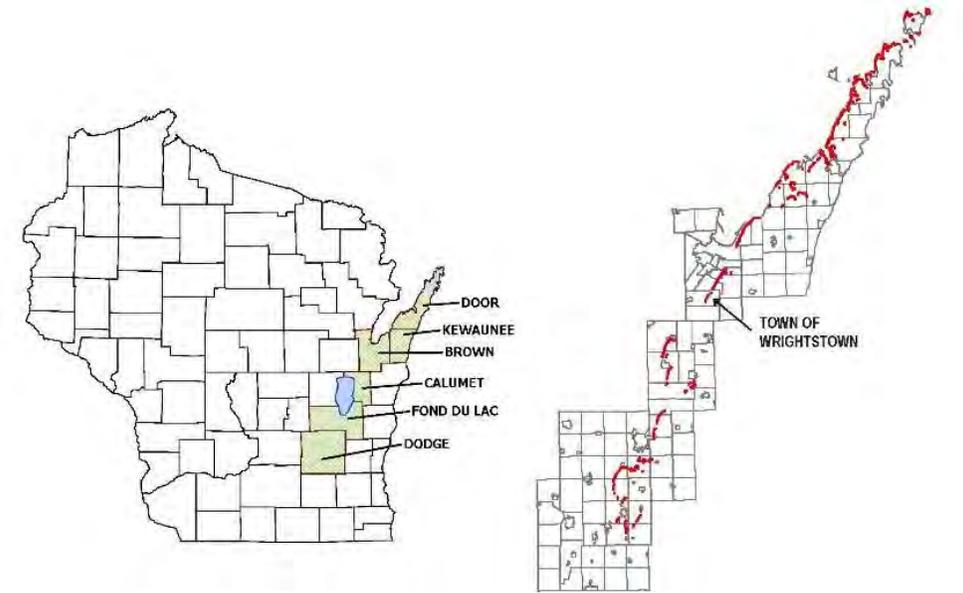


Municipal Facilities

Town of Wrightstown, Brown County, Wisconsin



Disclaimer: This map is intended for advisory purposes only. This information is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied.



Greenleaf is growing

- In 2019, seven of the 19 total building permits that were granted for residential development were in the proposed Village of Greenleaf

TABLE 5: TOWN OF WRIGHTSTOWN REZONING, LAND DIVISION, & BUILDING PERMIT DATA

PROJECT TYPE	YEAR											
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
RE-ZONINGS	9	7	4	2	3	4	3	1	3	7	4	5
LAND DIVISIONS	6	5	8	2	2	9	8	2	4	10	8	4
BUILDING PERMITS	7	12	4	2	6	8	11	3	11	10	13	16

Source: Town of Wrightstown

Residential Growth in Greenleaf

Breckenridge neighborhood: 5 buildings under construction, one additional permit issued this year

