



Town of Greenville Hortonville Annexation

Public Informational Meeting
March 22, 2018



Tonight's Agenda:

1. Open Meeting – Introductions
2. Community Profiles
3. Tax Impacts of Annexation
4. Area for Potential Annexation
5. Annexation Law & Process
3. Questions & Clarifications
4. Adjourn



Greenville Officials

Town Board:

- Jack Anderson, Town Chairperson
- Dean Culbertson, Supervisor
- Andy Peters, Supervisor
- Mark Strobel, Supervisor
- Mike Woods, Supervisor

Appointed Staff:

- Joel Gregozeski, Town Administrator
- Lisa Beyer, Town Treasurer
- Wendy Helgeson, Town Clerk

Department Managers:

- Brian Rickert, PE - Public Works
- Michael J.D. Brown – Community Development
- Chief Skip Lambie - Fire & Rescue
- Tony Nowak - Parks, Rec & Forestry



Community Profiles – Values & Tax Rates

Municipality	Total Equalized Value*	Total Assessed Value**	2017 Combined Net Mill Rates***
Town of Greenville	\$1,307,620,200	\$1,123,299,900	0.017485068 \$17.49
Town of Ellington	\$252,067,400	\$238,696,200	0.015176971 \$15.18
Village of Hortonville	\$191,595,000	\$183,520,100	0.022730276 \$22.74
Town of Hortonia	\$119,997,000	\$110,011,400	0.016680070 \$16.69

* Source: WDOR – 2017 Certificates of Equalized Value - <https://www.revenue.wi.gov/slfreportscotvc/cert-eq.pdf>

** Source: WDOR – 2017 Statement of Assessment - <https://www.revenue.wi.gov/slfreportscotvc/2017soaOUTagamie.pdf>

*** Source: Outagamie County Treasurer - <http://www.outagamie.org/home/showdocument?id=54621>



Community Profiles – Debt (2016)

Municipality	2016 Full Value	Actual Debt	Debt Capacity	Margin	% Available
Town of Greenville	\$ 1,208,131,600	\$ 2,916,357	\$ 60,406,580	\$ 57,490,223	95%
Town of Ellington	\$ 242,180,100	\$ 306,585	\$ 12,109,005	\$ 11,802,420	97%
Village of Hortonville	\$ 182,750,600	\$ 6,282,993	\$ 9,137,530	\$ 2,854,537	31%
Town of Hortonia	\$ 116,997,600	\$ -	\$ 5,849,880	\$ 5,849,880	100%

Source: WDOR – Bureau of Information Systems: <https://www.revenue.wi.gov/slfreportscotvc/2016aadebt.pdf>



Tax Breakdown Example - Greenville

N1640 Medina Drive (Assessed Value: \$150,900)

Taxes Paid (2017): \$2,481.09

- Town: \$384.43
 - \$106 Garbage Collection
 - \$75 Stormwater
- School District: \$1,190.29
- Vocational: \$190.48
- County: \$873.30
- Other: \$0.00
- Tax Credits: (\$157.41)



Source: Outagamie County Treasurer:

<http://ascent.outagamie.org/LandRecords/PropertyListing/RealEstateTaxParcel/PrintTaxbill/204350>



Tax Breakdown Example - Ellington

N2573 State Road 15

(Assessed Value: \$175,500)

Taxes Paid (2017): \$2,506.14

- Town: \$315.47
 - \$140 Garbage Collection
 - \$13 POWTS
- School District: \$1,225.74
- Vocational: \$200.96
- County: \$921.38
- Other: \$0.00
- Tax Credits: (\$157.41)



Source: Outagamie County Treasurer:

<http://ascent.outagamie.org/LandRecords/PropertyListing/RealEstateTaxParcel/PrintTaxbill/200175>



Tax Breakdown Example - Hortonville

823 Walnut Street (Assessed Value: \$157,300)

Taxes Paid (2017): \$3,620.08

- Village: \$1,450.05
 - \$120 Garbage Collection
 - \$23.25 Other Charges
 - \$58.75 Recycling
- School District: \$1,122.42
- Vocational: \$178.07
- County: \$777.42
- Other: \$47.53
- Tax Credits: (\$157.41)



Source: Outagamie County Treasurer

<http://ascent.outagamie.org/LandRecords/PropertyListing/RealEstateTaxParcel/PrintTaxbill/208237>



ANNEXATION

HIGHER TAXES!!!



