



INCORPORATION APPLICATION (RESUBMITTED)

FOR THE VILLAGE OF GREENLEAF, WISCONSIN

RESUBMISSION DATE: XX OCTOBER, 2021

PETITIONER: STEPHANIE OWEN

ORIGINAL APPLICATION DATE: APRIL 27, 2020

CASE: 2019CV000896

DRAFT 10.12.2021

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EXECUTIVE SUMMARY

In the late summer of 2020, Petitioner, with the support of the Town of Wrightstown Town Board, began considering the incorporation of the Greenleaf Sanitary District and areas surrounding it. Eventually the Petitioner circulated and filed with the circuit court of Brown County and incorporation petition for an approximately 0.9 square mile territory including the core of the hamlet of Greenleaf; a quarry area; and some areas above and below that portion of the Niagara Escarpment that bordered that Hamlet to the north and east. The Proposed Village was to be known as the Village of Greenleaf. The Circuit Court found the petition filled the statutory requirements for an isolated village and forwarded the petition to the Incorporation Review Board (IRB).

Petitioner filed an application for incorporation of the Village of Greenleaf and paid the fee for the IRB review. The IRB held a hearing, a review meeting, and a determination meeting. Ultimately the IRB found that the application met all the statutory criteria except the homogeneity and compactness requirement. With regard to the homogeneity and compactness criteria, the IRB offered several observations and suggestions on how the proposed Village of Greenleaf might meet that criterion and decided to allow the resubmission of the petition pursuant to 66.203 (9)(e)3, without fee, for one year from the October 27, 2020 decision.

The Town Board, based on the groundswell of support for the original petition, began the process of preparing the resubmission with a close eye to the suggestions of the IRB.

In reviewing and updating the information for the submission, the Town Board noted that a parcel that was already serviced by water was inadvertently left out of the sanitary district and sewer service area. The Town Board followed the procedures necessary to correct the oversight.

The Town Board and Petitioner considered the appropriate area to be incorporated to address the homogeneity and compactness criteria. Ultimately the decision was made to use the area created by the overlap of the sewer service and sanitary district, a compact territory of just over 0.5 miles. That area is submitted for IRB review in this Resubmitted Application for the Village of Greenleaf. A metes and bounds description of that area is found in the Appendix to this document.

In addition to increased compactness as specified by the IRB, the Resubmitted Village of Greenleaf includes other aspects of homogeneity and compactness.

- The Ledge Area, including the homes on Ridge Royal Drive and Fair Lane comprised of large rural residential unsewered lots, is now excluded from the Resubmitted Village. The Resubmitted Village of Greenleaf includes the core area that is comprised predominantly of denser, urban sewerred lots or property readily served by utilities.
- The active quarry is now excluded from the Resubmitted Village of Greenleaf.
- The southern boundary coincides with and is reinforced by a natural creek that extends from the East River.
- All area within the revised boundary for the Village of Greenleaf is within both the Wrightstown Sanitary District and the Sewer Service Area (See Map 9 on page 38). Consequently, the tax structure and ability to expand with sewer service is the same for all property in revised boundary.
- Similarly, there is no territory beyond the core in the revised boundary, as the area that is both in the sanitary district and SSA is 0.50 square miles.

- The resulting revised boundary is also a more regular and compact shape centered around the historic core of Greenleaf.

Map 1 shows the revised boundary of the Village of Greenleaf as of the April 2020 application submittal as well as the newly revised boundary. A more complete description of the newly revised boundary, along with additional revised maps showing the newly revised boundary, can be found in the I.A. Homogeneity and Compactness section of this resubmittal.

While most of the information contained in the original application remains valid, since the IRB order permitting the resubmittal, the Village of Wrightstown has annexed 41.88 acres of territory from the Town of Wrightstown, impacting some of the data in the original submission relative to the Town remnant. Also, the reduction in size of the area to be incorporated altered some of the data reported in the original submission. New financial data has been submitted to reflect the change in the area and compare those changes with the original draft. Otherwise, rather than attempt to reference the original submission, the Resubmitted Application is drafted as a standalone submission that reiterates the relevant information of the first application that remains relevant and makes the modifications necessary to address current circumstances and the composition of the Resubmitted Village.

BACKGROUND

GRASSROOTS INTEREST IN INCORPORATION AND PUBLIC PARTICIPATION

The incorporation effort for the Resubmitted Village of Greenleaf began in 2018, when a group of citizens in the Town of Wrightstown requested the opportunity to explore the merits of incorporating the area referred to as Greenleaf as an official Village. Subsequent meetings and additional support from the community led to the formation of an advisory ad-hoc committee to pursue incorporation in July 2019. The committee hired a team of consultants to assist with the effort. In March and April of 2019, circulators of the incorporation petition gathered approximately 103 signatures.



Figure 1 – Town Board and staff discussing incorporation.

The committee and the Town of Wrightstown held 27 public meetings and hearings between March 2018 and November 19 of 2019. The meetings are listed below:

- 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)

Committee members and Town officials were also available at five different community events in 2018 and 2019 to answer questions and discuss the pros and cons of incorporation with community members:

- 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 ORIGINAL PETITION AND DECISION

The original petition for incorporation of the Village of Greenleaf was duly and timely circulated and was filed with the Circuit Court of Brown County on July 11, 2019. The area described in the original petition consisted of the hamlet area, historically known as Greenleaf, and a developed area on and below the Niagara Escarpment (the Ledge) to the east of the hamlet and a quarry to the south.

The Village of Wrightstown moved to intervene. On December 2, 2019, the court determined that the petition filled the requirements for an isolated village under Section 66.0205 Wis. Stats. and

that the Village would be allowed to intervene. The petition was submitted to the Incorporation Review Board (IRB). On May 1, 2020, the Petitioners paid the requisite fee and submitted their materials for IRB review.

On July 14, 2020, the IRB held a public hearing regarding the proposed incorporation. 35 Town of Wrightstown residents attended that hearing to express their support for the petition. Only one resident objected to the incorporation. There were 113 residents who submitted signed statements in favor of the incorporation at the public hearing. The Village appeared as an intervenor opposing the incorporation.

On September 22, 2020, the IRB held a meeting to review the information presented at the hearing and to address certain questions presented to the Petitioner and Intervenor.

On October 27, 2020, the IRB met to deliberate and pursuant to §66.0203 (9)(e) of the Wisconsin Statutes determined to dismiss the original petition, with a recommendation that a new petition be submitted to include less territory. In its determination the IRB noted:

The Historic Greenleaf Core Area has a long history as a community and includes a sufficient variety of businesses and services to comply with the community center requirement under the statute. Greenleaf's social and recreational opportunities indicate that it has a distinct social identity and cohesiveness.

The Historic Greenleaf Core Area is relatively compact. However, inclusion of the Ledge Area tends to make the shape of the new village irregular. Additionally, the Ledge Area is physically isolated from the core area by the 100-foot Niagara Escarpment. The statute suggests that natural features be used to identify boundaries and make them compact, not separate them as this topography does. Also, the vacant agricultural lands and active quarry along the Escarpment tend to further physically isolate the Ledge Area.

More details of that determination are referenced in the following section.

By this document, the boundary of the Resubmitted Village of Greenleaf is revised to include only the Historic Greenleaf core that is within both the sanitary sewer service area and the sanitary district, (the area within this revised application shall be referred to as the Resubmitted Village of Greenleaf or Resubmitted Village) thereby addressing the Board's concerns and observations and the reasons the previous application was not approved.

IRB DETERMINATION

In its October 27, 2020, determination, the IRB found that the petition as submitted met all the applicable requirements of §66.0207 of the Wisconsin Statutes except the Characteristics of the Territory standard. For standards 2-6, the IRB ruled:

2. Territory Beyond the Core – Met
3. Financial Capacity – Met
4. Level of Service – Not applicable
5. Impact on the Remainder of the Town – Met
6. Impact on the Metropolitan Community – Not applicable

The determination regarding the unmet "Characteristics of the Territory" standard reads as follows (emphasis added):

“This standard requires the petitioned territory to be sufficiently compact and homogenous to function as a city or village. Factors include natural boundaries the transportation network, employment, business, social and recreational opportunities, population distribution, and land use patterns.

Greenleaf’s historic core area has a long history of being recognized as a community, and these same long-standing social and economic patterns continue today. Twenty-four (24) businesses or organizational entities operate in Greenleaf, employing 209 people. Greenleaf’s historic core area shows good compactness and homogeneity and compares favorably to the standard.

*However, as Maps 1 and 2 show, the petition also includes an area to the east which tends to be physically isolated from the rest of the proposed village by the 100-foot Niagara Escarpment as well as by vacant lands and an active quarry. As a result, the Board cannot find this standard met, particularly as it relates to compactness. **However, the Board does believe that this standard could potentially be met if the petition were revised and resubmitted to include primarily Greenleaf’s historic core area.**”*

After the IRB decision the Petitioner and Town Board immediately began considering resubmitting the application in light of the IRB comments. During this review, the Town Board discovered that a small portion of property, housing an apartment building was being served by sewer and water, but was not in the sanitary district or sewer service area. The Town Board wanting to present an accurate accounting of the town in the Resubmittal, worked with their engineers and the Brown County Plan Commission and corrected the error.

After the sanitary district and sewer service area amendments were completed the Petitioner and Town Board with the assistance of GRAEF, held 4 meetings where it considered the configuration of the Revised Greenleaf in light of the IRB’s observations and conclusions resulting in the revised the boundary as presented by this Resubmittal.

On October 12, the Petitioner presented this Resubmission of the application and Town Board reviewed and approved the Resubmission.

INTRODUCTION

Much of the information in the original application remains valid to the resubmitted application. Both for the convenience of the IRB and so that this resubmission contains all information required for IRB review, this resubmittal reiterates that information from the original application that remains relevant, modified as appropriate to reference the Resubmitted Village.



Figure 2 Looking out over Greenleaf, 1962 (left) and 2019 (right). Photo source: John Brittnacher.

GENERAL DESCRIPTION

The Town of Wrightstown is located in southwestern Brown County, Wisconsin. The Town is bounded by The Towns of Rockland, Glenmore, and Morrison on the east, the Town of Rockland and Lawrence on the north, the Town of Holland on the south, and the Village of Wrightstown and the Towns of Kaukauna and Buchanan in Outagamie County to the west.

As of 2019, the Town of Wrightstown occupies about 21,180 acres (or about 33 square miles).

The resubmitted incorporation will occupy approximately 320 acres (or about 0.5 square miles) in the center of the Town. The remaining 32.38 square miles will comprise the remainder of the Town of Wrightstown.

COMPREHENSIVE PLAN REFERENCES

The Town of Wrightstown completed an update of the Town's Comprehensive Plan in 2018. Throughout this application, excerpts from the Comprehensive Plan are used to illustrate key information about the Town, as well as information about the homogeneity and compactness of the Resubmitted Village of Greenleaf.

VILLAGE POWERS

The Town of Wrightstown has previously adopted the exercise of "Village Powers" as permitted under Wisconsin §60.10 and §60.22. This legislation allows the Town to exercise powers relating to villages and conferred on village boards under Chapter 61 except those powers which conflict with statutes relating to towns and town boards.

REFERENCES TO WRIGHTSTOWN & GREENLEAF

Throughout this application, we use several different terms to refer to the land that is proposed to be incorporated. This resubmission uses the term “the Resubmitted Village of Greenleaf” to refer to the land area inside the boundary that is proposed for incorporation with this application, shown on Map 1 and Map 2. The term “Greenleaf” is used to refer to the community in general, not necessarily the specific boundaries proposed for incorporation. Since the area has historically been known as Greenleaf, current and historical references to the community have been simplified to “Greenleaf.”

“The Town of Wrightstown” is used to refer to the entire town as it currently stands. Once the Resubmitted Village of Greenleaf is incorporated, there will be a remnant of the Town of Wrightstown. This is referred to as the “Town remnant” in this document.

WHY THE RESUBMITTED VILLAGE OF GREENLEAF SHOULD BE INCORPORATED, GENERALLY

The spirit and intent of incorporation language in the Wisconsin Statutes is to prevent the state from experiencing an excess of municipal governance, and to ensure that a homogenous, compact community provides a solid foundation for newly incorporated lands. The Town of Wrightstown has provided necessary services for the proposed village area for many years, including such services as the Town of Wrightstown Sanitary District, an accompanying sewage treatment plant, and a fire department that has served the community for over 100 years. These services support the claim that the revised village area currently functions like an incorporated municipality. Because the revised village expects to share services with the remnant of the Town, the Town of Wrightstown believes that this incorporation will continue to serve all residents without creating excess governmental services.

The hamlet area of the Town of Wrightstown, supported by the Town Board, petitioned to incorporate as a village. Petitioners were interested in incorporation due to the well-established identity of the proposed village area and an overall desire to effectively guide land use decisions and manage growth.

Beyond simply an area with shared services and utilities, the Resubmitted Village of Greenleaf is a true community. Most residents of the area get mail to a Greenleaf, WI mailing address, and identify themselves as living in Greenleaf. Part of the Resubmitted Village is already considered a Census Designated Place (CDP), indicating that the U.S. Census Bureau acknowledges the area as a significant population concentration for statistical purposes. A rich history of industry binds the community together. Neighbors in the Resubmitted Village gather at community establishments to share food and talk about local happenings, celebrate together at the annual picnic at the Greenleaf Fireman’s Park, meet to plan the next Greenleaf Riders Snowmobile Club meeting, and bump into each other at the post office.

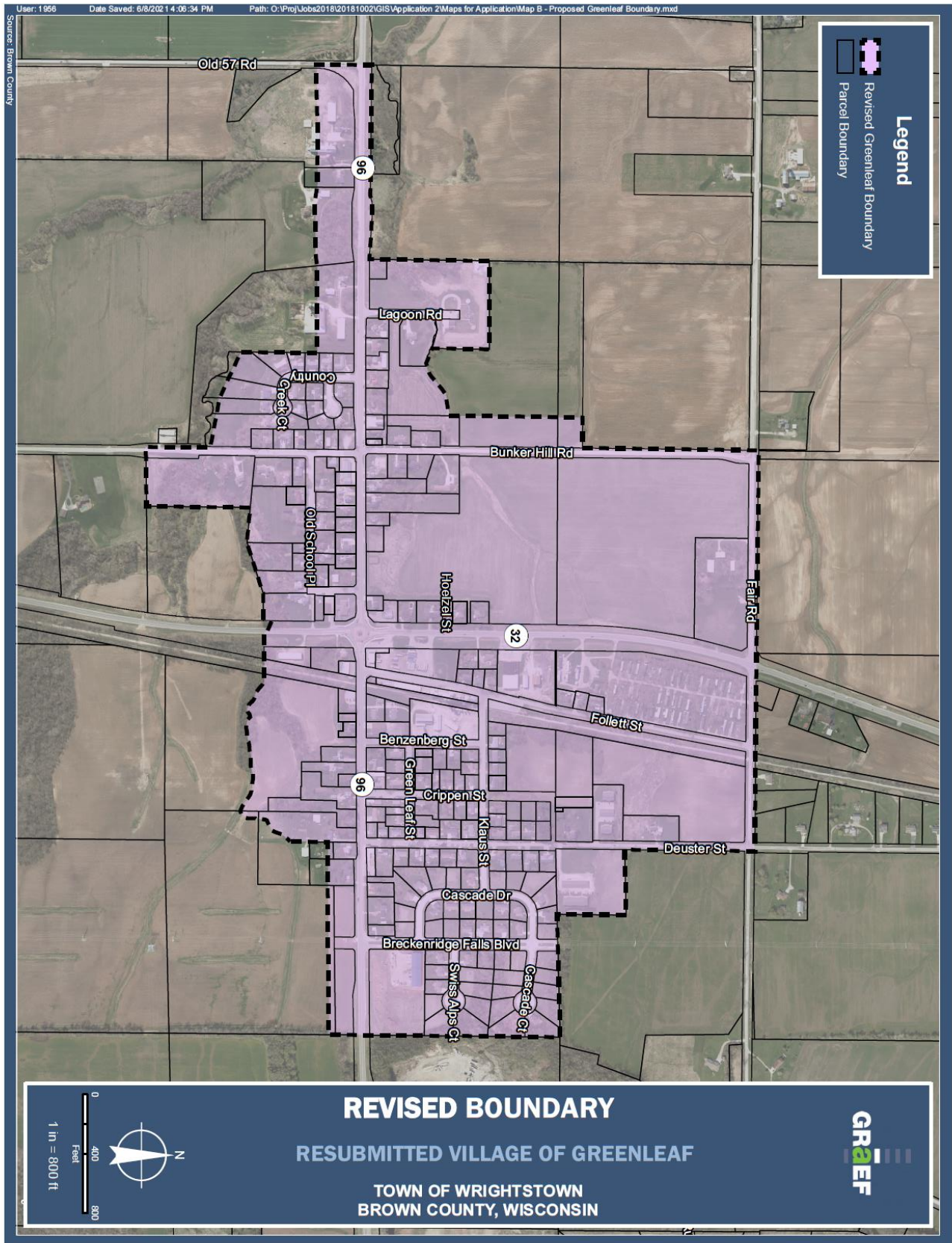
The continued preservation of the Greenleaf’s community history and the future goals of the residents in the area hinge on the need to incorporate and become a Village, solidifying community identity, and ensuring resident control over land use and other regulations now and in the future.

GREENLEAF'S HISTORY & FUTURE

The Greenleaf community in Brown County has a rich history and storied past. From timber to agriculture, from crushed stone to residential development, Greenleaf has a legacy of locational

advantages that have contributed to and propelled its growth. Though these advantages have changed over time in response to the changing needs of our developing nation, the attraction of Greenleaf as a desirable place to live and work has remained constant. When the first rail line was constructed through the Greenleaf community in 1873, the community was known as the “hub” of Brown County. Greenleaf is located about halfway between Appleton and Green Bay, and many households have members that commute to work in both cities. Now, with the present Petition for Incorporation, it is time for this “hub” to take the next step in its evolution and become the Village of Greenleaf.

The Greenleaf community has long thought of itself as an independent community. In fact, there is evidence to show that both residents and those outside the community have assumed that Greenleaf is an incorporated municipality over time. As detailed in the History section, the community was a center for innovation and industry. As early as 1924 the community was documented by the Sanborn Company with the creation of a fire insurance map showing the center of the Resubmitted Village. Maps such as this were typically undertaken for urbanized or commercial areas and the presence of this map indicates that this part of Greenleaf may have been thought of as a distinct center of commerce already back at that time. Since then, the area has developed as a unique and distinctive place, bound tightly together with a sense of place and community that is clearly demonstrated in Section 1(a) of this document, outlining Homogeneity and Compactness of the Resubmitted Village of Greenleaf. Most importantly, the Greenleaf residents are strongly in support of incorporation.



Map 2: Revised Boundary for the Resubmitted Village of Greenleaf

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.

The incorporation process in the State of Wisconsin is regulated by §66.0207 of the State Statutes. Per §66.0207(1)(a), the “entire territory of the proposed village or city shall be reasonably homogenous and compact, taking into consideration natural boundaries, natural drainage basins, soil conditions, present and potential transportation facilities, previous political boundaries, boundaries of school districts, shopping and social customs.”

In addition, the statutes differentiate between ‘isolated’ and ‘metropolitan’ municipalities. A metropolitan community is one that features a city with a population of 25,000 or more, or two municipalities within five miles of one another with a combined population of at least 25,000, plus all adjacent areas with a population density of at least 100 persons per square mile. A ‘metropolitan’ municipality is one that resides “entirely or partly within a metropolitan community” while an ‘isolated’ municipality is not within a metropolitan community. A proposed isolated municipality must demonstrate that it contains a “reasonably developed community center.” By the definitions provided in §66.0201(2), the Resubmitted Village of Greenleaf will be an isolated municipality, located entirely outside of any metropolitan community. A density map showing the Town of Wrightstown and the Village of Wrightstown is included as Map 8 on page 33.

The Resubmitted Village of Greenleaf contains a community center at its core, located at the crossroads of Wisconsin State Highway 32-57 and Day Street (State Highway 96), and extending east and west along Day Street. The crossroads is home to a branch of the US Postal Service (the only branch in the Town of Wrightstown), a local bank branch, a gas station with a convenience/hardware store, a farm supply store, and a restaurant. Just east of the crossroads down Day Street is the Greenleaf Volunteer Fire Department, three more bar/restaurants, and an additional mini-storage facility. To the west of the crossroads is St. Paul’s Lutheran Church, Wrightstown Town Hall, and a mini-storage facility. The neighborhoods surrounding the community center are home to the densest development pattern in the proposed village, with small lots laid out in modified grid pattern with some cul-de-sacs. A sidewalk running along Day Street connects the businesses and institutions in the community’s center – a feature piece of pedestrian infrastructure in the Town of Wrightstown – and the Fox River Trail crosses Day Street just to the east of the crossroads, promoting the identity of the area as a compact and accessible activity center. More detail about the elements of this community center is included in the sections that follow.

The territory proposed for incorporation fits the standards applied by the Incorporation Review Board as listed in §66.0207. The revised village area is homogeneous and compact in terms of natural resource attributes, the built environment, and the socioeconomic activities that occur within the area. The following sections provide information to support this claim.

DESCRIPTION OF THE RESUBMITTED VILLAGE OF GREENLEAF

As noted in the Introduction, the boundary has been revised in a few ways for this submission:

- The area known as the Ledge Area has been removed from the revised boundary, including the homes on Ridge Royal Drive and Fair Lane, the Niagara Escarpment feature, and the active quarry just west of the Niagara Escarpment.
- All area within the revised boundary for the Village of Greenleaf is within both the Wrightstown Sanitary District No. 1 and the Sewer Service Area (See Map 9 on page 38).
- The boundary is a more regular and compact shape centered around the historic core of Greenleaf.
- There is no territory beyond the core in the revised boundary, as the area of the Resubmitted Village is 0.50 square miles.

Unlike the original application, the revised boundary uses the natural features to identify boundaries of the hamlet thereby making the area more compact and homogeneous. Both the western “finger” and the southern edge of the revised boundary are reinforced by the creek that extends from the East River. The Escarpment cradles the revised boundary to the east and using the topography to naturally create the compact core. The active quarry along the south of the revised boundary is also deleted and serves as the southern border. The result is the absence of any isolated areas, leaving instead a compact, cohesive core.

REGIONAL CONTEXT & MAPS

Maps showing the regional context of the territory proposed for incorporation including neighboring communities and other jurisdictions, and other information described in the enclosed instructions for map preparation. All submitted maps must, at a minimum, portray natural and man-made features for the petitioned territory as well as for abutting jurisdictions. The nature of the incorporation standards require an analysis of how the chosen boundary relates to these natural and man-made features, as well as socio-economic and municipal service issues.

