

VILLAGE OF DANE, WI URBAN SERVICE AREA AMENDMENT APPLICATION

Date: JULY 30, 2019

Prepared by:



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Project Number: 00089022



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May 7, 2019

Mike Rupiper, Director of Environmental Resources Planning
Capital Area Regional Planning Commission
City County building, Room 362
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: Village of Dane Urban Service Area Amendment for Tanimarah Ridge Plat

The Village of Dane requests that the Capital Area Regional Planning Commission (CARPC) approve a 28-acre Urban Service Area amendment to the west of the Wisconsin & Southern Railroad and south of Capital Valley Way (see Map 1). On April 8th, 2019 the Village approved a petition for direct annexation by unanimous consent from Tanimarah Ridge LLC for parcel 090824485020 (formerly Town of Dane). Tanimarah Ridge LLC desires to develop this 23.187 acre parcel for approximately 55 single-family homes based on the conceptual preliminary plat submitted to the Village (see Map 2). The Village desires to include this parcel, along with the two Village owned parcels (090824485511 & 090824485911) adjacent to Capital Valley Estates Park, as an extension of the existing urban service area boundary. Existing sanitary sewer and water utilities are already adjacent to the annexed area and development of this parcel represents a logical and efficient extension of urban development within the Village. The annexed property is identified for future residential development within the Village's Comprehensive Plan.

The Village's last urban service area amendment was approved November 14, 2013. This amendment removed 235 acres from the Village's USA. Attached is the complete urban service area amendment application following the checklist provided by CARPC.

Any questions regarding this application can be addressed to the Village Planner, Andrew Bremer of MSA Professional Services, Inc. at abremer@msa-ps.com or 608-242-6605.

Sincerely,

Village of Dane

Roger E. Schmidt
Village President

The following document was assembled to support the application for an amendment to the Village of Dane’s Urban Service Area as outlined by the Capital Area Regional Planning Commission (CARPC). The following sequence follows CARPC process and documents “Process for Service Area Amendments to the WDNR Water Quality Plan for Dane County” flow chart and “Urban Service Area Amendment Application Checklist”:

1. USA Amendment submittal
2. USA Amendment review
3. DNR administrative decision

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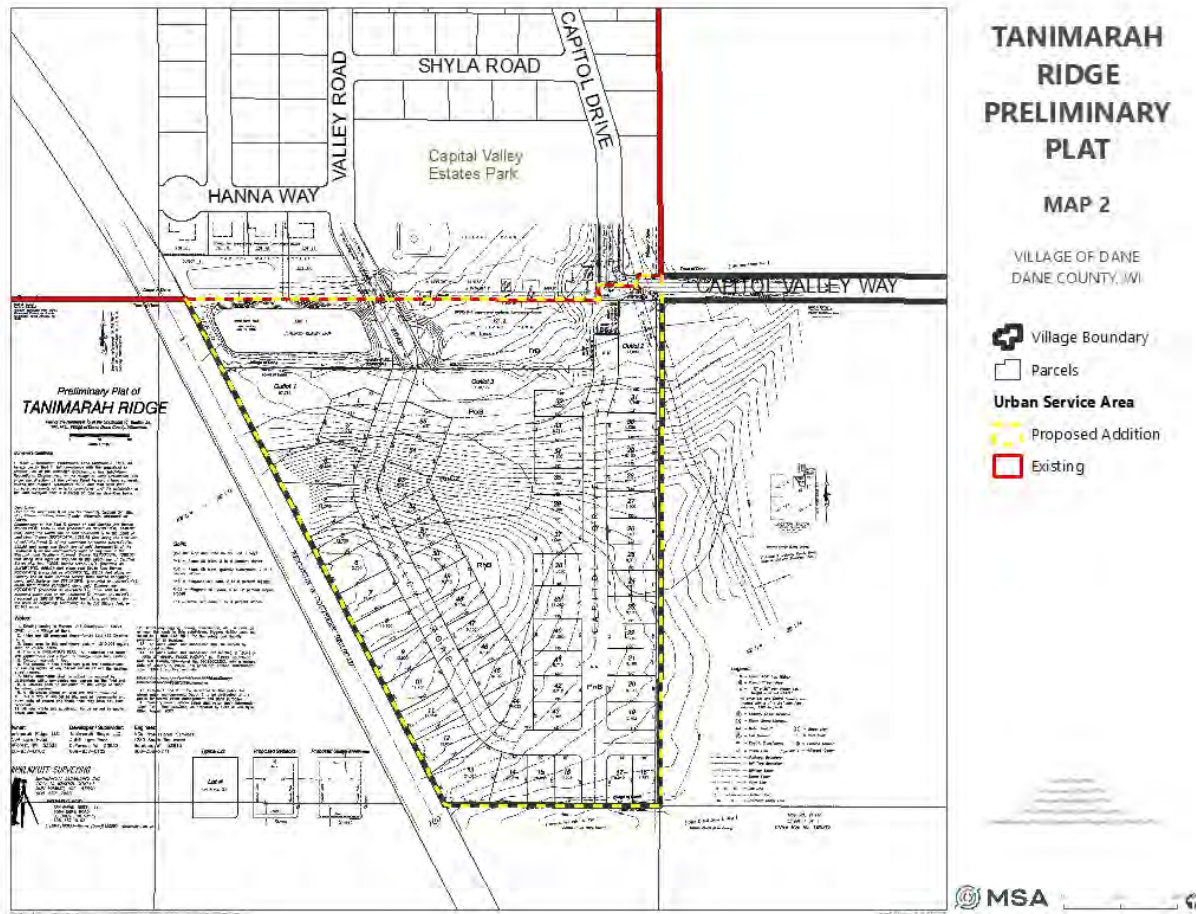
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Map 3: Existing and Proposed Land Uses
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Village of Dane Comprehensive Plan, Future Land Use Map
Village of Dane Comprehensive Plan, Adoption Ordinance
Tanimarah Ridge Request for Annexation
Tanimarah Ridge Annexation Ordinance 2019-01

