

# Appendix A: Community Indicators

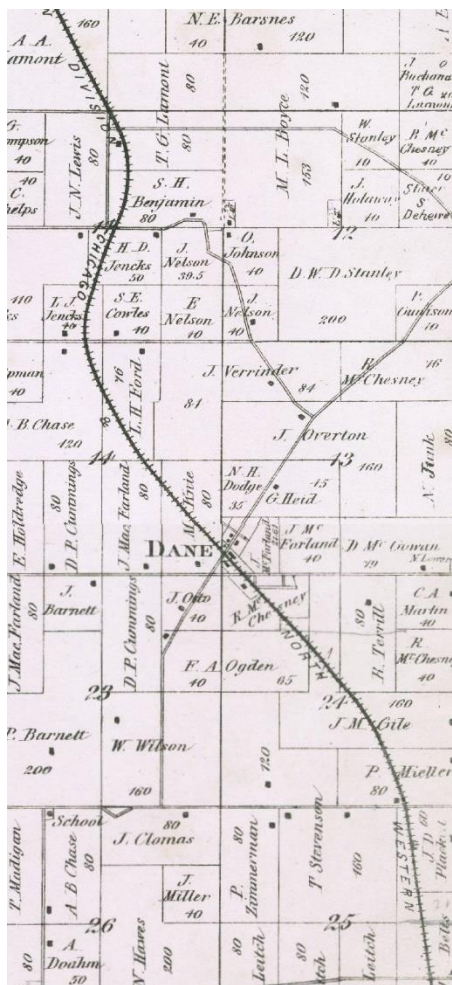
## Contents

|   |    |
|---|----|
| Village History .....                                       | 2  |
| Demographics .....  | 3  |
| Agriculture, Natural & Resource .....                       | 6  |
| Physiography, Forestland, & Farmland .....                  | 6  |
| Water Resources .....                                       | 7  |
| Resource Protection & Management .....                      | 9  |
| Development Limitations.....                                | 10 |
| Cultural Resources .....                                    | 11 |
| Economic Development .....                                  | 13 |
| Housing .....   | 22 |
| Household Indicators .....                                  | 22 |
| Housing Unit Age, Occupancy, & Tenure Characteristics ..... | 23 |
| Values & Affordability .....                                | 25 |
| Transportation .....  | 29 |
| Commuting.....  | 29 |
| Major Modes of Travel.....                                  | 30 |
| Pedestrian & Elderly/Disabled Movement .....                | 31 |
| Utilities & Community Facilities.....                       | 34 |
| Power Plants & Transmission Lines .....                     | 36 |
| Child Care, Health, Emergency, & Other Facilities.....      | 36 |
| Park, Schools & Library Facilities.....                     | 37 |
| Land Use.....   | 39 |
| Existing and Projected Land Uses .....                      | 39 |
| Land Price Analysis & Redevelopment Opportunities .....     | 42 |
| Redevelopment Opportunities .....                           | 42 |

## Village History

The Village of Dane was named after the County, which was named for Nathan Dane, a United States congressman who framed the ordinance establishing the Northwest Territory. The image at right is the 1873 Dane County Plat Book showing the Village center, at that time still an unincorporated crossroads in the Town of Dane. At the time of incorporation, on April 6, 1899, the Village was made up of a diverse cross section of citizens with ethnic backgrounds from multiple European countries. The attraction to Dane at that time was railroad transportation, rich farmland, and a place to raise abundant families in peace.

Figure 1: Historic Map of the Village of Dane



Since 1899 agriculture has continued to grow in and around the Village, with many large family farms continuing to prosper and grow. Agriculture always has been and continues to be a rich part of our heritage.

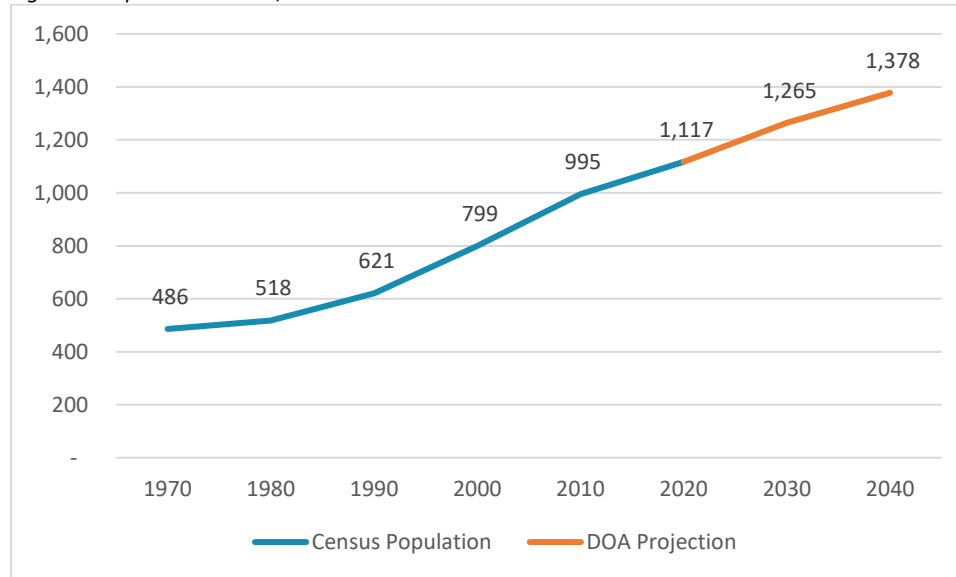
Over the past few decades the Village and surrounding area has been evolving. While the size of some family farms has increased significantly, the number of family farms has significantly decreased. Very few of the residents of the Village of Dane today are employed in agricultural related jobs, and very few are even employed in the Village itself. With the modernization and expansion of automobile transportation, the growth of employment opportunities in the City of Madison, and the desire to live in rural remote communities with good primary education resources and community values, it is now possible and attractive to live in the Village and work elsewhere. Dane has evolved culturally too, now including residents with heritage from Africa, Asia, Latin America and other parts of the world.

Dane today continues to be culturally diverse, agriculturally rich, and a great place to raise a family.

## Demographics

Figure 2 shows the Wisconsin Department of Administration Demographic Services Center (DOA-DSC) population projections for the Village. DOA-DSC projects the Village's population will increase to 1,378 by 2040 (calculated in 2013), an increase of nearly 38% from 2010. By comparison, DOA-DSC projects both the Town of Dane and the County to increase by 1% and 14%, respectively, during the same period.

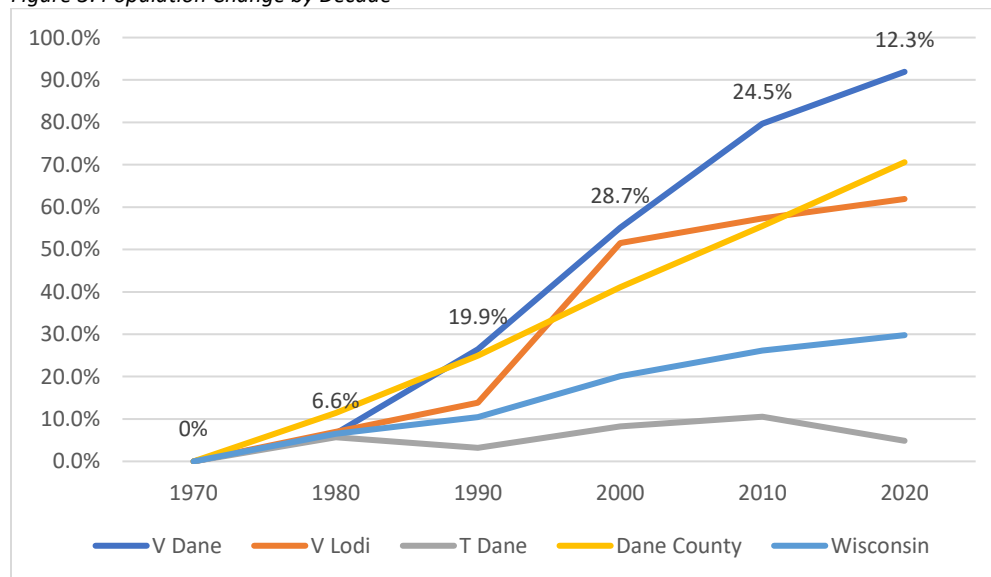
Figure 2: Population Trends, 1970-2040



Source: 2021 ACS 5-Year Estimates and Wisconsin DOA Demographic Services Center

Figure 3 shows the Village's growth rate compared to the Village of Lodi, Town of Dane, Dane County, and Wisconsin. The Village of Dane has had a faster rate of growth compared to surrounding communities. From year 1980 to 2020, the Village population increased by 116%, while Dane County increased by 74% and the State by 25%. Since 2000, the Village's population increased by 40% while Dane County increased by 32% and the State increased by 10%.

Figure 3: Population Change by Decade

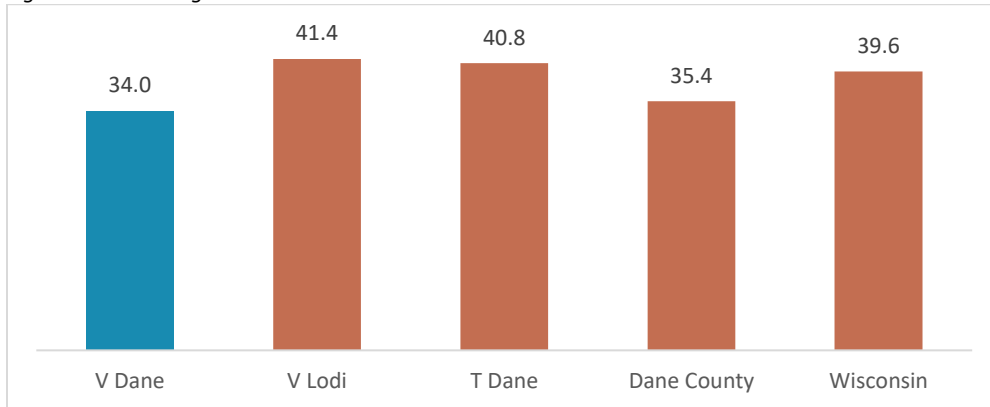


Source: 2021 ACS 5-Year Estimates

## Demographics

Figure 4 shows the median age of the Village compared to the Village of Lodi, Town of Dane, Dane County, and Wisconsin. The median age in the Village is 34.0, which is lower than the median ages for the Village of Lodi (41.1), the Town of Dane (40.8), Dane County (35.4) and Wisconsin (39.6).