The Town of Wrightstown is in southwestern Brown County, Wisconsin. The Town is bounded by The Towns of Rockland, Glenmore, and Morrison on the east, the Town of Rockland and Lawrence on the north, the Town of Holland on the south, and the Village of Wrightstown and the Towns of Kaukauna and Buchanan in Outagamie County to the west. The regional context of the Resubmitted Village of Greenleaf is depicted in Map 4. As of 2019, the Town of Wrightstown occupies about 21,180 acres (or about 33 square miles).

The revised incorporation area will occupy approximately 320.32 acres (or about 0.50 square miles) in the center of the Town. The remaining 32.38 square miles will comprise the remainder of the Town of Wrightstown. The Resubmitted Village of Greenleaf and the Town of Wrightstown are depicted in Map 4.

HISTORY, SOCIAL, AND CULTURAL LIFE

A description of historic, governmental, social, and economic factors that demonstrate cohesion, unity, and identity for the proposed community. Specific types of information include: a description of organized events and historic or other celebrations; shopping and social and recreational customs or other activity patterns of any type (such as a sanitary, lake, or utility district, volunteer fire department, etc.); a list of local groups, social clubs, churches, including meeting locations, frequency of meeting, and an estimate of the proportion of members who are residents of the proposed community.

As the economic center of the Town of Wrightstown, the hamlet area is also the center of the community. With the Town Hall and post office located in in the revised area, as well as most of the area's commercial activity. The deletion of the Ledge area and the elimination of the intervening farmland and quarry from the Resubmitted Village of Greenleaf boundaries does not affect the economic, historic, or cultural aspects of the area to be incorporated rather what is left is a compact area with a cohesive identity and sense of place – both currently and historically.

HISTORY

Prior to the arrival of European settlers in 1850, the area now known as Greenleaf was covered by dense forests and inhabited by Native Americans – specifically, the Menominee people. These rich forests spurred the development of the timber industry in Greenleaf, which became the first major means of employment. During the next two decades, the timber industry and agricultural opportunities attracted new families and those in search of employment.

Largely due to the growth and success of the quarry, a new rail line was constructed in 1873 through Greenleaf, connecting Milwaukee to Green Bay. This rail line led to explosive growth, and Greenleaf soon became known as the “Mecca for the travelling public.” As the community expanded, supporting services grew to sustain the increasing population, including hotels, restaurants, barbershops, blacksmiths, general stores, saloons, harness shops, hardware stores, pubs, and dance halls. By 1874, Greenleaf had approximately 300 full-time residents.

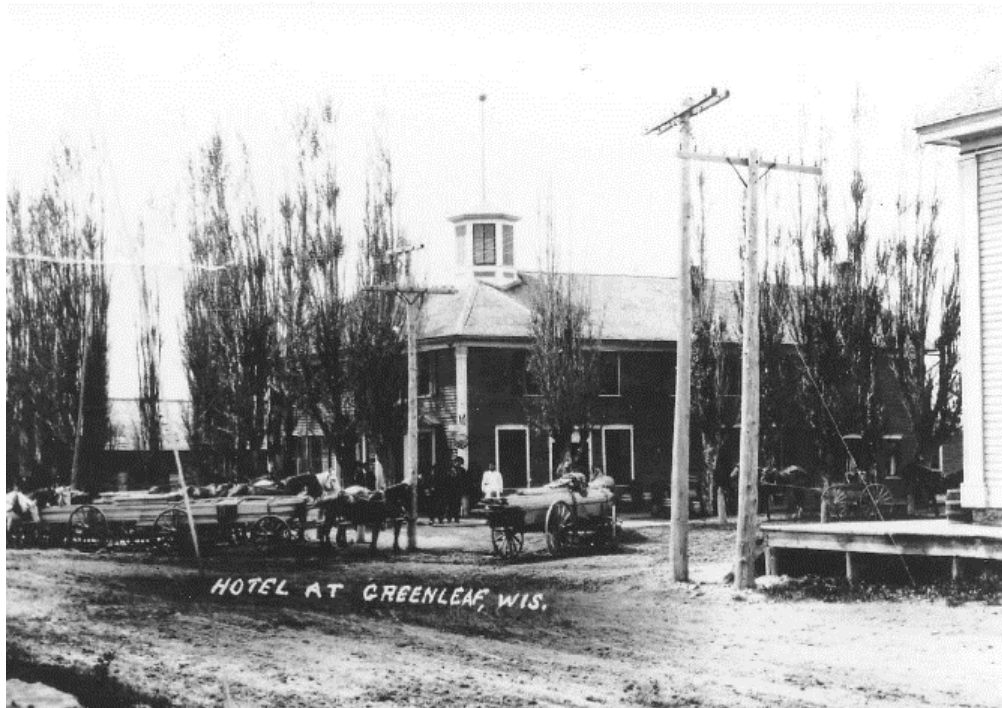


Figure 3: Historic hotel in Greenleaf

During the next few decades, the Greenleaf community became a regional magnet. With its cultural offerings (including the Greenleaf Debating and Literary Association), its visitor attractions (including four flowing wells, a pub, and a dance hall), and its wide-ranging employment opportunities, Greenleaf became popularly recognized as the “hub” of Brown County. Professional services were available in Greenleaf during these times, including a lawyer and insurance office, as well as the regular holding of court by a local judge. With the growing population and construction of new buildings, local firefighting services became an urgent need. In 1906, the reorganization of the Citizens’ Fire Brigade into a fire department was completed, insurance premiums were reduced, and the Greenleaf Volunteer Fire Department was officially recognized as such with the election its first Fire Chief.

As new technologies developed in our nation, Greenleaf was quick to implement them. In 1900, Greenleaf received its first telephone. In 1906, Greenleaf installed electric lights on its roads. In 1907, the rail company incorporated a scale into its tracks and started to charge by weight rather than by volume. All these technological advancements propelled Greenleaf’s attractiveness as a place to work and live. In the early 1900s, Greenleaf was receiving at least two passenger trains per day.



Figure 4: Historic scene in Greenleaf

As the trees depleted and agricultural opportunities saturated, the population boom of Greenleaf needed a new impetus. This need was satisfied with the development of the automobile and the burgeoning need for crushed stone for road construction. During the 1920s, this new growth led to the development of Greenleaf's first bank, first fire station with cistern, and the purchase of the first piece of motorized fire apparatus, replacing the horse and hand drawn units. As with most of the country, this growth slowed to a standstill with the Great Depression, as most were forced to focus on securing the bare necessities for survival.

In the decades that followed the Great Depression, the Greenleaf community resumed its development. In 1943, the Greenleaf 4-H Club formed. A few years later, Greenleaf received its first bus service. As the community continued to blossom, a growing need for quality sewer and water services emerged. The conditions of these services became a critical issue, and lead to Greenleaf's first attempt to incorporate as a village in 1959 so that it could provide adequate sewer and water services. Despite the fact that a judge determined Greenleaf to meet the qualifications for incorporation, the petition of community members failed to receive the adequate number of votes to proceed (the petition failed by 19 votes).

From the early 1960s to the present, Greenleaf entered its third generation of growth. Driven by the demand for single-family residences and high-quality educational services, families continued to relocate and join the Greenleaf community. In 1963, Greenleaf received its own zip code. In 1968, Greenleaf became the only community in the state and only one of four in the nation with phone service that had all push button service and private lines.



Figure 5: Highway sign referencing Greenleaf

Town of Wrightstown History Timeline

- Pre-1850 – Native Americans lived in the area known today as Greenleaf.
- 1850 – The Day family reaches the area known today as Greenleaf, covered by dense forests, and builds their first cabin on an 80-acre tract of land.
- 1850 to 1870 – The forest industry and agriculture were the predominant means of employment.
- 1870 – New rail line planned for construction between Milwaukee and Green Bay, running through the Day family property.
- 1872—A new general store is constructed on Follett Street measuring 24' x 70' and includes a basement.
- 1873 – Greenleaf was officially established, and a first postmaster was chosen. Rail line is constructed, leading to explosive growth. Two new hotels constructed. Greenleaf was a “Mecca for the traveling public,” with a pub and dance hall. Most supplies could be purchased in Greenleaf, with those unavailable items being able to be delivered by train within a week or two.
- 1874 – Greenleaf has approximately 300 residents. Most worked in manufacturing. Supporting services grew to serve the increasing population, including hotels, restaurants, barbershops, blacksmiths, general stores, saloons, harness shops, hardware stores, and more. A new bridge over the Fox River is planned.
- 1875 – By this time, Greenleaf residents had formed a Citizen’s Fire Brigade.

- 1891 – Greenleaf Debating and Literary Association debates other teams in the area on current issues; Greenleaf has four flowing wells that attracted travelers looking to water their horses; businesses reaped the benefits of these customers.
- 1894 – Greenleaf was popularly recognized as the “hub” of Brown County due to its manufacturing and employment opportunities. Local judge held court in Greenleaf.
- 1896 – Greenleaf is home to two general stores, one hardware store, a lawyer, a tinsmith, a drugstore, an insurance office, a preacher, and a barbershop.
- 1900 – Greenleaf gets its first telephone.
- 1902 – Greenleaf receives at least two passenger trains per day.
- 1903 – 4-silo grist mill was constructed adjacent to the rail line. As the population grew, so did the constant threat of fire. The unofficial start of a fire department begins when the ladder, hose and engine companies of the Citizens Fire Brigade combine into one organization known as a fire department. 10 men donate \$100 (\$2,900 today) each to purchase additional firefighting equipment.
- 1906 – Greenleaf receives electric lights and a new lumber mill. The reorganization of the Citizens Fire Brigade into a fire department is completed with the election of the first Fire Chief.
- 1907 – The railroad incorporates a scale on its railways, a major investment that allowed the railroad to charge companies that shipped by weight rather than by volume.
- 1912 – Greenleaf constructs its first bank.
- 1913 – Greenleaf establishes a weather station so that citizens could see the forecast by what flags were flying.
- 1919 – The Wisconsin Library Commission has a traveling library in a local store so that residents can access books.
- 1921 – The State Highway Commission announces that STH 57 once completed will be the main arterial between Green Bay and Milwaukee. The first Greenleaf Fireman’s Picnic is held.
- 1922 – The first fire station in Greenleaf is constructed on land leased from the railroad.
- 1923 – The first piece of motorized fire apparatus arrives, and a water cistern is constructed next to the new fire station.
- 1929 – The Greenleaf Fire Department purchases a partially wooded six-acre lot for a park.
- 1930 – Brown County Highway Commission constructs a 5,500 square foot facility.

- 1935 – Local citizens build 5 water cisterns for fire protection under a federal program known as the Works Progress Administration during the depression years.
- 1936 – The local repair garage sells 5 autos in one week.
- 1943 – Greenleaf 4-H Club forms.
- 1946 – Greenleaf gets bus service. STH 57 is rerouted to eliminate a dangerous curve and to increase the overall speed on the highway. A second gas station is built on the northwest corner of STH 32-57 and STH 96 (Day Street).
- 1956 – An outdoor warning siren is installed to alert citizens to potential nuclear attack.
- 1959 – Greenleaf begins the incorporation conversation out of the need for an adequate sewer and water system. The proposed incorporation area included 386 acres, 248 residents, with future expansions aimed at an additional 296 acres. Though a judge determined the petition for incorporation valid, the incorporation petition failed by 19 votes.
- Petitions were circulated and more than 60% of the people living in Greenleaf were in favor of a sanitary district with municipal sewer and water.
- Brown County Highway Commissions erects a 9,180 square foot addition to its highway shop to take care of the southern end of Brown County. Greenleaf Volunteer Fire Department incorporates into a non-profit, non-stock corporation and begins construction on a new 3 bay fire station with meeting room.
- 1960 – The Town of Wrightstown established a sanitary district on February 5. An architect was hired, and plans were drawn up for a well, sewage plant, and the installation of sewer and water lines.
- 1962 – The railway depot is removed when the rail lines trucking division takes over the freight operation in Greenleaf. A sewage plant is built in Greenleaf.
- 1963 – Greenleaf gets its own zip code.
- 1968 – Greenleaf receives high quality telephone service and is the first in the state and only the fourth in the nation to offer customers private lines and push button service. With the new service, the phone company installs a system call Fire Bar that allowed the Fire Department to have up to 10 fire phones and the ability to start the outdoor fire whistle (siren) remotely.
- 1969 – The Greenleaf Lions Club holds street dances with live bands to raise money for local projects.
- 1978 –Basic “911” service goes into operation in Brown County.
- 1982 – Greenleaf Fire Department makes improvements to their park.

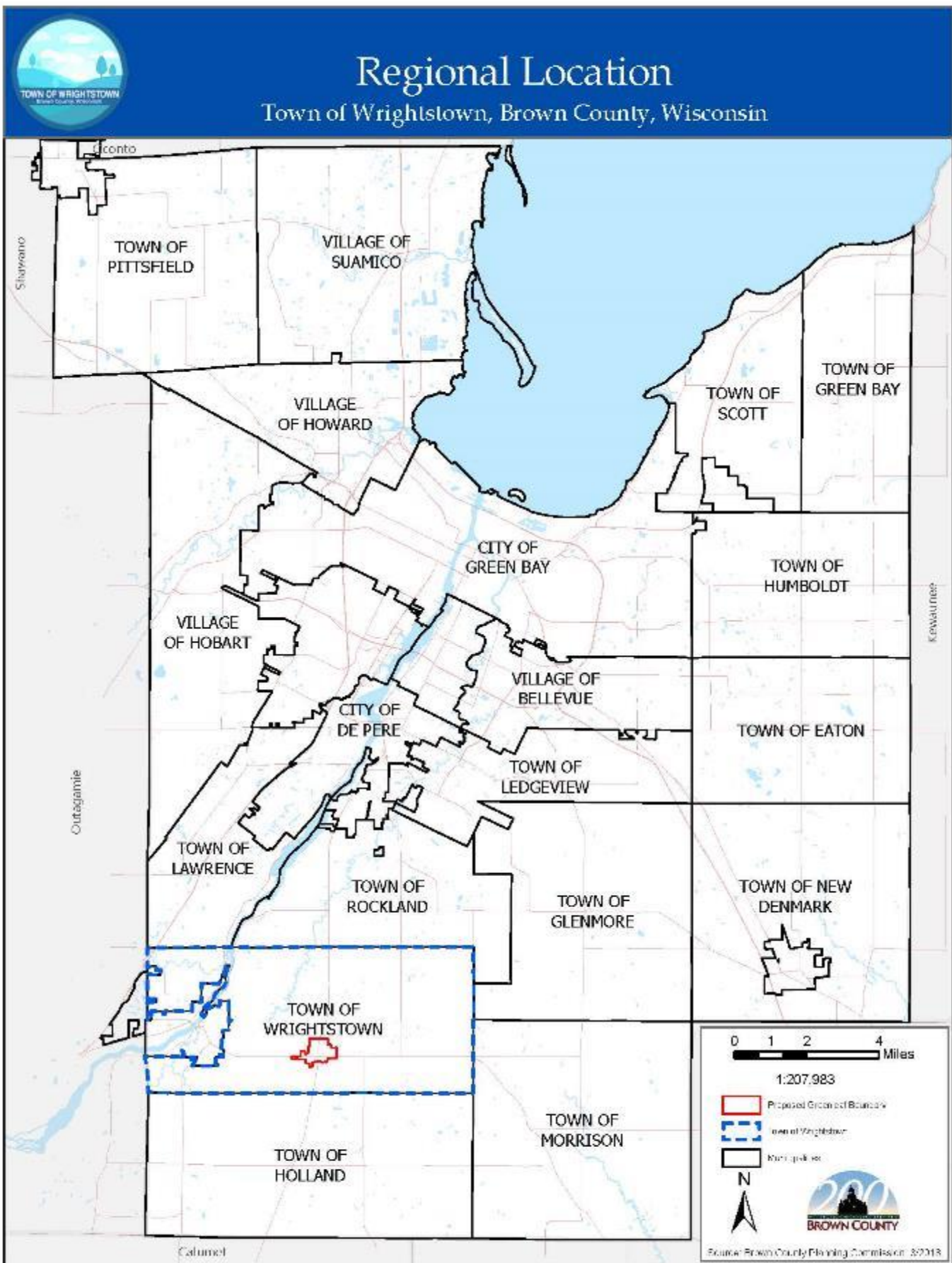
- 1984 – Greenleaf Fire Department expands their building, constructs a 60,000-gallon water tank, and adds bleachers to their park.
- 1985 –First Responders (today, Emergency Medical Responders) begin to provide EMS service to the area.
- 1985 – Greenleaf receives a Community Block Grant to improve the sewage and water plant.
- 1988 – Greenleaf Recreational Club invests in playground equipment at the Greenleaf Volunteer Fireman’s Park.
- 1980 to present – the third generation of growth in Greenleaf is the result of the construction of new single-family housing, combined with an attractive educational system and its proximity to major metropolitan areas.
- 1990 – STH 57 becomes STH 32-57 when STH 32 is abandoned by the State and given to Brown County.
- 1994 – Green Acres subdivision (approximately 30 acres) is approved off STH 96 between Bunker Hill Road and Country Creek Court.
- 1995 – Emergency Medical Responders now have an ambulance which is also equipped with a defibrillation unit for heart attacks.
- 2001 – The Brown County Park Department opens the Fox River State Recreational Trail on Memorial Day. Two cellular phone towers are erected on the sanitary district’s property.
- 2001 – Breckenridge Estate final plat is approved for development, a subdivision located at the east side of the proposed village, north of STH 96.
- 2003 – A Community Block Grant is given to the sanitary district to replace some of the water mains, hydrants, and sanitary sewer lines. Brown County Highway Commission constructs a 1,500-ton salt shed due to additional lane miles. Another mini-warehouse facility is constructed. Greenleaf Volunteer Fire Department celebrates 100 years of service.
- 2004 –The Brown County Highway Commission tears down the old highway shop built in 1930 and replaces it with a new, fully sprinklered building to take care of the southwestern part of the county including the south end of I-41. After crossing STH 96 (Day Street) for 58 years without stopping, STH 32-57 becomes a 4-way stop due to the number of accidents.
- 2007 – One of the first roundabouts in the area replaces the 4-way stop at the intersection on STH 32-57 and STH 96 (Day Street) due to the number of motor vehicle accidents and the ever-increasing traffic volume.

- [illegible]

19 APPLICATION IN SUPPORT OF THE INCORPORATION OF THE VILLAGE OF GREENLEAF – **DRAFT**



Map 4: Context Map, Resubmitted Village of Greenleaf



Map 5: Resubmitted Village of Greenleaf, Regional Context. Adapted from a Brown County Map and does not show parcels recently annexed by the Village of Wrightstown.

DEMOGRAPHICS

The following information is a summary of the social and economic characteristics of the **entire Town of Wrightstown**, compared to Brown County and the State of Wisconsin when applicable. Because the boundary of the Resubmitted Village of Greenleaf does not perfectly align with census tracts, analysis of data from the U.S. Census and the American Community Survey are not included with this submittal.

The U.S. Census has established boundaries for Greenleaf as Census Designated Place (CDP). CDPs are “delineated to provide data for settled concentrations of population that identifiable by name but are not legally incorporated under the laws of the state in which they are located” (U.S. Census Bureau). CDP boundaries are established by state and local officials in cooperation with the U.S. Census. In the case of Greenleaf, these CDP boundaries cover most of the Resubmitted Village of Greenleaf, but not all of it. This is likely due to the fact that the CDP boundaries were established prior to more recent development in Greenleaf, which has extended the settled community beyond the CDP boundaries. Because the Greenleaf CDP boundaries are close but not the same as the boundaries of the revised village, data using these boundaries are not included in the demographic analysis in the following sections.

Each of the following sections, covering population and population projections, households, education, employment, income, and age, contain information gathered from the 2010 U.S. Census as well as excerpts from the Town of Wrightstown’s 2018 Comprehensive Plan Update.

POPULATION & DEMOGRAPHIC CHARACTERISTICS

As of the 2010 U.S. Census, the total population of the Town of Wrightstown was 2,221, living in 808 households, for an average household size of 2.75. This household size is higher than both Brown County and the state of Wisconsin as a whole. 85.8% of the households in the Town of Wrightstown own their home, while 14.2% rent their units.

TABLE 1: SELECTED DEMOGRAPHIC CHARACTERISTICS (2010)				
	TOWN OF WRIGHTSTOWN	GREENLEAF CDP (not the proposed village)	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

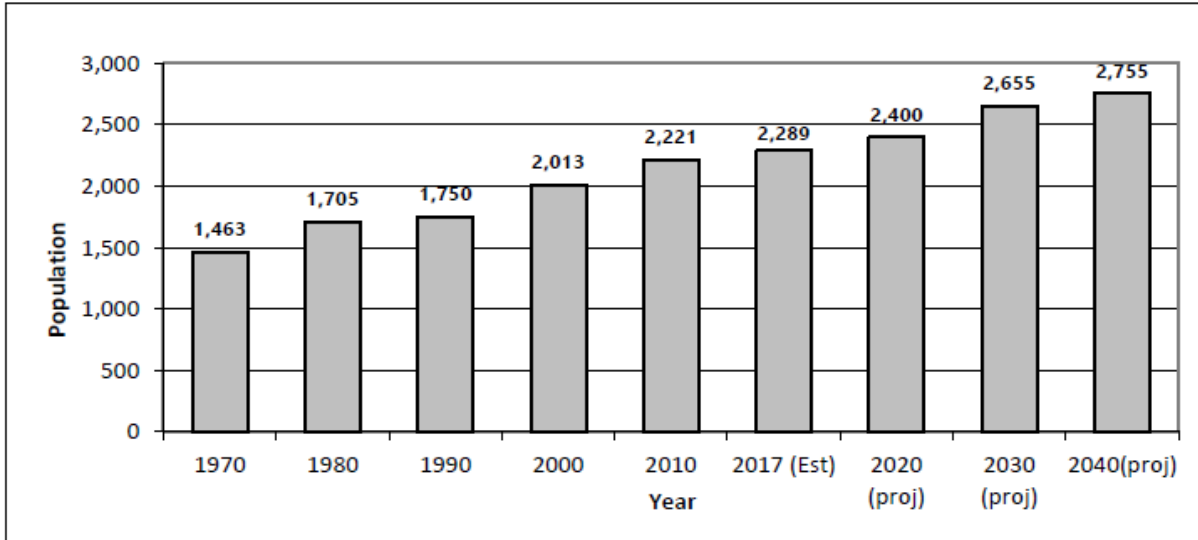
Source: U.S. Census Bureau, 2010.