Figure 2: Tanimarah Ridge Draft Preliminary Plat



Section II. Plan Consistency and Need

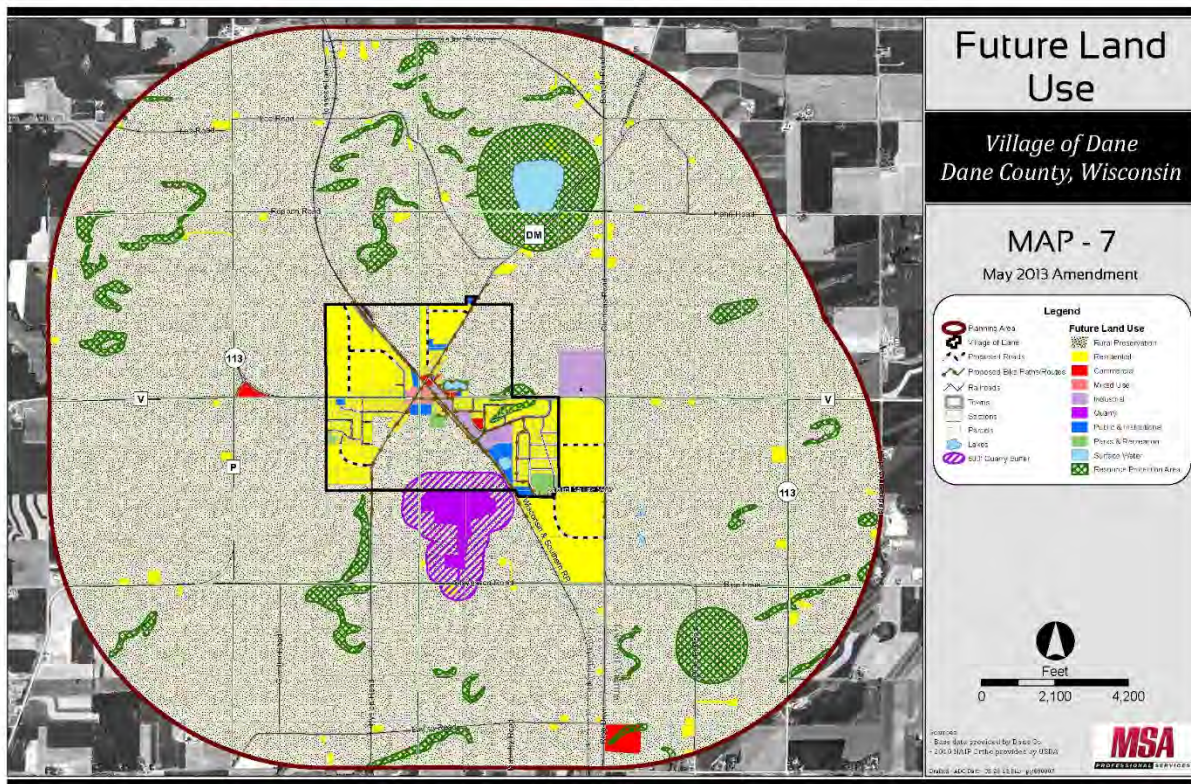
1.1 Comprehensive Plan Consistency

The Village's Comprehensive Plan was adopted in 2011 and was last amended in 2013. The Future Land Use Map identifies the two Village owned parcels as Public & Institutional and Park & Recreation. The 23 acre Tanimarah Ridge LLC property is planned for future "Residential" development. Page 3-7 of the Comprehensive Plan includes the following description and policies for this category:

This land use category is intended for existing and planned neighborhoods that feature a mix of housing types with the majority of homes consisting of single-family and duplex units. These neighborhoods will be served by municipal sanitary sewer and water systems. Municipal and institutional land uses (parks, schools, churches, and stormwater facilities) may be built within this district area. The preferred density range is 2-8 units per acre.

The conceptual preliminary plat submitted by Tanimarah Ridge LLC includes 55 single-family residential lots for a gross density of 2.37 units per acre. In addition, the conceptual plat provides for future roadway connections to adjacent undeveloped lands as shown on the Village's Future Land Use Map.

Figure 3: Village of Dane Comprehensive Plan, Future Land Use Map



1.2 Links to Applicable Neighborhood Plan or Studies

A complete copy of the Village's Comprehensive Plan can be found at:
<https://www.villageofdane.org/comprehensive-plan/>

1.3 Need for the addition to the USA

Situated mid-way between the City of Lodi and the Village of Waunakee, the Village of Dane is a desirable community to live. The Village is within the Lodi School District boundary. In 2019 the Lodi School District opened a new primary school to add to the district's existing high quality middle and high school facilities. The Village also lies just outside the Waunakee Community School District boundary, and due to school choice, Village residents have the ability to enroll their children in this district as well. The WCSD also recently constructed a new intermediate school and additions/renovations to two elementary schools. These school improvements are likely to attract young families to the Village looking for more affordable housing than they might find in Lodi or Waunakee. For example, according to Trulia.com, the median monthly sale price for homes in the Village of Dane over the past year has ranged from \$164,500 to \$330,000, while in Lodi and Waunakee the median monthly sale price for homes over the past year has ranged from \$208,500 to \$337,500 and \$348,000 to \$429,900 respectively.

Based on the factors above, and the proximity to the greater Madison metro area employment base, the Village of Dane should be a growing community. However, there are currently zero platted undeveloped residential lots within the Village. All of the lots within the adjacent Capital Valley Estates subdivision have been developed. In addition, those undeveloped lands within the Village's existing urban service area are not listed for sale and are used for agricultural purposes at this time. Therefore, the only housing

opportunities are through the sale of existing properties. Expanding the USA would provide an opportunity to add another 55 homes to the Village which will provide a supply of lots to meet the growing demand for housing. These lots also provide opportunities for existing residents to build new homes to meet their changing lifestyle needs. This includes empty nesters looking to downsize or new families looking to build a larger home. Both cases allow existing residents to remain in Dane and open up opportunities for new residents to buy their existing homes.

The Village's 2010 population was 955. The Village's estimated 2017 population is 1,020 and the Wisconsin Department of Administration (WDOA) projects the population will reach 1,400 by year 2040. This growth cannot occur without the addition of new housing units within the Village. The average number of people per household in 2010 was 2.74 and the WDOA projects this will decline to 2.57 by year 2040.

Section III. Intergovernmental Cooperation

2.1 Document notification of Adjacent Local Government Units

The developer previously notified the Town of Dane regarding the request for annexation to the Village. Refer to attached Request for Annexation Review dated March 19, 2019. CARPC staff will notify the adjacent local governments of the USA Amendment request.

2.2 Adjacent Local Government Objections and Support

The Village of Dane received no objections from the Town of Dane related to the annexation and proposed development. CARPC staff will compile any objections and support for the USA Amendment request.

Section IV. Land Use

3.1 Proposed USA Amendment Boundary Map

Refer to Figure 1 and Figure 6.

3.2 Existing and Proposed Land Use Data

Existing land uses within the proposed USA Amendment include a stormwater pond (parcel 090824485511) and a portion of Capital Valley Estates Park (parcel 090824485911). There are no proposed changes to the use of these Village owned parcels. The developer owned Parcel (090824485020) is currently used for agricultural purposes (crops) and will be developed to include 55 single family homes, three outlots, and supporting right-of-way. Outlot 3 will be dedicated for public parks and stormwater management, while Outlots 1 & 2 will be dedicated for stormwater management. Refer to Table 1 for a list of existing and proposed acreage by use and Figure 4.

Table 1: Existing & Proposed Land Uses and Housing Units

Land Use	Existing Acres	Proposed Acres	Number of Housing Units
Agriculture	23.4	0.0	0
Stormwater Management	2.0	3.9	0
Park	2.1	2.1	0
Park & Stormwater Management	0.0	3.9	0
Single Family	0.0	13.9	55
Right-of-Way	0.5	4.4	0
Total	28.1	28.1	55