Municipal Water Comparison

Greenville Sanitary District #1

Service Population: 7,955

Monthly Public Fire Protection Charge: \$9.46

Monthly Equivalent Residential Water Bills (4,000 Gallons): \$23.65

Village of Hortonville

Service Population: 2,720

Monthly Public Fire Protection Charge: \$12.87

Monthly Equivalent Residential Water Bills (4,000 Gallons): \$39.02

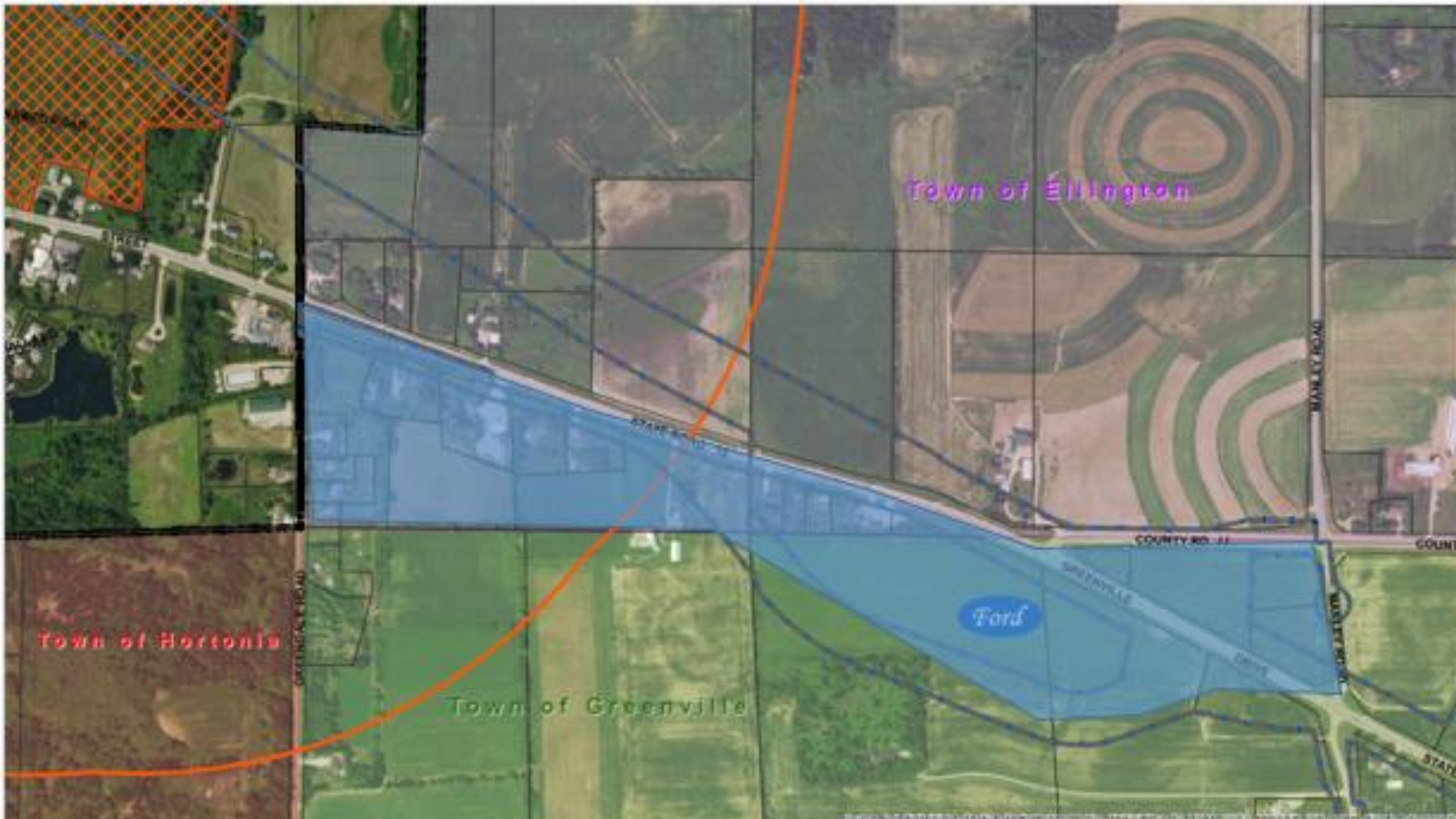
Source: Wisconsin Public Service Commission and Environmental Finance Center:
https://efc.sog.unc.edu/sites/www.efc.sog.unc.edu/files/2018/WI2018WaterRatesTables_0.pdf