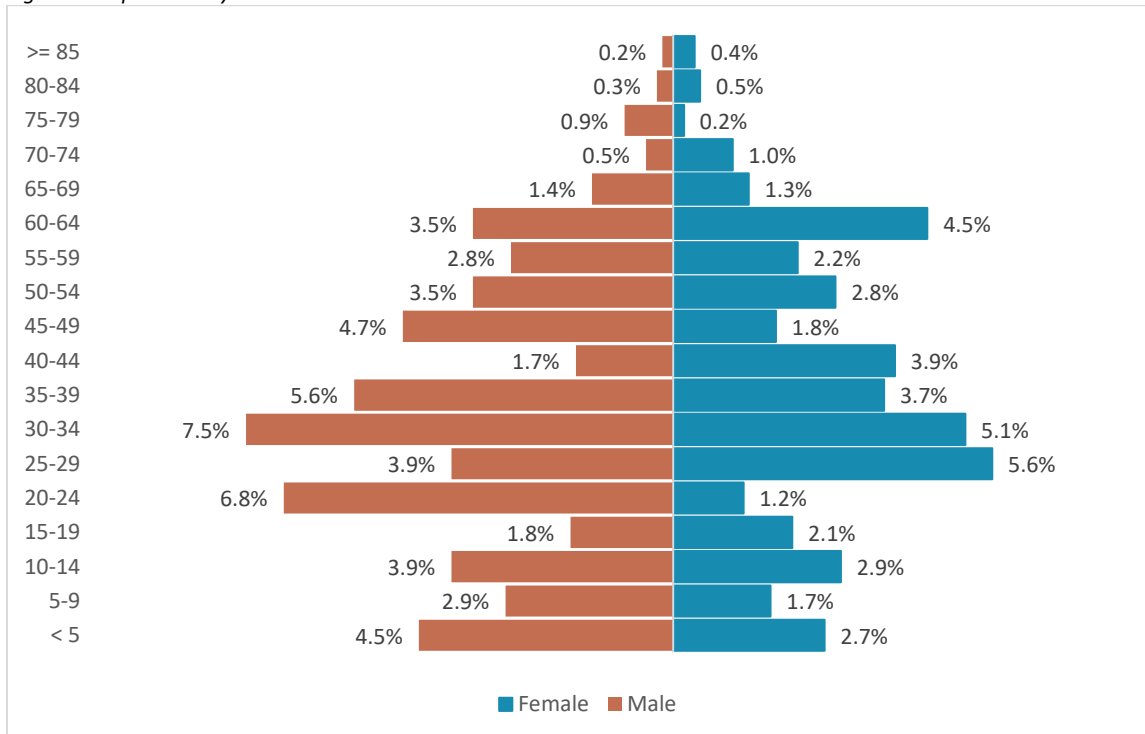
Figure 4: Median Age



Source: 2021 ACS 5-Year Estimates

The population pyramid in Figure 5 shows the population composition of the Village by sex and age. The age group with the highest population in the Village is those 25 to 34 years old (22.1%). Approximately 14.6% of the population is at or near retirement age (60+), which is lower than the percentages for the County and the State at 20% and 25% respectively.

Figure 5: Population Pyramid



Source: 2021 ACS 5-Year Estimates

## *Demographics*

### Summary

The Village is expected to see continued population growth, outpacing surrounding communities. The younger median age indicates a demographic profile that may continue to skew younger compared to neighboring areas and the state.

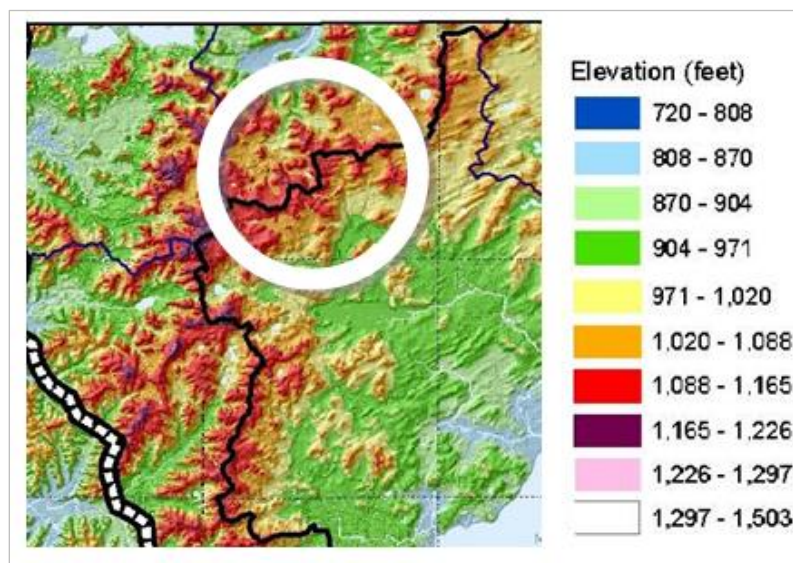
### Agriculture, Natural & Resource

*Physiography, Forestland, & Farmland*

#### Geomorphology

- The geomorphology of the Village is a result of Wisconsin Glaciation. This landscape includes low rolling hills with intermittent moraines. Soils in this area formed in loess and the underlying sandy loam till, sand and gravel outwash, and stratified silt and clayey lacustrine deposits.
- West of the Village is the portion of the State unaffected by the Laurentide Ice Sheet (shown in the white dashed line in Figure 6). This landscape includes ridgetops, steep sloping valleys, rock outcropping, and narrow valley bottoms.

Figure 6: Elevation Map

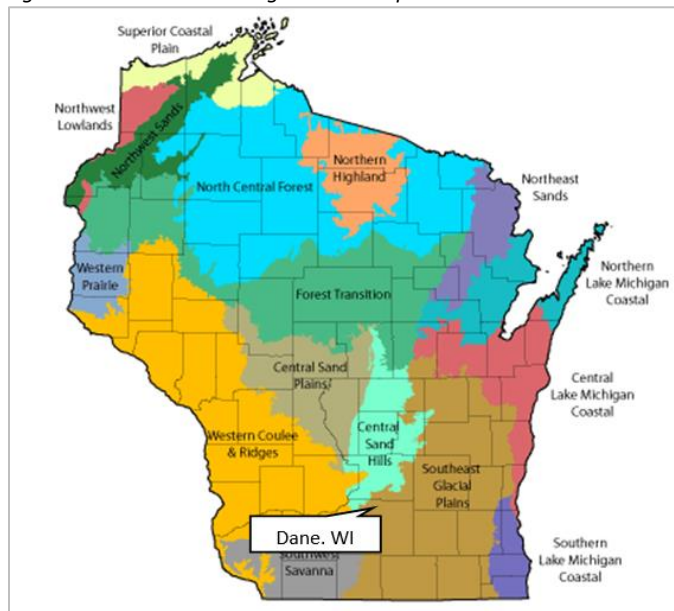


#### Ecological Landscapes

Ecological Landscapes are areas of Wisconsin that differ from each other in ecological attributes and management opportunities. They have unique combinations of physical and biological characteristics that make up the ecosystem, such as climate, geology, soils, water, or vegetation. They differ in levels of biological productivity, habitat suitability for wildlife, presence of rare species and natural communities, and in many other ways that affect land use and management

## Agriculture, Natural & Cultural Resource

Figure 7: Wisconsin's Ecological Landscapes



Source: Wisconsin Department of Natural Resources

### Farmlands

- 33% of the land in the Village is farmland or rural lands (236 acres). Based on the soil composition most of the land from the center of the Village to the northern limits is prime farmland.
- The Plan Area has approximately 8,419 acres (89%) of farmland/rural land.

### Water Resources

#### River Basins & Water Management Units (WMU)

Wisconsin is divided into three major River Basins, each identified by the primary waterbody into which the basin drains. The three basins are further subdivided into 24 WMUs, and these are divided into watersheds.

- The Planning Area is located within the Mississippi Basin's Lower Wisconsin and Lower Rock WMUs (see Figure 8).

#### Lower Rock River Basin Serious Challenges:

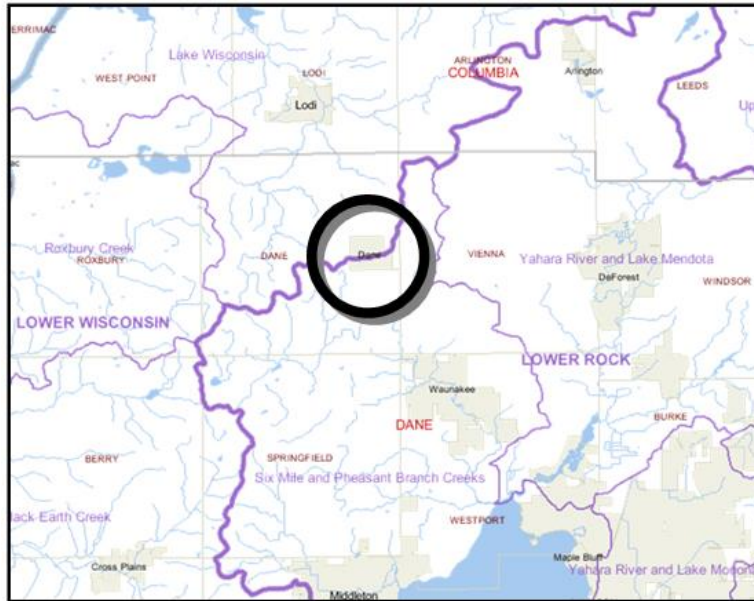
- Rivers/streams not meeting water quality standards
- Loss of agricultural land ...
- Lower urban groundwater levels...
- Significant groundwater contamination in areas...

## Agriculture, Natural & Cultural Resource

Lower Wisconsin River Basin Top Four Priorities:

- Increasing community involvement
- Providing outdoor recreation
- Improving water quality/in-stream habitat
- Reduce sources of AG and urban runoff

Figure 8: River Basins-Planning Area



### Surface Water

Wisconsin has classified many of the State's highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). These designated waterways provide outstanding recreational opportunities, support valuable fisheries, have unique hydrologic or geologic features, have unique environmental settings, and are not significantly impacted by human activities.

- There are no ORWs/ERWs within the Plan Area.

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs).

- There are no impaired waterways within the Plan Area.

### Ground Water

Groundwater is the only source of drinking water in the Plan Area. It is a critical resource, not only because it is used as our source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock

## Agriculture, Natural & Cultural Resource

is near the ground surface, or where only a thin layer of soil separates the ground surface from the water table.

- The Plan Area generally ranks high to medium-high for susceptibility to groundwater contamination.

Groundwater can be contaminated through both point and non-point source pollution (NPS). The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care).

### *Resource Protection & Management*

#### 2008 County Land & Water Resource Management Plan

This plan created objectives and action items in support of the following land and water conservation goals:

- Maintain agricultural lands for long-term production.
- Manage crop nutrient sources in an economic and environmentally sound manner.
- Protect and enhance in-stream, riparian, wetland, and upland habitat.
- Protect and improve the quality of groundwater and surface water in Dane County.

#### Metallic & Non-Metallic Mineral Resources

Mineral resources are divided into two categories: metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. After reclamation, many quarries become possible sites for small lakes or landfills.

- There are no mining operations in the Village; however, there is one in the Plan Area, just south of the Village limits.

#### State Natural Areas (SNA)

The WIDNR identifies significant environmental areas through its State Natural Areas (SNAs) program.

- The Village's Plan Area does not have a SNA; however, there are 17 in the County.
- Lodi Marsh Wildlife Area, just 5 miles northwest of the Village, is a 639-acre wetland complex with numerous springs, a southern sedge meadow, and a cattail marsh.