Figure 4: Existing and Proposed Land Uses



Section V. Natural Resources

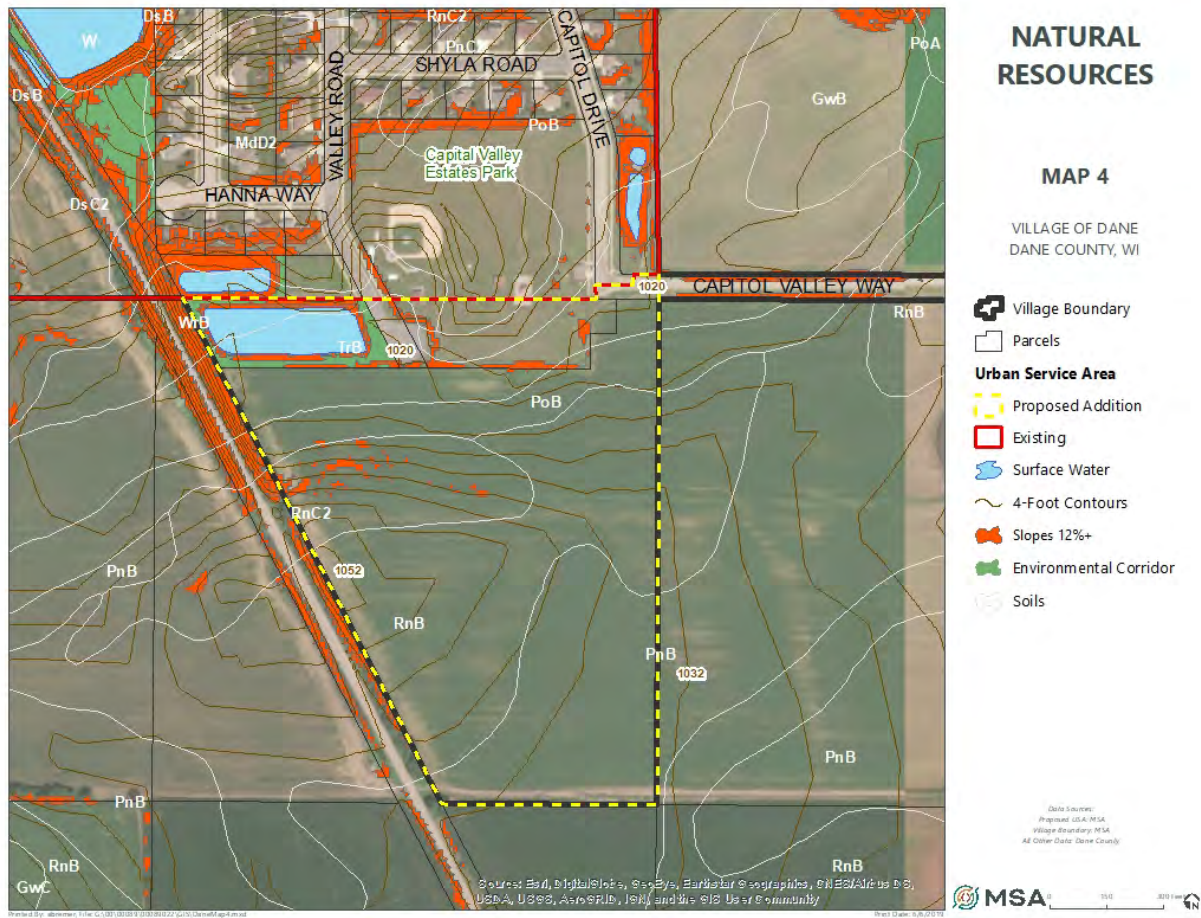
4.1 Natural Resources

Figure 5 identifies the natural resources within and adjacent to the proposed USA Amendment area. There are no woodlands or navigable streams within the proposed USA Amendment area. The existing Village stormwater pond is the only open water, and as such, is classified as a wetland by the Wisconsin Department of Natural Resources. There are no other WDNR designated wetlands within the proposed USA Amendment area according to the WDNR Surface Water Data Viewer. In addition, there are no FEMA designated floodplains within the proposed USA Amendment area according to FIRM Panel 55025C0230G, effective data 1/1/2009.

Elevations within the proposed USA Amendment Area range from 1052 near the railroad to 1020 at Capital Valley Way and Valley Road. There are limited areas with slopes in excess of 12% and none in excess of 20%.

Soils within the proposed USA Amendment Area include: PnB (Plano silt loam), RnB (Ringwood silt loam), RnC2 (Ringwood silt loam), PoB (Plano silt loam), TrB (Troxel silt loam), MdD2 (McHenry silt loam), and WrB (Warsaw silt loam).

Figure 5: Natural Resources



4.2 Public Outlots: Parks and Stormwater Management Facilities

A portion of Capital Valley Estates Park lies within the proposed USA Amendment. The northern portion of Outlot 3 may be used as an extension of Capital Valley Estates Park; however, most of Outlot 3 is anticipated to be used for stormwater management facilities. No other new public parks are proposed, instead fees in lieu of land dedication are anticipated. A network of on-street sidewalks will provide connectivity throughout the development and to the existing park. Outlots 1-3 in Figure 4, will be used for the dual purpose of providing open space and stormwater management as public outlots. Figure 10 (page 15) is an example of a similar dual open space and stormwater management facility built by the developer in Waunakee.

4.3 Delineate Environmental Corridors

According to Dane County GIS data, Parcel 090824485511 (existing Village stormwater pond) is designated as an Environmental Corridor. In addition, those areas shown in Figure 6 as steep slopes 12% or greater are also designated as Environmental Corridors. These are small pockets with slopes between 12-20%.

