

Committee Name:

**Assembly Committee – Rural Affairs and Forestry
(AC–RAF)**

Appointments

99hr_AC–RAF_Appt_pt00

Committee Hearings

99hr_AC–RAF_CH_pt00

Committee Reports

99hr_AC–RAF_CR_pt00

Clearinghouse Rules

99hr_AC–RAF_CRule_99–

Executive Sessions

99hr_AC–RAF_ES_pt00

Hearing Records

99hr_ab0114

99hr_sb0000

Misc.

99hr_AC–RAF_Misc_pt00

Record of Committee Proceedings

99hr_AC–RAF_RCP_pt00

4-22-99 PH AB127,
AB150, AB198, Exec
AB92, AB104, AB150



Committee Meeting Attendance Sheet

Assembly Committee on Rural Affairs and Forestry

Date: April 22, 1999 Meeting Type: Public Hearing
Location: 328 Northwest - State Capitol

<u>Committee Member</u>	<u>Present</u>	<u>Absent</u>	<u>Excused</u>
Rep. John Ainsworth, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rep. Terry Musser	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rep. Kitty Rhoades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rep. Stephen Freese	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rep. Judith Klusman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rep. Mary Hubler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rep. Barbara Gronemus	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rep. Donald Hasenohrl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rep. Gary Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Totals:	<u>7</u>	<u>0</u>	<u>2</u>



Kristina Boardman, Committee Clerk

Committee Meeting Attendance Sheet

Assembly Committee on Rural Affairs and Forestry

Date: April 22, 1999 Meeting Type: Executive Session

Location: 328 Northwest - State Capitol

Committee Member

Rep. John Ainsworth, Chair

Rep. Terry Musser

Rep. Kitty Rhoades

Rep. Stephen Freese

Rep. Judith Klusman

Rep. Mary Hubler

Rep. Barbara Gronemus

Rep. Donald Hasenohrl

Rep. Gary Sherman

Present

Absent

Excused

Totals:

7

0

2



Kristina Boardman, Committee Clerk



TOWN OF MOUNT PLEASANT

Thomas P. Melzer, Chair

Supervisors: Sharman Turek Joseph S. Clementi Donald L. Schulz Kenneth H. Flores

Joann M. Kovac, Clerk/Treasurer

Patrick DeGrave, Administrator

April 21, 1999

Wisconsin State Assembly
Urban and Local Affairs Committee
Honorable Assemblyman John Ainsworth, Chair
State Capital
Madison, Wisconsin 53708

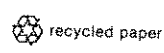
Re: Assembly Bill 114 - Urban Towns

Dear Chairman Ainsworth and Honorable Members of the Committee:

My name is Patrick DeGrave and I am the Administrator for the Town of Mt. Pleasant in Racine County. Mt. Pleasant is the second largest town in the State and enjoys the highest assessed value of all towns in the State of Wisconsin. In my capacity as Administrator for the Town, I deal with the inequitable treatment of towns under the State Statutes on a daily basis.

Mt. Pleasant is an urban town that is 159 years old with a population exceeding 22,000 people. By all outward appearances, the Town is a flourishing city, offering a solid tax base with an attractive blend of manufacturing, commercial, agriculture, and a variety of socio-economic residential levels. However, appearances are deceiving. Mt. Pleasant is burdened with the legal classification of "TOWN." This legal description restricts the Town in almost every facet of Town government and planning.

The Town has been the target of annexation many times, most recently involving the aggressive annexation of 640 acres of agricultural land to the Village of Sturtevant. That annexation was driven by the Mooney LaSage Development Corp. for its proposed Renaissance residential and industrial park. The proposed development could easily have remained within the Town limits; however, the ability of the Town to assist with infrastructure was prohibited under the current Tax Incremental Financing (TIF) statutes. The developer utilized the obvious alternative, annexation to the Village which could participate in a TIF District.



Assembly Bill 114
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The manipulation of municipal boundaries has a tremendous impact on the Town's planned growth. Annexation encompasses the land as well as all related infrastructure which can reflect a significant investment of taxpayers' funds. Any long term bonding for infrastructure must be closely weighed against the potential for annexation. The Town's plan for future growth requires a constant evaluation of services offered to our residents and property owners in relation to the Town's ability to keep the development in its boundaries. Failure to do so results in an increase in certain services such as police and fire, without the continued resources to fund those services. The impending threat of annexation of Town land will continue to greatly inhibit our ability to plan for orderly growth in development, infrastructure and related services.

Another precarious boundary situation occurred in 1995 when a group of dissatisfied homeowners expressed their interest in annexing to the Village of Elmwood Park due to a town-wide revaluation resulting in new property assessments. The residents approached the Town Board with a request to review all land values in the Spring Lake Subdivision for potential reduction. If their request was not met with some form of relief, they threatened to petition the Village of Elmwood Park to annex their subdivision to the Village. Twelve of the affected property owners utilized the citizen Board of Review for redress with varying results. The remaining property owners sought relief through a strong-arm attempt using the threat of annexation as their position of strength. Although the threat never became a reality, it indicates just how vulnerable a town is, even when the Board acts in complete conformity with local and state laws. It seems ridiculous that a Village with an assessed value of 23 million dollars, providing no government services of their own, could be legally permitted to annex a tract of land of near equal value from a full-service community through the exploitation of statutes. As long as large urban towns are treated less than equal to their incorporated counterparts, we will continue to suffer from extorted demands for redress and concessions which are clearly against the best public interest.

There are many other examples of the inequities inherent in the annexation laws in the present form. I will not elaborate further in this testimony; however, I will remain available to any legislator who may wish to contact me for further information.

Sincerely,



Patrick DeGrave
Town Administrator

PD/sab

cc: Town Board