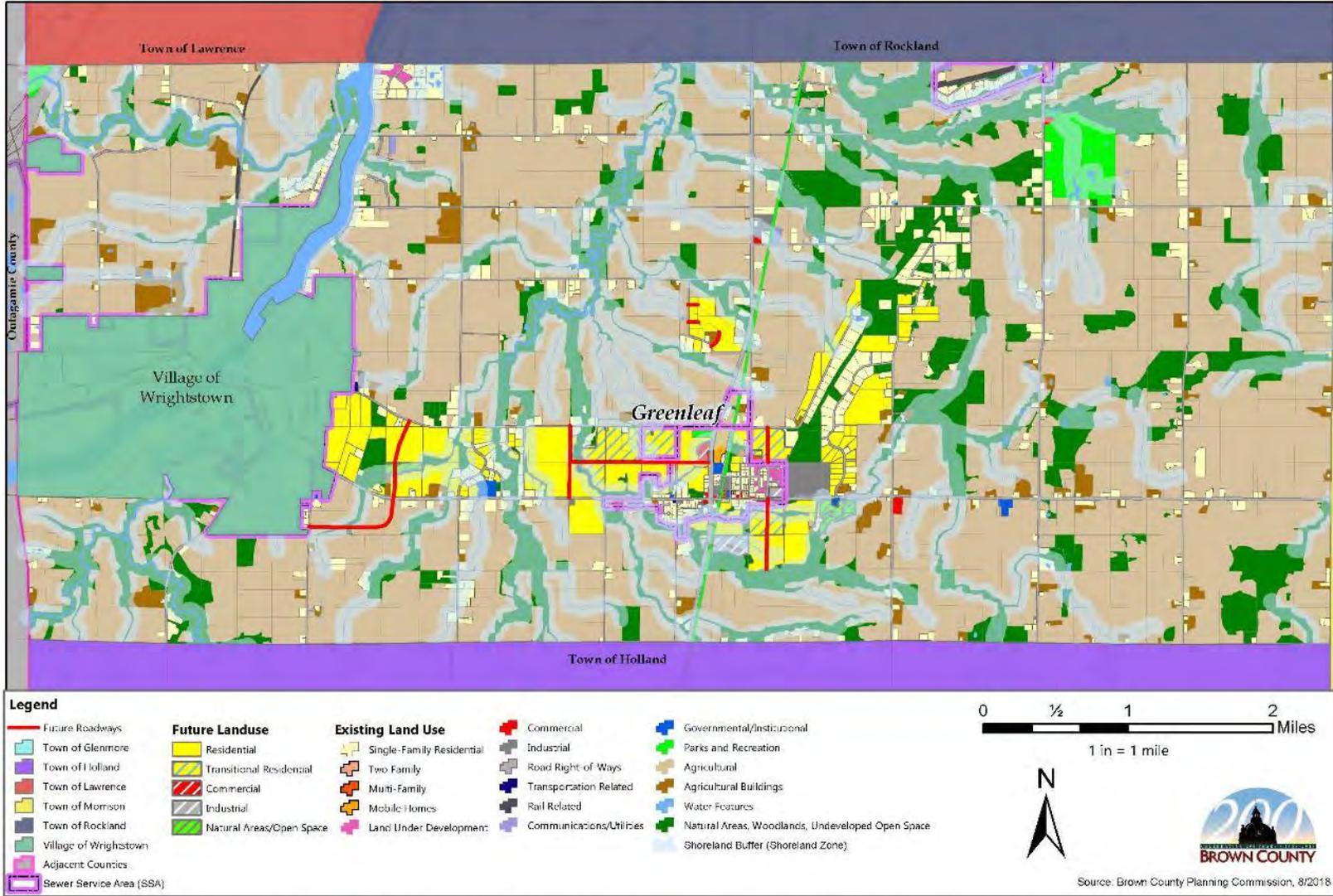


Ledge homes: 3 homes under construction, one additional permit issued this year





Figure 2-9
Future Land Use
 Town of Wrightstown, Brown County, Wisconsin

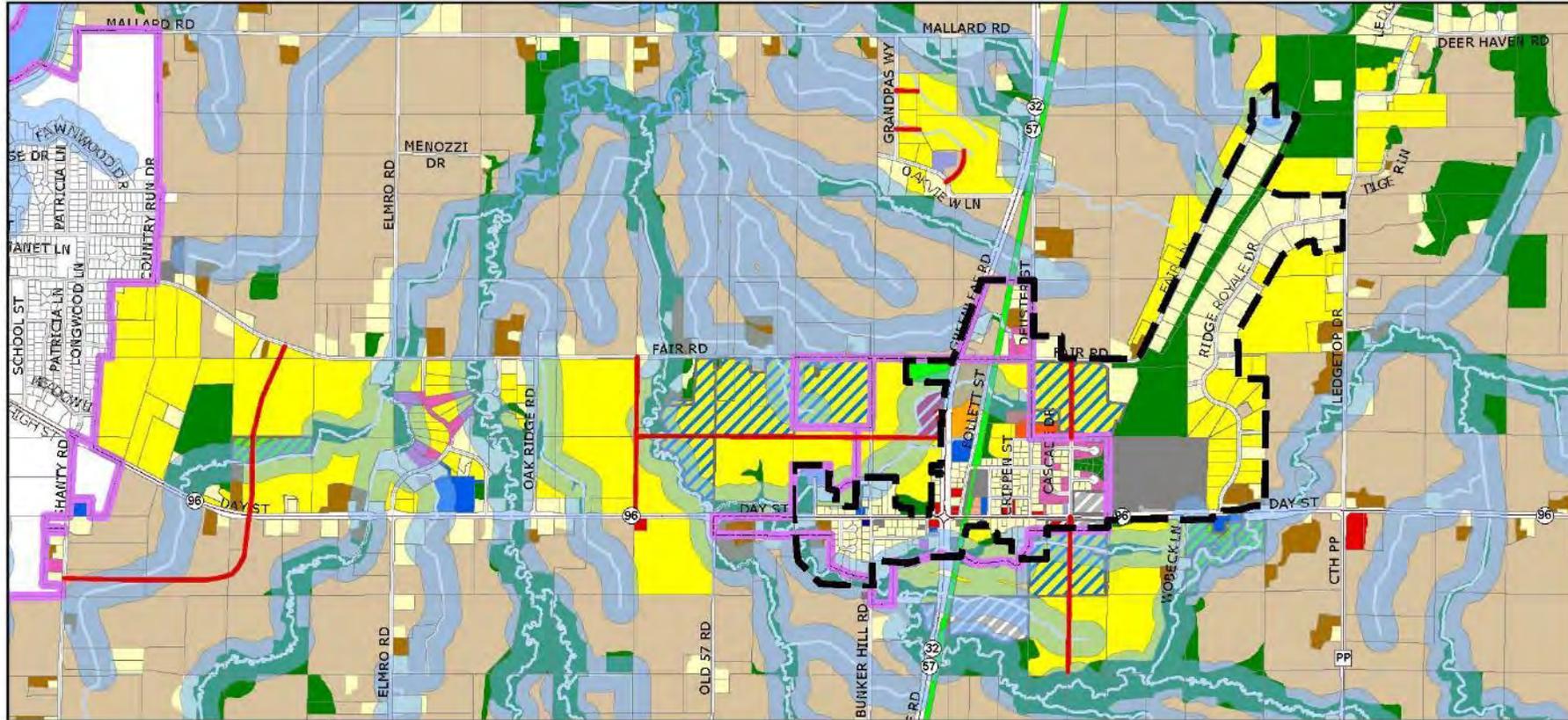


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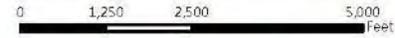
Greenleaf Area Future Land Use

Town of Wrightstown, Brown County, Wisconsin



Legend

Proposed Greenleaf Boundary	Transitional Residential	Multi-Family	Communications/Utilities
Future Roadways	Commercial	Mobile Homes	Governmental/Institutional
Sewer Service Area (SSA)	Industrial	Land Under Development	Parks and Recreation
Shoreland Buffer (Shoreland Zone)	Natural Area/Open Space	Commercial	Agricultural
Future Landuse	Existing Land Use	Industrial	Agricultural Buildings
Residential	Single-Family Residential	Road Right-of-Ways	Water Features
	Two Family	Transportation Related	Natural Areas, Woodlands, Undeveloped Open Space
		Rail Related	



1:29,872

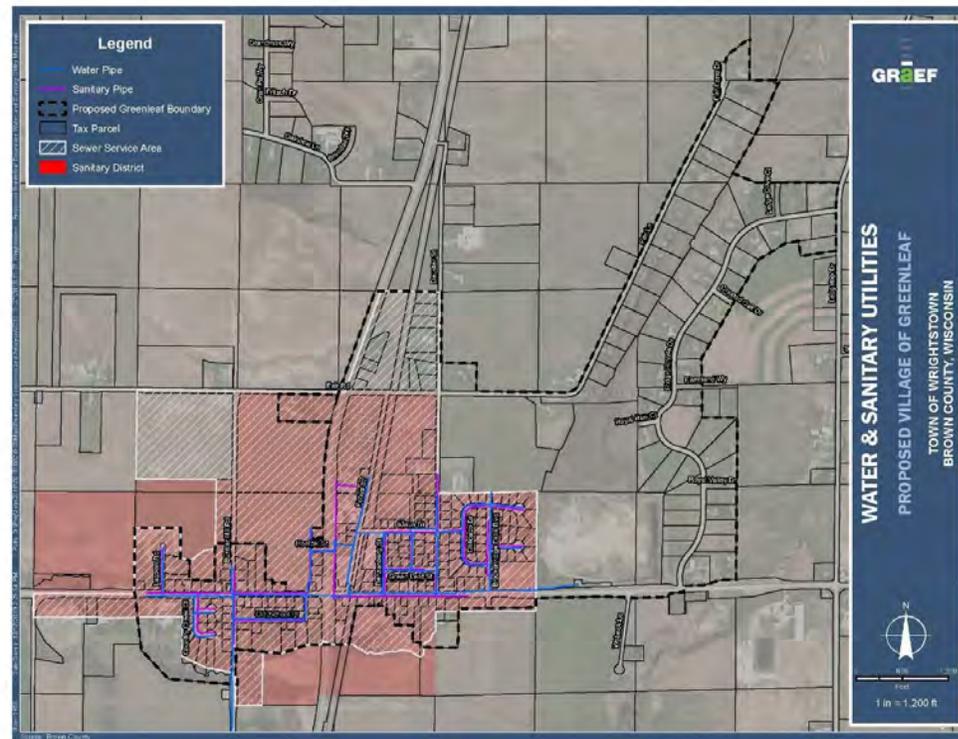


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Source: Brown County Planning Commission, 8/2018