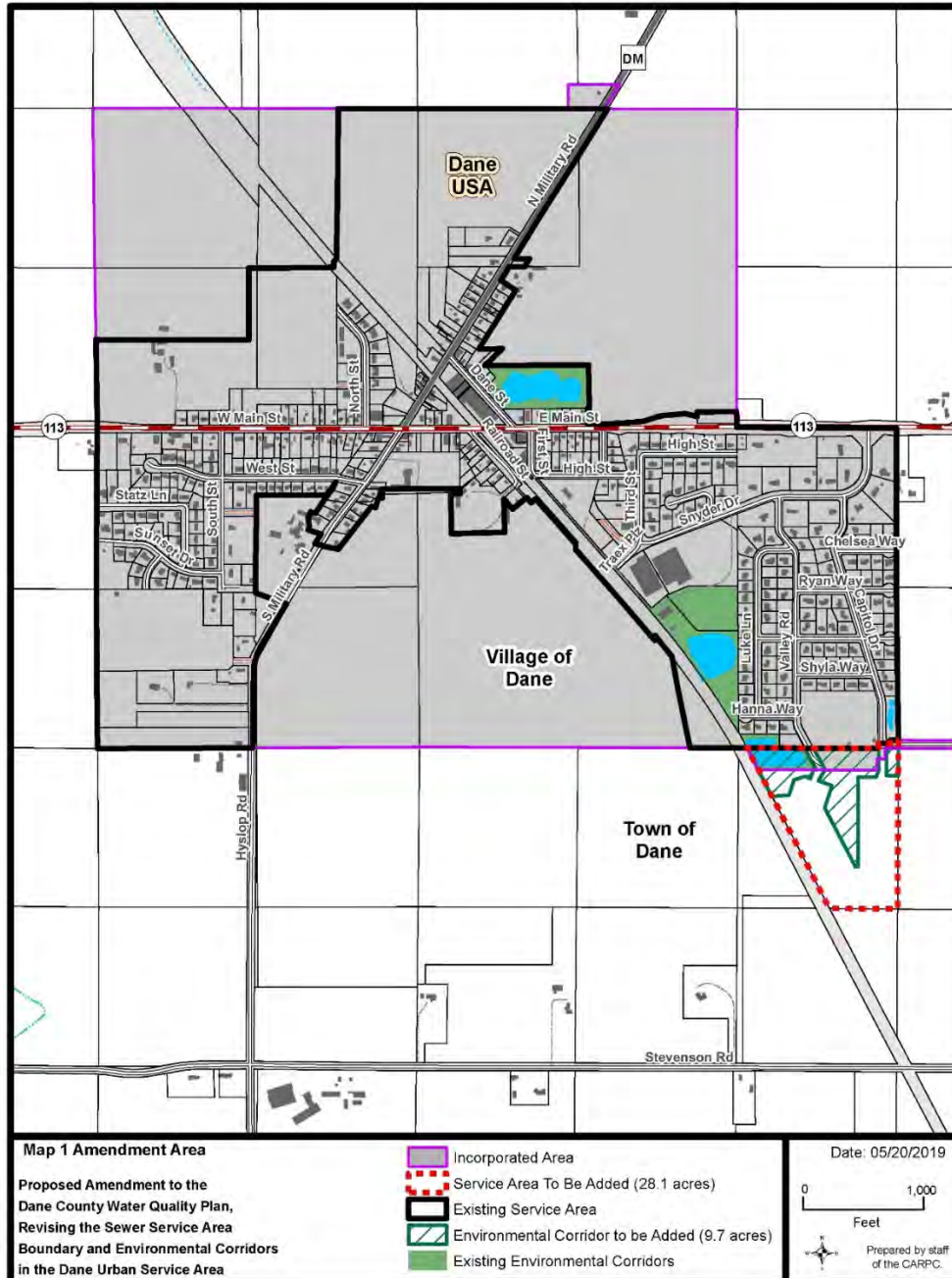
4.4 Proposed Environmental Corridors

Outlots 1-3 will be designated as Environmental Corridors along with parcel 090824485911 (Capital Valley Estates Park, and the existing Village stormwater pond (parcel 090824485511). Refer to Figure 6.

4.5 Surpassing Minimum Environmental Corridor Requirements

The proposal meets minimum environmental corridor requirements.

Figure 6: Proposed Environmental Corridors



Section VI. Utilities and Stormwater Management

5.1 Proposed Sanitary Sewer Extension for USAA

The amendment area will be served by 8" diameter gravity sanitary sewer mains located within the proposed right-of-way extensions of Valley Road and Capital Drive. Flow from these mains will connect to the existing lift station located within Capital Valley Estates Park. This lift station transfers Village sanitary waste to the 12" sanitary force main that connects to the Village of Waunakee and eventually to the Madison Metropolitan Sewer Treatment Plant. The force main extends east along southern right-of-way of Capital Valley Way and then south along the western right-of-way of Old 113 Road. The developer will be responsible for installation of all sewer facilities based on the final plat approval and development agreement.

Figure 7: Existing and Proposed Sanitary Sewer



5.2 Estimated Average Daily and Peak Wastewater Flow for USSA

Historical flow information from the Village of Dane was collected for the last five (5) years and is summarized in Table 2. The average flow divided by the current number of residents can be used to calculate the per capita flow including I/I and any industrial load. This equates to $0.050 \text{ MGD} \div 1,020 \text{ residents} = 49 \text{ gpcd}$. This value is relatively low compared to literature-based, average per capita wastewater production. Based on an average of 2.7 people per household, the proposed 55 lot USA

Amendment would add an additional 149 persons to the Village. This equates to an estimated average daily flow of 7,301 gpd and a maximum flow of 12,417 gpd.

Table 2: Summary of Village of Dane Lift Station Flows

Year	Average Flow (MGD)	Maximum flow (MGD)	Minimum flow (MGD)	Yearly peaking factor
2015	0.048	0.093	0.027	1.95
2016	0.046	0.054	0.021	1.17
2017	0.052	0.085	0.023	1.63
2018	0.055	0.111	0.044	2.00
Average	0.050	0.085	0.029	1.68
Maximum	0.055	0.111	0.044	2.00

5.3 Current Average Daily Flow for the Interceptor and Wastewater Treatment Plant

See section 5.2 for current average daily flow for the interceptor. The Village does not operate a wastewater treatment plant.

5.4 Wastewater Treatment Plant and Interceptor Sewer Capacity to Serve USAA

The Village's lift station and forcemain were constructed in 1998 on the west side of Capital Valley Estates Park and was later moved to its current location as part of the development of the park. The 1998 lift station and forcemain design have pumps rated at 350 gpm at 61 feet of head. A review of the lift station capacity for the future 2040 conditions was performed using both historical flow information and NR110 values and is summarized in Table 3. Based on the evaluation of historical data, and NR110 future projection methods, the estimated peak hour flow is still within the capability of the installed pump capacity of the lift station with some margin of safety. Therefore, the impacts from only the estimated population within the USAA is within the capability of the lift station.

Table 3: Summary of Village of Dane Lift Station Capacity

Parameter	Historical	NR 110
2040 Population (residents)	1,400	1,400
Average Day Wastewater Flow (gpcd)	49	70
Additional 10% Industrial Growth (gpd)	6,860	9,800
Total Estimated Average Day Flow (gpd)	75,460	107,800
Estimated Max Hour Peaking Factor	3	3.5
Estimated Peak Hour Flow (gpd)	226,380	377,300
Estimated Peak Hour Flow (gpm)	157	262

5.5 Proposed Public Water Extension for USAA

The amendment area will be served by a looping 8" diameter water main located within the proposed right-of-way extensions of Valley Road and Capital Drive. Refer to Figure 8. The developer will be responsible for installation of all water facilities based on the final plat approval and development agreement.

Figure 8: Existing and Proposed Water Supply



5.6 Current Capacity of the Water Supply System

The Dane Municipal Water Utility operates a public potable water supply system that relies entirely on groundwater. The system consists of two operating wells (#2 & #3), one elevated storage tower, water mains, and 71 fire hydrants. The total capacity for the two pumps serving the Village water system is 1,512,000 gallons per day. Well #2 has a capacity to pump 300 gpm and Well #3 has a capacity to pump 750 gpm; however, currently the VFD on the well pump is set down to produce only 530 gpm. The water tower has a capacity of 150,000 gallons.

5.7 Current Average Daily and Peak Hourly Water Demand

In 2018, the current average daily water demand from the two Village wells was 61,611 gallons, with the highest daily peak of 126,000 gallons. Over the previous five years (2014-2018), demand from the two Village wells has averaged 61,942 gpd, or 43 gpm, with a maximum daily average of 163,000 gpd or 113 gpm. Using the average data from 2014-2018, the average daily water demand is 60.7 gallons per person per day, with an average maximum daily usage of 159.8 gallons per person per day. The peak hourly water demand is estimated to be 129 gpm, or the average daily water demand from 2014-2018 of 43 gpm multiplied by an hourly peaking factor of 3.0.

5.8 Estimated Average Daily and Peak Hourly Water Demand for the USAA

Based on an average of 2.7 people per household, the proposed 55 lot USA Amendment would add an additional 149 persons to the Village. This equates to an estimated average daily water demand of 9,044 gpd, or 6.3 gpm, and a maximum average daily flow of 23,810 gpd or 16.5 gpm. Combined with existing Village water usage, the estimated average daily water demand is 70,986 gpd, or 49.3 gpm, with a maximum daily average of 186,810 gpd, or 129.7 gpm. The peak hourly water demand for the new development is estimated to be 18.8 gpm, bringing the total average peak hourly water demand for the Village to 148 gpm.

5.9 Firm Well Capacity

Firm well capacity is the capacity of the well sources assuming the largest well is out of service. With the largest well out of service (#3), the standard engineering practice is to have sufficient remaining capacity to be capable of providing for the average day demand with no more than 12 hours of pumping and the maximum day demand with no more than 16 hours of pumping. Given Well #2 is capable of pumping 300 gpm it would take 3.9 hours to provide for the average day demand, and 10.4 hours to provide for the average maximum day demand, of the existing plus new development.