#### Legacy Places

The Legacy Places Report is an educational resource created to identify places critical to meeting conservation and outdoor recreational needs over the next 50 years. They are organized by 16 ecological landscapes (see Figure 7), ranging in size, relative conservation and recreation strengths, and amount of formal protection that has been initiated (and how much potentially remains).

- There are no Legacy Places in the village or plan area; however, there are twelve identified in (or partly within) Dane County.

## Agriculture, Natural & Cultural Resource

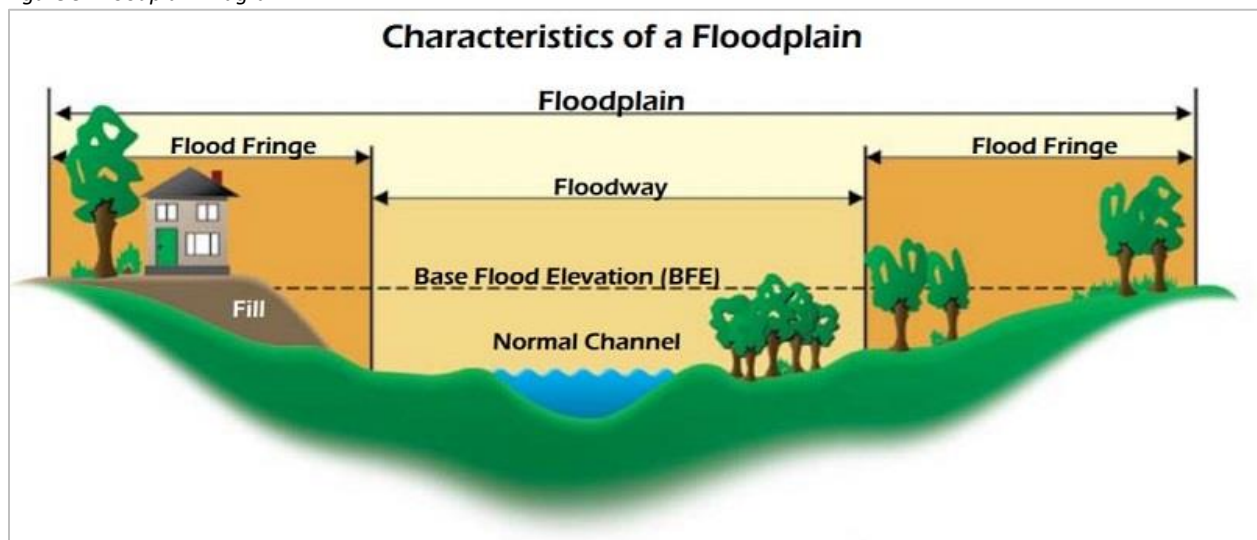
### Development Limitations

#### Floodplain

The floodplain includes the floodway, the flood-fringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The flood-fringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE).

- There are no mapped floodplains in the Plan Area.

Figure 9: Floodplain Diagram



Source: FEMA, National Flood Insurance Program Guidebook, 2009

#### Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment.

- There are two mapped wetland areas in the Village limits and five in the 1.5-mile planning area.

#### Rare Species

The Wisconsin Natural Heritage Inventory List contains species known or suspected to be rare in the state and natural communities native to Wisconsin.

- There are 25 types of endangered and threatened species in the Plan Area; however there are no known occurrences in the Village limits.

#### Steep Slopes

## Agriculture, Natural & Cultural Resource

Topography is an important determinant of the land uses practicable in a given area. Lands with steep slopes (20 % or greater) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use, with appropriate erosion control measures. Lands that are gently sloping or nearly level are generally suitable for agricultural production or for urban uses.

### *Cultural Resources*

#### Historic Preservation Certified Local Government (CLG)

A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for CLG status with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.
- The Village of Dane is not a CLG community, but there are 7 in Dane County.

#### Archaeological Site Inventory (ASI)

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society and some listed sites may be altered or no longer exist. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the State Historical Society for information on ASI records in the Plan Area.

#### Architecture & History Inventory (AHI)

This is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive, and properties may be altered or demolished since the last time of survey. In addition, many of the properties in the inventory are privately owned and are not open to the public.

Documentation of a property in the AHI conveys no special status, rights, or benefits to the owners. However, properties in the AHI that have been listed in the National Register of Historic Places may be:

- Eligible for state and federal income tax credits for rehabilitating listed historic properties
- Eligible for federal grants, when available

## Agriculture, Natural & Cultural Resource

- Considered in the planning of federally assisted and state-assisted projects, as well as projects of local governments and school boards, when those projects affect the property
- Eligible to use the state's Historic Building Code, which may facilitate rehabilitation
- Qualification for state and federal charitable income tax deductions for the donation of historic preservation easements
- Eligible for official State Register of Historic Places plaques
- There are 44 property records in the AHI database for the Village of Dane.

### State & National Register of Historic Places

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage.

- There are no state or national historical places in the Plan Area.

### Wisconsin Historical Markers

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage.

- There are no WI historical markers in the Plan Area.

### Sources

- <http://www.wisconsinhistory.org/hp/markers/>
- <http://www.wisconsinhistory.org/hp/register/>
- <http://www.wisconsinhistory.org/ahi/>
- <http://www.wisconsinhistory.org/hp/clgs/>

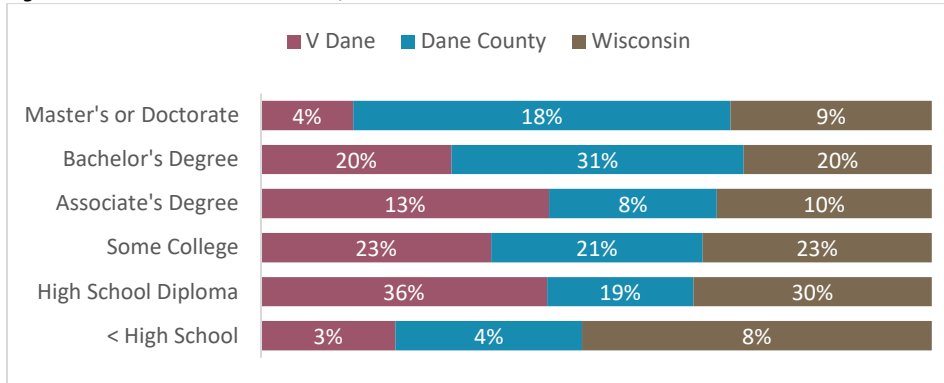
## Economic Development

### Economic Development

#### Educational Attainment & Income Trends

Figure 10 compares the Village's educational attainment for persons 25-years or older to Dane County and Wisconsin. Twenty-four percent (24%) of the Village's residents have a bachelor's degree or more which is significantly lower than Dane County (48%) and slightly less than Wisconsin (29%).

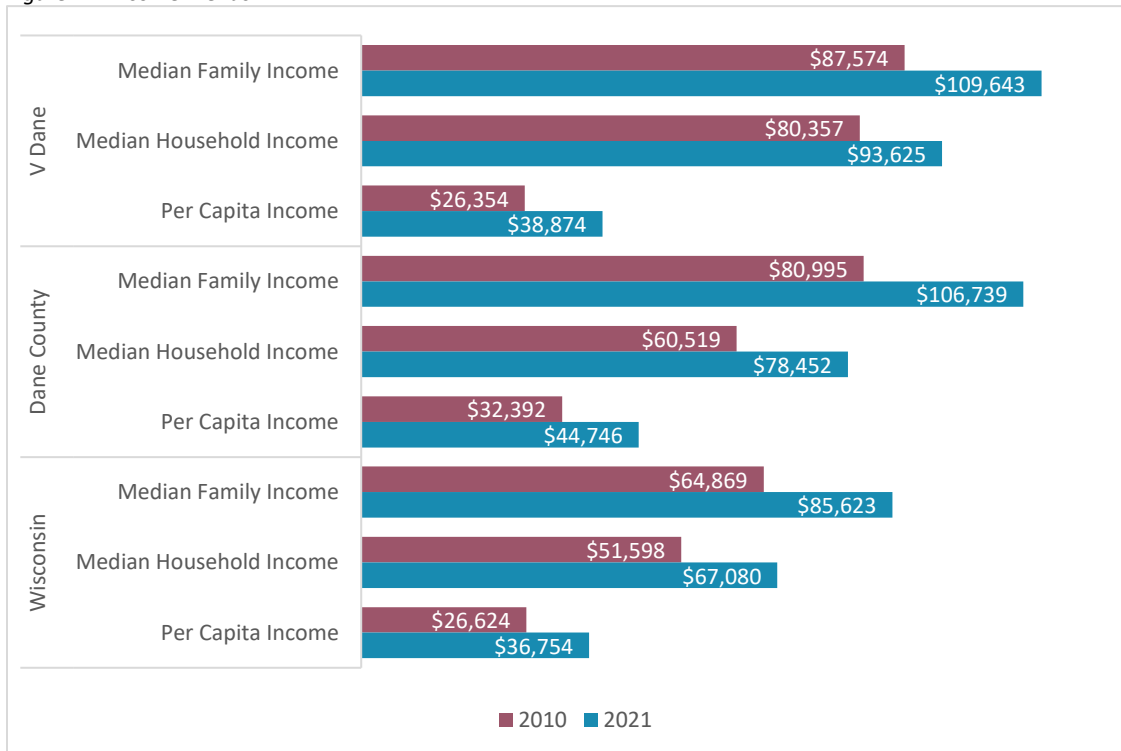
Figure 10: Educational Attainment, Persons 25-Years or Older



Source: 2021 ACS 5-Year Estimates

Figure 11 shows the income trends for the Village, Dane County and Wisconsin. In both 2010 and 2021, median family income, median household income, and per capita income were generally higher in the Village compared to Dane County and Wisconsin. There are notable disparities between the Village and Dane County, with the Village generally having higher incomes across all categories.

Figure 11: Income Trends

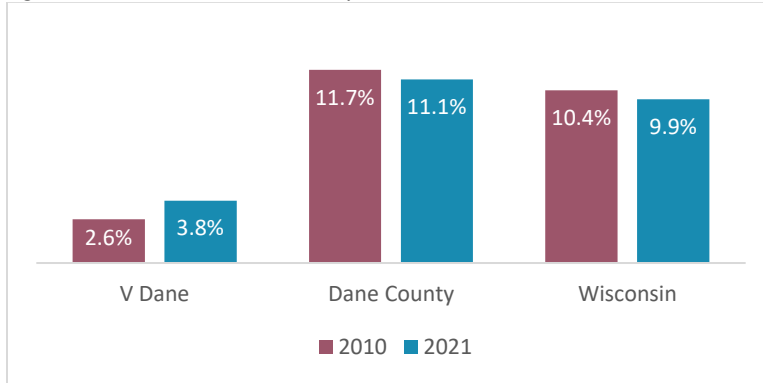


Source: 2021 ACS 5-Year Estimates

## Economic Development

Figure 12 shows the percentage of individuals below the poverty line in the Village, Dane County and Wisconsin. In both 2010 and 2020, the Village's poverty rate is significantly less than the County and State. However, the poverty rate in the Village increased by 1.2% while the County and State decreased by 0.6% and 0.5% respectively.