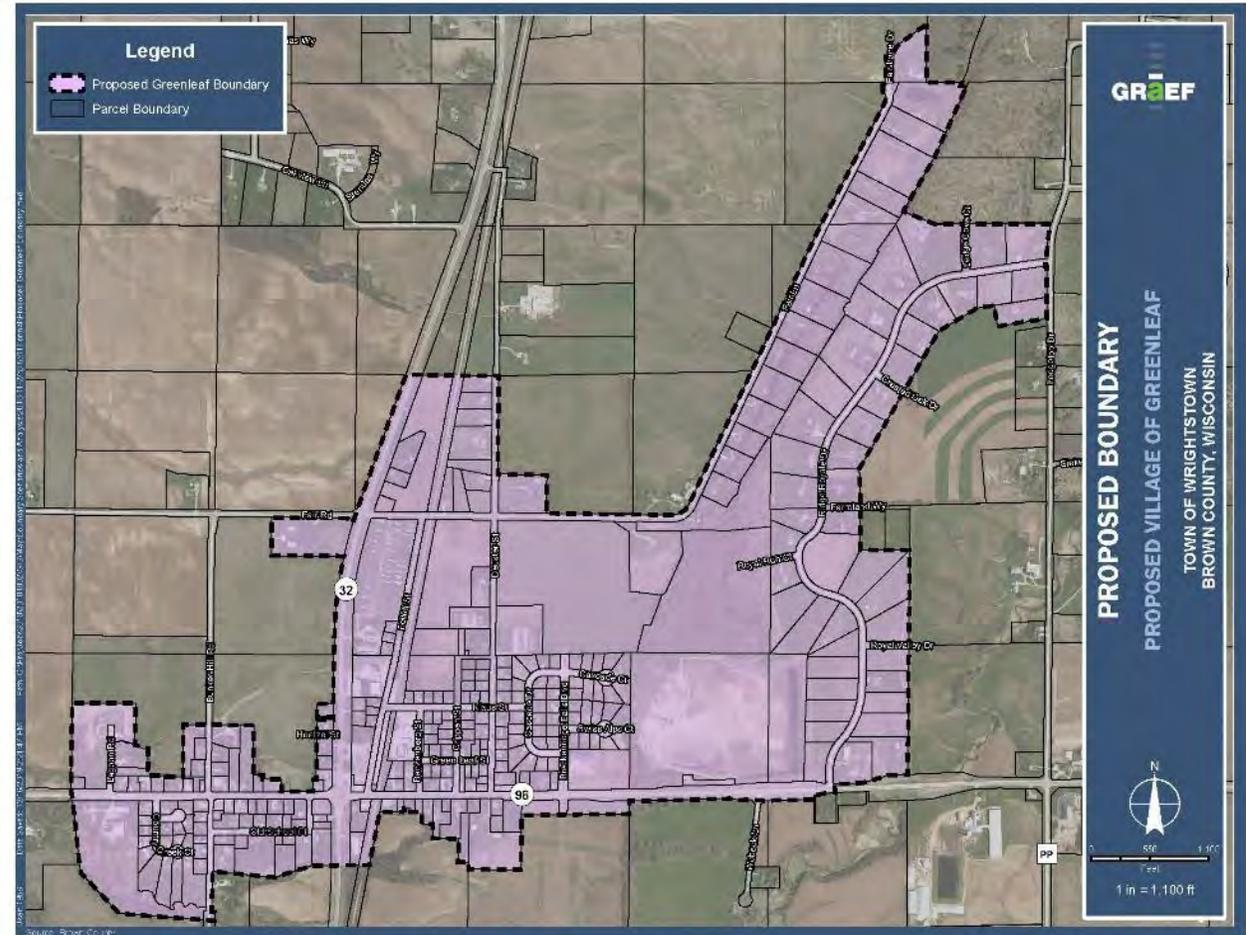
Utilities & Services

- Weekly curbside waste pickup
- Bi-weekly curbside recycling pickup
- Sanitary sewer (in the sanitary district)
- Water service (in the sanitary district)
- Two cell towers in the proposed Village
- Fire rescue and emergency services



Boundaries are not irregular but follow alignments that are typical of a municipal geography:

1. The boundary follows the densest areas of residential development
2. The peninsula to the north follows the Niagara Escarpment
3. The peninsula-like shape to the west follows State highway 96