5.10 Proposed Stormwater Management

Figure 9 (page 15) illustrates the existing stormwater management facilities within and adjacent to the proposed USA Amendment area. Outlots 1-3 will be used for detention and bioretention basins. Figure 10 is an example of a similar dual open space and stormwater management facility built by the developer in another community. Stormwater piping to connect to the proposed ponds will be provided within the proposed right-of-way extensions of Valley Road and Capital Drive, with sizing based on final plat approval and development agreement. Stormwater runoff from the development will flow to Outlots 1-3. If any stormwater were to discharge outside of the development area it will flow from Outlot 2 along the southern ditch of Capital Valley Way approximately 325 feet to an existing culvert under the road to parcel 090824195010.

5.11 Management and Long-Term Maintenance of the Stormwater Facilities

The developer will be responsible for installation of all stormwater facilities and to ensure proper erosion control standards are met during construction. The system of detention basins (Outlots 1-3) and stormwater mains within the public right-of-way will be dedicated to the Village of Dane upon completion for ownership and maintenance purposes.

Figure 9: Existing and Proposed Stormwater Management

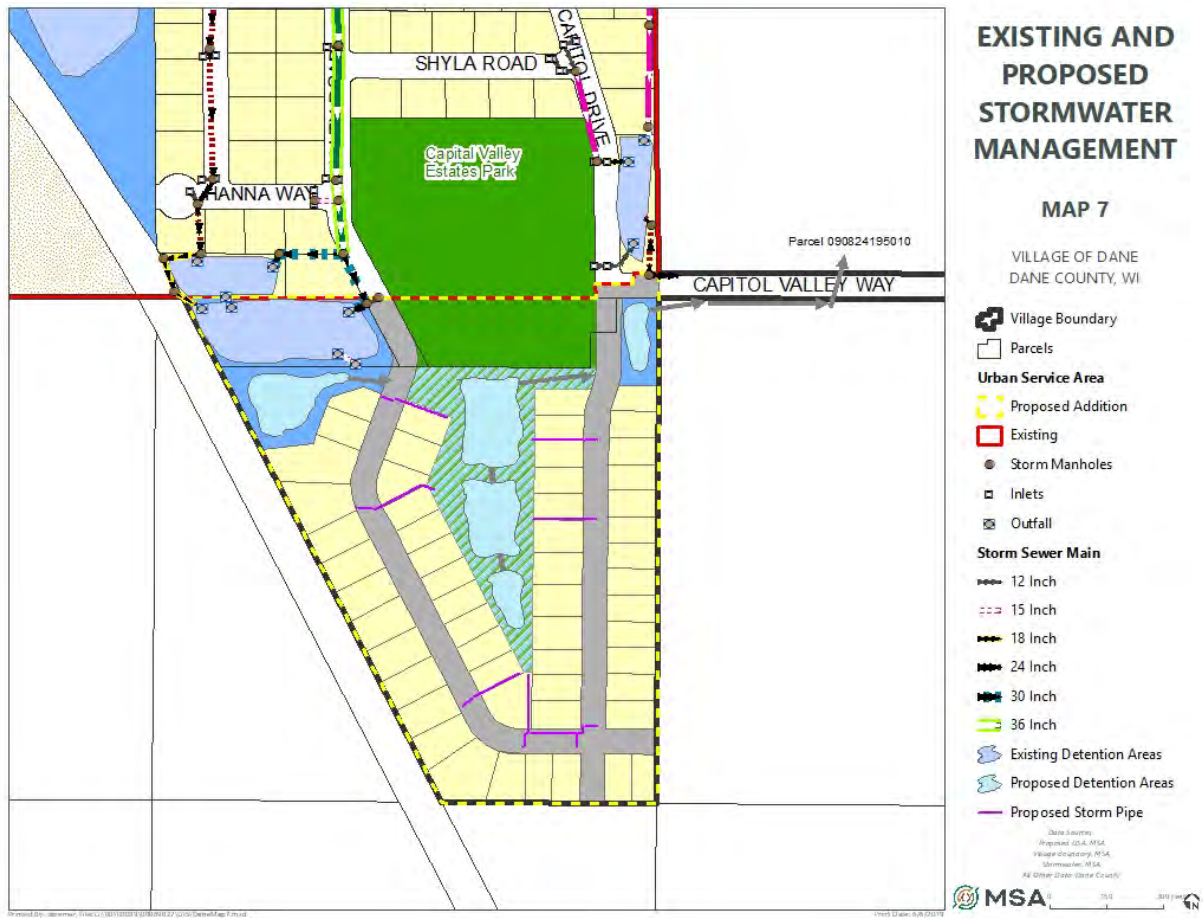



Figure 10: Representative Open Space and Stormwater Management Area



MAP 1

 Village Boundary

Urban Service Area

Proposed Addition

☐ Existing

Parcel #: 090824485511
Owner: Village of Dane
Acres: 2.19

Parcel #: 090824485020
Owner: Tanimarah Ridge LLC
Acres: 23.45

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

VILLAGE OF DANE
DANE COUNTY, WI

- ☐ Existing

MSA 0 150 300



EXISTING AND PROPOSED LAND USES

MAP 3

VILLAGE OF DANE
DANE COUNTY, WI

-  Village Boundary
-  Parcels
- Urban Service Area**
 -  Proposed Addition
 -  Existing
- Land Use**
 -  Agriculture
 -  Single-Family Residential
 -  Two-Family Residential
 -  Multi-Family Residential
 -  Commercial
 -  Industrial
 -  Park
 -  Park & Stormwater Management
 -  Stormwater Management
 -  Utility
 -  Right-of-Way

Data Sources:
Proposed USA: MSA
Village Boundary: MSA
Land Use: MSA
All Other Data: Dane County












Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

NATURAL RESOURCES

MAP 4

VILLAGE OF DANE
DANE COUNTY, WI

-  Village Boundary
-  Parcels
- Urban Service Area**
 -  Proposed Addition
 -  Existing
 -  Surface Water
 -  4-Foot Contours
 -  Slopes 12%+
 -  Environmental Corridor
 -  Soils

Data Sources:
Proposed USA: MSA
Village Boundary: MSA
All Other Data: Dane County












Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS,
USDA, USGS, AeroGRID, IGN, and the GIS User Community