Figure 12: Individuals Below Poverty Level



Source: 2021 ACS 5-Year Estimates

### Analysis

The Village has a lower educational attainment, with 24% of residents holding a bachelor's degree or more, compared to 48% in Dane County and 29% in Wisconsin. Despite this, the Village consistently exhibits higher median family income, median household income, and per capita income in both 2010 and 2021, surpassing Dane County and Wisconsin. Notable income disparities exist with Dane County, where the Village generally has higher incomes.

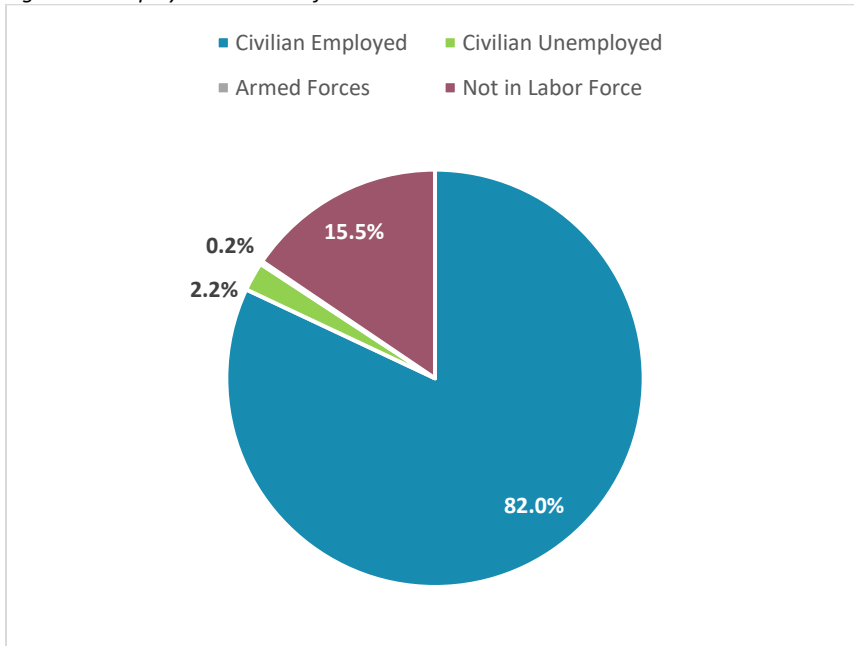
Although the Village's poverty rate is significantly lower than the County and State in both years, there has been a 1.2% increase in the Village's poverty rate from 2010 to 2020, contrasting with decreases of 0.6% and 0.5% in the County and State, respectively. This suggests a shift in economic dynamics within the Village over the decade.

### Existing Labor Market

Figure 13 shows the employment status of civilians and the armed forces for the Village. A vast majority of employed persons in the Village (82.0%) are employed, 15.5% are not in the labor force, 2.2% were unemployed civilians, and 0.2% were serving in the armed forces.