ANNEXATION

HIGHER COST FOR
UTILITIES





Town of Ellington

Town of Hortonville

Town of Greenville

Ford

COUNTY RD 11

COUNTY RD 11

GREENVILLE

GREENVILLE

STATE RD 11

STANLEY ROAD

GREENVILLE ROAD

SPRING CREEK

East Side Water & Sewer Extension

**Table #1 - East Side Water & Sanitary Sewer Extension
VILLAGE OF HORTONVILLE**

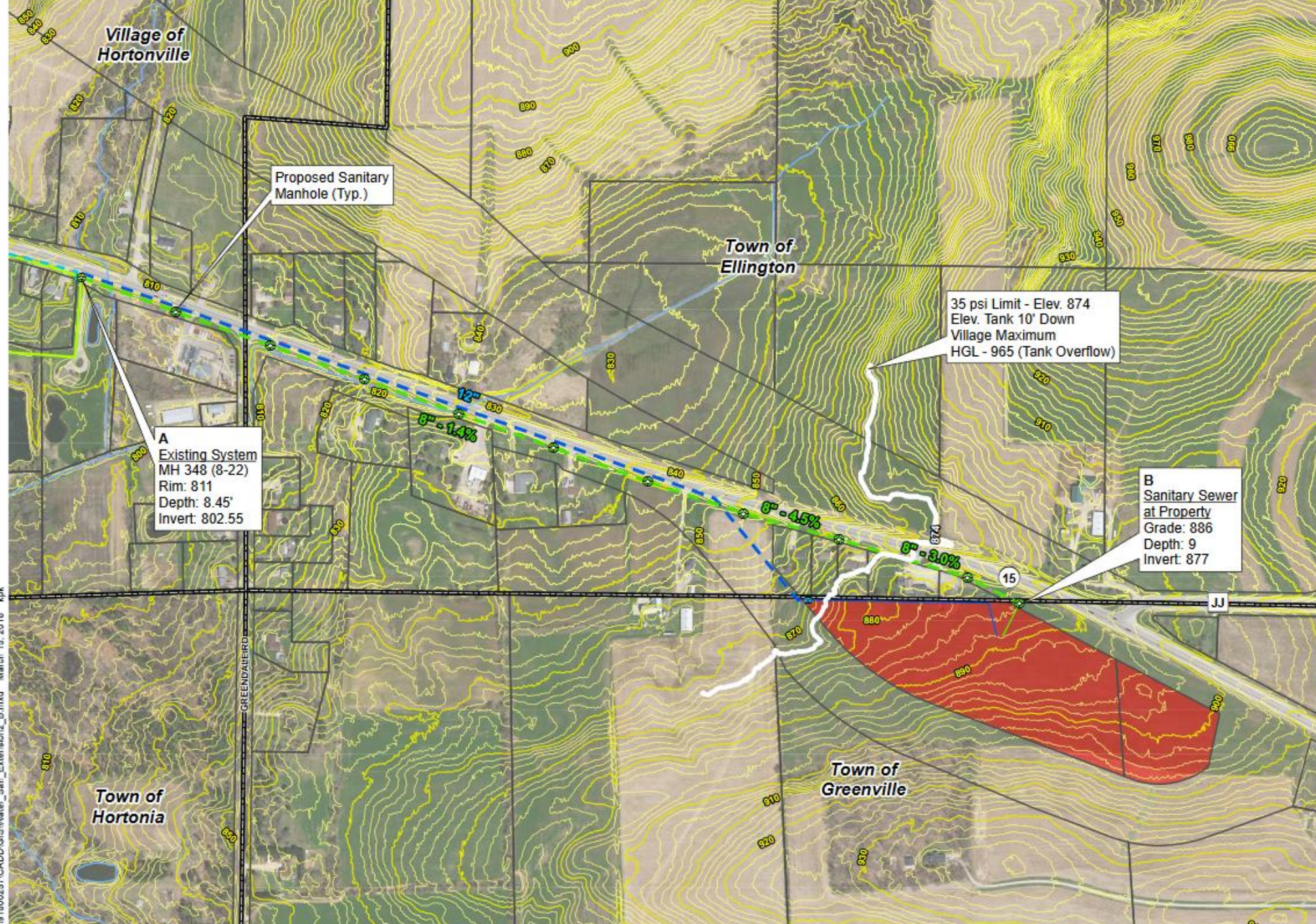
Item	Qty	Unit	Description	Unit Price	Total
1	1	L.S.	Connection To Existing Water Main	\$2,500.00	\$2,500
2	3,265	L.F.	12-Inch Water Main	\$52.00	\$169,780
3	6	EA	12-Inch Water Gate Valve	\$4,250.00	\$25,500
4	7	EA	Hydrant, Including valve and connecting pipe	\$6,000.00	\$42,000
5	1	EA	2-Inch Service, including service box and shutoff valve	\$1,500.00	\$1,500
6	1	EA	6-Inch Fire Service And 6-Inch Gate Valve	\$2,800.00	\$2,800
7	1	L.S.	Connection To Existing Sanitary Sewer Main	\$1,000.00	\$1,000
8	3,965	L.F.	8-Inch Sanitary Sewer	\$45.00	\$178,425
9	10	EA	Sanitary Manhole	\$2,500.00	\$25,000
10	1	EA	4-Inch Sanitary Lateral	\$1,000.00	\$1,000
11	1	L.S.	Traffic Control	\$7,500.00	\$7,500
12	1	L.S.	Pavement Restoration	\$12,000.00	\$12,000
13	12,000	S.Y.	Lawn & Turf Restoration	\$1.50	\$18,000
Sub-Total Water & Sanitary Sewer Extension					\$487,005
Contingencies, Administration & Engineering (30%)					\$146,200
Total					\$633,205