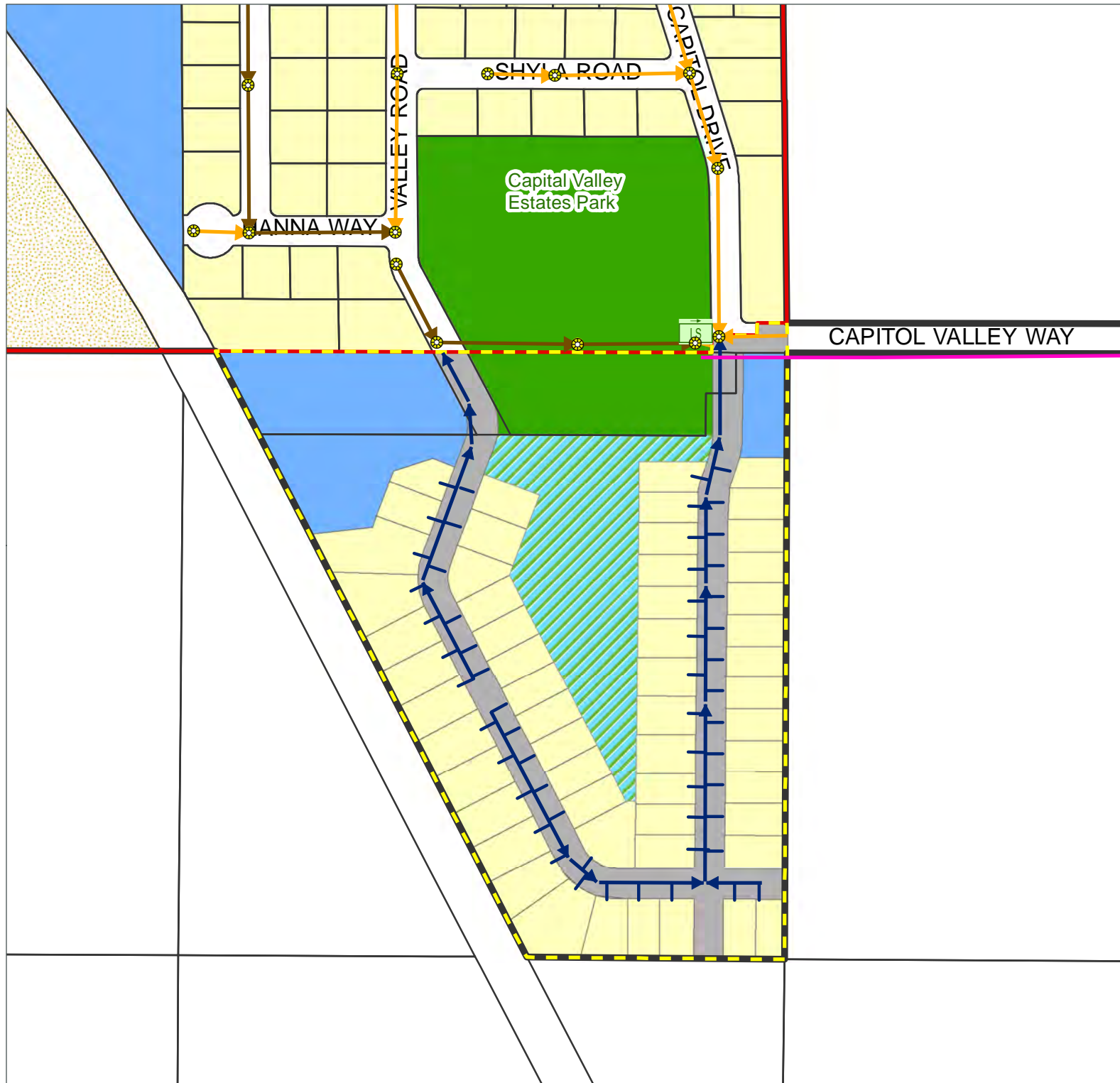
EXISTING AND PROPOSED SANITARY SEWER

MAP 5

VILLAGE OF DANE
DANE COUNTY, WI

-  Village Boundary
-  Parcels
- Urban Service Area**
 -  Proposed Addition
 -  Existing
 -  Sewer Manholes
 -  Existing Lift Station
 -  12" Existing Force Main
- Sewer Gravity Main**
 -  12" Existing
 -  8" Existing
 -  8" Proposed
 -  Proposed Sewer Lateral


Data Sources:
Proposed USA: MSA
Village Boundary: MSA
Sanitary Sewer: MSA
All Other Data: Dane County



EXISTING AND PROPOSED WATER SUPPLY


MAP 6

VILLAGE OF DANE
DANE COUNTY, WI

 Village Boundary


 Parcels

Urban Service Area

 Proposed Addition

 Existing

 Hydrant


 Main Valve


 Hydrant Valve

 Well

 Storage Reservoir

Water Main

 6" Existing

 8" Existing

 8" Proposed

Data Sources:
Proposed USA: MSA
Village Boundary: MSA
Water Supply: MSA
All Other Data: Dane County




EXISTING AND PROPOSED STORMWATER MANAGEMENT


MAP 7

VILLAGE OF DANE
DANE COUNTY, WI

 Village Boundary


 Parcels


Urban Service Area

 Proposed Addition


 Existing


 Storm Manholes


 Inlets


 Outfall


Storm Sewer Main


 12 Inch

 15 Inch

 18 Inch


 24 Inch

 30 Inch

 36 Inch

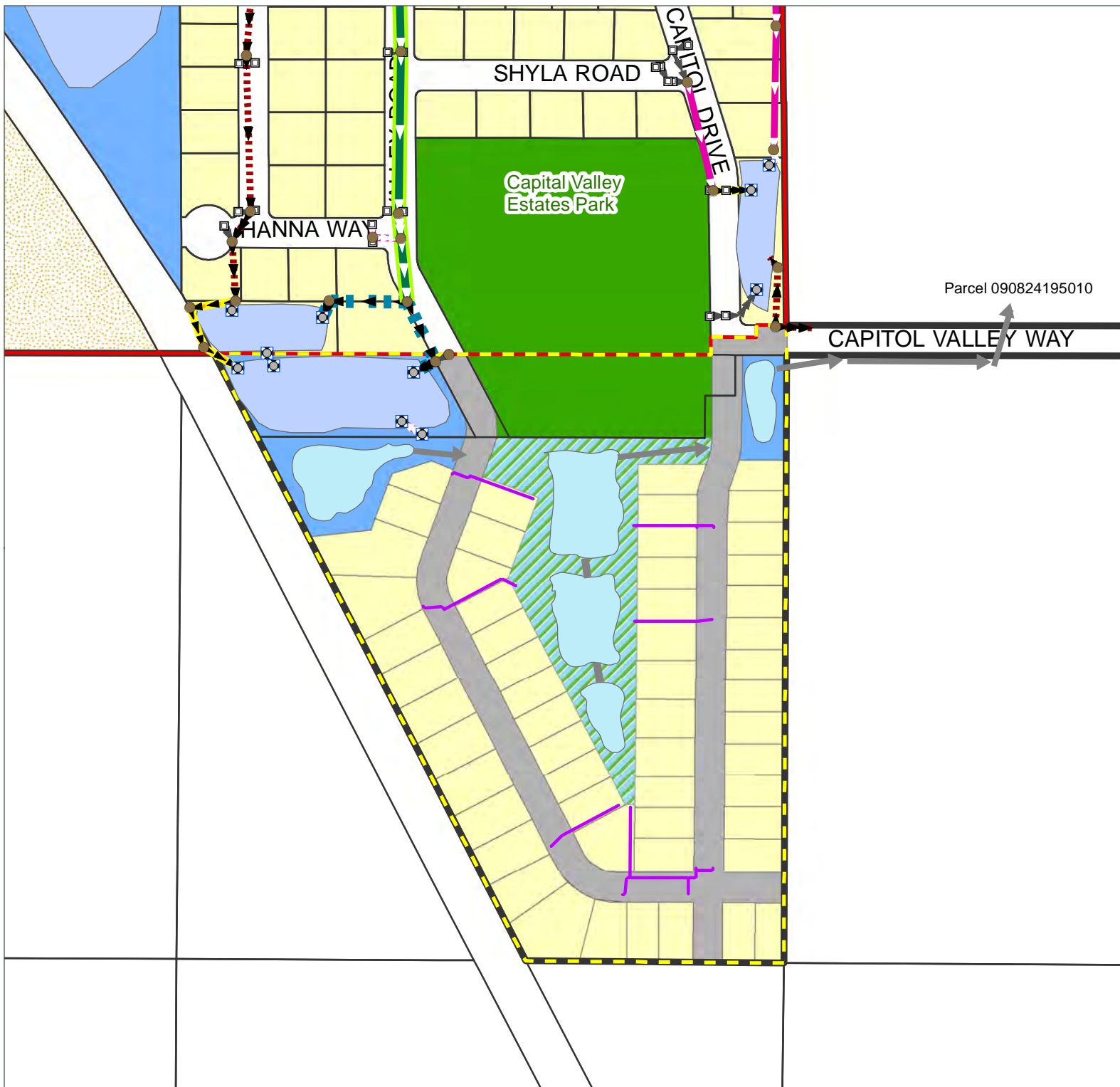
 Existing Detention Areas

 Proposed Detention Areas

 Proposed Storm Pipe

Data Sources:
Proposed USA: MSA
Village Boundary: MSA
Stormwater: MSA
All Other Data: Dane County

