

Town of Wrightstown Discussion Points for Boundary Agreement

General Considerations:

- Hope to avoid § 66.0307 procedures and reach a voluntary agreement on our own under § 66.0301
- Term of agreement – 10 years as per statute
 - Want to consider some new development options
 - Want to assess our progress
- Annexation limitations:
 - Do not want to commit property without owner’s consent
 - Do not wish to allow annexation of developed property
 - Would like to see direct unanimous annexations only with limited exceptions
- Recognize Village interest in developing particularly on west side of the river
- Interested in exploring cooperative development
 - Shared revenue in annexed areas that become part of a TIF district
 - Extension of Village utilities- Town becomes a customer of the Village

Suggest 4 territory zones along the borders of the Village:

Village Development Zone

The Town recognizes the Village’s desire to annex and develop that territory currently located in the Town bordered by lots W-179 and W-177 to the south CTH U to the west, and CTH DDD to the east and north excluding lots w-180-1 through 4 (the VILLAGE DEVELOPMENT ZONE or VDZ) as illustrated in Exhibit 1

- The Town shall not object to annexation of any territory within the VDZ regardless of manner of annexation (unless the annexation involves lots w-180 1 thorough 4).
- If territory is annexed and added to a TIF district, the Village would compensate the Village the incremental value of tax revenues representing the Village share of the tax role to the Town until the boundary agreement terminates.
- Lots w-180 1 through 4 would be part of the no annexation zone and the Village would not object to or take action under § 66.0221 to annex that property remaining in the Town even if annexation renders the area a town island.

No Annexation Zone

The territory on the west side of the Fox River to the north and east of CTH DDD and on the East Side of the Fox River from Malard Road north the Town borders and east to Elmro Road as illustrated in Exhibits 1 and 3 is more developed than most parts of the Town and is important to the tax base of the Town.

- The Village will not pass an annexation ordinance to annex any territory within the No Annexation Zone regardless of the manner of procedures of presentation of the annexation petition to the Village.

Unanimous Annexation Zone

The area designated as Unanimous Annexation Area (UAZ) is a stable area in the Town where the Village does not appear to have a present need or short term plan for development. The UAA is that area to the adjacent to the southern-most boarder of the Village from Outagamie Road to the centerline of Shanty Road as illustrated in Exhibit 2.

- As political disagreement and citizen distress can be promoted by annexations where a portion of the property annexed is done without the consent of some of the property owners, the Town proposes that no territory located in the lying within the UAZ, shall be annexed by Village except by direct unanimous annexation as provided in § 66.0217(2) Wis. Stats.

Cooperative Development Zone

The Town has an interest in developing on the east side of the Fox River. The Town also recognizes some topographical issues that will hamper Village efforts to grow to the east.

With regard to that territory to the east of Shanty Road and West of Elmro Road extended north to Mallard Road illustrated as the Cooperative Development Zone CTZ on the attached exhibits 2 and 3, the Town proposes the following:

- The Village shall not take any action to annex any territory within the CTZ.
- Within the CTZ, upon request by the Town the Village shall extend water and sewer services at the Town's cost to serve the area.
- The Town will become a customer of the Village paying the utility fees at the same cost of those services to other customers of the Village.

Miscellaneous Issues:

- The agreement should provide for annual review of the parties in a joint meeting with a public hearing prior to the meeting to assess the progress and success of the agreement.
- The agreement should provide for a procedure to request and act on amendments