



# Town of Greenville Incorporation Overview

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Town Board Meeting  
March 26, 2018

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# Why Incorporate?

- Preserve the Town of Greenville's Identity and Character....
- Make Local Planning & Zoning Decisions and Improve Our Ability to Attract and Retain Businesses....
- Preserve Greenville's Borders and Protect the Future of Our Community....
- Attract and Retain Businesses to the Region and Promote Infrastructure Improvement....
- Have the Ability to Be More Fiscally Sound and Finance Projects More Efficiently and Effectively....
- Ability to Receive a Better Bond Rating....
- Villages and Cities Have More Access to State and Federal Aids, Grants and Shared Revenues than Towns....



# Pros of Incorporation

- Protection of Borders
- Preservation of Tax Base
- Zoning Authority including Shoreland Zoning
- Extra Territorial Authority
- Land Division Autonomy
- Complete Village Powers
- Bonding Authority
- Tax Increment Financing (TIF) without special restrictions
- Potential for Improved Bond Ratings
- Opportunity for More Grant Funds



# *Cons of Incorporation – Depending on Viewpoint*

- Elimination of the Town Meeting of Electors; approval of tax levy, land purchases/sales, Town facility construction
- Authority to fund private enterprise without Town Electors Approval



# Process Steps for Incorporation

- Two “Electors and freeholders” must publish a notice and accurate legal description of the territory to be incorporated.
- No earlier than 10 days later a petition for incorporation is circulated.
- Petition must be signed by 50 “electors and freeholders”.
- Petition is filed with the Outagamie County Circuit Court.



# Process Steps for Incorporation

- Outagamie County Circuit Court:
  - Sets hearing to determine if standards for incorporation are met:
    - Standards described in Wis. Stats. 66.205
    - Metropolitan Village
      - 5,000 people
      - 4 square miles
      - Accurate Map
      - Accurate Legal Description



# Process Steps for Incorporation

- Outagamie County Circuit Court Judge sends petition to Wisconsin Department of Administration (DOA).
- Notices are sent to adjacent communities.
- Petitioner submits fee (\$25,000) and formal petition to DOA.
- Once fee is paid the DOA has 180 days to make a recommendation.
- DOA will investigate case in accordance with Wis. Stats. 66.0207.



# Process Steps for Incorporation

- Standards in Wis. Stats. 66.0207:
  - Compactness & Homogeneity
  - Territorial Beyond the Core
  - Tax Revenue
  - Level of Services
  - Impact on the Remainder of the Town (if necessary)
  - Impact on the Metropolitan Community (new Village)





# Process Steps for Incorporation

- DOA conducts a Public Hearing.
- DOA provides results of investigation to Incorporation Review Board (IRB).
- IRB presents final recommendation to head of DOA.
- If recommendation is for incorporation, case is sent back to Outagamie County Circuit Court.



# Process Steps for Incorporation

- Judge orders a referendum to be held.
- Electors in the proposed incorporated area vote “yes” or “no” for the incorporation (do not have to be freeholders).
- If majority votes yes, then the territory becomes incorporated.