POPULATION PROJECTION

As outlined in the Town of Wrightstown 2018 Comprehensive Plan Update, the Wisconsin Department of Administration (DOA) released updated population projections for Wisconsin municipalities through the year 2040.

According to the DOA's projections, the population of the Town of Wrightstown is forecasted to increase from the 2010 census population of 2,221 by 534 persons to a 2040 population of 2,755. Every year, the DOA releases population estimates for each municipality as well. The 2019 population estimate for the Town of Wrightstown is 2,312, which appears to be slightly behind the DOA's projected population growth for 2020.

The figure below is excerpted from the Town of Wrightstown 2018 Comprehensive Plan Update and shows the Town of Wrightstown's projected population from the DOA, alongside the DOA's 2017 population estimate for the Town. Though the Town is certainly growing, it does not appear to be growing as quickly as the DOA projected in 2013.

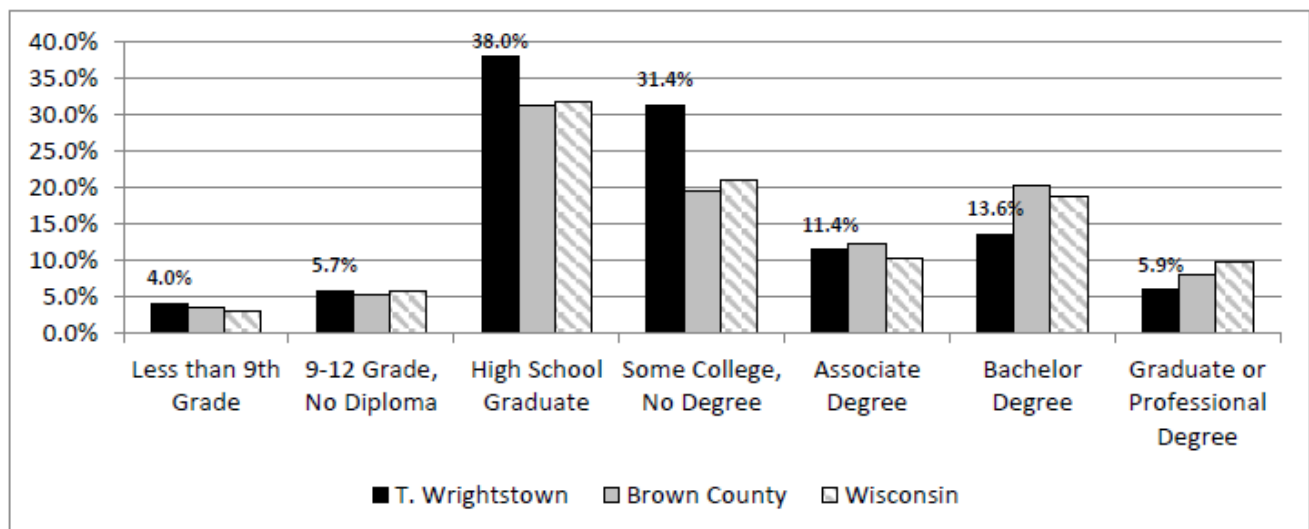


Source: U.S. Census Bureau 1960-2010; Wisconsin Dept. of Administration, 2018

Figure 1 - Town of Wrightstown Historic and Projected Populations. Source: The Town of Wrightstown Comprehensive Plan Figure 1-11, Chapter 1, Page 13.

EDUCATION

According to the data provided as part of the Town of Wrightstown Comprehensive Plan, the largest percentage of Town of Wrightstown residents' highest level of educational attainment is a high school diploma – 38% of residents. The Town also has a higher percentage of residents with some college than either Brown County or the State of Wisconsin. The graph below, which is from the Town of Wrightstown Comprehensive Plan, illustrates these dynamics.



Source: U.S. Bureau of the Census, Census 2012-2016 American Community Survey 5-Year Estimates

Figure 2 - Estimated Educational Attainment in the Town of Wrightstown. Source: Town of Wrightstown 2018 Comprehensive Plan, Figure 1-8, Page 11.

EMPLOYMENT

According to 2017 American Community Survey 5-year estimates, there are 1,429 people in the Town of Wrightstown labor force. Of that number, an estimated 1,365 are employed and 64 are unemployed.

As reported in the Town of Wrightstown 2018 Comprehensive Plan Update, the industry sectors that employ the largest number of Town of Wrightstown residents include manufacturing, agriculture/forestry/fishing/hunting/mining, and Educational/Health/Social Services. The Town of Wrightstown Comprehensive Plan notes that employment in these sectors is very typical for rural communities where there is a solid manufacturing base and a strong agricultural component to the local economy. The table below, taken from the Town of Wrightstown 2018 Comprehensive Plan Update, shows the breakdown of where the Town of Wrightstown labor force is employed by industry, based on 2016 American Community Survey 5-year estimates.

Industry	Percent
Manufacturing	20.8%
Agriculture, Forestry, Fishing and Hunting, and Mining	10.5%
Educational, Health, and Social Services	14.7%
Retail Trade	10.2%
Construction	8.5%
Transportation and Warehousing and Utilities	7.0%
Professional, Scientific, Management, Administrative, and Waste Management Services	5.3%
Finance, Insurance, Real Estate, and Rental and Leasing	5.0%
Arts, Entertainment, Recreation, Accommodation, and Food Services	9.1%
Public Administration	3.9%
Other Services (except Public Administration)	1.3%
Information	2.3%
Wholesale Trade	0.7%

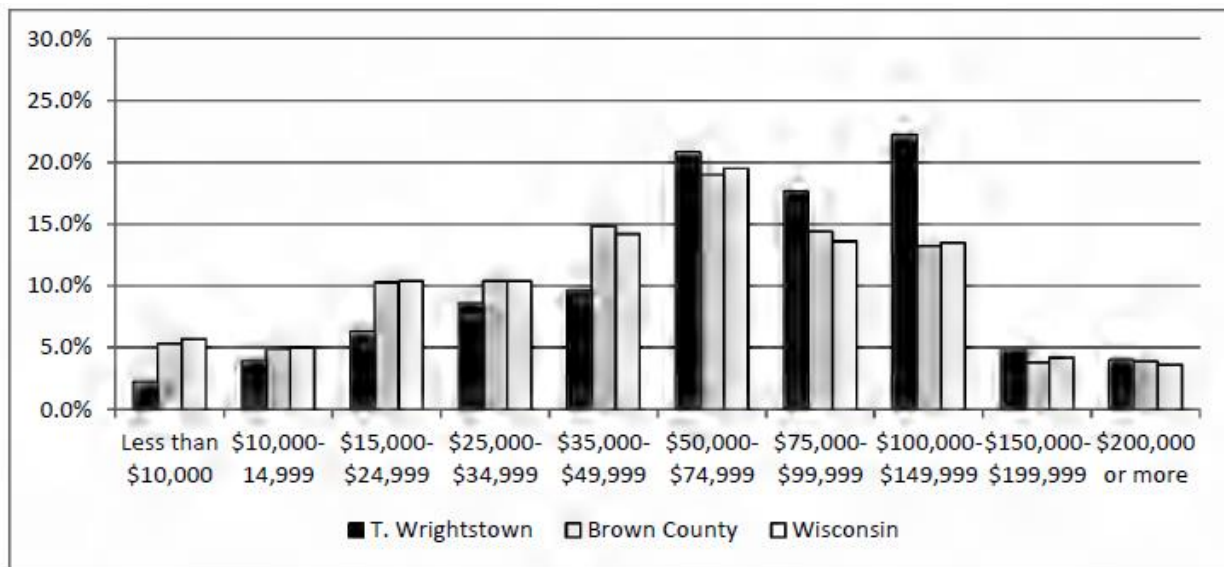
Source: U.S. Bureau of the Census, Census 2012-2016 American Community Survey 5-Year Estimates

Table 2 - Estimated Industry Sector Employment in the Town of Wrightstown. Source: Town of Wrightstown 2018 Comprehensive Plan, Figure 1-9, Page 11.

INCOME

According to the American Community Survey (ACS) data analyzed as part of the Town of Wrightstown Comprehensive Plan, the median gross household income for the Town of Wrightstown was approximately \$71,759 in 2016. The estimated median household income had grown to \$77,188 as of the 2017 American Community Survey estimates.

The largest percentages of households in Wrightstown are those households within the \$75,000 to \$99,999 and \$100,000 - \$149,999 income brackets. The Town has a lower percentage of households with incomes less than \$10,000 up to \$49,000 compared to the state and Brown County. For household incomes over \$50,000 and up the Town has a higher percentage of households compared to the state and the county.



Source: U.S. Bureau of the Census, Selected Economic Characteristics, 2012-2016 American Community Survey 5-Year Estimates.

Figure 8 - Estimated Household Income Percentages in 2016 Inflation-Adjusted Dollars, Town of Wrightstown. Source: Town of Wrightstown 2018 Comprehensive Plan Update, Figure 1-6, Chapter 1, Page 10.

SOCIAL LIFE IN GREENLEAF



Figure 9 - The Greenleaf Band in the 1920s, sponsored by the Modern Woodman Association, a fraternal financial service organization formed in 1883 and still in existence today.

Social Life in Greenleaf has a long and vibrant history of civic engagement, volunteerism, small community businesses and commercial activity, dining establishments, and recreation opportunities – centered in the Resubmitted Village of Greenleaf boundaries, historically known as the “hub” of the Town of Wrightstown. D&G Restaurant is known as a community gathering place where people meet to discuss happenings over a cup of coffee and a bite to eat.

The Resubmitted Village of Greenleaf is also a center of services. The gas station – Greenleaf BP – is another spot many locals stop for a cup of coffee in the morning and a place to greet neighbors. The BP also offers residents the opportunity to grab a few simple groceries, sandwiches, personal pan pizzas, snacks, beverages, ice cream cones, a liquor selection, as well as hardware supplies.

The Greenleaf Volunteer Fire Department also adds to the social circle in Greenleaf. Its 50-person meeting hall is used by area businesses to educate customers as well as their employees. Non-profit groups use the facility for meetings and training. Area residents host showers, family reunions, birthday parties and celebrations there. The technical college also uses the building for a local, offsite classroom.

This community center or “hub” also encompasses the Greenleaf Wayside Bank and the Greenleaf Post Office. Two blocks to the east is Mally’s Spare Time (a bowling alley, bar and restaurant) and Flipper’s Cove Supper Club. Two blocks to the west is the Town Hall of the Town of Wrightstown, and one block north is a property owned by Brown County, used by the public works department to service roads in the southern part of Brown County. All of these meeting places remain within the boundaries of the Revised Village of Greenleaf.

COMMUNITY CENTER

All the community landmarks, gathering places, and services previously identified by the prior application fall within the revised boundary for the Resubmitted Village of Greenleaf. These key community facilities, along with municipal facilities that serve both the Town of Wrightstown and the Resubmitted Village of Greenleaf, are depicted on Map 6 on page 31.

The area’s sense of identity as “Greenleaf” has manifested in several ways over time, including mailing addresses in the area. Many residents of the Town and Resubmitted Village have “Greenleaf, WI” as their mailing address. As shown in Map 7 on page 32, the Resubmitted Village of Greenleaf falls near the center of a large portion of the County that shares the Greenleaf mailing address.

POPULATION DENSITY

The Resubmitted Village of Greenleaf boundary falls within the densest area of the Town of Wrightstown. Please refer to Map 8 on page 33, which shows population per square mile. As can be seen on this map, the existing Town of Wrightstown contains areas that have substantially less population density than the revised boundaries for the Resubmitted Village of Greenleaf. This map also makes evident the relative isolation of these two population centers. The Resubmitted Village of Greenleaf is center of density itself, not a continuation or extension of a different population center.

COMMUNITY BUSINESSES

A list of businesses within the proposed community organized by type of business, address and zip code. State whether the business is seasonal or year-round, and the number of people employed on a part-or full-time basis. This information is most readily utilized by the Board when provided in printed and electronic format.

As demonstrated in the Community Center map (Map 6), most of the businesses and employers are in the Resubmitted Village of Greenleaf boundaries. This has not changed. The Historic Center of Greenleaf remains at the center of the Resubmitted Village, including the commercial activity associated with the center. Businesses in the area are experiencing success and are expanding, such as Cornette Farm Supply. Table 3 below shows the businesses and employment numbers as of 2019. All the businesses found in the proposed Village of Greenleaf in the original application remain in the Resubmitted Village of Greenleaf presented in this Resubmittal. The areas removed from the proposed village were, for the most part, rural residential and quarry use, areas with little in common with the core of the Revised Village of Greenleaf.

TABLE 3: BUSINESSES IN THE RESUBMITTED 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)		

Farm Supplies				
Cornette's Farm Supply	Follett St, Greenleaf, WI 54126	26	20	6

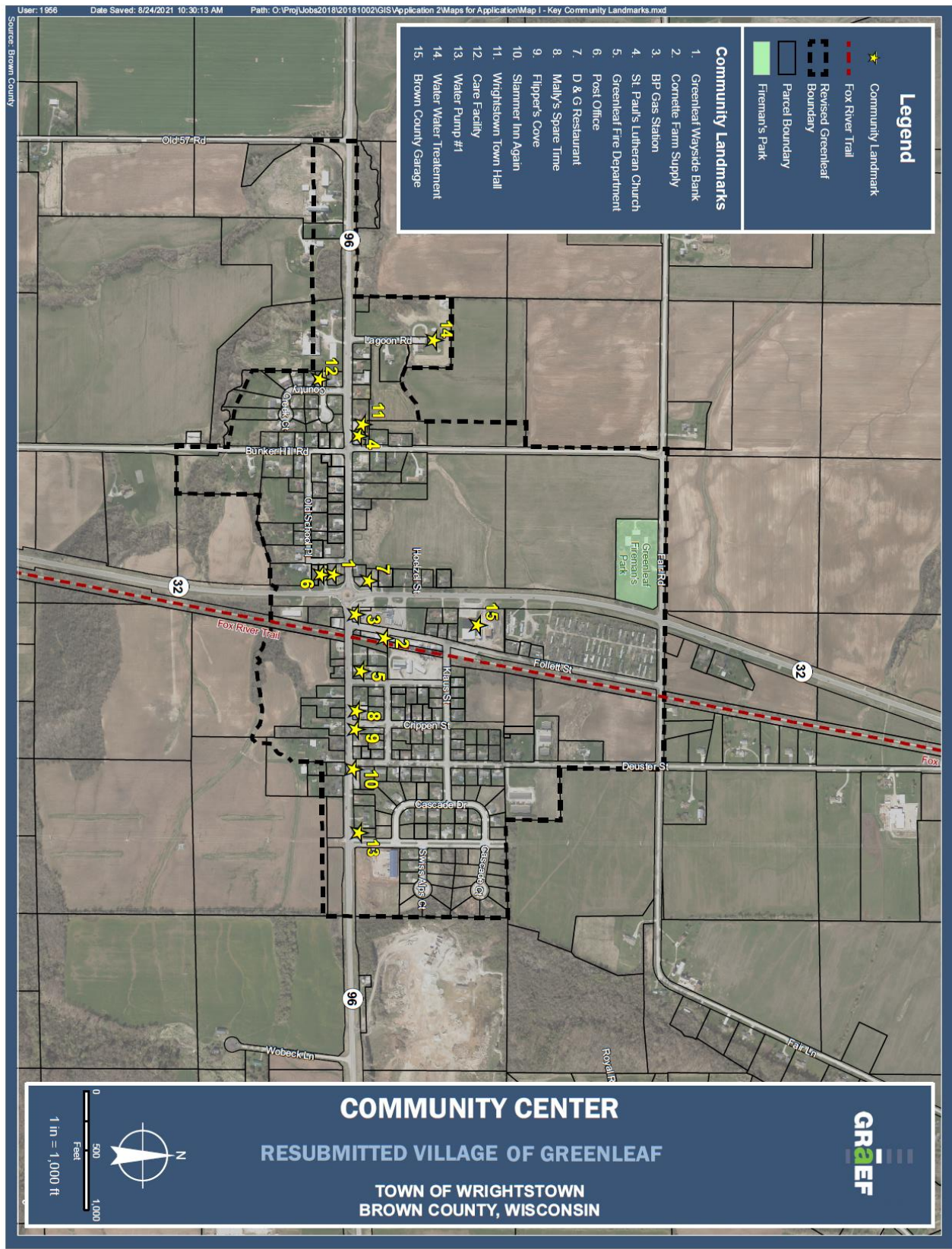
Gas Station / Convenience / Hardware				
Greenleaf BP	6786 State Rd 57, Greenleaf, WI 54126	3	1	2

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		

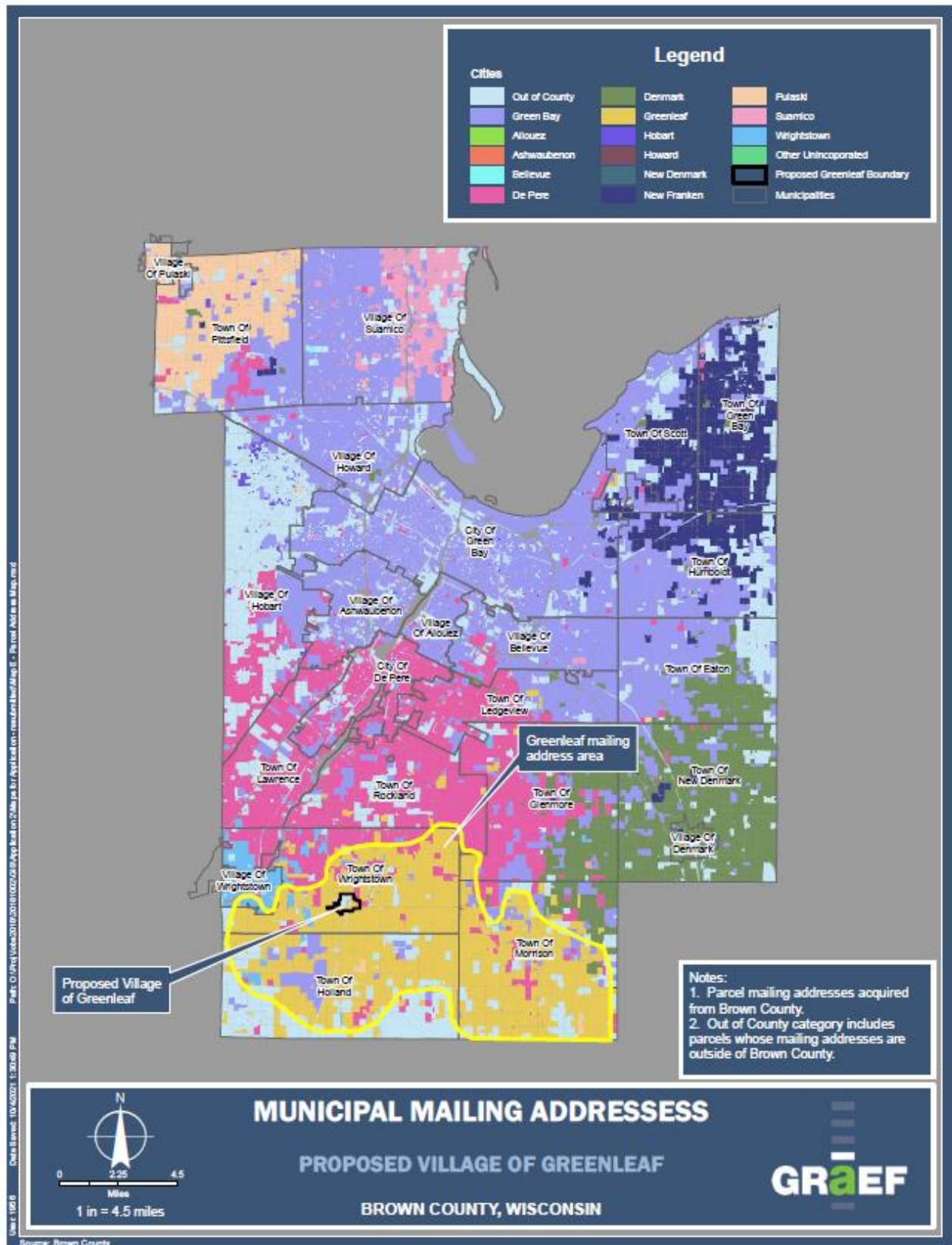
Rentals				
Wh Development (MHP)	6773 State Rd 57, Greenleaf, WI 54126	1		1
BJ Grandviews Estates	6708,6710 - 6723 - 2725 Deuster Rd, Greenleaf (three buildings), WI 54126	None on site		

Total Employees (all employers)	198
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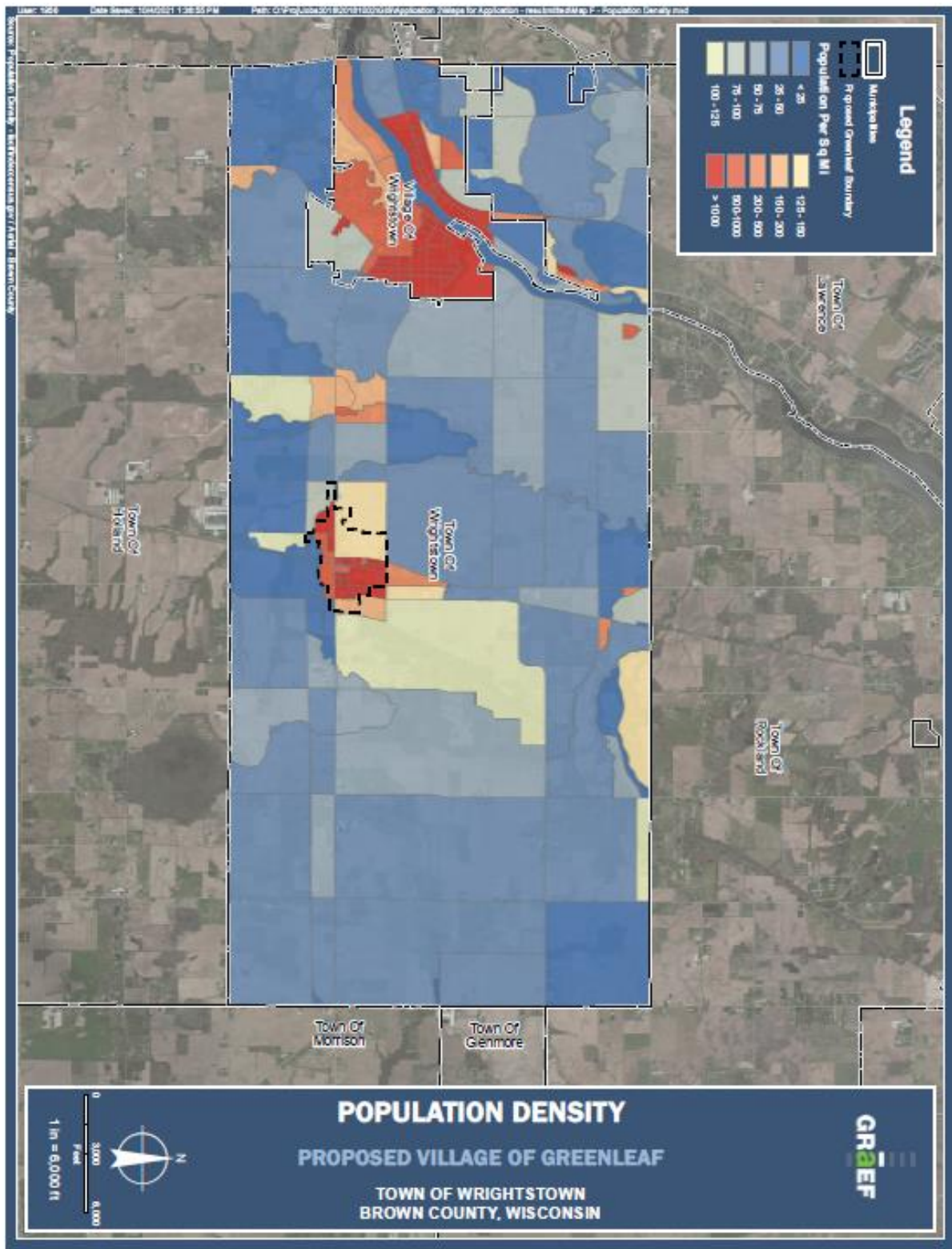
Table 3: Businesses in the Resubmitted Village of Greenleaf



Map 6: Community Locations & Municipal Facilities within the Resubmitted Village of Greenleaf



Map 7: Municipal Mailing Addresses



Map 8: Population Density, Town of Wrightstown and Resubmitted Village of Greenleaf

CIVIC AND SOCIAL ORGANIZATIONS

ORGANIZED COMMUNITY EVENTS & RECREATIONAL OPPORTUNITIES

- The annual Greenleaf Fireman's Picnic takes place at the Greenleaf Volunteer Fireman's Park located in the proposed village. In 2019 the Firemen hosted their 98th picnic. The picnic is an all-day festival with food, games, and live music.
- The Greenleaf Fireman's Park is also used to host numerous community events each year, including family reunions, birthday parties, class reunions, weddings, Junior Optimist events, to name just a few.
- Flipper's Cove, a community restaurant with a supper club atmosphere located in the proposed village, hosts an outdoor summer party each year.
- Youth Day is put on by the Optimists in September and is held at the Greenleaf Firemen's Park. Children from the area can come to the park with their families and enjoy a petting zoo, games, educational activities, and view fire trucks, an ambulance, and a Flight for Life helicopter.