Water and sanitary sewer laterals and Booster Pump Station on private property not included.

Source: Village of Hortonville

<http://hortonvillewi.org/wp-content/uploads/2018/03/East-Side-Feasibility-Study-AJV-1.pdf>



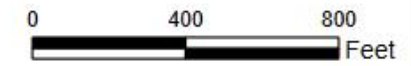


Mapped Features

- Proposed Watermain
- Proposed Gravity Sanitary Main and Manhole
- Proposed Water Lateral
- Proposed Sanitary Lateral
- Proposed Water Booster Pump Station
- Existing Watermain
- Existing Gravity Sanitary Main and Manhole
- Initial Development Area
- Municipal Boundary
- Parcel Line
- Contour 874
- Index Contour (10 ft.)
- Intermediate Contour (2 ft.)
- Stream

Source: Outagamie County, 2014-18.

Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON ASSOCIATES, INC. does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.



04/9/1800257\CADD\GIS\Water_San_Extension2_B.mxd March 15, 2018 kpk

Potential Assessment Breakdown

N2573 State Road 15 – Water & Sewer Extension

Potential Assessments:

\$59,618.16

\$168/LF x 354.87 LF Frontage



Source: Figures based on assumed probable costs reported by the Village of Hortonville, 3,750 lineal feet of utility extension. The Village of Hortonville has not formally determined the financing methods of extending utilities as of 3/22/2018.