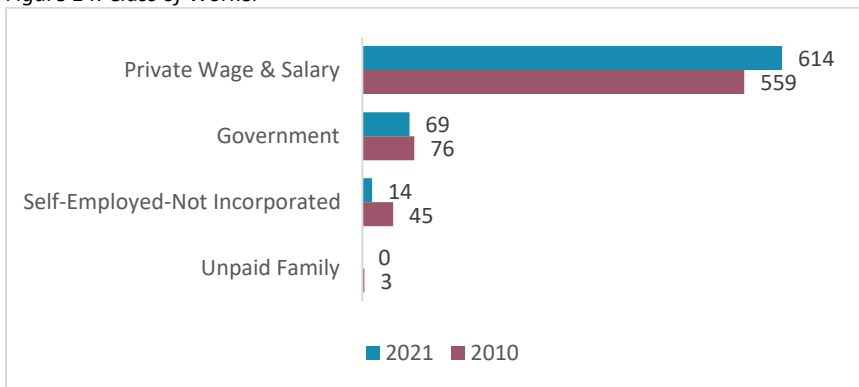
## Economic Development

Figure 13: Employment Status of Civilians 16-Years or Older



Source: 2021 ACS 5-Year Estimates

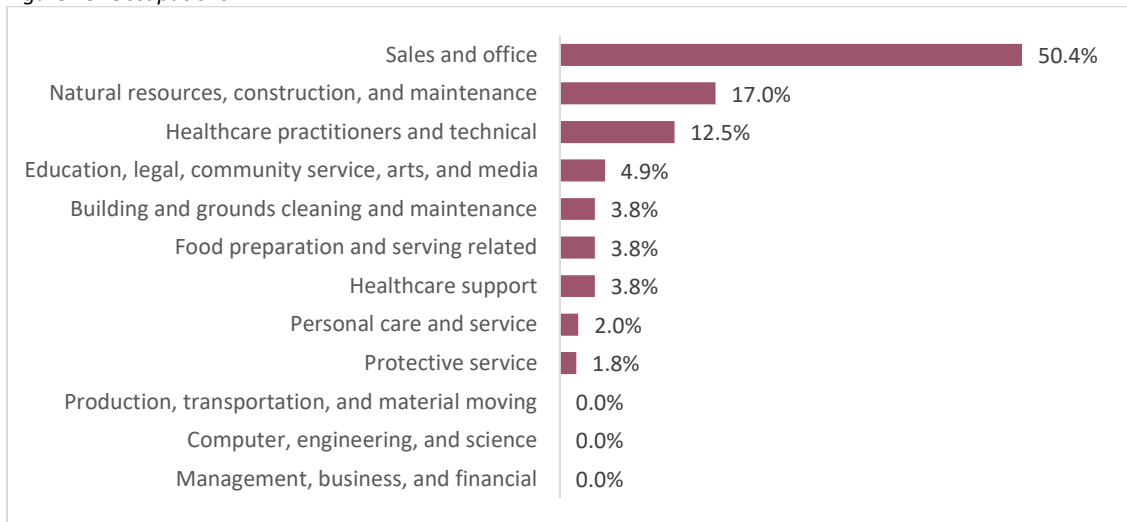
Figure 14: Class of Worker



Source: 2021 ACS 5-Year Estimates

## Economic Development

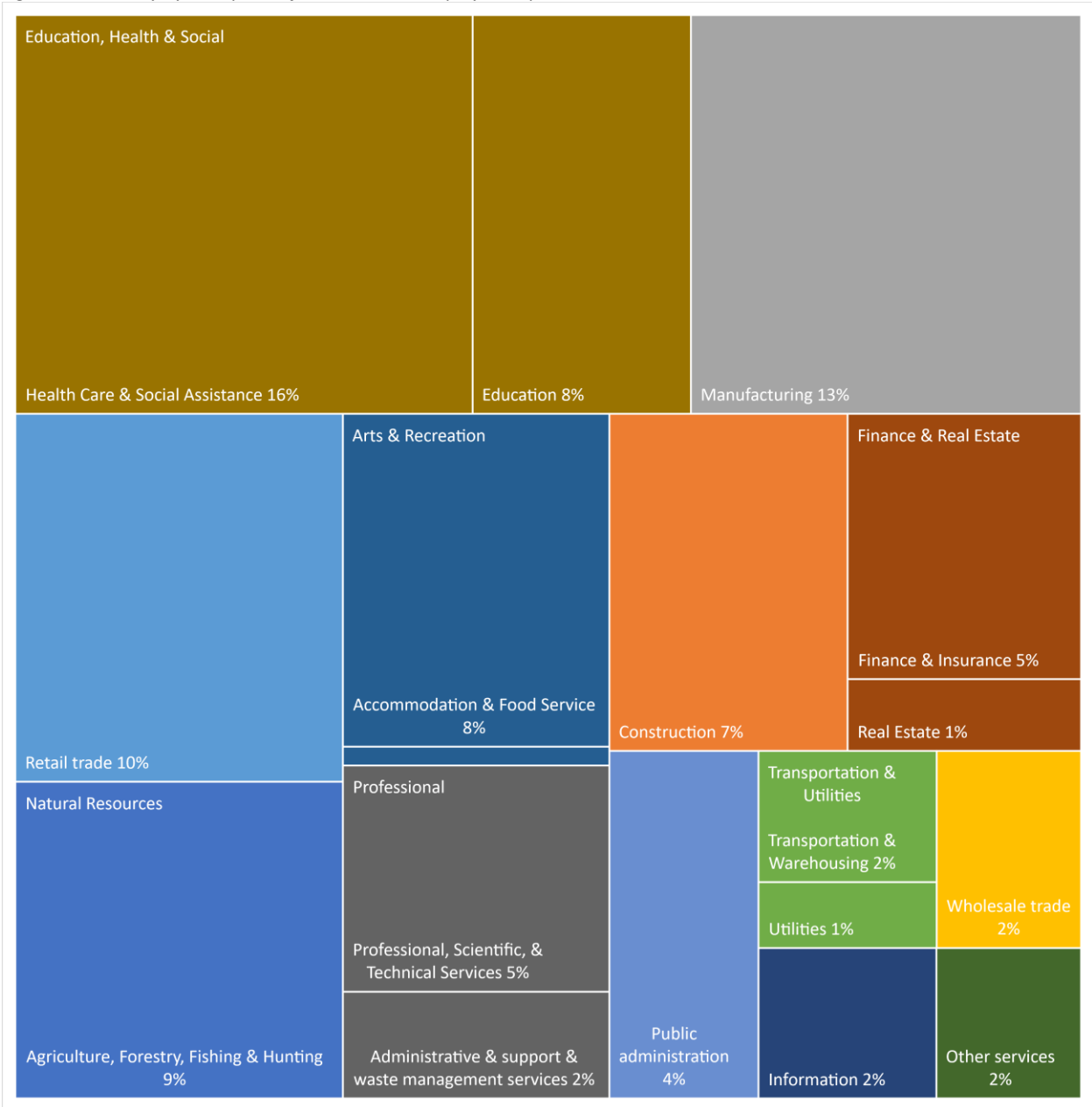
Figure 15: Occupations



Source: 2021 ACS 5-Year Estimates

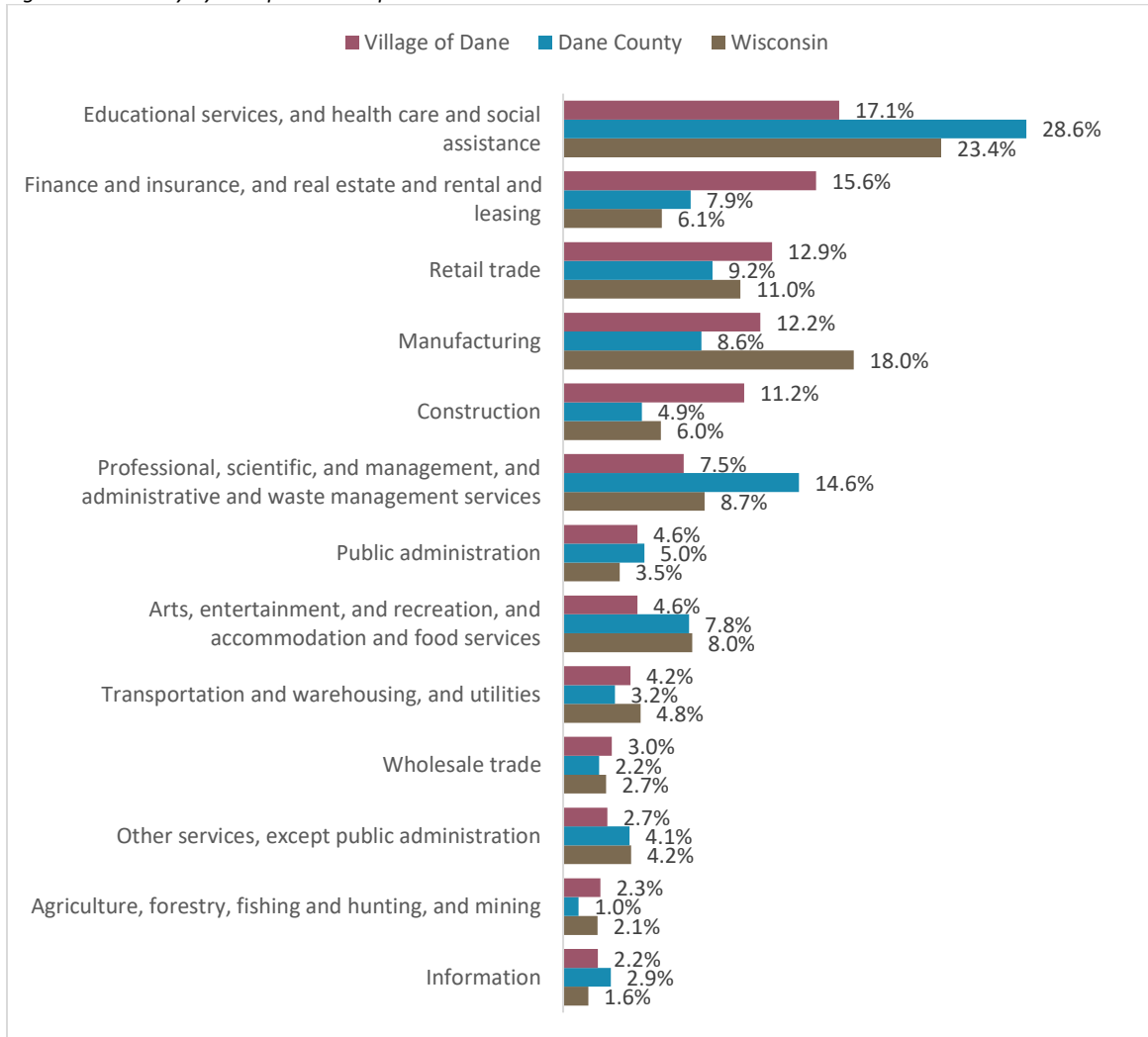
# Economic Development

Figure 16: Industry by Occupation for the Civilian Employed Population 16 Years and Over



Source: 2021 ACS 5-Year Estimates

Figure 17: Industry by Occupation Comparison



Source: 2021 ACS 5-Year Estimates

### Analysis

The largest industries by occupation in the Village are:

- Educational services, and health care and social assistance
- Finance and insurance, and real estate and rental and leasing
- Retail trade

Educational services, and health care and social assistance was the largest industry in the Village (17%), Dane County (29%) and Wisconsin (23%). Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing; however, State and National economic changes have led to a decrease in both these sectors. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

- Currently the manufacturing industry still remains a significant portion of the economy for the Village (12.2%) and State (18.0%), though less so for Dane County (8.6%).

## Economic Development

### Labor Projections & Business/Industrial Sites

Figure 18: Environmentally Contaminated Sites

| Site Name                             | Address                 | Status  |
|---------------------------------------|-------------------------|---|
| Bannen Property                       | 101 E. Main Street      | Closed, Continuing Obligations Apply  |
| Dane Manufacturing Company            | 115 Dane Street         | Closed, Continuing Obligations Apply  |
| Park Corner Oil                       | STH 113 & Military Road | Closed  |
| Raemisch Implement (Former)           | 112 E. Main Street      | Closed, Continuing Obligations Apply, Impacted Another Property or Right-of-Way |
| Raemisch Implement Former Gas Station | 103 N. Military Road    | Closed, Continuing Obligations Apply  |
| Terra International-Dane              | 103 High Street         | Closed, Continuing Obligations Apply, Impacted Another Property or Right-of-Way |

Source: Wisconsin DNR Environmental Cleanup & Brownfields Redevelopment BRRTS on the Web

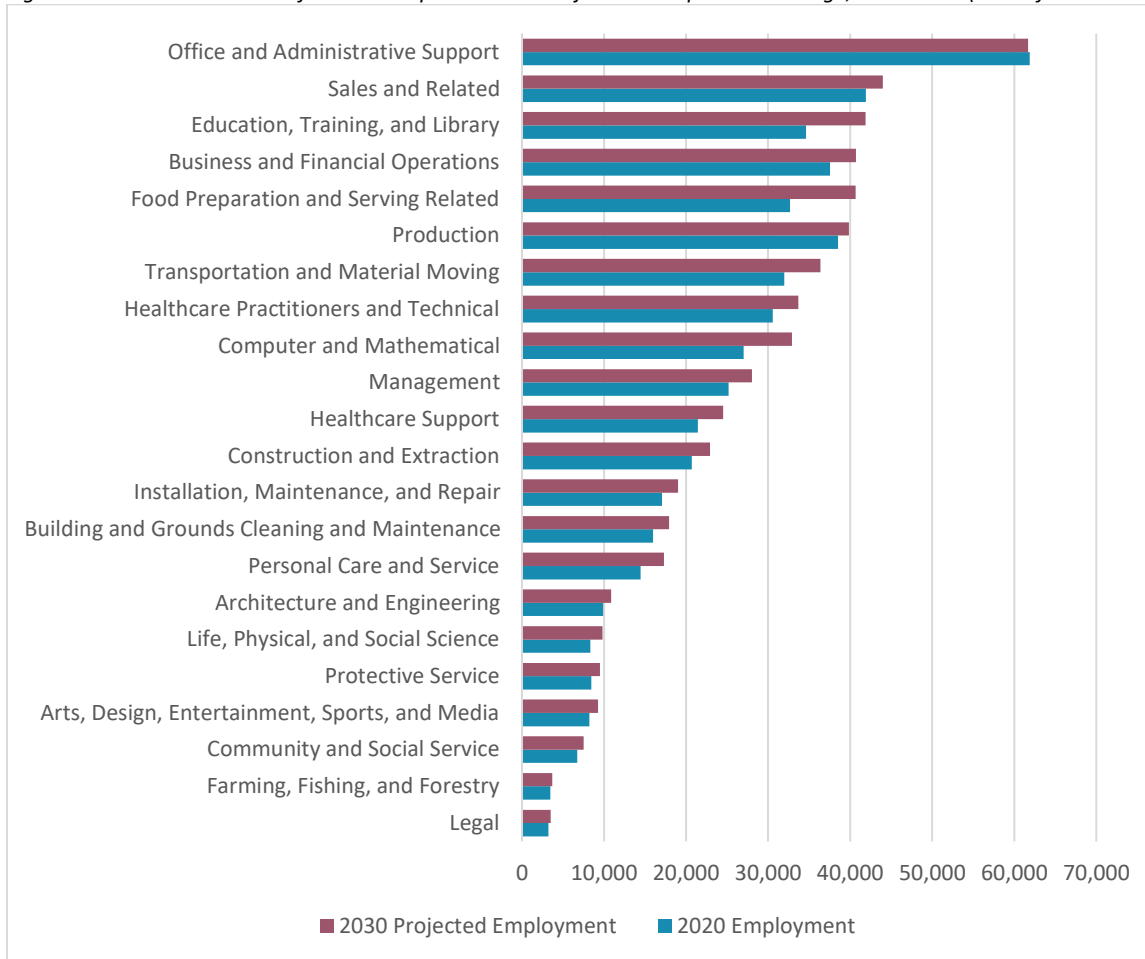
Figure 19: Business and Industrial Parks in Region

| Community           | Park Name                               | Status       |
|---------------------|---|--------------|
| Prairie du Sac      | North Ridge Business Park               | Shovel Ready |
| Sauk City           | Sauk City Office Park                   | Shovel Ready |
| Springfield Corners | Springfield Corners Commercial Center   | Shovel Ready |
| Waunakee            | Waunakee Business Park                  | Shovel Ready |
| DeForest            | Vianna Business Park                    | Shovel Ready |
| DeForest            | Innovation Springs at Conservancy Place | Shovel Ready |
| DeForest            | Union Conservancy Park                  | Shovel Ready |

Source: Madison Region Economic Partnership

## Economic Development

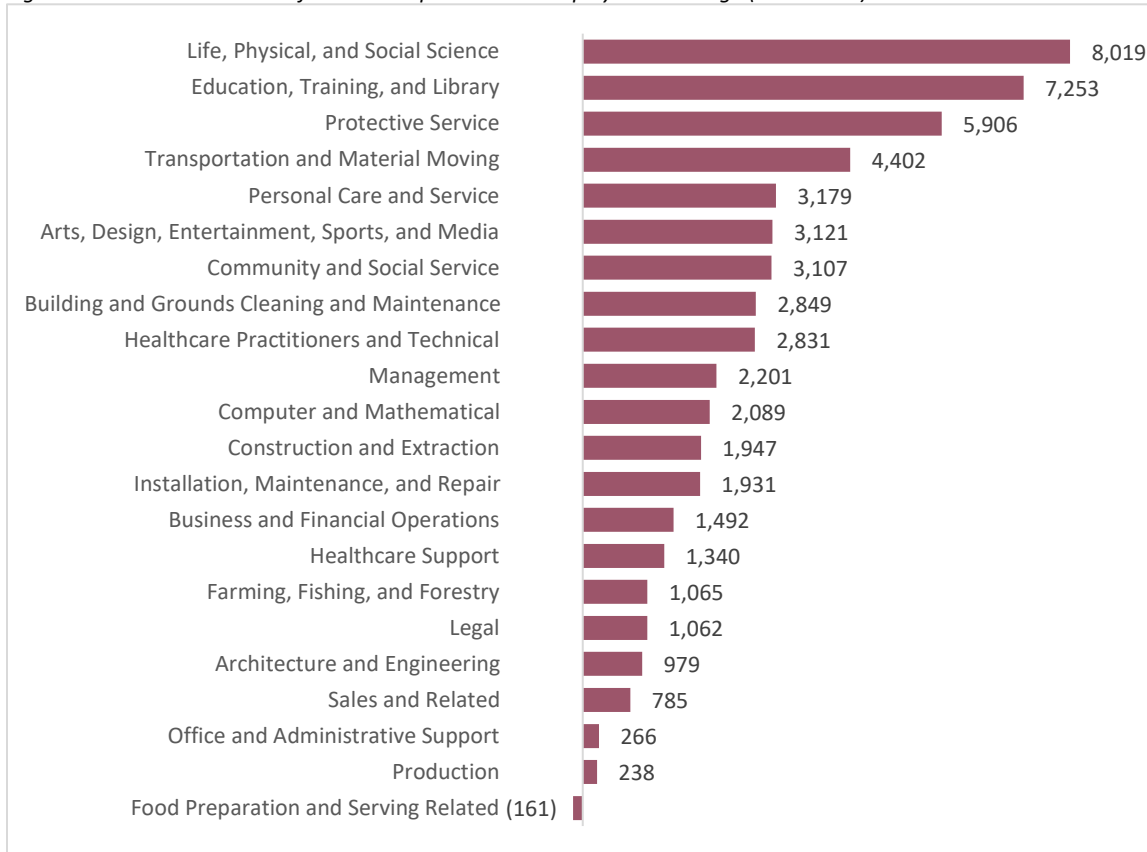
Figure 20: South Central Workforce Development Area-Projected Occupational Change, 2020-2030 (labels for 2030 only)



Source: Wisconsin Department of Workforce Development

## Economic Development

Figure 21: South Central Workforce Development Area-Employment Change (2020-2030)



Source: Wisconsin Department of Workforce Development

### Analysis

- Current projections through 2030 show an increase of 55,901 jobs (11.2%) in South Central Wisconsin.
- The top projected growing occupations for the South-Central WDA are in the life/physical/social science, education/training/library and protective services.
- The Village does not have any industrial / business parks; however, there are 16 within close proximity to the Village. 51% of the land within these parks is still vacant.
- The Village has no environmentally contaminated sites that are still listed as 'open.'