OTHER CIVIC & SOCIAL ORGANIZATIONS

Greenleaf's most prominent civic organization is surely the **Greenleaf Volunteer Fire Department**. Fire protection began in Greenleaf early on as nothing more than neighbors helping neighbors. In the late 1800s, the businessmen and community leaders donated equipment and a wagon and formed a citizen's fire brigade to support the development occurring in the area. The brigade was a loosely formed group and was manned by whoever was available at the time. By 1903, to assist in reducing insurance premiums, the fire brigade started to form an official fire department with a roster and formal members, and in 1906 the first Fire Chief was elected. In 1959, the organization was incorporated under Chapter 181 as a non-profit, non-stock corporation – an organizational structure it retains to this day.

Since its formation at the turn of the century, it has continued to be a volunteer organization with firefighters certified in many fields. They are the community's first line of defense and provide professional, rapid, humanitarian aid essential to the health, safety, and well-being of residents. There are 11 firefighters living in the Resubmitted Village of Greenleaf, 27 residing in the remaining area of the Town of Wrightstown, and 7 who live in other townships. They own and maintain a 6-acre park in Greenleaf that contains a baseball diamond, a nice assortment of playground equipment for children, and three pavilions that the community may use. The Fire Department also hosts an annual picnic at the park each July.

In 1943 **Greenleaf 4-H Club** was formed. Meetings were originally held at the Town Hall in Greenleaf. Over the years membership increased to approximately 60 members, so meetings are presently held at the St. Clair Parish basement, Greenleaf. The club performs community service project work, and fundraising activities, assists in cleanup at the Greenleaf Fireman's Picnic, a yearly Brat Fry, and Christmas caroling. Club members also participate in exhibiting crafts, art, photography, bakery, and animals at the Brown County Fair. Additionally, the club supports volunteer projects that teach youth new skills, including animal sciences and cultural arts.

The **St. Paul Church** was established in 1909 when the congregation purchased the old Temple of Honor building, converting the building to a church by adding a steeple and remodeling the interior. Though the building has seating for 130, membership has decreased in recent years to around 40 people, including some residents of the Resubmitted Village of Greenleaf. Members meet at least weekly to worship.

The **Greenleaf Riders Snowmobile Club** was organized in 1972. The club is in Greenleaf, WI (Southern Brown County). The club has 80 dedicated members; of the 80 members 23 members reside within the Town of Wrightstown and 6 members reside within the proposed Village. The club meets monthly from September to April in the Greenleaf area.

The Club maintains 25 miles of trails within the Greenleaf and Askeaton area. The members volunteer their time to obtain access from landowners; they prepare the trails by trimming brush and removing hazardous objects. They mark trails with directional and safety sign. They are responsible to remove all signs once the season is over. In addition to setting up and maintaining the trail system over the past years, they have been able to contribute back to Community Programs, Local Charities, School Athletics, College Scholarships, and local individuals in need. They offer a snowmobile safety programs to the community. There are many club activities for the members to enjoy: Adult Weekend outing, Big Bucks fund raiser, Family and Landowners Picnic, Christmas parties, Packer parties and a golf outing.

The **Greenleaf –Wrightstown Optimist Club** was founded in 1991 and is committed to serving the youth in their community. It currently has 22 active senior members. They meet monthly on the 1st Thursday of the month at Hilly Haven Golf Course located at 5911 County Rd PP, De Pere. The Junior Optimist meets monthly at the Wrightstown Middle School. The club sponsors Youth Day in the park and an annual Easter Egg Hunt. Both events are held at the Greenleaf Volunteer Fireman's Park, located in Greenleaf. The funds are generated from annual wreath sales, soup/dips sale, selling concessions at Green Bay Packer games and brat fries. The Junior Optimist help the senior members raise funds and assist in helping with the community events. The Junior Optimist are rewarded with a fun day in the spring and bowling party in the fall. The Optimist Club has contributed back to community programs, local charities, and college scholarships.

SOCIAL SPACES

D & G Restaurant (6794 State Rd 57, Greenleaf). In 1946 fuel tanks were laid for a new gas station, then in the mid 1960's a fire occurred, and it was rebuilt as a truck stop hosting fuel and food. By the mid 1970's, fuel sales ceased, and it was converted to a restaurant. Today it remains a restaurant and catering service and has always been a great community gathering place. People meet to discuss happenings over a cup of coffee and a bite to eat.

Greenleaf BP Gas Station (6786 State Rd 57, Greenleaf). This family business started out as a full-service gas station and repair garage and remained that way for many years. Eventually, it evolved into a convenience/hardware store and gas station. Community members meet for coffee and a "good morning" to start their day. The BP also offers residents the opportunity to grab a few simple groceries, sandwiches, snacks, beverages, ice cream cones, and liquor selection.

Flipper's Cove (1689 Day St, Greenleaf). Flipper's Cove has a supper club atmosphere that provides excellent dining. Flipper's also hosts a summer outdoor party that brings the community together.

Mally's Spare Time (1681 Day St, Greenleaf). Built in 1946, this restaurant and bowling alley is located in the center of Greenleaf. The original owners served hamburgers and refreshments and sponsored horse pulls during the summer months. In 1957, they installed a kitchen and started serving a host of different foods daily. It was remodeled again in the 1970's. Today, they serve delicious sandwiches and host bowling, volleyball, darts, pool leagues and milk bottle tournaments for community members from the proposed village and the remaining Town of Wrightstown.

Slammer Inn Again (1705 Day St, Greenleaf). Slammer Inn Again (locally known today as "the Slammer") was originally a general store. In 1910 a second floor was added for a dance hall because dancing was so popular. At some point, the store was converted to a saloon. By 1947, the second floor was removed due to structural issues, the tavern remodeled, and new living quarters built. Today it boasts an outdoor patio and has a sports bar atmosphere. Slammer Inn hosts horseshoe, pool, and dart leagues for members of the community. The proprietor often has some type of activity going on to raise money for local charities and non-profit groups.

Brown County Fox River Trail. The southern starting point of the trail is in the Resubmitted Village of Greenleaf. The trail offers hiking and biking to residents and those who want to enjoy our community. Often several bikes will be parked at D&G Restaurant or Greenleaf BP enjoying the quaint community life.

PARKS & OPEN SPACES

Greenleaf contains one park, the Greenleaf Volunteer Firemen's Park, located adjacent to STH 32-57 in the proposed village. This Park is maintained by the Greenleaf Volunteer Fire Department. The Park has a baseball diamond and a variety of structures used for picnics and gatherings. Playground equipment offers parents a place to go anytime with children on a picnic or to relieve energy. The Park is located one block from the Fox River Trail and offers car parking for people that wish to take advantage of the trail.



Figure 10- (Left) Playground equipment at the Greenleaf Volunteer Fireman's Park; (Right) Pavilions at the Greenleaf Volunteer Fireman's Park

THE FOX RIVER TRAIL

The Fox River State Recreational Trail stretches more than 20 miles from downtown Green Bay to the Brown/Calumet County line along a former rail corridor running through the Resubmitted Village of Greenleaf. The history of the corridor stretches back to footpaths traveled by the

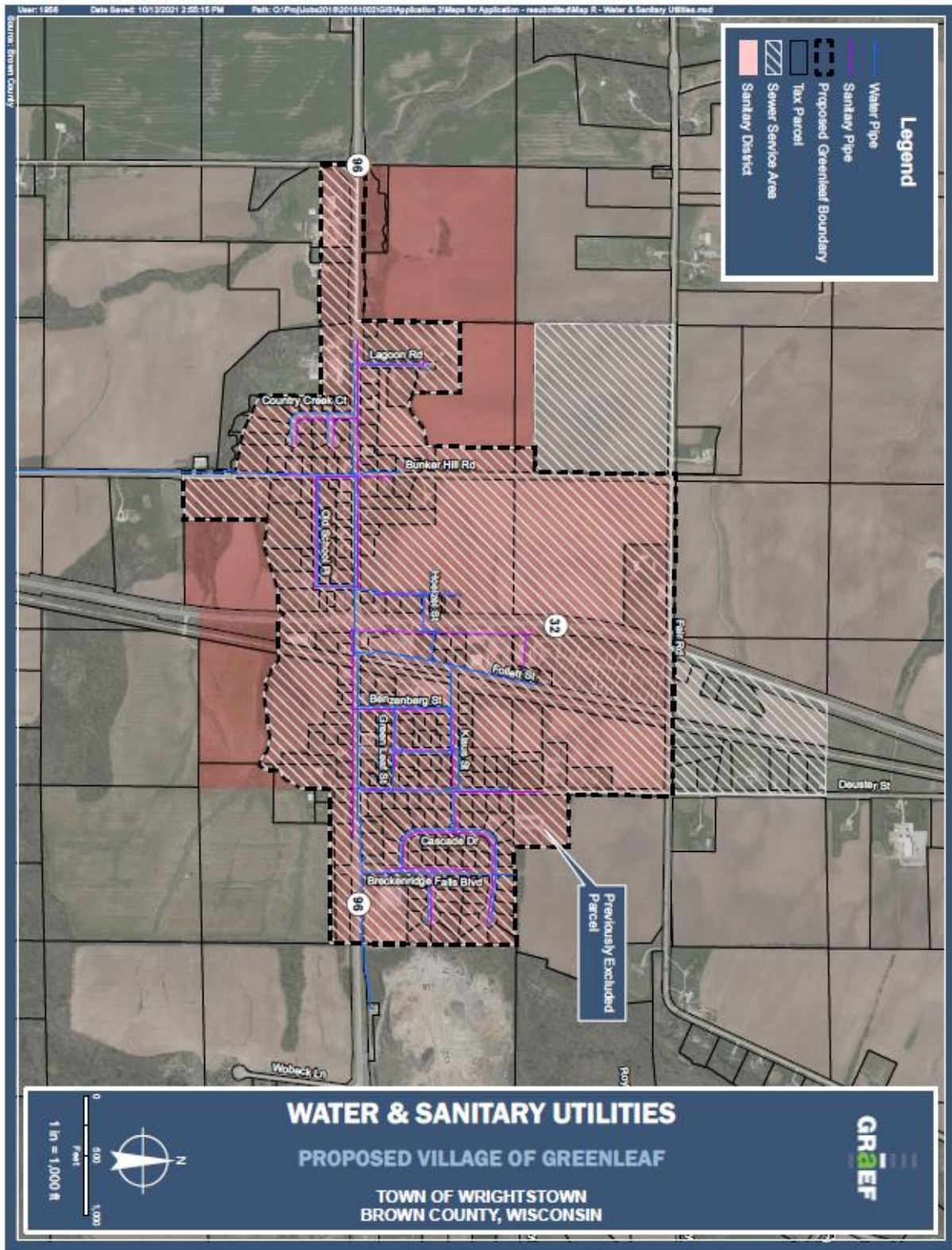
Native Americans, used to travel between villages located along the Fox River. The corridor was purchased by the Milwaukee Northern Railway Company in 1873, the same year that Greenleaf was established, a postmaster was chosen, and rail service was established through Greenleaf (see the timeline within the History section, beginning on page 27). In 1989 regular rail service was discontinued along the corridor, and in 2001 a collaborative effort between the Wisconsin Department of Natural Resources and Brown County Parks was formed to develop of the Fox River State Trail, and in 2006 an additional six miles of trail was completed to extend the trail to the Calumet County line.

The trailhead for the Fox River Trail is the southernmost trailhead in Brown County and allows for long daytrips to and from Greenleaf and Green Bay by bicycle. The trail can also be enjoyed on foot. South of Greenleaf, horseback riding is allowed on one side of the trail and snowmobiles can ride directly on the trail during winter months.

UTILITIES

Relevant excerpts from engineering, planning, financial reports or feasibility studies, and monitoring reports for public utilities including sewer, water, and stormwater management systems that explain how systems are currently provided, and will be provided in the proposed territory for incorporation

As previously stated, the revised boundary for the Resubmitted Village of Greenleaf is comprised of the territory that is both within the Wrightstown Sanitary District No. 1 and the Sewer Service Area. Map 9 shows the revised boundary for the Village of Greenleaf, superimposed on a map of the Sewer Service Area and the Sanitary District. It should be noted that since the original application the Sewer Service Area and Sanitary District were amended to include a lot that was being served by sanitary sewer but was inadvertently not included in the District or Sewer Service area.



Map 9: Water & Sanitary Utilities

TOWN OF WRIGHTSTOWN SANITARY DISTRICT

The Town of Wrightstown provides public sanitary sewer service to residents within the Town of Wrightstown Sanitary District #1 (WSD #1). The boundaries of this district are the same as that of the Resubmitted Village of Greenleaf

The sanitary district was established in 1960 and a wastewater treatment plant was built in 1962. In 1995, a new wastewater treatment plant was built to service WSD #1. At the time of this application, the existing water system meets the needs of the sanitary district users. The WSD #1 Wastewater Treatment Plant is designed to handle a maximum capacity of 130,000 gallons per day with the current average flow of approximately 45,000 to 50,000 gallons per day. This level of use is considered about 50% of capacity by Town engineers.

Town engineers estimate that the WSD #1 Wastewater Treatment Plan would be able to supply sanitary service to approximately 270 acres of additional development, depending on the type of development. There are about 330 acres available in the area which could be serviced by gravity sewer or minimal force main installation only, so supplying service to those 270 potential new acres of development would likely be possible without lift stations or major modifications to the sewer system.

The Town of Wrightstown's Comprehensive Plan notes that there are currently 53 acres of land in the Town that are allocated for future sewer service area amendments. However, the Plan also notes that residential development should be encouraged within the existing sewer service area as much as possible to allow for easier connections. The Plan also notes that the sewer service area could be changed by moving the boundary of the service area to align more directly with expected development and growth.

Maps of the sanitary district are included in the preceding page.

WATER UTILITY

There is one well that is used to provide water service through the Wrightstown Sanitary District #1 (WSD #1) in the Resubmitted Village of Greenleaf area. That well has an average daily use of 30,000 – 35,000 gallons of water per day but has also seen a peak daily as high as 80,000 – 90,000 of gallons per day.

Regardless of whether additional water flow is needed to provide water service to new development in the area, the Town of Wrightstown is considering the need for backup water supply in the WSD #1. Backup water supply could be accomplished by drilling another well or by connecting to another major water supplier in the area.

A map of the water utility service district is included in the preceding page.

STORMWATER MANAGEMENT FACILITIES

At present, there is no regional stormwater plan for the Town of Wrightstown, and there are no regional detentions ponds within the Town. Stormwater management is conducted on a case-by-case basis by property owners and developers. The Town of Wrightstown Comprehensive Plan notes that a regional stormwater plan should be implemented as Greenleaf continues to develop. The Comprehensive Plan also notes that the Town of Wrightstown has a subdivision code with

provisions that could be interpreted to address stormwater erosion prevention. These provisions may be considered for future use in the subdivision review process.

ELECTRICAL & NATURAL GAS SERVICE

Per the Town of Wrightstown Comprehensive Plan, electricity is provided to Greenleaf through the Wisconsin Public Service Corporation:

Electricity is provided to the Town by Wisconsin Public Service Corporation (WPS). Coal is the largest fuel source, generating around 40% of WPS customers' electricity. WPS provides natural gas service to the Greenleaf area, as well as other portions of the Town. Expansion of this service will occur depending on density of development in the Town. WPS is adequately positioned to continue to serve the future needs of the Town. (From the Town of Wrightstown Comprehensive Plan, Chapter 6, Page 14)

WASTE & RECYCLING SERVICES

Waste from the Town of Wrightstown is hauled to Outagamie County. Two 95-gallon containers are provided to each household, one for garbage and one for recycling. Garbage collection is provided every week and recycling collection is provided every other week.

FIRE & EMERGENCY MEDICAL SERVICES

The Resubmitted Village of Greenleaf is well served by fire rescue and emergency medical services. In 2008, the Town of Wrightstown adopted the Brown County Emergency Operations Plan. In addition to that plan, the following services are available in the Resubmitted Village of Greenleaf. Greenleaf has had fire services dating back to 1873, during a period when Greenleaf was growing so quickly that residents determined that additional fire protection was needed in the area, aside from just neighbors helping each other. In the late 19th century, the Citizen's Fire Brigade was established, using donated equipment such as a wagon, hand pump, and hose cart.

In 1906 the Greenleaf Volunteer Fire Department was formed, partially in an effort to reduce insurance premiums in Greenleaf. The new Volunteer Fire Department had a roster, and ten residents donated money to purchase additional fire equipment, including a horse-drawn fire "truck." 1906 also marked the election of the first Fire Chief in Greenleaf. In 1922, the Fire Department built its first fire station on land leased from the railroad, and the firefighters began to host an annual fundraiser called the Greenleaf Fireman's Picnic to help offset increasing expenses. In 1959, the Fire Department built a new three-bay fire station, and the Fire Department incorporated into a non-profit corporation. The second fire station was remodeled and expanded in 1985.

The department is presently operated by a 45-person volunteer team and supported by two 1,500-gallon-per-minute pumper trucks, a support services unit, a brush/mini-pumper, and two 3,500-gallon tanker trucks. The department operates out of a 7,000-square-foot fire station located at 1657 Day Street in the Resubmitted Village. It consists of a 3-bay drive through garage that houses 6 pieces of fire apparatus, a 60,000-gallon cistern with a 1,000 GPM pump to refill trucks, a laundry/utility room with an Emergency Operations Center, 2 storage areas, an office, a 50-person meeting/training room and is protected by a UL listed reporting fire alarm

system. The department participates in county-wide mutual aid agreements, including serving portions of the Towns of Holland and Rockland.

The Fire Department responded to 80 incidents in 2018 and is alerted to a call by a page from Brown County Public Safety Communications. The outdoor warning siren for the area is also located at the fire station and is used to alert people to tornados and national alerts. Its operation is over seen by Brown County Emergency Management and controlled by a radio signal from Brown County Public Safety Communications Center (dispatch).

The incorporation of the Resubmitted Village of Greenleaf will have no effect on the operation of the Fire Department, nor will its service area change as a result of incorporation.

COUNTY RESCUE

County Rescue has been in operation since 1982 as a 501(C)(3) non-profit organization and began providing service to the Greenleaf area in 1984. Their main headquarters is located at 1765 Allouez Avenue in Bellevue with satellite stations in Howard, Suamico, and Denmark. Through continuing education and training, their staff routinely exceeds state and local licensing standards.

They have a network of over 150 medical staff functioning in their contracted rural municipalities, including the Resubmitted Village of Greenleaf. These personnel are licensed at all levels from volunteer Emergency Medical Responders through Critical-Care Paramedics. Emergency Medical Responders (EMRs), formerly known as first responders, live within Resubmitted Village of Greenleaf and are certified by the State of Wisconsin. Many of the responders are also trained to the Emergency Medical Technician (EMT) level. They are dispatched when an ambulance is called and often arrive within minutes to provide care and sometimes life-saving interventions such as rescue breathing, defibrillation, or bleeding control before the paramedics arrive.

In addition, a helicopter called EAGLE III is available to serve the Resubmitted Village of Greenleaf and the surrounding area. This vehicle and the professionals that staff it provide critical care at accident scenes and rapid transportation to a trauma center. Local emergency service agencies such as police and fire departments provide support to the EAGLE III transportation network when needed.

County Rescue Services has an outreach educational program that provides information and demonstrations at local civic events, to schools, and tours of their facilities, ambulances, and helicopter. Their future plans include staying on the cutting edge of pre-hospital medical care and the transportation of patients. Additionally, as the southern end of Brown County continues to grow, they are studying the feasibility of another satellite station in that area.

When the Resubmitted Village of Greenleaf is incorporated, there will be no change in the amenities or services that County Rescue provides.