Types of Annexation

Wisconsin statutes authorize five different annexation methods. They are:

- Annexation by Unanimous Approval ([s. 66.0217 \(2\) Wis.Stats.](#))
- Annexation by One-Half Approval ([s. 66.0217 \(3\) \(a\) Wis.Stats.](#))
- Annexation by Referendum ([s. 66.0217 \(3\) \(b\) Wis.Stats.](#))
- Annexation by City or Village Initiated Referendum ([s. 66.0219 Wis.Stats.](#))
- Annexation of Town Islands ([s. 66.0221 Wis. Stats.](#))
- Annexation of Territory Owned by a City or Village ([s. 66.0223 Wis.Stats.](#))

Source: Wisconsin Department of Administration – Platting Manual
https://doa.wi.gov/DIR/_WI_Platting_Manual-Annexations.pdf



Unanimous Approval Annexation

Direct Annexation by Unanimous Approval (Most Common 90%)

- Initiated by the owners of the property to be annexed.
- The property must be contiguous to the annexing municipality.
- The petition for annexation must be signed by all of the owners of the property being annexed.
- The petition is subject to review by the Department of Administration in counties over 50,000 population.
- There are no noticing requirements.

Source: Wisconsin Department of Administration – Platting Manual
https://doa.wi.gov/DIR/WI_Platting_Manual-Annexations.pdf



One-Half Approval Annexation

Direct Annexation by One-Half Approval (Least Common 10%)

- Initiated by the owners of the property to be annexed.
- The property must be contiguous to the annexing municipality.
- The petition for annexation must be signed by at least one-half of the owners of the property being annexed.***
- The petition is subject to review by the Department of Administration in counties over 50,000 population.
- The publication of a class 1 notice under ch. 985, Wis. Stats. is required.

Source: Wisconsin Department of Administration – Platting Manual
https://doa.wi.gov/DIR/WI_Platting_Manual-Annexations.pdf



One-Half Approval Annexation

- **The petition for annexation must be signed by at least one-half of the owners of the property being annexed.*****
 - A number of qualified electors residing in the territory subject to the proposed annexation equal to at least the majority of votes cast for governor in the territory at the last gubernatorial election, **AND** either of the following:
 - The owners of one-half of the land in area within the territory.
 - The owners of one-half of the real property in assessed value within the territory.
 - If no electors reside in the territory subject to the proposed annexation, by either of the following:
 - The owners of one-half of the land in area within the territory.
 - The owners of one-half of the real property in assessed value within the territory.

Source: Wisconsin Department of Administration – Platting Manual
https://doa.wi.gov/DIR/WI_Platting_Manual-Annexations.pdf



Referendum Annexation

Annexation by Referendum (owner initiated)

- Initiated by the owners of the property to be annexed.
- The property must be contiguous to the annexing municipality.
- The petition for a referendum must be signed by at least one-half of the owners of the property being annexed.
- The petition is subject to review by the Department of Administration in counties over 50,000 population.
- The publication of a class 1 notice under ch. 985, Wis. Stats. Is required.
- The municipality must follow the procedures outlined in s. 8.37 and s. 8.40 to administer the referendum.

Source: Wisconsin Department of Administration – Platting Manual
https://doa.wi.gov/DIR/WI_Platting_Manual-Annexations.pdf



Referendum Annexation

Annexation by Referendum (municipality initiated)

- Initiated by the City or Village
- The property must be contiguous to the annexing municipality.
- The municipality must resolve to petition the circuit court for an annexation referendum.
- The resolution must be published with a class 1 notice under ch. 985, Wis. Stats.
- The court may dismiss the petition or order a credendum.
- The municipality must follow the procedures outlined in s. 8.37 and s. 8.40 to administer the referendum.
- The annexation is subject to review by the Department of Administration in counties over 50,000 population.

Source: Wisconsin Department of Administration – Platting Manual
https://doa.wi.gov/DIR/_WI_Platting_Manual-Annexations.pdf



Referendum Annexation

Annexation of Municipal Property

- Initiated by the City or Village.
- The property must be owned by the City or Village.
- The property must be near, but not necessarily contiguous to the annexing municipality.
- The municipality must enact an ordinance to annex the property.
- No noticing is required.
- The annexation is not subject to review by the Department of Administration.

Source: Wisconsin Department of Administration – Platting Manual
https://doa.wi.gov/DIR/_WI_Platting_Manual-Annexations.pdf



Questions – Clarifications





Town Board Meeting:

Monday, March 26, 2017

Thank You for Attending