## Housing

### Housing

#### Household Indicators

Table 1: Household Counts

|      | Village of Dane |      | Town of Dane |      | Dane County |      | Wisconsin |      |
|------|-----------------|------|--------------|------|-------------|------|-----------|------|
|      | No.             | %    | No.          | %    | No.         | %    | No.       | %    |
| 1970 | 133             | 3.7  | 193          | 4.6  | 88,564      | 3.3  | 1,328,804 | 3.3  |
| 1980 | 170             | 3    | 254          | 3.7  | 120,601     | 2.7  | 1,652,261 | 2.8  |
| 1990 | 214             | 2.9  | 291          | 3.2  | 142,786     | 2.6  | 1,822,118 | 2.9  |
| 2000 | 279             | 2.9  | 335          | 2.9  | 173,484     | 2.5  | 2,084,544 | 2.7  |
| 2010 | 380             | 3.11 | 370          | 2.85 | 203,073     | 2.34 | 2,279,532 | 2.43 |
| 2020 | 389             | 2.71 | 522          | 2.83 | 236,036     | 2.29 | 2,401,818 | 2.39 |

Source: 1970-2000 Census, 2010 & 2021 ACS 5-Year Estimates

Table 2: Household Trends, 2010-2040

|                                 | Village of Dane | Town of Dane | Dane County  | Wisconsin    |
|---------------------------------|-----------------|--------------|--------------|--------------|
| 2010 Census                     | 363             | 363          | 203,750      | 2,279,768    |
| 2015 Projection                 | 392             | 370          | 215,042      | 2,371,798    |
| 2020 Projection                 | 389             | 378          | 228,374      | 2,491,980    |
| 2025 Projection                 | 405             | 385          | 240,924      | 2,600,528    |
| 2030 Projection                 | 432             | 391          | 252,483      | 2,697,887    |
| 2035 Projection                 | 458             | 394          | 261,391      | 2,764,510    |
| 2040 Projection                 | 479             | 393          | 268,336      | 2,790,309    |
| <b>% Growth<br/>(2010-2040)</b> | <b>22.2%</b>    | <b>6.2%</b>  | <b>24.8%</b> | <b>17.6%</b> |

Source: Wisconsin Department of Administration Demographic Services Center

#### Analysis

- The number of persons per household in the Village declined from 3.7 to 2.7 between 1970 and 2020, and this decline is projected to remain at 2.7 through 2030. This is consistent with national trends attributed to smaller family size and increases in life expectancy.

## Housing

- Based on 2013 projections, total household growth (and housing unit demand) in the Village will continue to outpace County and State growth through 2040. Nevertheless, there is no reason to believe that Village growth rate will not exceed the County and State rates.

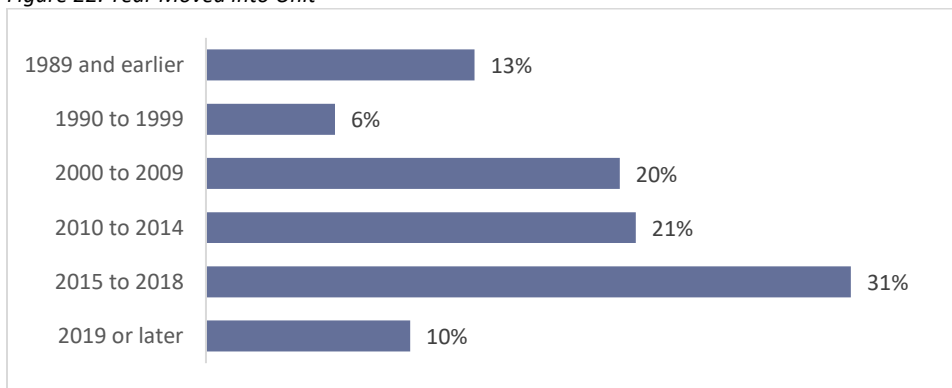
### Housing Unit Age, Occupancy, & Tenure Characteristics

Table 3: Housing Occupancy

| Occupancy | Estimate |
|-----------|----------|
| Occupied  | 389      |
| Vacant    | 19       |

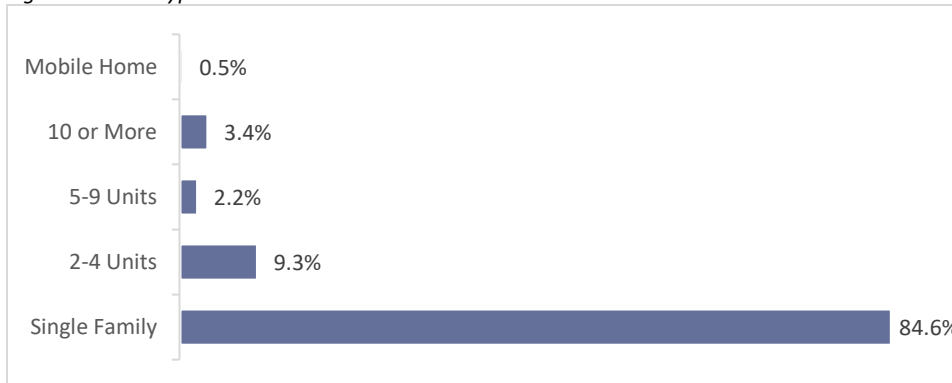
Source: 2021 ACS 5-Year Estimates

Figure 22: Year Moved into Unit



Source: 2021 ACS 5-Year Estimates

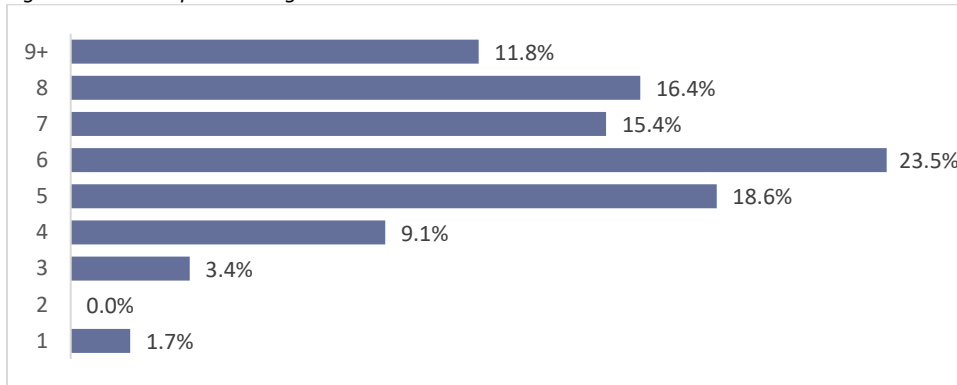
Figure 23: Unit Type



Source: 2021 ACS 5-Year Estimates

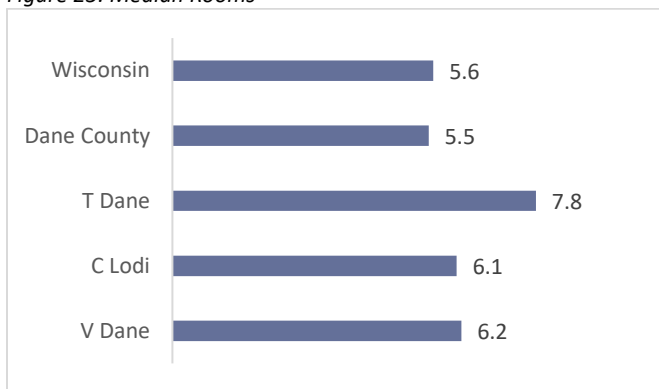
## Housing

Figure 24: Rooms per Housing Unit



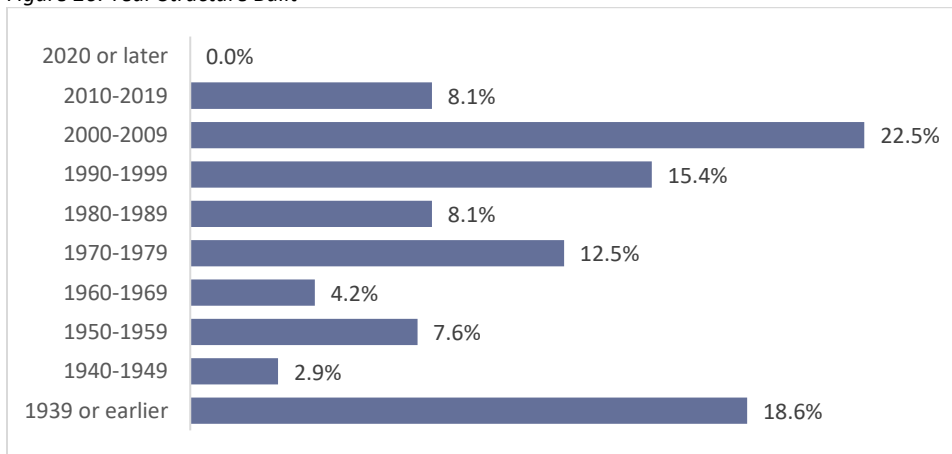
Source: 2021 ACS 5-Year Estimates

Figure 25: Median Rooms



Source: 2021 ACS 5-Year Estimates

Figure 26: Year Structure Built



Source: 2021 ACS 5-Year Estimates

### Analysis

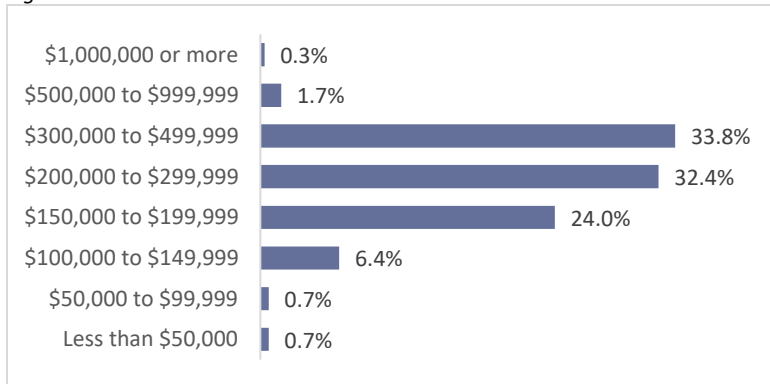
- Most residents (~81%) have lived in their current homes less than 20 years, and about 61% less than 10 years.
- Five out of every sixth housing units in the Village are single family, which is 29.4% higher than Dane County and 14.6% higher than the State of Wisconsin's single family housing supply.