FIRST RESPONDERS

In 1985 a group of individuals formed what is known as the Wrightstown Area First Responders. This group is an arm of County Rescue Service, a contracted ambulance service located in the Village of Bellevue about 15 miles away. The Wrightstown Area First Responders provide emergency medical services (EMS) to the sick and injured before the contracted ambulance

service arrive. In 1995, they were given a used ambulance to improve their response and services. They work closely with the local fire departments during critical rescue situations.

POLICE SERVICE

The Town of Wrightstown relies on the Brown County Sheriff's Department for police protection and patrol services.

Incorporation will not affect police services that are currently provided in the proposed Village of Greenleaf, per a letter from the Brown County Sherriff's Department. The letter is attached to this application as an Appendix.

EXISTING AND FUTURE LAND USE

Information describing land use trends including the development potential of the territory proposed for incorporation. This information could include a list of parcel rezones, land divisions/subdivisions, building permits, and number of developable acres.

EXISTING LAND USE

The existing land use in the Greenleaf area of the Town of Wrightstown is depicted in Map 10, superimposed with the revised boundary for the Village of Greenleaf. As shown in the map, the Resubmitted Village of Greenleaf encompasses a concentration of residential land use within the Town of Wrightstown as well as a relative concentration of commercial and institutional use and the Town's only multifamily zone.

OVERVIEW OF LAND USE TRENDS

Land use in the Town of Wrightstown is slow to change – areas of development have historically emerged over long periods of time. This is partially by design, as most of the land in the Town of Wrightstown is rural in nature and is zoned as AG-FB: Agricultural-Farmland Preservation to protect this productive landscape and the agricultural economy.

However, the areas that are anticipated to experience land use change in the coming years includes the area proposed as the Resubmitted Village of Greenleaf and the land immediately surrounding the core. These dynamics can be seen on Maps 11 and 12, showing Future Land Use and Farmland Preservation with Future Land Use. These maps were created in 2018 as part of the Town of Wrightstown Comprehensive Plan and have been adapted for this submission, including overlaying the revised boundary for the Resubmitted Village of Greenleaf. The area inside the revised boundary stands ready to develop as they are within the sewer service and sanitary district boundaries. The areas immediately adjacent to the revised boundary to the north and west are set to develop as the proposed sanitary sewer and road extensions emanate from the core.

The wastewater treatment plant is at about 50% capacity, or about 270 acres of new development in the area. In addition, the Town of Wrightstown's Comprehensive Plan notes that there are 53 acres of land in the Town that are available for future sewer service area amendments. However, the Town notes that residential development should be encouraged within the existing sewer service area as much as possible to allow for easier connections:

From the Town of Wrightstown 2018 Comprehensive Plan Update:

The Town of Wrightstown should expect to see both urban and rural styles of residential development in the next 20 years. The Town has historically tried to steer most of the residential development into the sanitary district in Greenleaf. This development will likely be more urban in nature and will likely be served by public sewer and water if it's within the Town's sewer service area. Lot sizes associated with this development are substantially less than rural residential lots and typically range between 0.2 and 0.5 acres. The rural residential developments will be on larger lots, typically between 2 and 5 acres.

These areas of land use change and future development can be clearly seen in both the Future Land Use Map and the Farmland Preservation Areas with Future Land Use Map. Both maps are taken from the Town of Wrightstown's Comprehensive Plan and are included on the following pages. The areas of future land use change surround and extend West from the Resubmitted Village of Greenleaf.

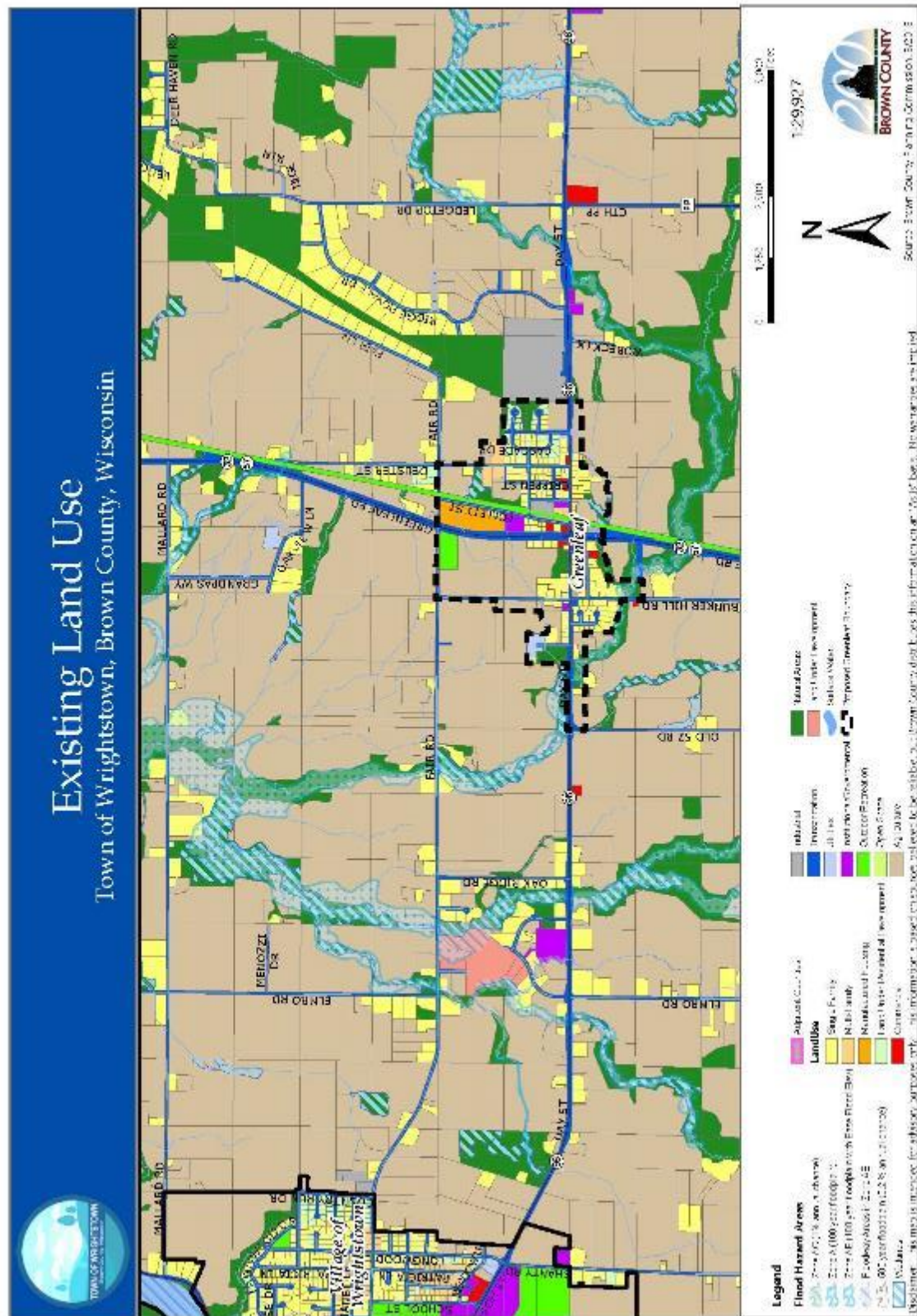
Agricultural Land Use & Soil

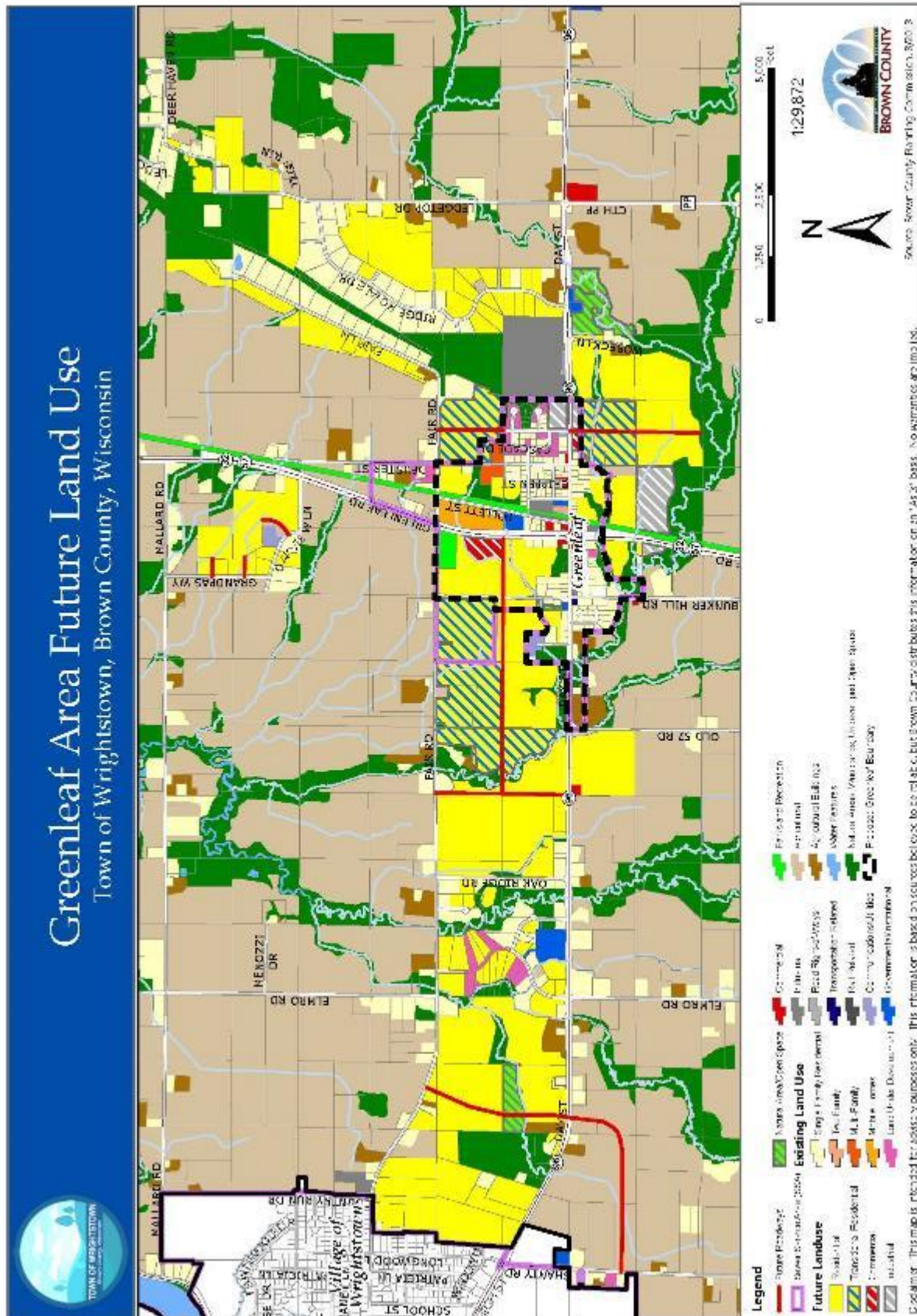
Much of the soil in the Town of Wrightstown is well-suited for farmland. This should not be surprising, as agriculture is the most common land use within the Town. According to the Town of Wrightstown Comprehensive Plan, 68.1% of the land in the Town was used as productive farmland in 2017. A map of this productive farmland is on the following page, taken from the Town of Wrightstown 2018 Comprehensive Plan Update. Notably, most of the Resubmitted Village of Greenleaf is not farmland.

Re-zonings, Land Divisions, & Building Permits

Development activity in the Town of Wrightstown is measured below through re-zonings, land divisions (certified survey maps and plats), and building permits. While the figures shown below do not reflect a high volume of development activity, it should be noted that activity has been increasing in recent years. Furthermore, in 2019, five of the 16 building permits were for residential development in the revised boundary of the Resubmitted Village of Greenleaf.

TABLE 4: 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





Map 11: Greenleaf Area Future Land Use. Map adapted from the Town of Wrightstown Comprehensive Plan and does not show parcels recently annexed by the Village of Wrightstown.



Farmland Preservation Areas with Future Land Use

Town of Wrightstown, Brown County, Wisconsin



45 APPLICATION IN SUPPORT OF THE INCORPORATION OF THE VILLAGE OF GREENLEAF – **DRAFT**

TRANSPORTATION FACILITIES

A functional street classification map (shows various road classes i.e., state highways, county roads, etc.) for the territory, and any relevant transportation improvement plans, traffic data (traffic counts, level of service status, projections, etc.) and relevant corridor plans or special studies. Provide an explanation as to how this information supports your position and how the transportation system a finding that the proposed territory is compact and homogenous.

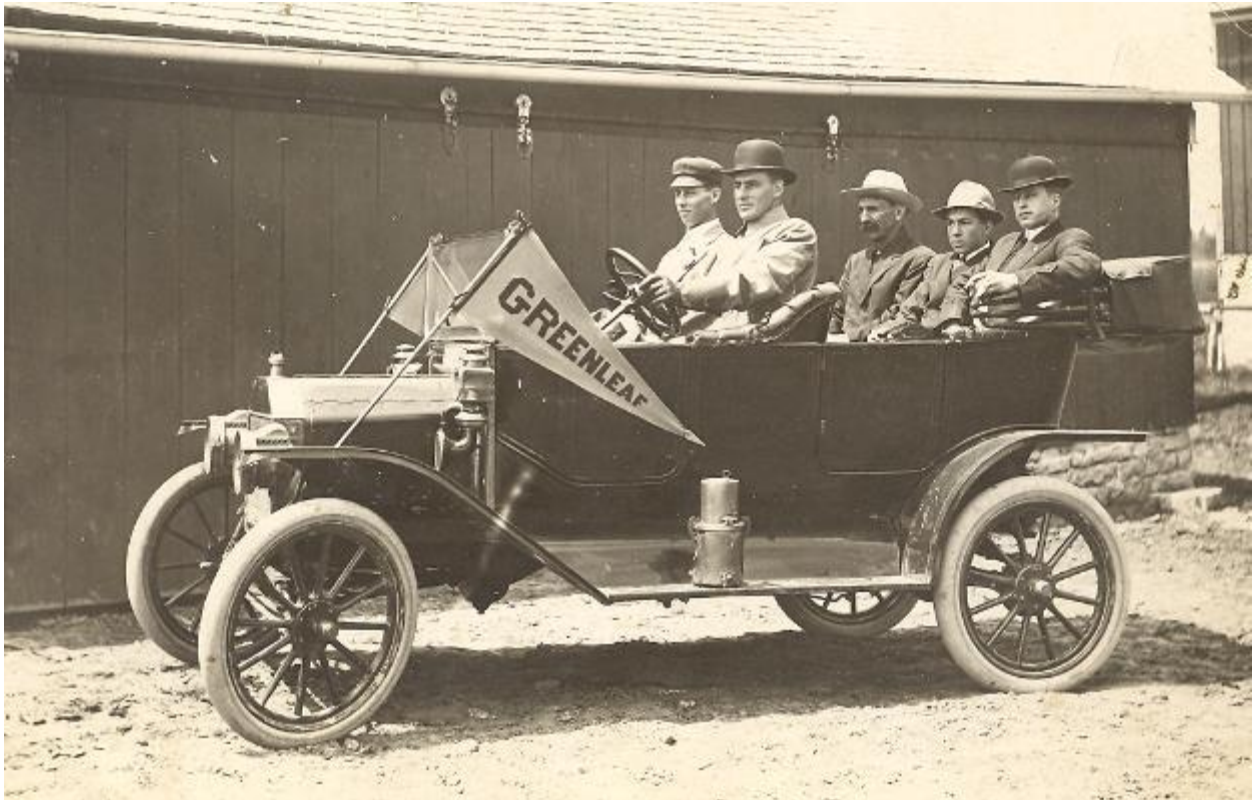


Figure 11 - John P. Brittnacher drives his family from Greenleaf to a parade in De Pere in an early automobile.

The Resubmitted Village of Greenleaf encompasses the crossroads of two major roads within the Town of Wrightstown: STH 96 (Day Street) and STH 32, as seen on Map 13. The hamlet area grew along these trunk highways and consequently future roads and streets planned in the Town of Wrightstown will be incorporated in or emanate from the revised boundary for the Resubmitted Village of Greenleaf, to serve expected development within and surrounding the Resubmitted Village, as seen on Map 14.

Map 15 shows the pedestrian and bicycle infrastructure in the Town of Wrightstown. Features of note include the sidewalks along Day Street, which are the only sidewalks in the Town of Wrightstown, as well as the Fox River Trail that runs through the center of the community. These features further emphasize the “community center” aspect of the area within the revised boundary.

Traffic Counts

The Wisconsin Department of Transportation reports traffic counts in annual average daily traffic (AADT) numbers, which provide the number of vehicles expected to pass a given location on an average day of the year. Within and surrounding the Resubmitted Village of Greenleaf, only STH 32-57 and STH 96 are monitored for traffic volume. Within or just outside of the proposed village boundaries, STH 96 is estimated at 3,900 average daily traffic. North of the proposed village, STH 32-57 is estimated at 4,700 average daily traffic.

Air

Residents of the Town of Wrightstown and the Resubmitted Village of Greenleaf have access to air service via the Green Bay Austin Straubel International Airport, just nine miles north of the Town. The airport is served commercially by American Airlines, United Airlines, and Delta Airlines, and serves as a regional base for the Transportation Security Administration. Additionally, residents of Wrightstown can travel west to the Appleton International Airport, just 20 miles away from the Town. There is one private airstrip in the Town.

Rail

There is an active rail line running through the western portion of the Town of Wrightstown, though at present this line does not serve any destination in the Town, nor the Resubmitted Village of Greenleaf. The line is operated by Wisconsin Central Ltd., a subsidiary of the Canadian National Railway.

PUBLIC TRANSPORTATION

Green Bay Metro Fixed Route Service

The Town of Wrightstown and the Resubmitted Village of Greenleaf is not presently included in the service area for the Green Bay Metro Fixed Route Service. Future projections indicate that it is unlikely that the Town or Resubmitted Village will be connected to this service within the next 20 years.

County Elderly and Disabled Transportation Assistance

The County Elderly and Disabled Transportation Assistance is a state-funded program that provides transportation services to individuals over 60 years of age, as well as those with disabilities. In Brown County, this program is administered through the Rural Driver Escort program and the Wisconsin Medicaid and Badger Care Plus Non-Emergency Medical Transportation.

Pedestrian & Bicycle Facilities

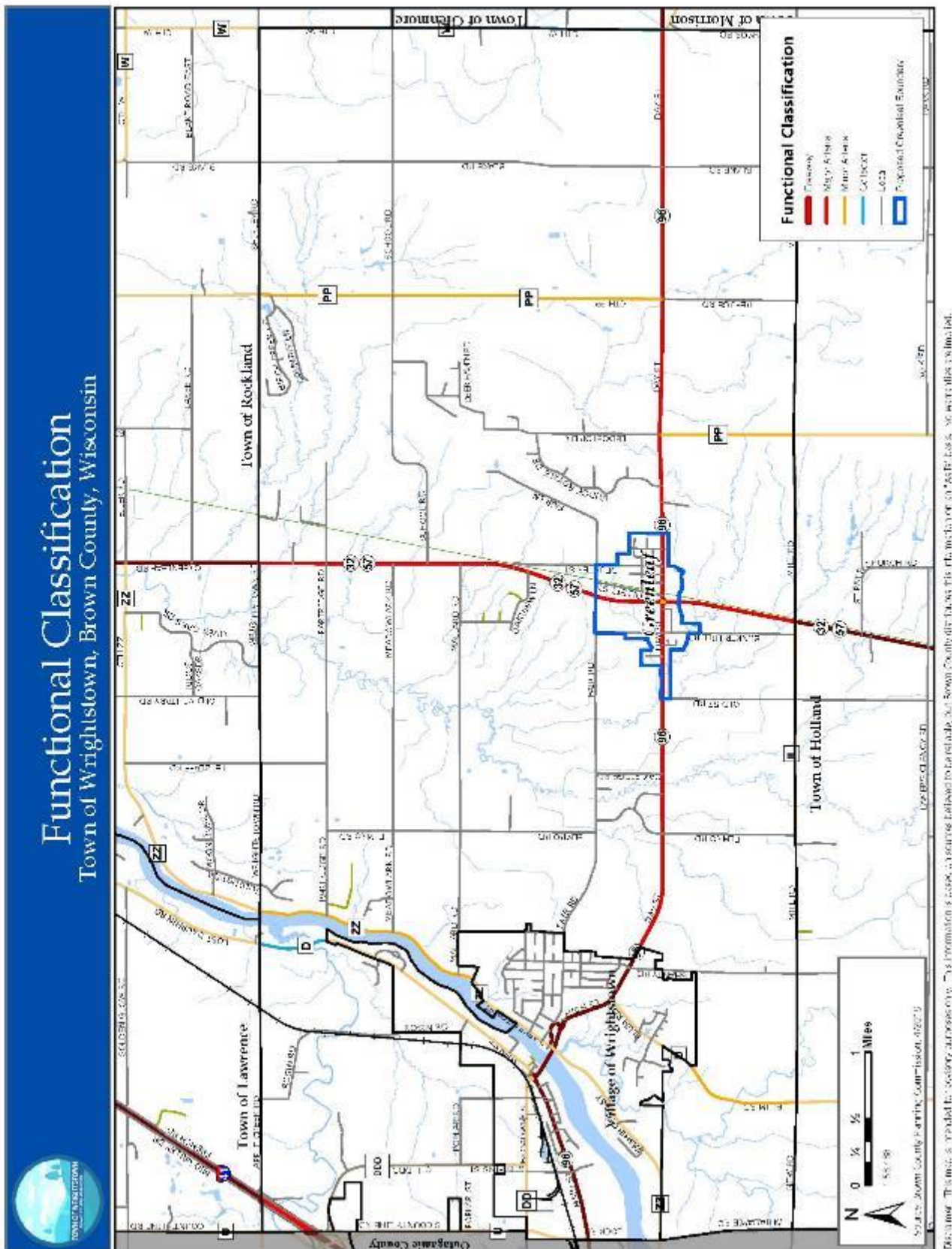
The Town of Wrightstown's Comprehensive Plan notes that the current land use pattern and the lack of bicycle facilities in the Town makes walking and biking difficult. As mentioned previously in this document, the only area with sidewalks is right at the center of the Resubmitted Village of Greenleaf. One of the recommendations that the Town identifies in the plan is to develop land use patterns in Greenleaf that enable and encourage walking and bicycling.