The proposed Village of Greenleaf is **Homogeneous & Compact:**

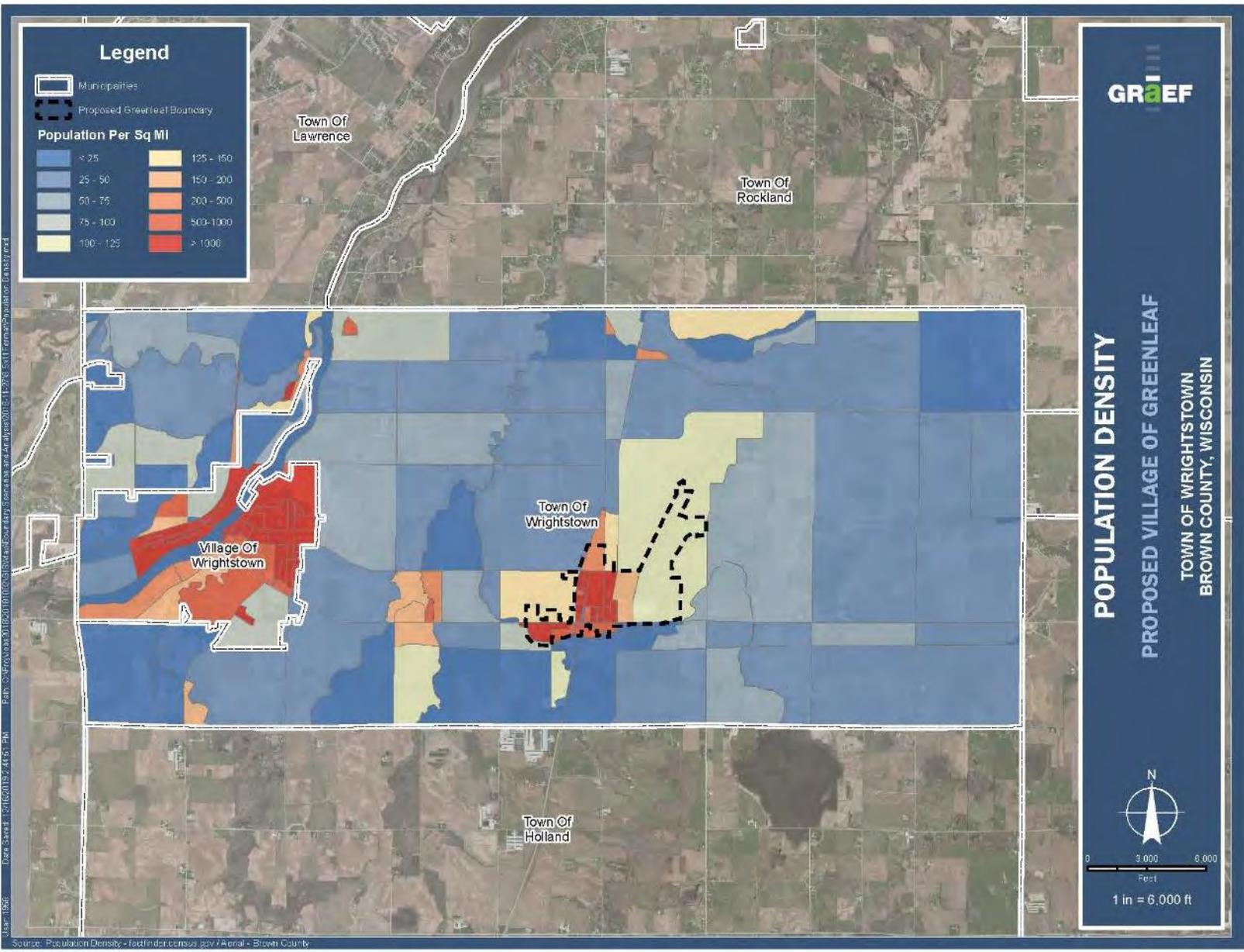
- Residents living in the core of Greenleaf as well as those living around the ledge consider Greenleaf to be their community
- All residents of the proposed Village already receive their mail at a Greenleaf address
- Many locals and regional community members already think that Greenleaf is a Village
- Entire proposed Village is within the Wrightstown Community School District
- Boundaries follow historical growth patterns along a key environmental feature and transportation routes
- Shared sense of history & future

SECTION 1 (B) TERRITORY BEYOND THE CORE

The standard to be applied as found in §66.0207(1)(b), Wis. Stats, reads as follows:

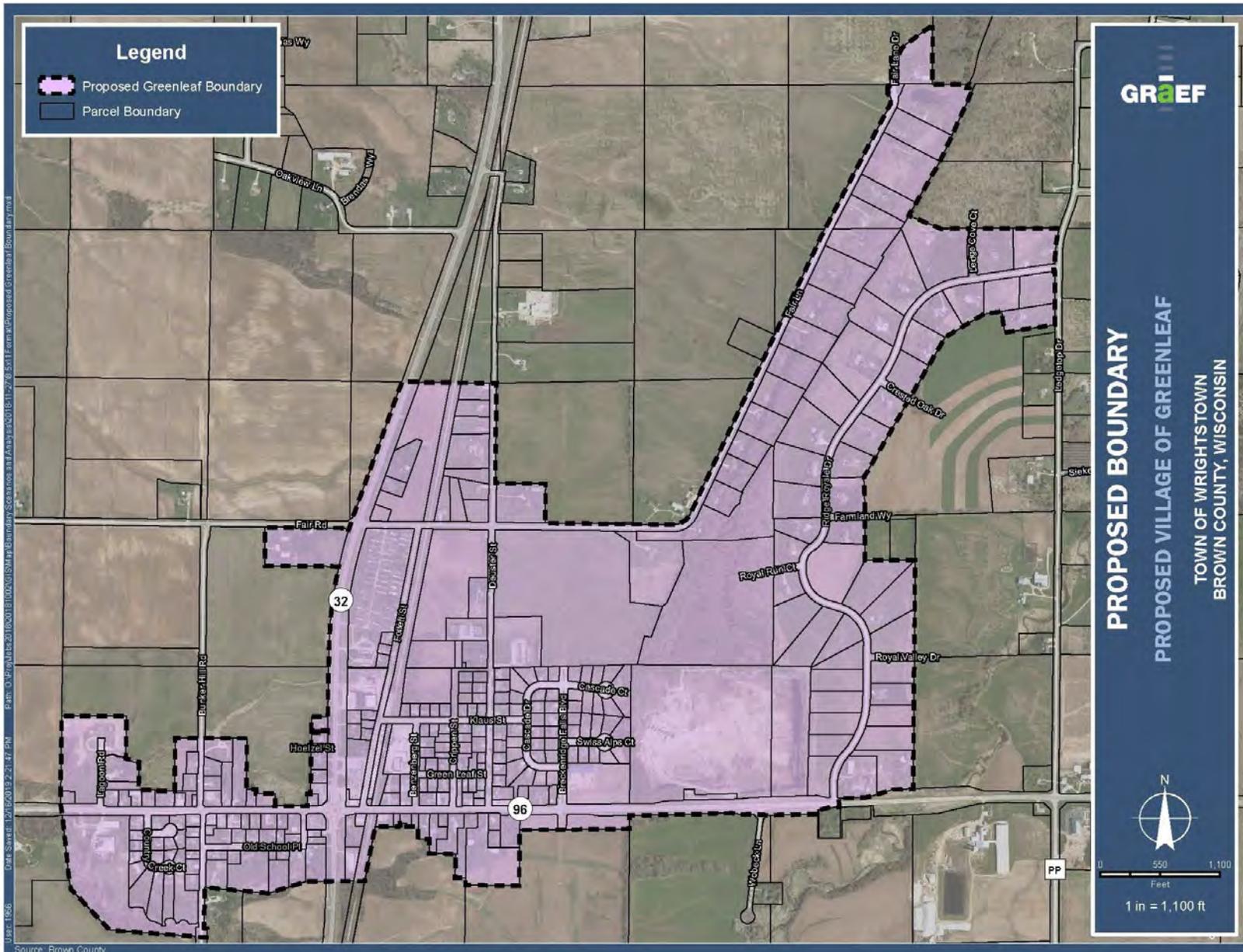
The territory beyond the most densely populated one-half square mile specified in s. 66.0205 (1) or the most densely populated square mile specified in s. 66.0205 (2) shall have an average of more than 30 housing units per quarter section or an assessed value, as defined in s. 66.0217 (1) (a) for real estate tax purposes, more than 25% of which is attributable to existing or potential mercantile, manufacturing or public utility uses. The territory beyond the most densely populated square mile as specified in s. 66.0205 (3) or (4) shall have the potential for residential or other land use development on a substantial scale within the next three years. The Board may waive these requirements to the extent that water, terrain or geography prevents such development.