## Housing

- 62.3% of the multi-family housing in the Village resides in small buildings, comprising of only 2-4 units.
- About 24.2% of homes in the Village were built before 1950. These structures are more likely to need maintenance and upgrades than more recent houses.

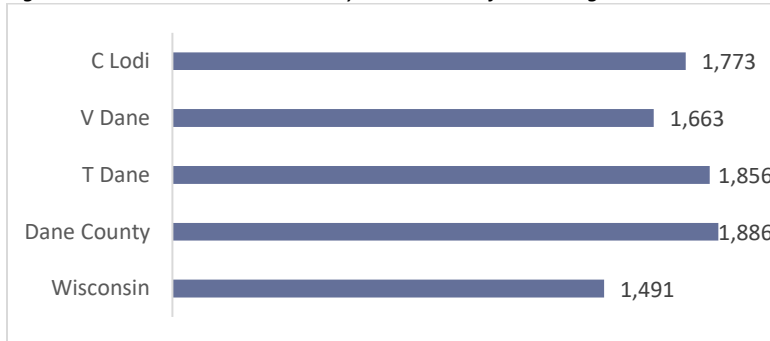
### Values & Affordability

Figure 27: Home Values



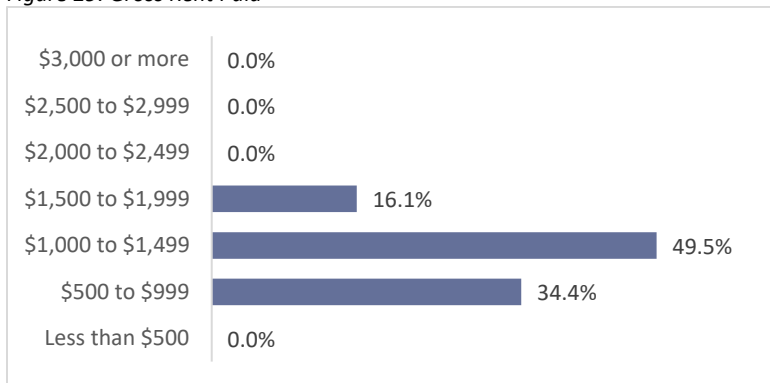
Source: 2021 ACS 5-Year Estimates

Figure 28: Median Selected Monthly Owner Costs for housing units with a mortgage



Source: 2021 ACS 5-Year Estimates

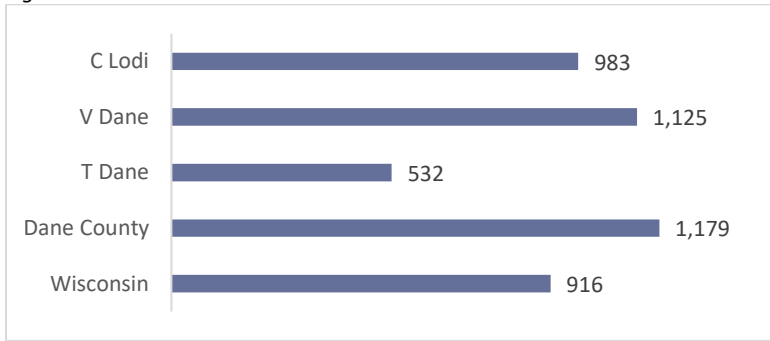
Figure 29: Gross Rent Paid



Source: 2021 ACS 5-Year Estimates

## Housing

Figure 30: Median Rent



Source: 2021 ACS 5-Year Estimates

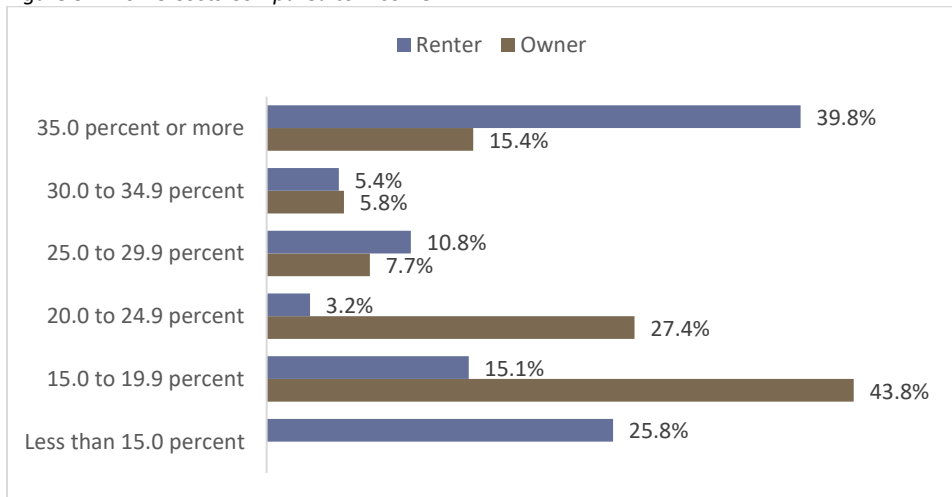
Table 4: Recent Home Sales

| Date           | Bedrooms    | Bathrooms   | Square Feet  | Lot Size Acres | Sale Amount      |
|----------------|-------------|-------------|--------------|----------------|------------------|
| 12/21/2022     | 3           | 1.5         | 1,904        | 0.25           | \$270,000        |
| 1/13/2023      | 3           | 2           | 1,623        | 0.43           | \$324,900        |
| 2/17/2023      | 4           | 3           | 2,400        | 0.28           | \$430,000        |
| 2/18/2023      | 4           | 3           | 2,885        | 1.5            | \$426,000        |
| 2/28/2023      | 2           | 2           | 1,054        | 0.19           | \$245,000        |
| 3/10/2023      | 4           | 3           | 2,744        | 0.29           | \$465,000        |
| 4/3/2023       | 3           | 3           | 2,744        | 0.35           | \$500,000        |
| 4/28/2023      | 3           | 2.5         | 3,257        | 0.68           | \$439,620        |
| 5/1/2023       | 4           | 2.5         | 2,754        | 0.28           | \$494,900        |
| 5/30/2023      | 4           | 2.5         | 2,480        | 0.73           | \$420,000        |
| 5/30/2023      | 4           | 3.5         | 2,500        | 0.35           | \$505,000        |
| <b>AVERAGE</b> | <b>3.45</b> | <b>2.59</b> | <b>2,395</b> | <b>0.48</b>    | <b>\$410,947</b> |

Source: realtor.com

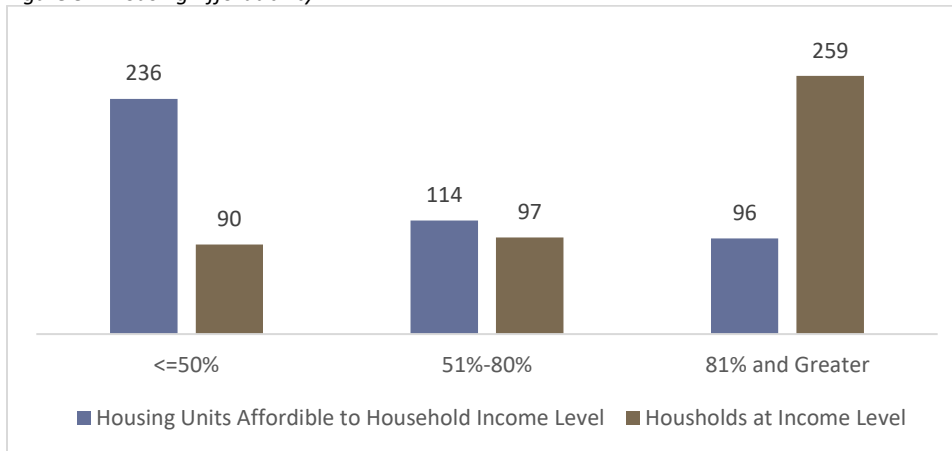
## Housing

Figure 31: Home Costs Compared to Income



Source: 2021 ACS 5-Year Estimates

Figure 32: Housing Affordability



Source: 2015-2019 CHAS

### Analysis

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income.

- Nearly 21% of Village homeowners and approximately 45% of renters exceeded the “affordable” threshold during 2016-2021.
- Home ownership costs in the Village are below the surrounding communities but less than the state as a whole.
- Gross Rent is higher than the surrounding communities and the state as a whole but less than Dane County.
- Recent average home sales were approximately \$410,947 since December 2022.
- There is a surplus in housing units affordable to households making less than 50% and 51%-81% of household income.

## *Housing*

- There is limited market rate housing affordable to households making 81% or more of the area household income which requires residents to buy or rent down, which reduces the supply of affordable housing units for lower income groups.