From the Town's Comprehensive Plan:

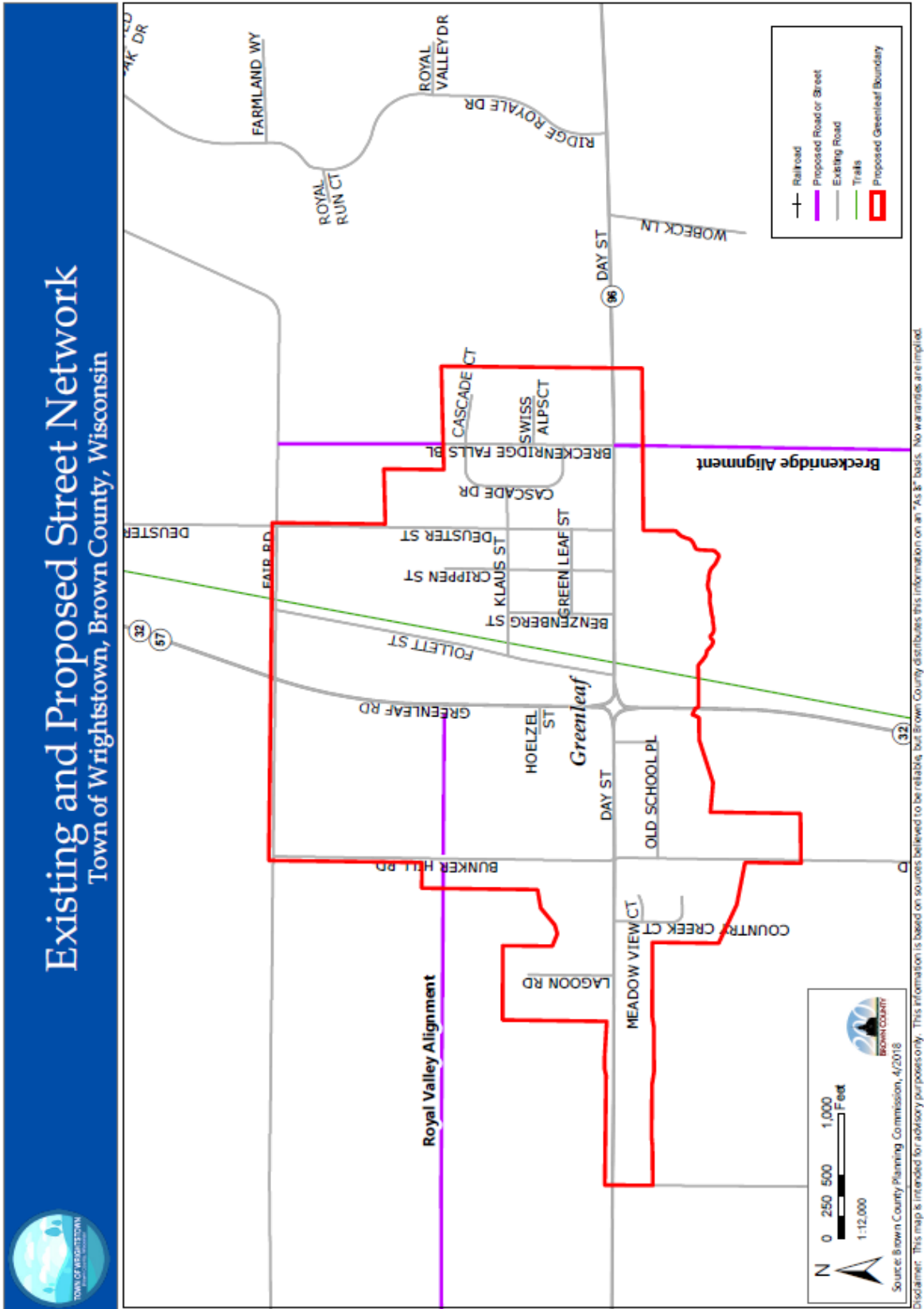
As the sidewalk system within Greenleaf is being developed, the Town should investigate the possibility of developing an off-street pedestrian/bicycle trail system by purchasing land, placing trails within the many environmental corridors in the Town, cooperating with area utility companies to utilize utility easements, and requiring developers to dedicate land for trails before approving subdivisions or other development proposals.

Proposed Street Network

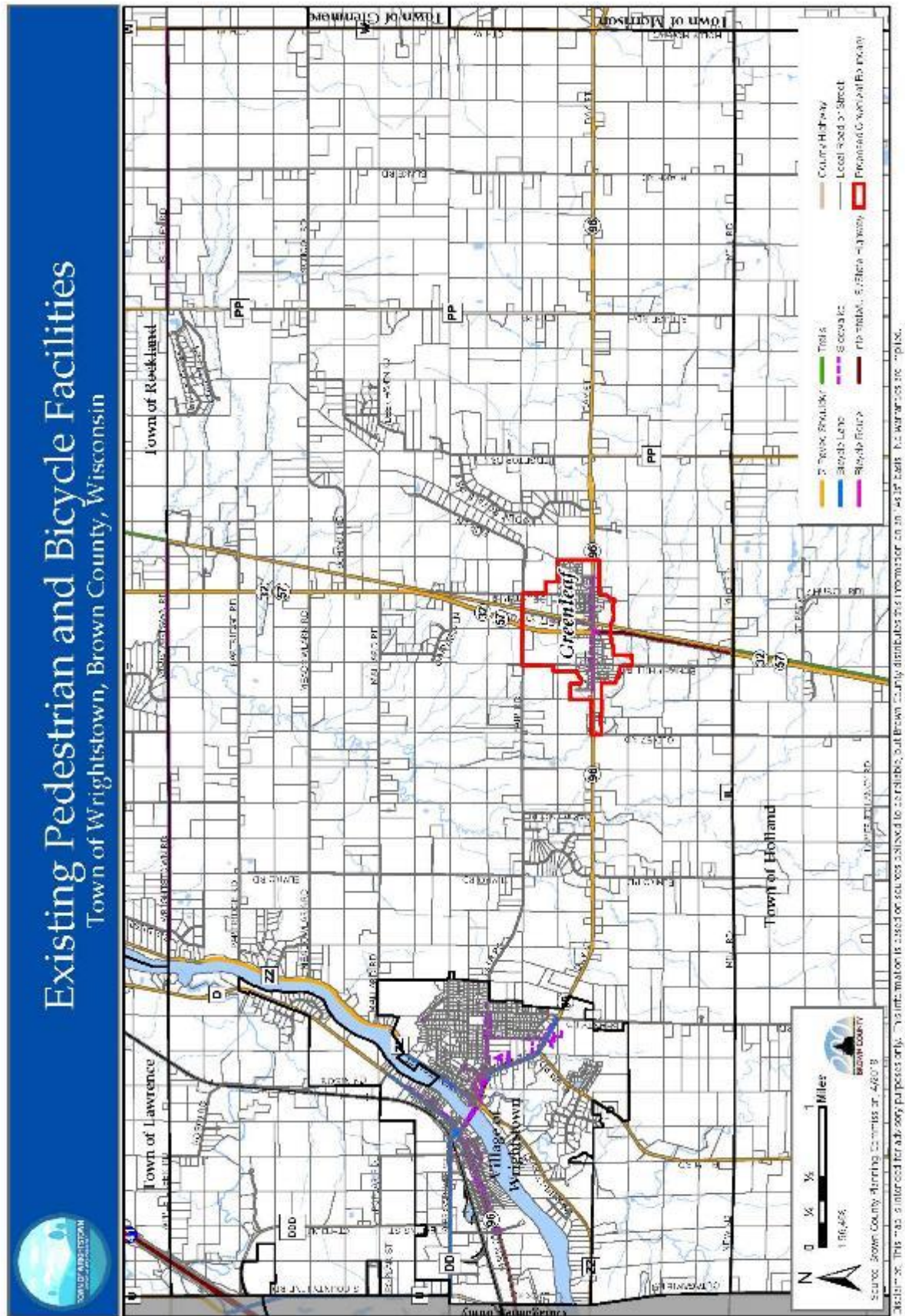
The Town of Wrightstown has identified general locations for future roads based on where future residential growth is expected. New roadways are planned to the west of the proposed village, connecting new development extending West of Greenleaf to the community center. The proposed street additions can be seen in Map 14, the Existing and Proposed Street Network.



Map 13: Functional Classification of Roadways. Map has been adapted from the Town of Wrightstown Comprehensive Plan and does not show parcels recently annexed by the Village of Wrightstown.



Map 14: Existing and Proposed Street Network. Map has been Adapted from the Town of Wrightstown Comprehensive Plan.



Map 15: Existing Pedestrian and Bicycle Facilities. Map has been Adapted from the Town of Wrightstown Comprehensive Plan and does not show parcels recently annexed by the Village of Wrightstown.

ENVIRONMENTAL FEATURES

Soils & Natural Resources

Historically, Brown County exhibited an abundance of forests and woodlands. As the timber industries of the 1800s depleted these resources, the predominant natural resource of Brown County became its fertile soils. Most of the soils in the Town of Wrightstown are deep and well-drained, lending themselves well to agricultural uses.

The revised boundary for the Resubmitted Village of Greenleaf relates differently to the surrounding environmental features than the previously proposed boundary. First, the revised boundary does not include the Niagara Escarpment. Rather, the Escarpment and the adjacent mining operation functions more as an eastern boundary to the Resubmitted Village. This can be clearly seen in Map 1.

The revised boundary also relates differently to the watersheds in the area. The revised boundary now is located almost entirely in the East River watershed, save for a small portion of the northwest land in the revised Village boundaries. This can be seen in Map 18.

These changes serve to strengthen the homogeneity and compactness of the revised boundary for the Resubmitted Village. Other than these changes, the environmental features are largely unchanged from the original proposal.

SCHOOL DISTRICT INFORMATION

Current school district enrollment, and the proportion of students who live in the proposed city or village by type of school (elementary, middle, high school). A brief physical description of any school facilities within the proposed boundary, along with any proposed modifications/additions. Describe how adjoining neighborhoods or town residents use these school facilities and identify any formal or informal agreements between school districts and municipal jurisdictions or social organizations.

Students living in the Resubmitted Village of Greenleaf attend one main school district: The Wrightstown Community School District. Some students also attend school at St John's Lutheran School or St. Clare Catholic School. Total enrollment in these schools/school districts are as follows, as displayed in Table 5 from the Town of Wrightstown Comprehensive Plan:

District	2013-14	2014-15	2015-16	2016-17	2017-18	% Change 2013-2018
Wrightstown	1369	1338	1321	1356	1348	-1.53%
High School	461	457	468	501	489	6.07%
Middle School	437	399	381	376	362	-17.16%
Elementary School	471	482	472	479	497	5.52%
De Pere	4148	4190	4276	4397	4491	8.27%
Private Schools in both districts	662	701	674	639	672	1.51%

Source: Wisconsin Information System for Education Data Dashboard.¹²

Table 5 - School District Enrollment for both the Wrightstown and De Pere School districts overall. Table source: Town of Wrightstown Comprehensive Plan, Figure 6-6 (page 105).

The Resubmitted Village of Greenleaf does not contain any school facilities within its proposed boundary. In the remaining Town of Wrightstown, some students attend school through the De Pere School District. At the time of this resubmittal, there are no proposed modifications or additions to the existing school facilities in either the Wrightstown School District or the De Pere School District that would result from incorporation of the Resubmitted Village of Greenleaf. School districting is not expected to change for either district. Table 6 below shows school enrollment the schools that serve students living in the Resubmitted Village of Greenleaf.

School Name & Type	Resubmitted Village of Greenleaf	Remnant Town of Wrightstown
Wrightstown Elementary School (grades K-4)	66 students	83 students
Wrightstown Middle School (grades 5-8)	28 students	53 students
Wrightstown High School (grades 9-12)	33 students	102 students
St John's Lutheran School (grades Pre-K-8)	6 students	11 students
St. Clare Catholic School	5 students	18 students

Table 6: School Provided Enrollment Numbers. Table Source: Estimates provided by Town of Wrightstown Staff

Wrightstown School District

The majority of the Town of Wrightstown is located within the Wrightstown Community School District, with small portions of the community falling within the De Pere School District. The Wrightstown Community School District also includes the Village of Wrightstown, and parts of the Towns of Brillion, Buchanan, Holland, Kaukauna, Lawrence, Morrison, and Rockland. The School District features a full 4K-12 grade educational experience through its elementary school, middle school, and high school. The Wrightstown Community School District also provides busing for most of its students within the Town of Wrightstown.

In addition, private grade schools offer educational services to residents of the Town of Wrightstown. These include St. Clare Catholic School, and St. John's Evangelical Lutheran School.

The high school, constructed in 2000, is designed to accommodate 500 students, and can be expanded to accommodate 750 students. The September 2017 enrollment at the school was 489 students. The school houses grades 9 through 12. The middle school was constructed in 1964 and remodeled in 2000. The school has grades fifth through eighth grade. The elementary school is adjacent to the middle school and was constructed in 1972. Kindergarten (4K) through fourth grade students attend the school.

De Pere School District (in town but not Resubmitted Village of Greenleaf)

The Unified School District of De Pere encompasses an area approximately 60 square miles in size and covers the area to the north of the Town of Wrightstown. The district only includes several non-contiguous areas in the northeast corner of the Town of Wrightstown, and one section along the Town's eastern border. In total, the parts of the Town of Wrightstown that are in the De Pere School District contains about eight homes.

EXISTING ORDINANCES AND GOVERNING

A list of the existing ordinances in the proposed city or village, including a zoning map, zoning classification descriptions and abbreviations corresponding to the zoning map, subdivision regulations, an official map, and others that you think relate to compactness and homogeneity of the territory. Include analysis of how these ordinances relate to this Standard.

The Resubmitted Village of Greenleaf is currently governed by Town of Wrightstown ordinances, which ensure that the Resubmitted Village is developed and managed in a cohesive and homogenous way. The town has long acknowledged Greenleaf as its center of activity and growth in its governing and ordinances, demonstrated by the land use planning focused on the Resubmitted Village of Greenleaf in the 2018 Town of Wrightstown Comprehensive Plan Update.

Once incorporated as a Village, the Resubmitted Village of Greenleaf will initially adopt all relevant

ordinances from the Town of Wrightstown and Brown County, so that the laws and ordinances ruling the area will not change. Over time, the Resubmitted Village of Greenleaf's government may choose to change or develop their own governing ordinances and laws.

The existing ordinances that apply to the Resubmitted Village of Greenleaf include the following:

- ATV/UTV Vehicles on Town Roads (Ordinance 2018-01) – Town of Wrightstown
- Cost Recovery Ordinance – Town of Wrightstown
- Fire Access Ordinance – Town of Wrightstown
- Municipal Court Enforcement Ordinance – Town of Wrightstown
- Zoning Ordinance – Town of Wrightstown (see below)
- Brown County Land Division & Subdivision Ordinance –Brown County (see below)
- Brown County Shoreline & Floodplain Zoning Ordinances – Brown County (see below)

Town of Wrightstown Comprehensive Plan

The 2018 Town of Wrightstown Comprehensive Plan Update, which replaced the 2005 version of the same document, is adopted by ordinance by the Town of Wrightstown as a tool to guide land use change and growth. The plan includes sections and recommendations dedicated to the Greenleaf area, including a future land use map specifically for the area around the Greenleaf community center and the proposed Village. The land use planning that has taken place for the Greenleaf area discussed more later in this document.

The Town of Wrightstown's Comprehensive Plan is particularly important because it very clearly identifies the Resubmitted Village of Greenleaf as an important place in the Town, referring to Greenleaf by name as an unincorporated community at the center of the Town, and one of the primary areas of residential development. One of the Transportation goals of the plan is to provide safe and convenient pedestrian and bicycle connections within and between residential development in Greenleaf. One of the Economic Development goals listed in the plan is to "Encourage development and redevelopment of Greenleaf to help foster community identity, strengthen the local tax base, and serve as focal points for development."

Town of Wrightstown Zoning Ordinance

The Town of Wrightstown Zoning Ordinance contains seven zoning districts. Three of the districts allow for agricultural uses and agricultural preservation – these zoning districts make up the majority of the land of the Town of Wrightstown. However, the area that makes up the Resubmitted Village of Greenleaf is zoned as R-1 Residential, B-1 Community Business District, and I-1 Limited Industrial District. The only other area of the Town of Wrightstown that is zoned as R-1 Residential is a small area at the very northern edge of the Town – otherwise, the R-1 districting in the Town is clustered around the community center of Greenleaf, demonstrated the revised village boundary's compact nature, and the intention of the Town to retain residential growth in this area through the zoning ordinance.

The complete list of zoning districts are as follows, and the zoning map for the Town of Wrightstown is included as Map 16 on page 58. The zoning map was first adopted in 2010 and was amended in 2015.

R-1: Residential – Intended primarily for single-family residential and institutional uses

A-R: Agricultural-Residential – intended primarily for single-family residential and agricultural uses

E-A: Exclusive Agriculture – Intended for agricultural uses and single-family residential (of farm operator)

AG: General Agricultural – not described in code

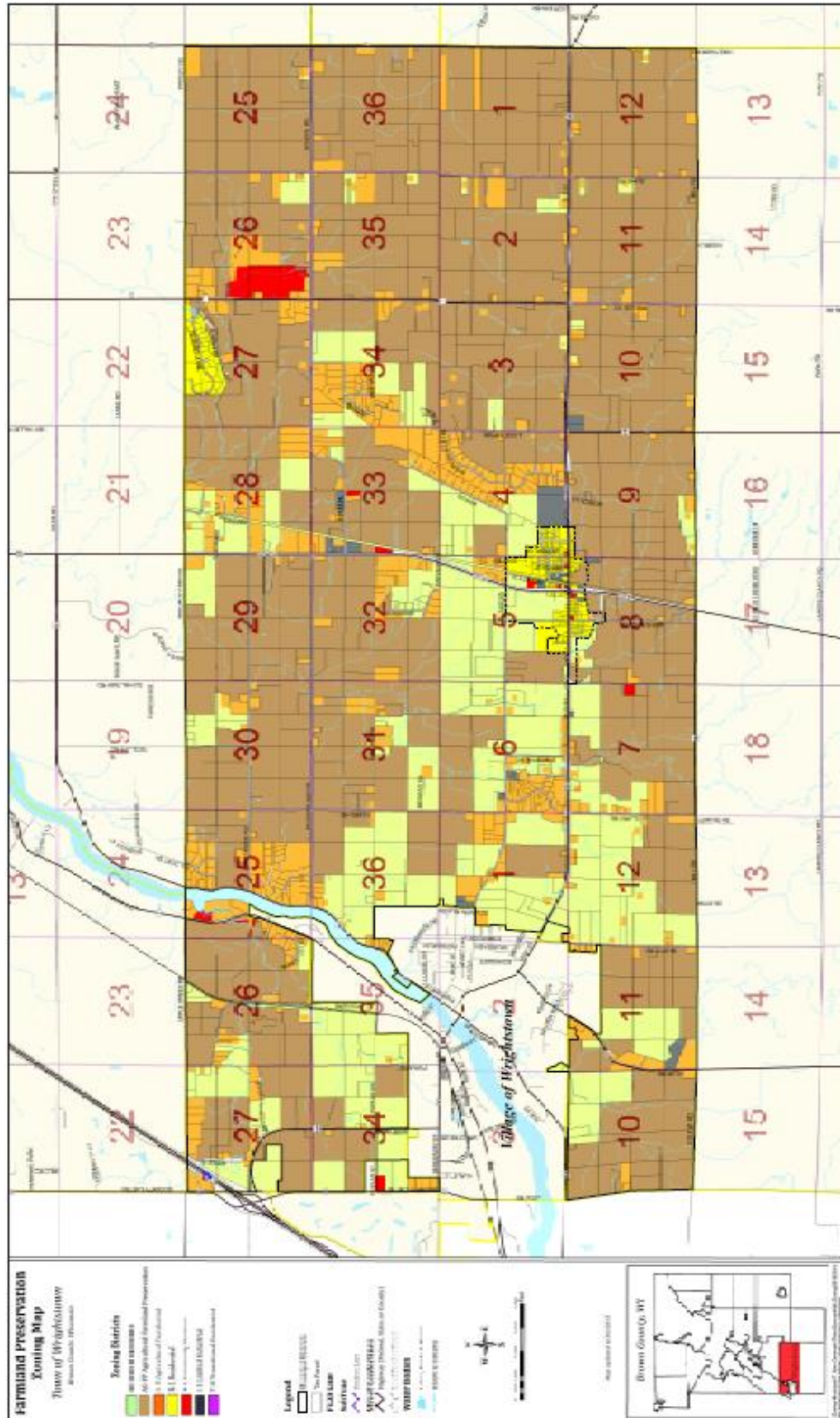
AG-FB: Agricultural-Farmland Preservation – intended for agricultural uses

T-R: Transitional Residential – intended primarily for single-family residential and institutional uses

B-1: Community Business District – intended for commercial uses

I-1: Limited Industrial District – intended for manufacturing / industrial use

The Town of Wrightstown Zoning Ordinance also includes Subdivision and Platting Regulations in section XXI, Subdivision and Platting. The purpose of the Ordinance is to guide the future growth and development of the Town, in accordance with adopted Master Plans or Comprehensive Plans. This ordinance covers all subdivision, platting, Certified Survey Mapping, re-platting, and some lot reductions in the Town of Wrightstown area. The ordinance notes that any of the activities listed above must also follow the requirements of chapter 236 of Wisconsin State Statutes. The Town Board oversees the subdivision ordinance, and reviews applications to make sure that the purpose of the subdivision ordinance is upheld.



Map 16: Town of Wrightstown Zoning Map.

LOCAL, COUNTY, & REGIONAL PLANS

Relevant excerpts from local and county or regional plans and maps portraying and discussing existing and proposed land use. For example, these excerpts could address residential and commercial land uses, public facilities, parks, environmental corridors or significant natural resources, wetlands, and historic buildings/sites. Examples of relevant plans are comprehensive plans, farmland preservation plans, outdoor recreation plans, economic development plans, transportation improvement plans, erosion control and lake management districts, capital improvement plans, and urban service area plans. Provide an explanation as to how this information relates to the compactness and homogeneity standard.

BROWN COUNTY LAND DIVISION & SUBDIVISION ORDINANCE

Development and subdivision of land in the Town of Wrightstown, including the Resubmitted Village of Greenleaf, are governed by the Town of Wrightstown Zoning Ordinance. However, some aspects of the Town of Wrightstown Zoning Ordinance refer to the requirements of the Brown County Land Division & Subdivision ordinance. However, surveying and certified survey map requirements are governed by the Brown County Land Division and Subdivision Ordinance, Chapter 21.