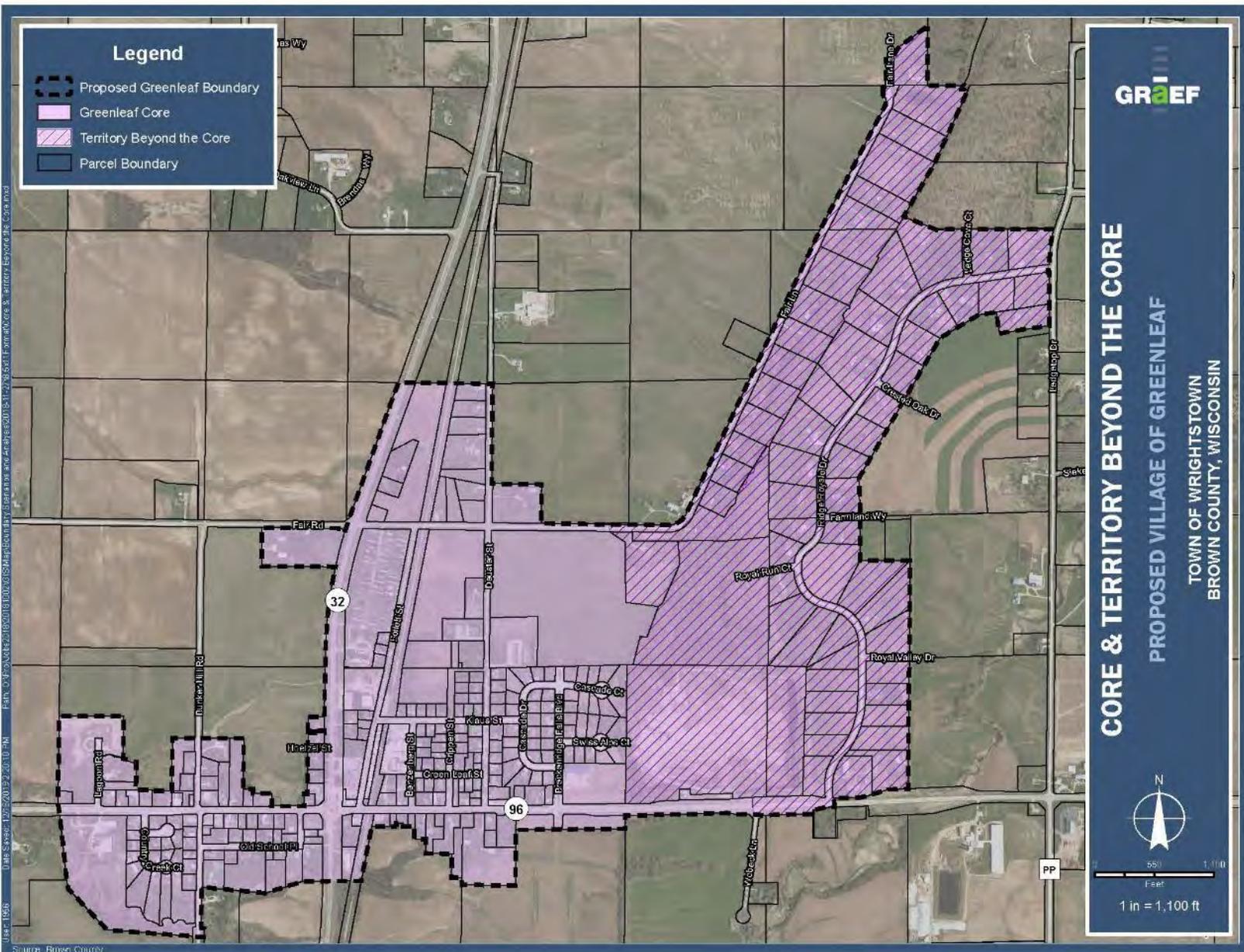
Town of Wrightstown

Total Population (2010 Census)	2,221
Total Number of Households (2010 Census)	808
Average Household Size (2010 Census)	2.75