 MSA 0 150 300 Feet 

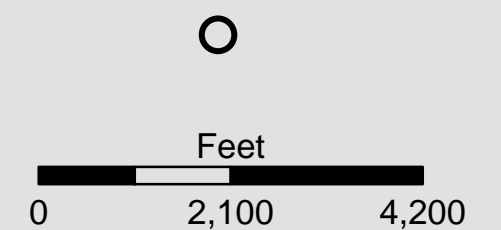
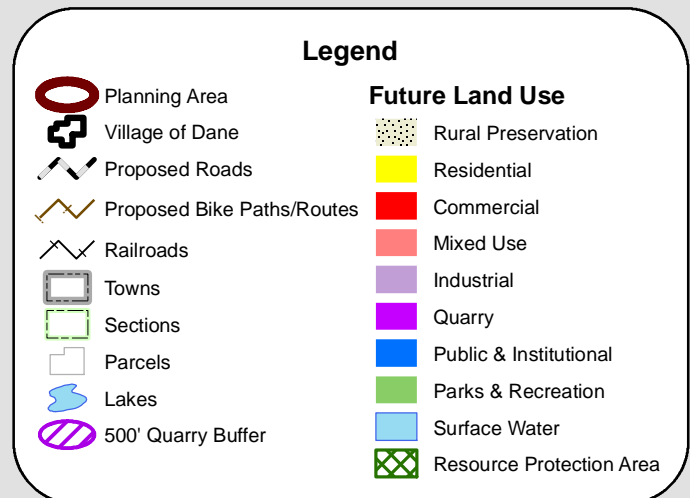


Future Land Use

*Village of Dane
Dane County, Wisconsin*

MAP - 7

May 2013 Amendment



Sources:
- Base data provided by Dane Co.
- 2010 NAIP Ortho provided by USDA

Drafted - ADC, Date - 05-28-13, File - p:/890007



Ordinance No. 2013-01

**An Ordinance to Adopt an amendment to the
2011-2031 Village of Dane Comprehensive Plan**

The Village Board of the Village of Dane, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, the Village of Dane is authorized to prepare, adopt, and amend a comprehensive plan

Section 2. The Village Board of the Village of Dane, Wisconsin, has adopted written procedures designed to foster public participation in the preparation of a comprehensive plan update as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The Plan Commission of the Village of Dane, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Village Board the adoption of the document entitled "Future Land Map – May 2013 Amendment".

Section 4. The Village has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Dane Village Board, does, by enactment of this ordinance, formally adopt the document entitled, "Future Land Map – May 2013 Amendment," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication as required by law.

Adopted this 8th day of July, 2013.

Yes 4 No 0 1 Absent


Steve Clemens, Village President

Attest:


Rebecca Kemper, Clerk/Treasurer/Administrator

*do not publish below this line

Published as a class I notice in the Lodi Enterprise Thursday July 18th, 2013

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **TANIMARAH RIDGE, LLC**

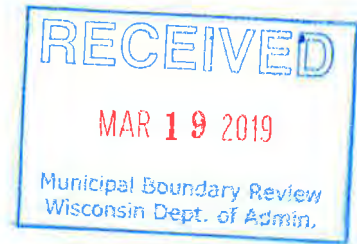
Address: **3564 EGRE ROAD**

DEFOREST, WI 53532

ATTENTION: DONALD C. TIERNEY

Email: **JKTIERNEY999@GMAIL.COM**

Office use only:



1. Town where property is located: **DANE**

2. Petitioned City or Village: **DANE**

3. County where property is located: **DANE**

4. Population of the territory to be annexed: **-0-**

5. Area (in acres) of the territory to be annexed: **23.187**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **090824485020**

Petitioners phone:

608-241-0102

Town clerk's phone:

608-849-7235

City/Village clerk's phone:

608-849-5422

Contact Information if different than petitioner:

Representative's Name and Address:
MICHAEL J. LAWTON

BOARDMAN & CLARK LLP

1 SOUTH PINCKNEY STREET, SUITE 410

MADISON, WI 53703

Phone: **608-286-7236**

E-mail:
MLAWTON@BOARDMANCLARK.COM

Surveyor or Engineering Firm's Name & Address:
MARK PYNNONEN

BIRRENKOTT SURVEYING

P.O BOX 237

SUN PRAIRIE, WISCONSIN 53590

Phone: **608-837-7463**

E-mail:
MPYNNONEN@BIRRENKOTTSURVEYING.COM

Required Items to be provided with submission (to be completed by petitioner):

1. ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. ☒ Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
 - ☒ Unanimous per s. 66.0217 (2), or,
OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
5. ☒ Check or money order covering review fee [see next page for fee calculation]

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss. 16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$350 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$800 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

\$1150 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: _____

Payee: _____ Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

- ☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☒ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☒ The land may NOT be described only by:
- Aliquot part;
 - Reference to any other document (plat of survey, deed, etc.);
 - Exception or Inclusion;
 - Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

- ☒ The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:
- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 - Bearings and distances along all parcel boundaries as described.
 - All adjoining as referenced in the description.
- ☒ The map must include a **graphic scale**.
- ☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

- ☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).
- ☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]

**UNANIMOUS PETITION FOR DIRECT ANNEXATION
UNDER § 66.0217(2), WIS. STATS.**

To the Village Board of the Village of Dane, Dane County, Wisconsin:

1. The undersigned hereby petition for direct annexation of the territory legally described on Exhibit A attached hereto to the Village of Dane, Dane County, Wisconsin, whereby said territory would be detached from the Town of Dane, Dane County, Wisconsin, pursuant to § 66.0217(2), Wis. Stats.
2. Attached hereto as Exhibit B is a scale map which accurately reflects the legal description of the property to be annexed and the boundary of the annexing Village and includes a graphic scale on the face of the map.
3. The current population of the territory proposed to be annexed is -0-.
4. This petition has been signed by the owner of all of the land within the territory proposed to be annexed. There are no electors residing within the territory proposed to be annexed.
5. Petitioner requests that the territory to be annexed be zoned initially in the RD Rural Development District zoning classification under the Village of Dane zoning ordinance.

Owner of All Lands Within the Territory Proposed to be
Annexed:

Name of Owner:

TANIMARAH RIDGE, LLC

Address of Owner:

3564 Egre Road, DeForest,
Wisconsin 53532

Date of Signing:

March 18, 2019

Signature:

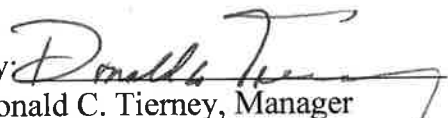
By: 
Donald C. Tierney, Manager

EXHIBIT A TO PETITION FOR DIRECT ANNEXATION

Description:

Part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 24, T9N, R8E, Town of Dane, Dane County, Wisconsin, described as follows:

Commencing at the East $\frac{1}{4}$ Corner of said Section 24; thence N89°59'29"W, 1330.92 feet (recorded as N89°59'19"W, 1330.89 feet) along the North line of said Southeast $\frac{1}{4}$ to the point of beginning; thence S00°07'54"W, 1329.29 feet along the East line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence N89°53'12"W, 555.99 feet along the South line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the Northeasterly right of way line of the Wisconsin and Southern Railroad; thence N27°50'33"W, 1296.00 feet along said right of way line to the South line of Certified Survey Map No. 10869; thence S89°59'29"E (recorded as S89°59'19"E), 998.01 feet along said South line; thence N00°06'41"E (recorded as N00°06'51"E), 92.39 feet along an Easterly line of said Certified Survey Map; thence continuing along said Easterly line S89°59'29"E (recorded as S89°59'19"E), 66.00 feet; thence continuing along said Easterly line N00°06'41"E (recorded as N00°06'51"E), 90.00 feet to the aforesaid North line of the Southeast $\frac{1}{4}$; thence S89°59'29"E (recorded as S89°59'19"E), 99.96 feet to the point of beginning; Containing 1,010,006 square feet, or 23.187 acres.