BROWN COUNTY SHORELAND & FLOODPLAIN ZONING ORDINANCES

Chapter 22 – Shorelands and Wetlands and Chapter 23 – Floodplains of the Brown County Land Division and Subdivision Ordinance are both referenced in the Town of Wrightstown Zoning Code, and therefore would also be applicable to the Resubmitted Village of Greenleaf.

BROWN COUNTY SEWER SERVICE AREA.

Sewer Service Area Planning is a process designed to anticipate a community's future needs for wastewater treatment. The Town is subject to this planning regulation. The Resubmitted Village however is entirely within and therefore compliant with the Sewer Service Plan.

REPORTS & FEASIBILITY STUDIES

Relevant excerpts from engineering, planning, financial reports or feasibility studies, and monitoring reports for public utilities including sewer, water, and stormwater management systems that explain how services are currently provided and will be provided in the proposed territory for incorporation.

There are no feasibility studies regarding sanitary sewer service or stormwater management services. The improved area of the Revised Village is served by water and sanitary sewer and curb and gutter. The unimproved areas are readily served by sewer and water that is stubbed at their borders.

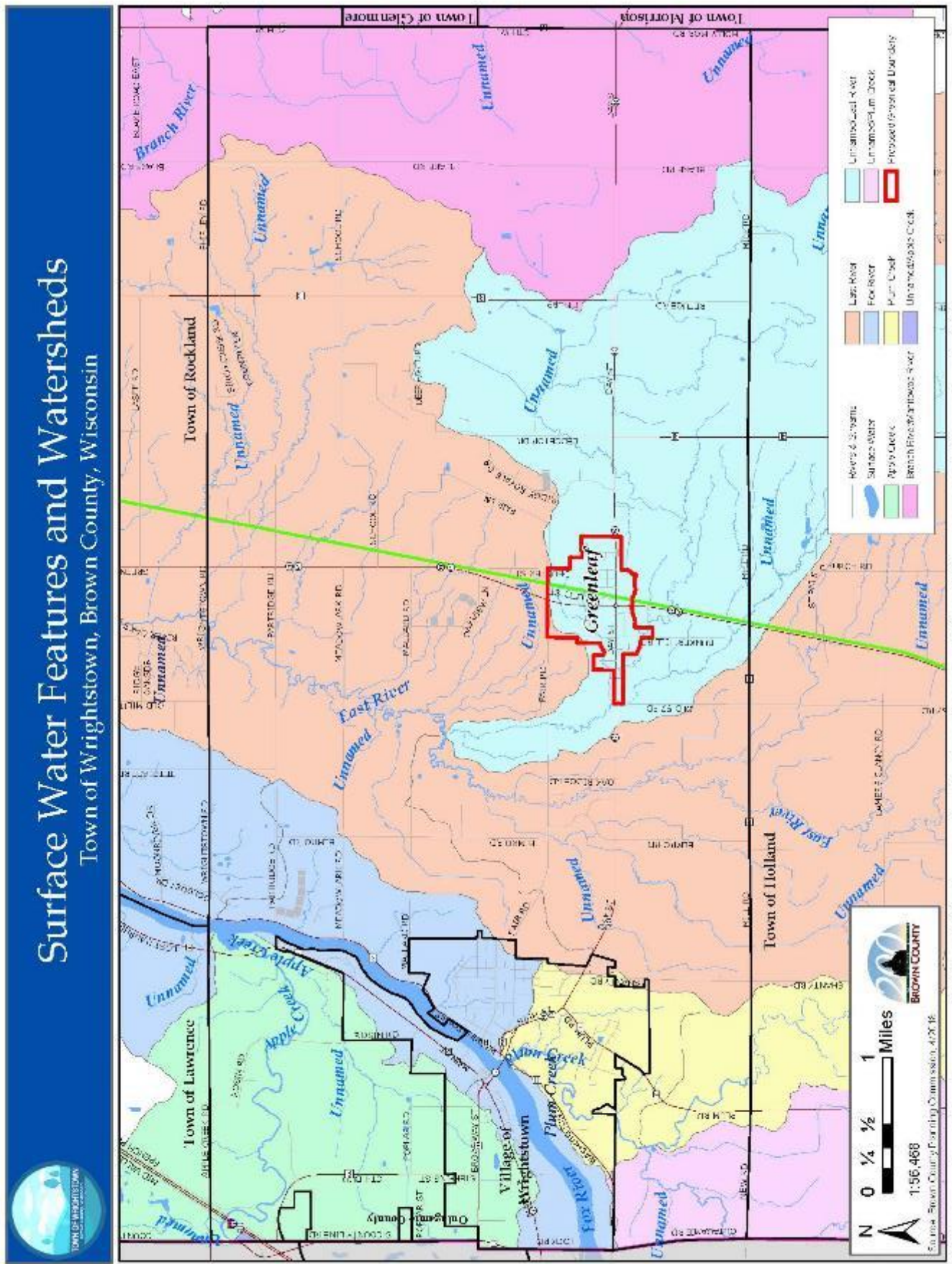
EXISTING OR CLOSED SOLID WASTE LANDFILLS

A description of any existing or closed solid waste landfills.

The Town of Wrightstown does not have any active landfills within its boundaries. There is a closed dump in the Town of Wrightstown on County Trunk PP, about 1-2 miles from the Resubmitted Village of Greenleaf. Currently, solid waste is managed by Brown County as part of a tri-county agreement, detailed below. Waste from the Town of Wrightstown is hauled to Outagamie County.

[illegible]

59 APPLICATION IN SUPPORT OF THE INCORPORATION OF THE VILLAGE OF GREENLEAF — **DRAFT**



Map 18: Surface Water Features and Watersheds. Map has been Adapted from the Town of Wrightstown Comprehensive Plan and does not show parcels recently annexed by the Village of Wrightstown.

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.

STATUTORY REQUIREMENTS

Pursuant to §66.0205 Wis. Stats. the Brown County Circuit Court has found that the Resubmitted Village of Greenleaf is an “isolated village as” defined by §66.0201(2)(c). The Resubmitted Village of Greenleaf is smaller and is still removed from the metropolitan community.

§66.0205(1) provides:

(1) Isolated village. Area, one-half square mile; resident population, 150.

The revised boundary for the Village of Greenleaf meets this standard for an isolated Village. It is 0.50 square miles in size, with a resident population of approximately 735.

POPULATION ESTIMATES

Provide the Board with an accurate estimate of the population of the proposed village, and area population trends using Wisconsin Demographics Services Center or U. S. Bureau of Census data. The population estimate is critical because if the incorporation petition is approved, population will determine the initial allocation of state aids and shared revenues for the community.

As of the 2010 U.S. Census, the total population of the Town of Wrightstown was 2,221, living in 808 households, for an average household size of 2.75. The population for the Resubmitted Village of Greenleaf was calculated by counting the number of housing units in the revised village boundary and multiplying this by the average household size for the Town of Wrightstown, per the recommendation of the Department of Administration. There are currently 267 housing units in the revised boundary for the Resubmitted Village of Greenleaf. The average household size for the Town of Wrightstown is 2.75 (2010 Census).

Assuming there is an average of 2.75 people in each household, this indicates that the estimated population of the Resubmitted Village of Greenleaf is approximately 735 people. By comparison, the Greenleaf Census Designated Place (CDP), which has a different and smaller boundary the proposed village boundary for Greenleaf, has an estimated population of 733 (2013-2017 American Community Survey 5-Year Estimates) and 607 people as of the 2010 Census. Based on any estimate, the Resubmitted Village of Greenleaf meets the isolated village population standard.

TERRITORY BEYOND THE CORE CALCULATION

FOR “ISOLATED” PETITIONERS

For “isolated” petitions, identify either the most densely populated contiguous one-half square mile if filing as a “village,” or contiguous one square mile if filing as a “city,” using a Public Land Survey System standard measurement (such as 40 acres, 80 acres, 160 acres).

The standards to be applied by the IRB are found at §66.0207. Wis. Stats. §66.0207(1)(b) Wis Stats provides with regard to isolated villages:

(b) Territory beyond the core. The territory beyond the most densely populated one-half square mile specified in s. 66.0205 (1) ...shall have an average of more than 30 housing units per quarter section ... The board may waive these requirements to the extent that water, terrain, or geography prevents the development.

As the Resubmitted Village of Greenleaf is 0.50 square miles in total size, the most densely populated area one-half mile of the Resubmitted Village must be the entire area of the Resubmitted Village. For the same reason, there is no territory beyond the core in the revised boundary and no need for, or way of, performing the per unit calculations of Section 66.0207 (1)(a) Wis. Stats. For these reasons, the provisions of §66.0207(1)(b) Wis Stats are not applicable to the Resubmitted Village. To the extent that the provisions of §66.0207(1)(b) Wis Stats may be said to be applicable, the petitioner would request a waiver of the requirements.

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.

STATUTORY REQUIREMENTS

The incorporation process in the State of Wisconsin is regulated by §66.0207 of the State Statutes. Per §66.0207(2)(a), the present and potential sources of tax revenue must 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 RATE AND BUDGET ADJUSTMENTS

As noted above, the IRB found the financial capacity, requirement of 66.0207 Wis. Stats. was met. As the reduction of the size of the area to be incorporated impacts the budgets presented in the original petition, this section reviews the financial capacity requirement for the Resubmitted Village of Greenleaf.

The Resubmittal reduces the area of the proposed village from that of the original application from 604.8 acres to 320 acres- about a 47% decrease in area. While the reduction in area seems dramatic, the impact on the budget and related data is comparably modest. As illustrated by the foregoing sections of this application, the core area encompasses the area of the Town of Wrightstown that is most densely populated; comprises the commercial and civic center of the Town; and acts as the transportation hub of the Town. In addition, the deletion of the unpopulated quarry and the rural residential areas on and surrounding the ledge not only serve to make the Resubmitted Village of Greenleaf more compact, but they also account for much of the additional area in the original application.

The budget will be reviewed in more detail in the pages to follow. Table 7 below shows a summary of the comparison of the budget for the Resubmitted Village as opposed to the original proposal.

	Original Application	Resubmitted Application
Equalized Values – Existing Town	\$229,799,100	\$267,666,200
Equalized Values – New Village	\$48,885,597	\$37,162,843
Equalized Values – Remnant Town	\$180,913,503	\$230,503,357
Ratio of Assessed to Full Value	0.845	0.764
Miles of Road – New Village	8.9 miles	4.8 miles
Miles of Road – Remnant Town	47.3 miles	51.4 miles
Number of Residents – New Village	814 residents	750 residents
Number of Residents – Remnant Town	1475 residents	1630 residents
Number of Homes – New Village	296 homes	202 homes
Number of Homes – Remnant Town	524 homes	622 homes

Table 7: Budget Comparison: Original Incorporation Application versus Revised Application

In addition to the IRB suggestions regarding the compactness issue, the Board, and DOA staff suggested some area alterations to the budget. The budget for the Resubmitted Village of Greenleaf, below in Table 8, includes all those suggestions. The budget was enhanced after the first hearing to address some of the items noted by the DOA Review Board as follows:

- Debt Service - Allocated debt service expenditures to both governments based upon assessed valuation
- Capital Outlay- Added amounts to the budget for both governments to set aside amounts for future improvements
- Zoning/Planning – increased amounts for Zoning/Planning expenditures for both governments
- Incorporation Consulting – added amounts for both governments to fund future costs to separate the governments if the incorporation is approved
- Property Taxes – New Village will experience an increase in taxes to meet the needs of the new government spending plans. The mill rate is proposed to increase from \$2.95 to \$3.55. Even with the proposed increase, the mill rate is one of the lowest in the State of Wisconsin for governments of their size.

Since the initial submittal, two parcels were annexed from the Town of Wrightstown to the Village of Wrightstown. The parcels are 41.88 acres total, with a total assessed value of \$137,700. With this change to the Town of Wrightstown, the Remnant Town tax revenue will decrease by approximately \$406.22. This loss was deemed immaterial to the budget estimate, and does not impact the budget data.

RESUBMITTED VILLAGE OF GREENLEAF BUDGET

A proposed village or city budget, using the Wisconsin Department of Revenue chart of accounts format for municipalities, including current debts and other liabilities (or proportion potentially transferable to the proposed unit of government, if less than a whole town or parts of a town).
--

	Total Existing Town	Revised Village	Remnant Town
REVENUES			
41000 Taxes	\$ 677,009	\$ 152,669	\$ 524,340
43000 Intergovernmental	\$ 237,620	\$ 40,658	\$ 196,962
44000 Licenses and permits	\$ 38,800	\$ 10,221	\$ 28,579
46000 Public charges for services	\$ 124,200	\$ 30,521	\$ 93,679
47000 Intergovernmental charges for service	\$ 4,000	\$ 4,000	\$ -
48000 Miscellaneous	\$ 2,900	\$ 834	\$ 2,066
Total Revenues	<u>\$ 1,084,529</u>	<u>\$ 238,903</u>	<u>\$ 845,626</u>
EXPENDITURES			
Current			
51000 General government	\$ 155,490	\$ 52,916	\$ 102,574
52000 Public safety	\$ 358,699	\$ 108,499	\$ 250,200
53000 Public works	\$ 419,881	\$ 58,058	\$ 361,823
54000 Health and human services	\$ 500	\$ 250	\$ 250
56000 Conservation and development	\$ 29,000	\$ 10,000	\$ 19,000
57000 Capital outlay	\$ 101,500	\$ 6,500	\$ 95,000
58000 Debt service	\$ 19,459	\$ 2,680	\$ 16,779
Total Expenditures	<u>\$ 1,084,529</u>	<u>\$ 238,903</u>	<u>\$ 845,626</u>

Table 8: Summary Budget for Year Beginning January 1, 2021: General Fund

The following revenues and expenditures were modified or changed in the revised budgets from the existing town budget and the original application (based upon comments from the IRB):

- Utility Tax Equivalent – revenue for Resubmitted Village. Based upon a calculation by the Public Service Commission of Wisconsin-Water Utility pays Resubmitted Village approximately \$44,000 for the tax equivalent. The Water Utility can sustain the new charge without an increase in water rates.
- Remnant Town will rent the Village Hall and election equipment
- Village Board and Clerk/Treasurer salaries included in the Resubmitted Village budget
- Audit expenditures added for the Resubmitted Village
- Incorporation consulting expenditures were included for both Resubmitted Village and Remnant Town
- Zoning and planning expenditures were added/increased in both budgets
- Outlay amounts to save for future equipment purchases were added to the Resubmitted Village
- Outlay amounts to save for highway projects were added to both budgets

The Resubmitted Village budget includes an increase in tax revenue of approximately \$17,000, which results in a mill rate increase estimated at \$0.60 or \$60 per every \$100,000 of assessed valuation. The Resubmitted Village plans to collect a tax equivalent, as approved by the Public Service Commission of Wisconsin. It has been determined that the new tax equivalent can be paid

by the new water utility without an increase in their water rates. The Resubmitted Village will also collect rental revenue from the Remnant Town for use of the Village Hall and Village election equipment.

The Resubmitted Village's proposed mill rate of \$3.55 for the general fund (which does not include the \$1.44 Sanitary District mill rate) is still one of the lowest in the State of Wisconsin for villages of similar sizes. The Resubmitted Village would have the option to increase their municipal tax rate more if needed to fund required expenditures. Even with an additional increase in tax rates, the Resubmitted Village's rate would be lower than rates of villages of similar sizes.

The Town of Wrightstown Sanitary District will remain intact and continue to provide services to all current customers, however, the Sanitary District will dissolve and become a function of the Resubmitted Village.

The Resubmitted Village, like other municipalities, has the potential to apply for grant funds for road projects, election equipment etc., which would be additional funding sources not included in this budget. Since levy limits were imposed by the State of Wisconsin, most governments have had to work with tight budgets. Many governments rely on the issuance of general obligation debt to fund capital improvements. If the Resubmitted Village would issue general obligation debt for capital items, they would be able to add it to their levy limit. As noted above, their tax rate is substantially lower than other villages of similar sizes. The Resubmitted Village could increase its mill rate and still be on the lower end of other municipalities of similar sizes.

In this proposed budget, the level of services provided to Town of Wrightstown residents will continue at the same level after incorporation. See Section 2(b): Level of Services for more details on the services provided by the Town.

Account Number	Description	Total Existing Town	Revised Village	Remnant Town
REVENUES				
TAXES				
41100.0	Tax levy	\$ 619,594	100,664	\$ 518,930
41140.0	Mobile home fees	8,000	8,000	-
41150.0	Mfg tax roll	400	-	400
41310.0	Utility tax equivalent	44,000	44,000	-
41800.0	Interest on Taxes	15	5	10
41801.0	Ag. use penalty monies	5,000	-	5,000
TOTAL TAXES		<u>677,009</u>	<u>152,669</u>	<u>524,340</u>
INTERGOVERNMENTAL				
43410.0	Shared revenues	66,765	15,079	51,686
43420.0	Fire dues 2% for fire insp	9,600	9,600	-
43430.0	Exempt computer aid	190	190	-
43531.0	Transportation aids	147,720	12,662	135,058
43545.0	Recycling/Efficiency grant	4,600	1,127	3,473
43650.0	State aid - MFL	45	-	45
43660.0	January PILT	700	-	700
43690.0	Transmission/Franchise Fee	8,000	2,000	6,000
TOTAL INTERGOVERNMENTAL		<u>237,620</u>	<u>40,658</u>	<u>196,962</u>
LICENSES AND PERMIT S				
44110.0	Licenses & Fees	5,500	4,000	1,500
44130.0	Franchise Fees	4,000	2,667	1,333
44200.0	Dog License	800	196	604
44300.0	Building Permit	25,000	2,500	22,500
44400.0	Zoning Fees	3,500	858	2,642
TOTAL LICENSES AND PERMIT S		<u>38,800</u>	<u>10,221</u>	<u>28,579</u>
INTERGOVERNMENTAL CHARGES FOR SERVICE S				
47310.0	Rental Fee - Town election equipment	1,000	1,000	-
47310.0	Rental Fee - Village hall	3,000	3,000	-
TOTAL INTERGOVERNMENTAL		<u>4,000</u>	<u>4,000</u>	<u>-</u>
PUBLIC CHARGE S FOR SERVICE S				
46100.0	Special assessment letters	900	221	679
46420.0	Special charges - solid waste	123,300	30,300	93,000
TOTAL PUBLIC CHARGE S FOR SERVICE S		<u>124,200</u>	<u>30,521</u>	<u>93,679</u>
MISCELLANEOUS				
48110.0	Interest	400	56	344
48120.0	Rent	500	500	-
48900.0	Miscellaneous	2,000	278	1,722
TOTAL MISCELLANEOUS		<u>2,900</u>	<u>834</u>	<u>2,066</u>
TOTAL REVENUES		<u>\$ 1,084,529</u>	<u>238,903</u>	<u>\$ 845,626</u>

Table 9: Detailed Budget for Year Beginning January 1, 2021: General Fund

Account Number	Description	Total Existing Town	Revised Village	Remnant Town
EXPENDITURE \$				
GENERAL GOVERNMENT				
51101.0	Board Salaries	45,000	20,000	25,000
51102.0	Board Pub. & Printing	3,000	1,000	2,000
51103.0	Board of Review	400	200	200
51110.0	Board expenses	5,000	1,000	4,000
51200.0	Joint Municipal Court	2,500	-	2,500
51300.0	Legal Fees	5,000	694	4,306
51410.0	Clerk Salary	30,000	10,000	20,000
51411.0	Clerk Expense	3,700	1,200	2,500
51420.0	Election Wages	900	125	775
51421.0	Election Expense	2,000	278	1,722
51422.0	Election Equipment Expense	350	350	-
51510.0	Treasurer Salary	14,000	5,000	9,000
51511.0	Treasurer's Expense	3,500	1,000	2,500
51520.0	Assessor's Salary	12,000	1,666	10,334
51521.0	Assessor Expenses	500	69	431
51530.0	Audit	10,000	5,000	5,000
51600.0	Town hall	4,825	1,825	3,000
51938.0	Insurance	5,000	694	4,306
51990.0	Town Share of FICA	7,815	2,815	5,000
TOTAL GENERAL GOVERNMENT		155,490	52,916	102,574
PUBLIC SAFETY				
52201.0	Fire Protection	240,000	33,322	206,678
52202.0	2% Fire Dues	9,600	9,600	-
52203.0	Public Fire Protection	55,899	55,899	-
52204.0	Numbering System	200	28	172
52300.0	Ambulance	30,000	7,350	22,650
52400.0	Building Inspector	23,000	2,300	20,700
TOTAL PUBLIC SAFETY		358,699	108,499	250,200
PUBLIC WORKS				
53311.1	Highway and streets : Road Repairs/Mainten	128,881	2,393	124,288
53311.4	Highway and streets : Culverts	7,000	-	7,000
53311.5	Highway and streets : Snow Plowing/Saltin	80,000	6,800	73,200
53311.6	Highway and streets : Highway Records	10,000	850	9,150
53311.9	Highway and streets : Highway - other	13,000	1,105	11,895
53420.0	Street Lighting	9,200	9,200	-
53620.0	Recycling & solid waste : Solid Waste	110,000	28,950	83,050
53635.1	Recycling & solid waste : Recycling/Pick-up	35,000	8,575	26,425
53635.2	Recycling & solid waste : Recycling/MRF fe	4,000	980	3,020
53635.3	Recycling & solid waste : Household Hazard	1,000	245	755
53640.0	Vegetation/Brush/Weed Control	24,000	980	23,040
TOTAL PUBLIC WORKS		419,881	58,058	361,823
HEALTH & HUMAN SERVICE \$				
54100.0	Health Officer	500	250	250
CONSERVATION & DEVELOPMENT				
56701.0	Incorporation Consulting Serv.	15,000	5,000	10,000
56901.0	Zoning Admin & Exp	8,000	3,000	5,000
56902.0	Zoning, Planning	6,000	2,000	4,000
TOTAL CONSERVATION & DEVELOPMENT		29,000	10,000	19,000
CAPITAL OUTLAY				
57140.0	Town Hall Outlay	1,000	1,000	-
57192.0	Election Equipment Outlay	500	500	-
57330.0	Highway outlay	75,000	5,000	70,000
57331.0	Bridge fund expense	25,000	-	25,000
TOTAL CAPITAL OUTLAY		101,500	6,500	95,000
DEBT SERVICE				
58101.1	Principal on Debt	14,979	2,017	12,962
58221.0	Interest on Debt	4,480	683	3,817
TOTAL DEBT SERVICE		19,459	2,680	16,779
TOTAL EXPENDITURE \$		\$ 1,084,529	238,903	\$ 845,626
NET REVENUE \$ OVER (UNDER) EXPENDITURES		\$ -	-	\$ -

Table 10: Detailed budget for Resubmitted Village of Greenleaf and the remnant Town of Wrightstown

BUDGET ALLOCATION METHODOLOGY

Revenues and Expenditures of the Existing Town were allocated to the Resubmitted Village and Existing Town using the same methodology as the original application as follows:

ALLOCATED BASED UPON EQUALIZED VALUATION

An estimate of the current equalized value of the proposed community.