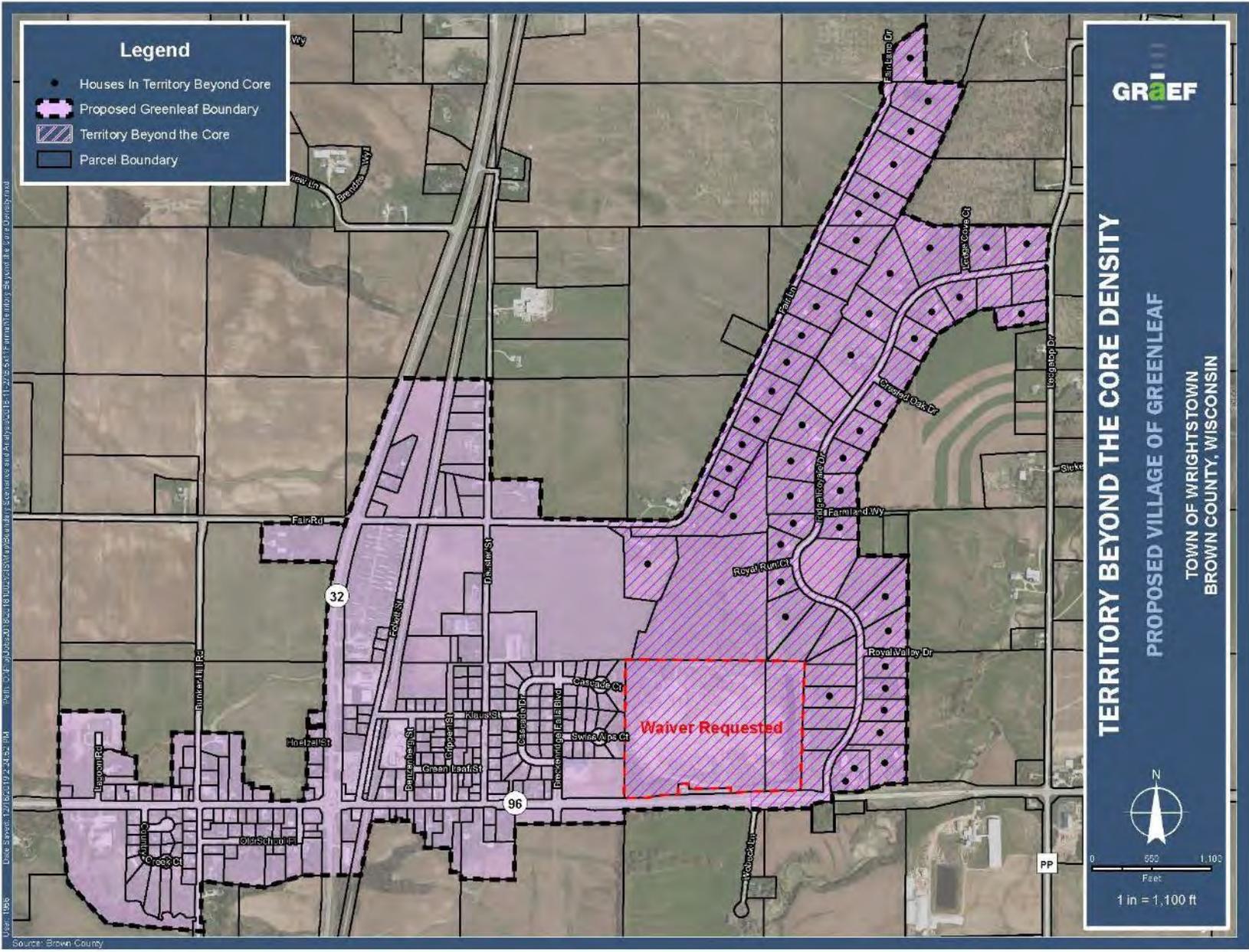
Territory to Be Incorporated

Population in the Area to be Incorporated	814
Housing Units in the Area to be Incorporated (manual count)	301
Total Land Area in the Area to be Incorporated (square miles)	0.947
Undevelopable Areas in the Territory to be Incorporated (square miles)	0.072
Developable Area in the Area to be Incorporated (square miles)	0.875



Core Area (Most densely populated one-half square mile)

Population in the Core Area	690
Housing Units in the Core Area (manual count)	251
Total Land Area in the Core Area (square miles)	0.5
Undevelopable Land in the Core Area (square miles)	0
Developable Area in the Core Area (square miles)	0.5



Territory Beyond the Core

Population in the Territory Beyond the Core	126
Average Household Size (2010 Census)	2.75
Housing Units in the Territory Beyond the Core (manual count)	50
Total Land Area in the Territory Beyond the Core (square miles)	0.447
Undevelopable Quarry Land in the Territory Beyond the Core (square miles)	0.072
Developable Area in the Territory Beyond the Core (square miles)	0.375
Housing Density of the Territory Beyond the Core (Housing Units/Quarter Section)	33.34



State §66.0207(1)(b) identifies that “[t]he Board may waive these requirements to the extent that water, terrain or geography prevents such development.” The Incorporation Review Board has previously waived acreage being quarried; therefore, a waiver of 0.072 square miles is requested due to the quarried land being undevelopable for the foreseeable future.

Recently, in 2011, the Determination of the Incorporation Review Board in Re: The Incorporation of the Town of Lisbon, Waukesha County, Wisconsin as a Village Case No 2010V001745 (page 35).

Section 2(A) TAX REVENUE

The standard to be applied is found in §66.0207(2)(a), Wis. Stats., and reads as follows:

The present and potential sources of tax revenue appear sufficient to defray the anticipated cost of governmental services at a local tax rate, which compares favorably with the tax rate in a similar area for the same level of services.



Tax Rates

(Existing Town, New Village & Remnant Town)

- **Taxes will not increase** and are sufficient cover the expenditures of the New Village and Remnant Town
- Tax Rates are subject to levy limits imposed by the Wisconsin Department of Revenue. Municipalities can increase tax revenue for various reasons, with the most common being the addition of debt service expenditures.
 - New Village – Debt service expenditures included in the existing Town levy limit is all New Village. The New Village has other revenue sources to fund most of the debt service, to keep tax rates stable.
 - Remnant Town – Debt service expenditures included in the existing Town levy limit is all New Village. As a result, the Remnant Town will see a slight decrease in their levy and tax rates.

Table 11: Municipal Tax Rates

	Existing Town	New Village	Remnant Town
Taxes Levied	\$ 572,198	\$122,051	\$434,997
Equalized Valuation	\$229,799,100	\$48,885,597	\$180,913,503
Ratio of Assessed to Full	0.845	0.845	0.845
Assessed Valuation	\$194,180,240	\$41,308,329	\$152,871,910
Mill Rate	\$2.95	\$2.95	\$2.85

2020 Budgets

(Existing Town, New Village and Remnant Town)

- Budgets were based upon the 2020 Existing Town Budget
- Budgets balance per Wisconsin State Statutes

Table 8A: 2020 Budget of Existing Town, New Village & Remnant Town

	Existing Town	New Village	Remnant Town
REVENUES			
Taxes	\$611,948	\$173,551	\$438,397
Intergovernmental	\$1,277,903	\$57,898	\$1,220,005
Licenses and permits	\$35,600	\$8,383	\$27,217
Intergovernmental charges for service	\$2,800	\$2,800	-
Public charges for services	\$124,550	\$44,740	\$79,810
Miscellaneous	\$25,000	\$1,065	\$23,935
Other financing sources	\$17,695	-	\$17,695
Total revenues	\$2,095,496	\$288,437	\$1,807,059

Table 8B: 2020 Budget of Existing Town, New Village & Remnant Town

	Existing Town	New Village	Remnant Town
EXPENDITURES			
Current			
General government	\$160,490	\$56,490	\$104,000
Public safety	\$347,198	\$123,015	\$224,183
Public works	\$1,360,406	\$88,920	\$1,271,486
Health and human services	\$500	\$50	\$450
Conservation and development	\$139,000	\$500	\$138,500
Capital outlay	\$68,440	-	\$68,440
Debt service			
Principal	\$14,646	\$14,646	-
Interest and fiscal charges	\$4,816	\$4,816	-
Total Expenditures	\$2,095,496	\$288,437	\$1,807,059
Excess of revenues over expenditures	-	-	-

Allocation Methodology

How Revenues and Expenditures of the Existing Town were allocated to the New Village and Existing Town

Property Taxes

Allocated based upon Equalized Valuation

New Village – 21% of the Existing Town

Remnant Town – 79% of the Existing Town

Table 16: Equalized Value by Geography

Geography	Equalized Value
Town of Wrightstown	\$229,799,100
Proposed Village	\$48,885,597
Town Remnant	\$180,913,503