ANNEXATION MAP

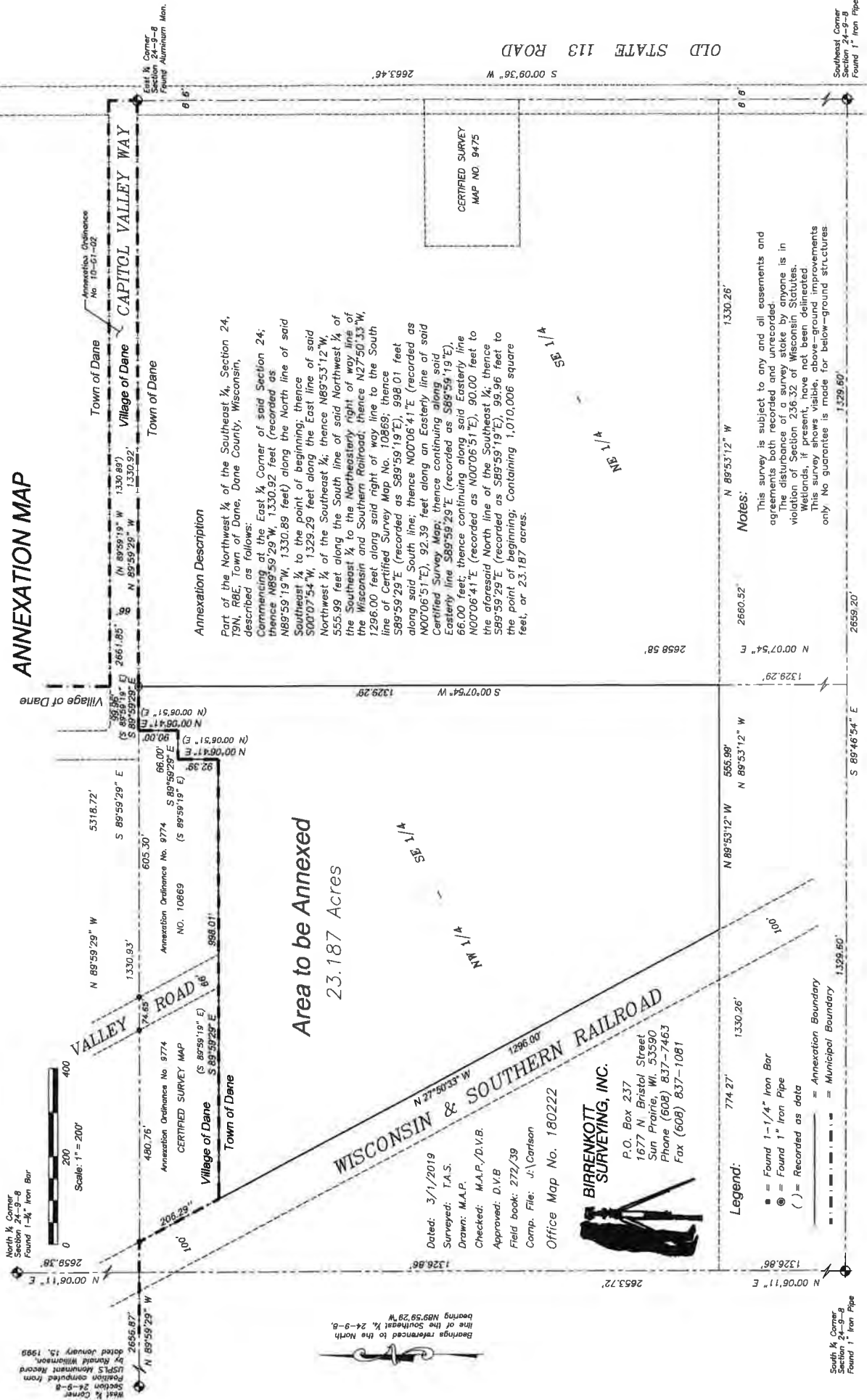


EXHIBIT B

ORDINANCE 2019-01

**AN ORDINANCE ANNEXING LAND
FROM THE TOWN OF DANE, WISCONSIN TO THE VILLAGE OF DANE,
WISCONSIN**

WHEREAS, the Village of Dane received a unanimous petition for direct annexation of land in the Town of Dane from Tanimarah Ridge LLC, Donald C. Tierney, Manager (herein Petition) dated March 18, 2019; and,

WHEREAS, the Petition has been reviewed by the Village of Dane Plan Commission at its meeting on April 8, 2019, and the Plan Commission has made recommendations for temporarily zoning of the territory included in the Petition to the RD Rural Development District; and

WHEREAS, the Petition meets the requirements of §66.0217(2), Wisconsin Statutes; and,

WHEREAS, the Petition was reviewed by the Municipal Boundary Review Division of the Wisconsin Department of Administration and found to be in the public interest; and,

WHEREAS, the Village Board has determined that it is in the best interest of the Village of Dane to annex the territory described in the Petition.

NOW THEREFORE, the Village Board of the Village of Dane hereby enacts the following ordinance:

SECTION 1: Territory Annexed.

The Village Clerk received a petition for direct annexation on the 18th day of March, 2019, signed by all of the electors residing in the territory and the owners of all of the real property in the territory. That the territory described in the Petition which is attached to this ordinance as Exhibit A and incorporated as if fully set forth herein is hereby annexed to the Village of Dane in accordance with sec. 66.0217(2) of Wisconsin Statutes.

SECTION 2: Effect of Annexation.

From and after the date of this ordinance the territory described in Section 1 shall be part of the Village of Dane for any and all purposes provided by law and all persons doing or residing within such territory shall be subject to all ordinances, rules and regulations governing the Village of Dane.

SECTION 3: Temporary Zoning.

Upon recommendation of the Village of Dane Plan Commission, the territory annexed to the Village of Dane by this ordinance is temporarily zoned as RD Rural Development, pursuant to sec. 66.0217(8)(a) of the Wisconsin Statutes.

SECTION 4: Payment to Town as required by Statute.

The Village agrees to pay annually to the Town of Dane, for 5 years, an amount equal to the amount of property taxes that the town levied on the annexed territory, as shown by the real estate property tax bill for 2018 tax roll, under §70.65, Stats., pursuant to §66.0217(14)(a)1., Stats.

SECTION 5: Severability.

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinance whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 6: Effective Date.

This ordinance is effective upon enactment pursuant to §66.0217(8)(c), Stats.

Adopted by the Village Board of the Village of Dane, Wisconsin on this 8th day of April 2019 on a roll call vote: 5 Ayes 0 Nays

VILLAGE OF DANE



Roger Schmidt, Village President

ATTEST:



Teresa Hughey Groves, Village Clerk