

Why Incorporation?

1. Preserve the Town of Greenville's Identity and Character....

The Town of Greenville is a growing community of over 11,500 residents within the Fox Valley. Greenville residents exhibit a strong sense of community. The Town of Greenville wants to preserve its civic identity and character, comparatively low tax rate, high level and diversity of services, and tax base. There is strong support within the Town for the proposed incorporation to preserve the community's identity and character of the area.

2. Make Local Planning & Zoning Decisions and Improve Our Ability to Attract and Retain Businesses....

While the Town is proud of its cooperative relationships with and within Outagamie County, the residents of the proposed incorporation area want to gain more local control over the zoning and the development approval process. With incorporation, the new Village would be able to more quickly respond to the needs of existing property and business owners, as well as respond quickly to the complex task of promoting development and approving proposals, which would level the playing field between the Town and easier-to-develop sites outside of the Town. The process for many such projects in the Town are subject to extraterritorial review by Outagamie County. This substantially increases the costs and timeline for many projects.

3. Preserve Greenville's Borders and Protect the Future of Our Community....

Annexations negatively impact the Town! Annexation from the Town will erode tax base, ultimately forcing the Town to raise taxes to maintain a consistent level of service, and by preventing long-range planning and development that are of local and regional significance. Incorporation eliminates the opportunity for annexation from our neighboring communities.

4. Attract and Retain Businesses to the Region and Promote Infrastructure Improvement....

Incorporation would offer greater potential for the use of Tax Increment Financing (TIF) as a tool to foster development. This will not only be a benefit to the Town, but to the region as a whole. The future Village would also make use of the powers granted to villages and cities to create re-development districts. The Town and region would be better served if the Town were allowed to become a Village and have access to the full suite of Village authority, including the full ability to create Tax Increment Districts, at its disposal.

5. **Have the Ability to Be More Fiscally Sound and Finance Projects More Efficiently and Effectively....**

Financing large capital and infrastructure items has become increasingly difficult for all municipalities. While the Town has done well in spite of adversity thus far, there is a severe disadvantage to Town's in the state of Wisconsin when it comes to administering the finance of large capital projects. Currently, Towns are not allowed to initially issue debt for a period longer than ten (10) years. This means that larger infrastructure and facility borrowing must be financed initially and refinanced to match the longevity of the project. This can lead to many thousands of dollars in unnecessary loan and interest fees. Villages have the ability to initially issue debt and use the full suite of finance instruments significantly thereby reducing interest and debt issuance costs.

6. **Ability to Receive a Better Bond Rating....**

As a Town, our community is subject to tax base erosion (annexation). This is an automatic detractor to bond rating agencies as it means the Town can lose equalized value in the form of annexation to a neighboring Village or City. Having the ability to obtain and maintain a good bond rating can significantly reduce the interest rates of bonds issued for the improvement of public infrastructure and facilities. Incorporation into a Village would stop the threat of tax base erosion and allow the community to complete projects more affordably and efficiently.

7. **Villages and Cities Have More Access to State and Federal Aids, Grants and Shared Revenues than Towns....**

Incorporation would enable the new Village to receive some state-aids, grants and shared revenues that are not currently available to unincorporated municipalities.