Source: State of Wisconsin
Department of Revenue, 2019

Other Major Revenues & Expenditures Allocated Based Upon Equalized Valuation

- **State Shared Revenues – Comprised of two parts**
 - Allocated as follows per the Wisconsin Department of Revenue:
 - Municipal Aid: Equalized Valuation
 - Utility Aid: All New Village
- **Fire Protection Expenditures**

Major Revenues & Expenditures

Allocated Based Upon Miles of Roads

New Village – 8.9 miles

Remnant Town – 47.3 miles

- Wisconsin Department of Transportation Highway Aids
- Snow Plowing and Salting Expenditures
- Road Repairs and Maintenance Expenditures
- Road Reconstruction
 - New Village roads have all been recently reconstructed
 - 2020 reconstruction budget is based all on Remnant Town Roads

Major Revenues & Expenditures

Allocated Based Upon Number of Residents or Homes

New Village – 814 residents/296 homes

Remnant Town – 1475 residents/ 524 homes

- Solid Waste Special Charges
- Recycling Grant
- Solid Waste Expenditures
- Recycling Expenditures
- Ambulance Expenditures

New Revenues & Expenditures

- **Utility Tax Equivalent – revenue for New Village**
 - Based upon a calculation by the Public Service Commission of Wisconsin-Water Utility pays new Village approximately \$44,000 for the tax equivalent
 - Village is required to pay the full amount of the Public Fire Protection charge of \$55,899, which was previously paid by the existing Town
 - The Water Utility can sustain the new tax equivalent charge without an increase in water rates
- **Remnant Town will rent the New Village hall**
- **Remnant Town will rent the election equipment**
- **New Village Board and Clerk/Treasurer positions**

Organization of New Village Government



- Common structures for Villages of this size (see Table 12)
 - The New Village will not have an Administrator Position
 - Villages can have a combined or separate Clerk and Treasurer position
 - The Utility Clerk position can be separate or combined with the Village Clerk/Treasurer position

Organization of New Village Government

Table 12: Comparison of Mill Rates

Community	Population	Tax Rate*
Greenleaf (new village)	814	\$2.95
Gresham (V)	570	\$3.32
Kellnersville (V)	332	\$3.69
Whitelaw (V)	758	\$4.33
Francis Creek (V)	663	\$4.54
Birnamwood (V)	816	\$5.37
Valders (V)	952	\$6.61
Saint Nazianz (V)	962	\$7.40
Shiocton (V)	926	\$8.86

*Per \$1,000 assessed

Sources: Population data from the Wisconsin Department of Administration, Official Final Population Estimates, 1/1/2019

Equalized value data from the Wisconsin Department of Revenue, Statement of Changes in Equalized Values, 2019

Note: Proposed Village of Greenleaf population provided is an estimate

Recap

Taxes will not increase

- The New Village and Remnant Town:
 - Will keep taxes stable(New Village) or see a slight decrease (Remnant Town)
 - Will keep the same level of services for their residents
 - Have a lower tax rate than surrounding Villages of similar sizes with similar levels of services (see Table 12)

SECTION 2(C) IMPACT ON THE REMAINDER OF THE TOWN

The standard to be applied is found in Section 66.0207(2)(c), Wis. Stats., calling for the Board to consider:

The impact, financial and otherwise, upon the remainder of the Town from which the territory is to be incorporated.

This section applies when less than an entire town is petitioned for incorporation. If the entire town is petitioning for incorporation, then this standard is not applicable and the information listed below is not needed.



Service impact

- No change in level of services is contemplated for the remaining portion of the Town, nor has any been requested.
- Level of services was given considerable attention by the public as the possibility of incorporation was explored. To explain the intention of the incorporators the following chart was sent out in individually addressed newsletters, shared at the public form and discussed by the Town Board

Services in the New Village & Remnant Town

CURRENT SYSTEMS & SERVICES	CURRENT STATUS	FUTURE STATUS IF GREENLEAF BECOMES A VILLAGE	
	Town of Wrightstown	Remaining Town	New Village
Law Enforcement	Provided by Brown County Sheriff's Office	No proposed change	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
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	No proposed change	No proposed change	No proposed change - there are no plans to extend the Sanitary District to the rest of the proposed village

Services in the New Village & Remnant Town, cont'd

CURRENT SYSTEMS & SERVICES	CURRENT STATUS	FUTURE STATUS IF GREENLEAF BECOMES A VILLAGE	
	Town of Wrightstown	Remaining Town	New 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.
Zoning	Town of Wrightstown Zoning Code	No proposed change	The new Village would adopt the Town of Wrightstown zoning code and make updates to the zoning and other ordinances over time. Future necessary contracted services, if deemed necessary or desired, reviewed as part of the financial analysis of the feasibility study.

Services in the New Village & Remnant Town, cont'd

CURRENT SYSTEMS & SERVICES	CURRENT STATUS	FUTURE STATUS IF GREENLEAF BECOMES A VILLAGE	
	Town of Wrightstown	Remaining Town	New Village
Ordinances	Town of Wrightstown and Brown County	No proposed change	The new Village would initially adopt the same ordinances of the Town of Wrightstown and County. Over time, the Village will update the ordinances to better align with local circumstances.
Leadership & Authority	Town Board	Town Board	Village Board – 6 newly elected officials that live in the proposed Village (2-year terms, 3 of whom will be elected each year) per WI Statute 61.20
Postal Addresses	Addresses listed as Wrightstown or Greenleaf	No changes expected at this time	No changes expected at this time
Residency	Town of Wrightstown	If you live in the area that is not the proposed village, you will remain in the Town of Wrightstown if Greenleaf becomes a village. You will continue to have an elected Town Board of Supervisors, tax revenue, and a budget to pay for services.	If the incorporation is successful, you would be a resident of the new village. Property within the proposed village would be governed by elected officials: a Village President and Village Trustees who reside in the new village.

Other Impacts

- A more favorable financial climate with no change in services
- More time to devote to the rural agricultural concerns of the Town as the Village government will be managing the affairs of the more populated Village
- The new village contemplates continuing the same zoning and police regulations it currently has - offering the option of a less complex residential lifestyle in an incorporated area
- The remnant town sees little disadvantage from the incorporation

SECTION 2(B) LEVEL OF SERVICES

The standard to be applied is found in s. 66.0207(2)(b), Wis. Stats., and provides that the proposed incorporation must be in the public interest as determined by the board upon consideration of:

Level of services. The level of governmental services desired or needed by the residents of the territory compared to the level of services offered by the proposed village or city and the level available from a contiguous municipality which files a certified copy of a resolution as provided in s. 66.0203(6), Wis. Stats.