The following major revenues and expenditures were allocated based upon equalized valuation. See Table 11 for the percentages allocated to the Resubmitted Village and Remnant Town:

	Existing Town	Revised Village	Remnant Town
Equalized Valuation	\$ 267,666,200	\$ 37,162,843	\$ 230,503,357
Percent	100%	14%	86%

Source: Wisconsin Department of Revenue 2021

Table 11: Equalized Values by Geography

Property Taxes – allocation was based upon equalized values, with a small tax increase for the Resubmitted Village to sustain their levels of services. See Table 12 below:

	Revised Village	Remnant Town
Taxes Allocated Based upon Equalized Values	\$ 83,664	\$ 518,930
Proposed Tax Increase	\$ 17,000	\$ -
Total Property Taxes Levied	\$ 100,664	\$ 518,930

Table 12: Property Taxes Levied

State Shared Revenues is comprised of two parts, municipal aid and utility aid. Per the Wisconsin Department of Revenue, the municipal aid is allocated based upon equalized valuation and the utility aid will be allocated all to the Resubmitted Village. See Table 13 below:

	Existing Town	Revised Village	Remnant Town
Municipal aid	\$ 60,019	\$ 8,333	\$ 51,686
Utility aid	\$ 6,746	\$ 6,746	\$ -
Total Shared Revenues	\$ 66,765	\$ 15,079	\$ 51,686

Table 13: State Shared Revenues

Fire Protection Expenditures are allocated based upon equalized valuation per Table 14 below:

	Existing Town	Revised Village	Remnant Town
Fire Protection	\$ 240,000	\$ 33,322	\$ 206,678

Table 14: Fire Protection Expenditures

For all “special purpose districts” serving the territory, explain how existing debts and obligations are to be “shared” by the proposed village/city.

Debt Service Expenditures were allocated to the Resubmitted Village in the original allocation. It was determined in discussions at the hearing that these amounts would be reasonable to allocate to both governments based upon equalized valuation. Allocation of debt service expenditures is detailed in Table 15 below:

	Existing Town	Revised Village	Remnant Town
Principal	\$ 14,979	\$ 2,017	\$ 12,962
Interest	\$ 4,480	\$ 663	\$ 3,817
Total Debt Service	\$ 19,459	\$ 2,680	\$ 16,779

Table 15: Debt Service Expenditures

ALLOCATION BASED UPON MILES OF ROAD

The following major revenues and expenditures were allocated based upon miles of road. See Table 16 for the percentages allocated to the Resubmitted Village and Remnant Town:

	Existing Town	Revised Village	Remnant Town
Miles of Roads	56.20	4.80	51.40
Percent	100%	8.5%	91.5%

Table 16: Miles of Road

Wisconsin Department of Transportation aids were allocated based upon miles of road as detailed in Table 17 below:

	Existing Town	Revised Village	Remnant Town
Highway Transportation Aids	\$ 147,720	\$ 12,662	\$ 135,058

Table 17: Wisconsin Department of Transportation State Aids

The following highway expenditures were allocated based upon miles of road as detailed in Table 18 below. As noted in the original application, the Resubmitted Village roads have been recently reconstructed, so will require little maintenance in future years.

	Existing Town	Revised Village	Remnant Town
Highway Expenditures	\$ 127,000	\$ 9,715	\$ 117,285

Table 18: Highway Expenditure

ALLOCATION BASED UPON HOMES AND RESIDENTS

The following major revenues and expenditures were allocated based upon homes or residents. See Tables 19 and 20 for the percentages allocated to the Resubmitted Village and Remnant Town:

	Existing Town	Revised Village	Remnant Town
Number of Homes	824	202	622
Percent	100%	24.5%	75.5%

Table 19: Number of Homes

	Existing Town	Revised Village	Remnant Town
Number of Residents	2,380	750	1,630
Percent	100%	31.5%	68.5%

Table 20: Number of Residents

The following revenues and expenditures were allocated based upon either homes or residents. See Table 21 below for details:

	Existing Town	Revised Village	Remnant Town
Based upon Number of Homes			
Solid Waste Special Charges	\$ 123,300	\$ 30,300	\$ 93,000
Solid Waste Expenditures	\$ 110,000	\$ 26,950	\$ 83,050
Based Upon Residents:			
Recycling Grant	\$ 4,600	\$ 1,127	\$ 3,473
Recycling Expenditures	\$ 40,000	\$ 9,800	\$ 30,200
Ambulance Expenditures	\$ 30,000	\$ 7,350	\$ 22,650

Table 21: Revenue and Expenditures Allocated Based Upon Homes or Residents

FUND BALANCES

	Existing Town	Revised Village	Remnant Town
General Fund Balance			
Nonspendable	\$ 5,816	\$ -	\$ 5,816
Unassigned	\$ 194,454	\$ 46,000	\$ 148,454
Total Fund Balances	<u>\$ 200,270</u>	<u>\$ 46,000</u>	<u>\$ 154,270</u>
Operating Budgeted Expenditures	\$ 963,570	\$ 229,723	\$ 733,847
Percentage Unassigned Fund Balance	20%	20%	20%

Table 22: Fund Balances

Table 22 above represents adjusted fund balances from the 2020 compiled financial statements (See Appendix for the full 2020 financial report). The 2020 unassigned fund balances are reported on a modified accrual basis, and therefore do not include the Deferred Inflows of Resources – Grant Receivable of \$427,377 that the Town earned in 2020. The unassigned fund balances above were adjusted to include this amount for local road improvement and County bridge fund grants earned for projects completed and paid for in 2020.

The unassigned fund balance was 20% of the estimated operating budget (Total budgeted expenditures less capital outlay and debt service). The existing Town plans to distribute the fund balance based upon each government's operating budget. After incorporation, the unassigned fund balance is estimated at 20% of the estimated operating budgets for both the Resubmitted Village and the Remnant Town. In past years, the existing Town of Wrightstown has been operating with a reserve of 10-20% of their operating budget and the unassigned fund balance for the Remnant Town is in alignment with the Town's existing informal policies.

TAX RATES

Based on the budget needs as submitted, the property tax rate for each community would be as follows in Table 23:

MUNICIPAL TAX RATES

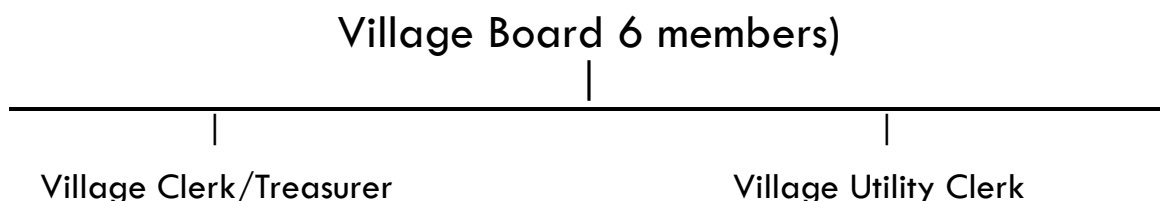
	Existing Town	Revised Village	Remnant Town
Taxes Levied	\$ 602,594	\$ 100,664	\$ 518,930
Equalized Valuation	\$ 267,666,200	\$ 37,162,843	\$ 230,503,357
Ratio of Assessed to Full	0.764	0.764	0.764
Assessed Valuation	\$ 204,526,420	\$ 28,396,500	\$ 176,129,920
Mill Rate	\$ 2.95	\$ 3.55	\$ 2.95

Table 23: Municipal Tax Rates

- The Resubmitted Village includes an increase in tax revenue of approximately \$17,000, which results in a mill rate increase estimated at \$0.60 or \$60 per every \$100,000 of assessed valuation. The tax increase will increase the mill rate from \$2.95 to \$3.55 for the general fund. The new mill rate would still be one of the lowest mill rates in the State of Wisconsin for villages of similar sizes.
- The Remnant Town is projected to have sufficient resources to fund all operating expenditures, capital outlay and debt service without an increase in taxes. It is projected that the mill rate for the Remnant Town will remain at \$2.95.

ORGANIZATION OF REVISED VILLAGE GOVERNMENT

The Resubmitted Village will have the following positions:



The Resubmitted Village will not have an Administrator position. This is a common structure for villages of similar sizes (see diagram above).

The Resubmitted Village has the option to have a combined or separate Clerk and Treasurer position. The Utility Clerk position can be separate or combined with the Village Clerk/Treasurer position.

Several members of the incorporation subcommittee have indicated an interest in serving as Board members.

COMPARISON OF TAX RATES

As shown in Table 24, the proposed village tax rate is extremely favorable compared to other communities of similar sizes in Northeast Wisconsin.

Village	Population	Tax Rate	
Village of Shiocton	923	\$	8.85
Village of St. Nazianz	760	\$	7.92
Village of Valders	962	\$	6.67
Village of Birnamwood	813	\$	4.94
Village of Francis Creek	658	\$	4.32
Village of Whitelaw	753	\$	4.20
Village of Gresham	579	\$	3.57
Village of Greenleaf	750	\$	3.55
Village of Kellnersville	329	\$	3.43

Table 24: Comparison of Tax Rates

TAX REVENUE RECAP

The Remnant Town property taxes will remain stable, and they will maintain the same level of services.

The Resubmitted Village will see a small increase in property taxes to maintain their same level of services and fund the additional expenditures for the incorporation. Even with this small increase in tax rates, the Resubmitted Village is projected to have a much lower tax rate than surrounding Villages of similar sizes with similar levels of services (see Table 24).

FINANCIAL REPORTS

Town annual financial reports for the preceding 5 years along with a 5-year history of changes in equalized value by property tax classes.

Complete town financials for the last seven years are found in the attached addendum.

TABLE OF PERCENT CHANGE OF EQUALIZED VALUE

Table 25, below, illustrates the changes in equalized value between 2015-2019.

Category	2017	2018	2019	2020	2021
Residential	\$ 163,986,700	\$ 179,160,400	\$ 188,045,400	\$ 201,873,400	\$ 222,064,600
Commercial	\$ 9,882,100	\$ 10,284,200	\$ 10,677,200	\$ 10,628,200	\$ 13,320,000
Manufacturing	\$ 552,100	\$ 552,100	\$ 552,100	\$ 559,500	\$ 559,800
Agricultural	\$ 2,316,600	\$ 2,370,100	\$ 2,419,900	\$ 2,516,700	\$ 2,616,000
Undeveloped	\$ 946,500	\$ 943,400	\$ 976,100	\$ 1,030,700	\$ 1,093,600
Ag Forest	\$ 2,366,400	\$ 2,590,000	\$ 2,409,000	\$ 2,409,000	\$ 2,620,800
Forest	\$ 800,000	\$ 875,000	\$ 825,000	\$ 851,400	\$ 1,018,800
Other	\$ 21,245,700	\$ 22,260,900	\$ 22,773,100	\$ 23,204,200	\$ 23,438,100
Total Real Estate	\$ 202,096,100	\$ 219,036,100	\$ 228,677,800	\$ 243,073,100	\$ 266,731,700
Total Personal Property	\$ 2,590,500	\$ 980,000	\$ 1,121,300	\$ 953,900	\$ 934,500
TOTAL EQUALIZED VALUE	\$ 204,686,600	\$ 220,016,100	\$ 229,799,100	\$ 244,027,000	\$ 267,666,200

Source: State of Wisconsin Department of Revenue, Statement of Changes in Equalized Values by Class and Item, 2015-2019.

Table 25: 5-Year History of Equalized Value, Town of Wrightstown

Between 2017 and 2021, the Town's equalized value has increased by over 30%. Residential and commercial increases are both 35%.

AGREEMENTS

An explanation as to how any existing intergovernmental agreements address payment for services or shared infrastructure, and proposed contracts/agreements regarding water or sewer service, police, fire and rescue services, joint transportation projects, recreation programs, studies, etc.

The following existing intergovernmental agreements address payment for services or shared infrastructure, and proposed contracts/agreements regarding water or sewer service, police, fire and rescue services, joint transportation projects, recreation programs, studies, etc.

Sanitary Sewer and Water Agreements

The Resubmitted Village would have water and sewer service through the sanitary district for the properties already serviced by the sanitary district. Incorporation would not affect sewer and water service. An agreement is planned between the Resubmitted Village's new water utility and the remnant Town for any assets located outside of revised incorporation boundary.

Fire Service & County Rescue Agreement

Fire services are currently provided to the Town of Wrightstown by agreement the Greenleaf Volunteer Fire Department. It is planned that the fire department will honor a similar agreement for the area within the Resubmitted Village of Greenleaf and services will continue as is currently provided. See letter from the Greenleaf Fire Department dated January 10, 2020, indicating the continuation of services to the Resubmitted Village of Greenleaf (see appendix).

Rescue services are currently provided to the Town of Wrightstown by County Rescue Services, Inc. It is planned that the level of service will remain the same after incorporation for both the remnant Town and Resubmitted Village of Greenleaf. A letter from the Director of Operations of County Rescue Services, Inc. dated January 13, 2020, is included in the appendix, and indicates the intention to provide the same level of service at a negotiated per capita rate, similar to what is currently in place with the Town of Wrightstown.

Police Services Agreement

The Town of Wrightstown relies on the Brown County Sheriff's Department for police protection and patrol services. The protection is provided in accordance with Wisconsin State Statutes governing law enforcement requirements and no separate agreement is needed. A letter from the Brown County Sheriff stating the existing service and level of service after incorporation is included in the appendix. Incorporation will not affect these services or the need for an agreement based on the current population of the Resubmitted Village of Greenleaf.

Shared Service Agreement Between Remnant Town and Revised Village.

At this time, it is not envisioned those shared services between the remnant Town and Resubmitted Village of Greenleaf will be necessary. The Resubmitted Village and remnant Town will each provide for their own personnel and will continue to contract with contracted services as provided currently. The existing Town Hall property is located within the Resubmitted Village, and it is planned that the Resubmitted Village and Town will enter into an agreement for the Resubmitted Village of Greenleaf to lease the facility for Town purposes after incorporation.

ESTIMATE OF NEW CAPITAL FACILITY NEEDS OR IMPROVEMENTS TO EXISTING FACILITIES

An estimate of new capital facility needs or improvements to existing facilities.

Neither the remnant Town nor the Resubmitted Village of Greenleaf project the need to build new facilities or improve existing facilities due to the incorporation. The remnant Town and Resubmitted Village would operate out of the Town Hall (future Village Hall) and share equipment through a lease agreement.

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.

STATUTORY REQUIREMENTS

The incorporation process in the State of Wisconsin is regulated by §66.0207 of the State Statutes. Per §66.0207(2)(b), if a contiguous municipality files a certified copy of a resolution as provided in §66.0203(6), Wis. Stats, the municipality proposing incorporation must provide 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 that contiguous municipality.

As stated in the prior submittal, this petition is for an isolated village and there are no village or cities directly adjacent to the proposed village. The Village of Wrightstown is 2 miles from the closest point to the Resubmitted Village of Greenleaf. There are no additional villages or cities in close proximity to the revised village.

The Incorporation Review Board found this standard, which is found in s. 66.0207(2)(b), to be not applicable to the incorporation application. Their determination reads as follows:

“Because no intervenors filed a certified copy of a resolution to annex the entire petitioned territory with the Brown County circuit court, this standard is not applicable.”

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.

STATUTORY REQUIREMENTS

The incorporation process in the State of Wisconsin is regulated by §66.0207 of the State Statutes. Per §66.0207(2)(c), the Incorporation Review Board must consider the impact, financial and otherwise, upon the remainder of the Town from which the territory is to be incorporated.

A. GENERAL IMPACT

An analysis of the impact of incorporation on the remainder of the Town and on surrounding municipalities within the metropolitan area, including evaluation of fiscal, service, political, environmental, and land use impacts.

A description of any impact of incorporation on existing special purpose districts or on urban service boundaries, supported by maps, data, or other documentation

An estimate of the residual equalized value for the remainder of the town and a prospective budget and tax levy for the remainder of the town.

Demonstrate that the village and town will both have sufficient populations for the elections and appointments of officials for boards, commissions, and committees.

The Board will seek to determine whether or not the remainder of the town would constitute a viable unit of government.

Much of the response to the issues listed above are found in the Tax Revenue section of this document where the budget details and comparisons are set forth.

It is anticipated that the incorporation will not significantly affect the remnant town politically, fiscally, or in the level of services. The incorporation should not have an impact on the remnant town. Sewer and water service can be made available within portions of the remnant town should development occur in those areas and would be covered by the agreement between the Resubmitted Village of Greenleaf Water Utility and the remnant town. Primarily, the properties within the remnant town currently served by on-site water and wastewater treatment systems and service would continue in this manner. As the Revised Village of Greenleaf will encompass the entire sanitary district and is within the sewer service area, there is no financial concerns or issues regarding special purpose districts or urban service boundaries.

SERVICE, POLITICAL, & FISCAL IMPACTS

Service. Incorporation should not have an impact on the remnant town. Sewer and water service is available within portions of the remnant town should development occur in those areas and would be covered by the agreement between the Resubmitted Village of Greenleaf Water Utility and the remnant town. Primarily, the properties within the remnant town currently served by on-site water and wastewater treatment systems and service would continue in this manner.

Political. The remnant town will continue to operate with its current Town Board after incorporation. At the time of this application, those holding elected positions on the Town Board and the Town Clerk all reside within the remnant town. After incorporation, it is expected that there will be a period of adjustment as the Resubmitted Village of Greenleaf establishes its new Village Board and government. The Town Board will support the Village during this transition process. Several members of the Incorporation sub-committee and the Petitioner have indicated an interest in serving the village in political and administrative capacities.

Fiscal. The remnant town will have an equalized value of \$230,503,357, which is 86% of the total value of the existing town. The proposed budget for the remnant town is included in Section 2(a). That budget shows the remnant town should emerge from the incorporation with a more positive financial outlook than it had before the incorporation.

LAND USE & ENVIRONMENTAL IMPACTS

The Resubmitted Village of Greenleaf will have the ability to control its zoning, which will create a strong governance structure around land use decisions within the Resubmitted Village. Additionally, the new village will have extraterritorial jurisdiction over surrounding unincorporated areas in the remnant town. It is expected that the new Village of Greenleaf and the remnant town will work closely together in cooperation regarding land use, development, and environmental issues as they arise. It's feasible that future development may occur in the area nearest the new Village of Greenleaf. Incorporating can ensure a stronger governance structure that can appropriately respond to this development pressure, and better accommodate development, working together with the remnant town. It is not expected that the remnant town will experience any negative environmental impacts prompted by the incorporation process.

Services to be provided. There will be no change in the services currently provided to the remnant town or for that matter the Resubmitted Village as shown in Table 26 below.

SYSTEMS & SERVICES	CURRENT STATUS	AFTER INCORPORATION	
	Town of Wrightstown	Town Remnant	Proposed Village of Greenleaf
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 Dayo 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.	Residency would be the new Village of Greenleaf.

Table 26: Description of Services

2.D. IMPACT ON THE METROPOLITAN COMMUNITY

This section remains unchanged from the previous application and is not impacted by the revised boundary. The following description is unchanged from the prior submittal and is included for reference.

As defined by §66.0201(2)(c), the Resubmitted Village of Greenleaf is an ‘isolated’ community and therefore this standard is not applicable.

The petition for incorporation of the Village of Greenleaf, is for an isolated municipality as defined in the statutes. The Resubmitted Village of Greenleaf is not part of a “metropolitan community” as that term is defined by Wis. Stat. § 66.0201(2)(c). The territory contiguous to the Resubmitted Village does not have a population density of 100 persons or more per square mile, nor has the department determined on the basis of population trends and other pertinent facts that the area surrounding the Resubmitted Village will have a minimum density of 100 persons per square mile within 3 years. The Resubmitted Village and all areas of the Town of Wrightstown immediately adjacent to the Resubmitted Village are surrounded by territory where the population density does not exceed 75 persons per square mile. The Resubmitted Village does not border any incorporated municipalities, in fact the nearest incorporated area the Village of Wrightstown, is 2 miles away. The next nearest incorporated municipality, the City of De Pere is almost 6 miles away. The Resubmitted Village is by legal definition, and in fact an isolated municipality. As the Resubmitted Village is not part of a Metropolitan Community as defined by the statute Wis. Stats. §66.0207(2)(d) analysis cannot be performed in this case as applying the statute would require the analysis of a metropolitan community that does not include the Resubmitted Village.

The Incorporation Review Board found that the Metropolitan Impact standard is not applicable to this petition, as outlined in their determination published October 27, 2020.

CONCLUSION

The foregoing resubmission fulfills the applicable criteria of Section 66.0207 Wis. Stats. The modifications made to the area to be incorporated result in a compact core that is surrounded by natural barriers, served by the same drainage basin, acts as the transportation and social hub of the community. The Resubmitted Village area incorporates all of the retail store, church, post office Town Hall, businesses that were previously viewed as creating a reasonably developed community center. The residents of the Resubmitted Village of Greenleaf will all be subject to the same taxes and the area will be prime for development as part of the sanitary district and sewer service area. The Resubmitted Village of Greenleaf has all of the characteristics that identify and homogeneous and compact area.

This compact community area is an isolated community 0.5 square miles in area. The most densely populated area can only be the core and there is no territory beyond the core that could be subject to §66.0207(2)(b) analysis.

The reduction of the area to be incorporated only has a minimal effect on the on the financial stability of the Resubmitted Village. The tax revenue outlook for the remnant Town is improved by the incorporation. Within the Resubmitted Village, the budgetary information shows there will be sufficient tax revenue to meet expenses with only a modest tax increase, an increase that will still leave the Resubmitted Village on the lower end of tax rates of similar communities. The remnant Town will remain at the bottom of those comparable tax rates.

The level of services will remain the same for both the Resubmitted Village and remnant Town.

As the IRB has previously found this the incorporation of an isolated village such as that proposed in this resubmittal is not subject to the impact on metropolitan community standard of §66.0207(2)(c) Wis. Stats.

The Resubmitted Village of Greenleaf as presented in this resubmission checks each applicable box in §66.0207 Wis. Stats. The community support for the incorporation has been strong and consistent. Petitioner and the Town of Wrightstown respectfully request the IRB to find the standards to be applied by the IRB have been met and allow the people of the future Village of Greenleaf, to vote on this incorporation.