If no adjacent city files a resolution to annex the entire territory as provided for by §66.0203(6), Wis. Stats., with the circuit court, this standard is not applicable, and the information listed in below is not needed.



No Contiguous Municipality

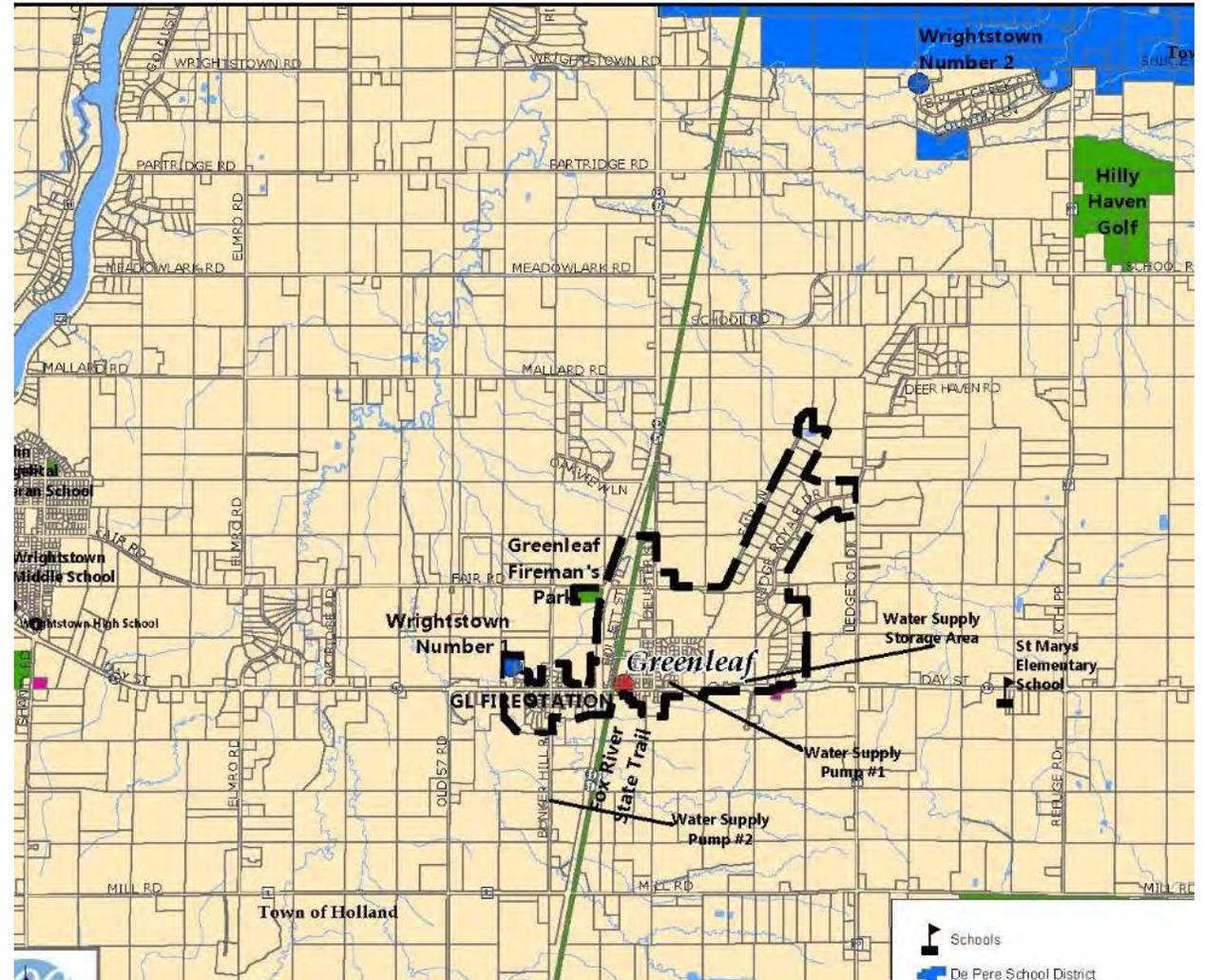
- There is no contiguous municipality - the nearest is over 2 miles away
 - There is no resolution to annex
 - There is no ability to annex
 - Lack of contiguity
- Section 66.0207(2)(b) is not applicable to this incorporation.

SECTION 2(D) IMPACT ON THE METROPOLITAN COMMUNITY

The standard to be applied is found in Section 66.0207(2)(d)), Wis. Stats and reads as follows:

The effect upon the future rendering of governmental services both inside the territory proposed for incorporation and elsewhere within the metropolitan community. There shall be an express finding that the proposed incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community.

This section only applies to “metropolitan” incorporation petitions. If this is an “isolated” city or village petition, this standard does not apply, and therefore, the information listed below is not needed.



Applicability of Section 66.0207(2)(d) Wis. Stats.

- The Department of Administration document entitled “Information needed for Municipal Incorporation Reviews”, August 2008, provides at page 5:
 - This section only applies to “metropolitan” incorporation petitions. If this is an “isolated” city or village petition, this standard does not apply, and therefore, the information listed below is not needed.
- This is a petition for an isolated village



Conclusion

Concluding Comments

- As our presentation today shows, this was a seriously contemplated and meticulously prepared petition for incorporation
- There is significant interest in the new Village
 - Formally establishing its own identity
 - Preserving its countryside character while taking advantage in an upswing of residential development
 - Continuing its sense of community
 - Asserting its authority over its borders
- Instituting a government that will give priority to the issues and interests of the Village of Greenleaf

Concluding Comments

- The petition and this presentation show that the proposed Village meets all the applicable statutory criteria for incorporation of an isolated village
 - There is a long established clearly identified and developed core
 - The proposed territory is homogeneous and contiguous incorporating the escarpment, a natural feature that has significantly contributed to the development of the Greenleaf community
 - The formula for the territory outside of the core is met consistent with the Board's past application of those provisions
 - The tax revenues are sufficient to support both the new Village and the remnant town- no new taxes
 - The remainder of the town is left in a favorable position with no changes in services

Concluding Comments

- The petition shows the interest in incorporation by the citizens of proposed Greenleaf. The submission and this presentation show statutory compliance with the preconditions of incorporation in this state. All that is left is for the people to be heard.
- We respectfully request this body to grant the petition, approve it for referendum, and remit the matter to the Circuit Court to order an incorporation referendum allowing the people of this community to vote on the issue of whether to incorporate Greenleaf.