## Transportation

### Transportation

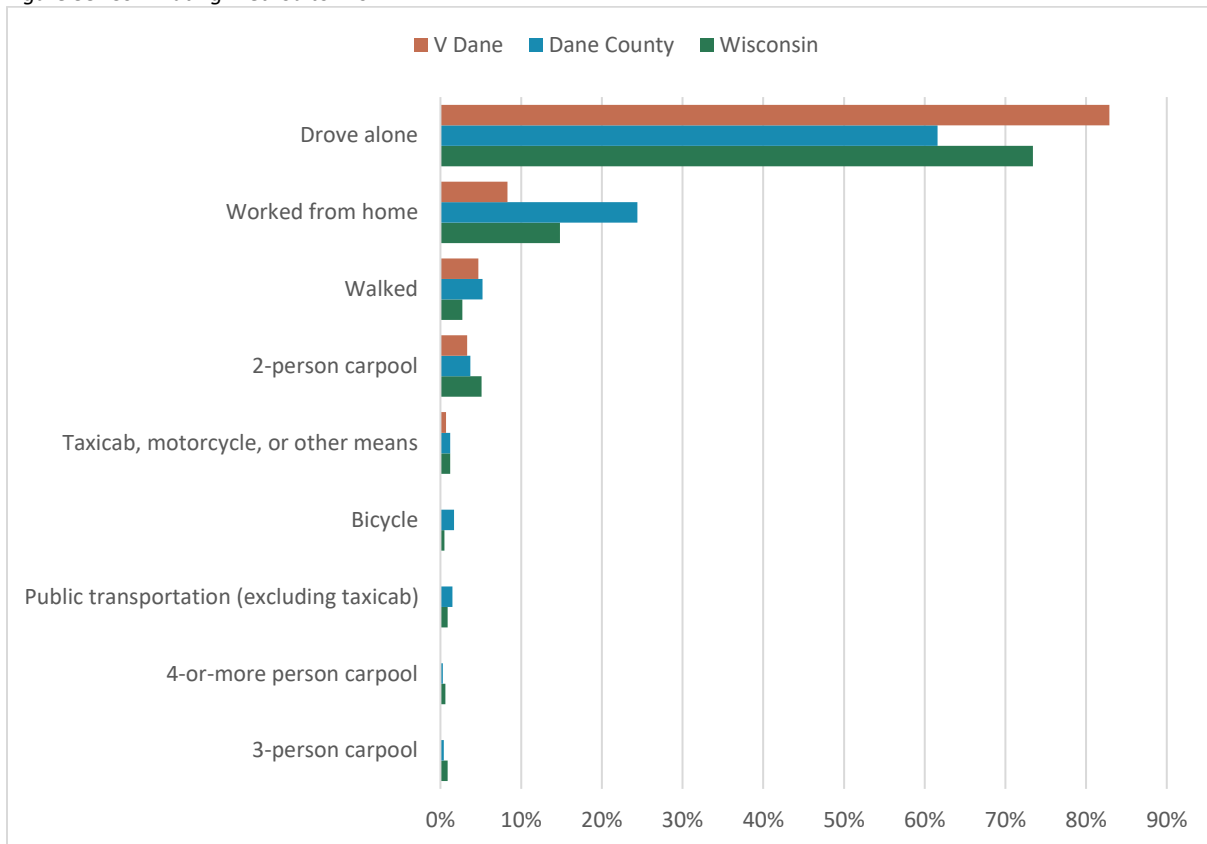
#### Commuting

Table 5: Residents Place of Work

|                                 | Village of Dane | Dane County |
|---------------------------------|-----------------|-------------|
| Within Dane County              | 89.7%           | 95.7        |
| Within the Village              | 15.1%           |             |
| Outside of Village              | 84.9%           |             |
| Outside of County, Within State | 10.3%           | 3.9%        |
| Outside of State                | 0.0%            | 0.4%        |

Source: 2021 ACS 5-Year Estimates

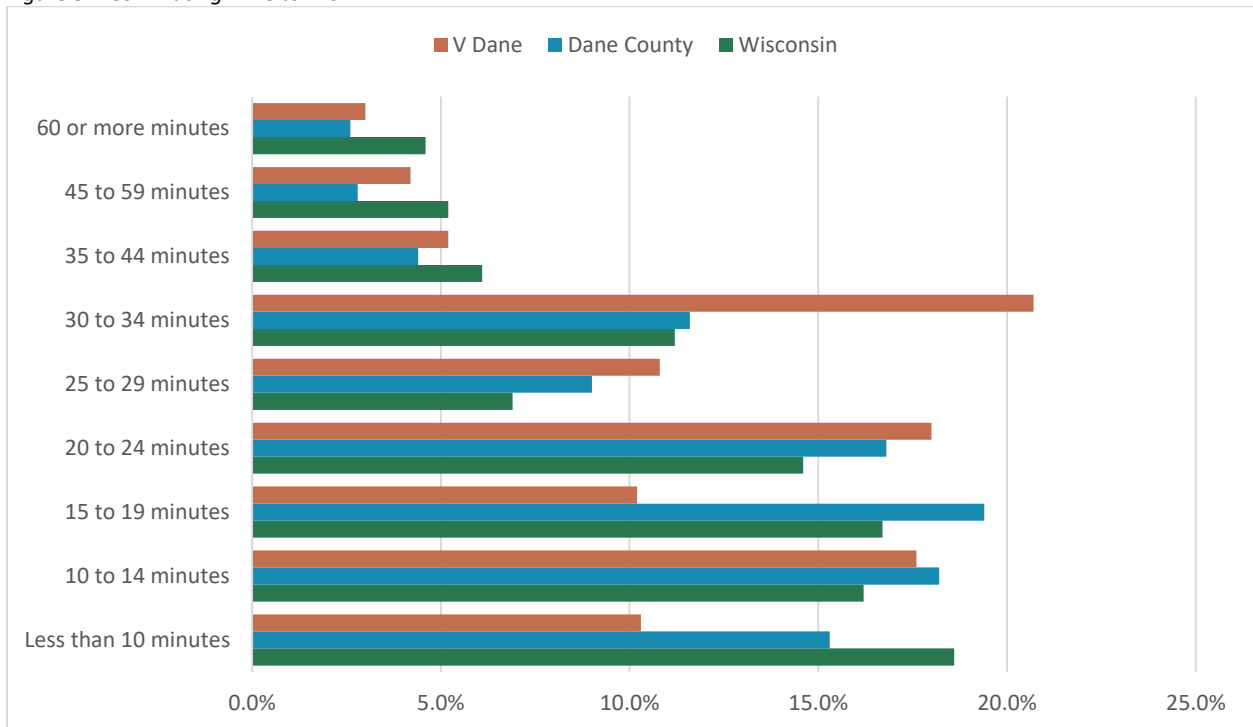
Figure 33: Commuting Method to Work



Source: 2021 ACS 5-Year Estimates

## Transportation

Figure 34: Commuting Time to Work



Source: 2021 ACS 5-Year Estimates

### Analysis

- 86% of Village residents travel to work using an automobile, which is above the County (66%) and State (79%) levels. Only 3.3% of Village residents carpool to work compared to 4.4% and 6.6% for the County and State, respectively.
- 10.3% of Village workers work outside the County, as compared to the County average of 4.3% of workers. This is primarily due to the proximity to Sauk and Columbia Counties.
- The average estimated travel time to work for Village residents is 22.6 minutes, which is comparable to the County (20.0) and State as a whole (21.9).
- There is a significant spike in workers commuting 30-34 minutes (compared to the County and State averages), which suggest the travel time to downtown Madison.
- 8.3% of Village residents worked from home, which is significantly below the County and State levels of 24.4% and 14.8%, respectively.

### Major Modes of Travel

#### Aviation Service

Dane County Regional – Truax Field, in the City of Madison, is the nearest airport to the Village. It is classified as an air carrier/cargo airport with scheduled commercial air passenger service on a year-round basis. The airport has three runways with the longest runway measuring 9,006 feet in length.

#### Railroad Service

## Transportation

Freight rail runs through the Village on the Wisconsin & Southern Railroad Company line. There is one rail siding used by Dane Lumber and Traex Company.

Passenger rail is provided by Amtrak with two trains that run in Wisconsin, including the long-distance Empire Builder operating from Chicago to Seattle and Portland. There are six stops in Wisconsin with the nearest stop in Portage, WI.

### Trucking Service

Freight is trucked through the Village of Dane using STH 113.

### Road Management

All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System” based upon the type of service they provide (see Maps).

Responsibility for maintaining and improving roads is generally assigned based upon these functional classifications. Arterials generally fall under state jurisdiction, collectors under county jurisdiction, and local roads under local responsibility.

- The replacement of the pavement on Main Street (WIS 113) is scheduled for 2026 in the WisDOT Six Year Improvement Plan.
- WisDOT provides highway traffic volumes for selected roads and streets in all communities every 3 years (collected as AADT-Average Annual Daily Traffic). See the Mobility map for the AADT along STH and CTH in the Village.
- WisDOT divides the state highway system into “tiers”. Each “tier” has its own access restrictions with Tier 1 being very restrictive to Tier 4 allowing all types of access. The only highway with access management within the Planning Area is STH 113. It is a Tier 3 facility outside of the Village limits and is a Tier 4 facility within the Village limits.

### Transit Service

- Currently there is no bus or light rail service serving the Village of Dane. For transportation into Madison there are park and ride opportunities (both formal and informal) where Dane residents can pick up Metro Transit service.
- Greyhound Lines makes a stop in Madison (approximately 18 miles away) should residents wish to make a long-haul trip by bus.

### *Pedestrian & Elderly/Disabled Movement*

#### Sidewalks, Trails, & Routes

- Walkers/bicyclists use the Village’s existing roadways and sidewalks (where available). The Village’s Military Road is commonly used for bikers traveling through the area.
- The closest trail is a completed section of the Ice Age Trail that runs through the Village of Lodi and the Lodi Marsh Wildlife Area (approximately 5 miles away). The Ice Age Trail follows the edge of the last continental glacier in Wisconsin and traverses over 1,000 miles with 600 miles of completed trail sections and the remainder following less-traveled roadways. It is intended to be the premier hiking trail and conservation resource for silent sport and outdoor recreation.

## Transportation

- The Wisconsin Trails Network Plan 2003 Segment 29 (Madison to Reedsburg) passes through the Village. This 53-mile-long route would cross Lake Wisconsin via the Merrimac ferry and run through Devil's Lake State Park and will create a link to the "400," Elroy-Sparta, Great River, and La Crosse River trail corridors (see Figure 36).

Figure 35: Trails Map

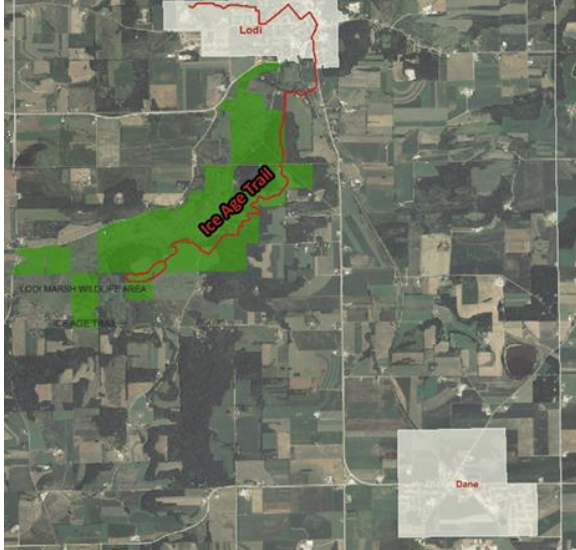
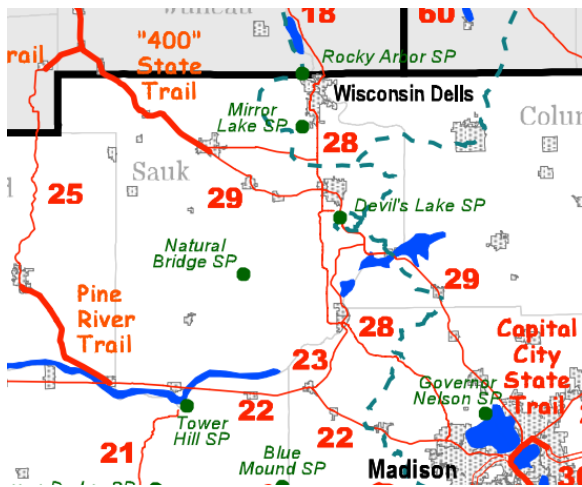


Figure 36: Wisconsin Trails Network Plan Segment 29



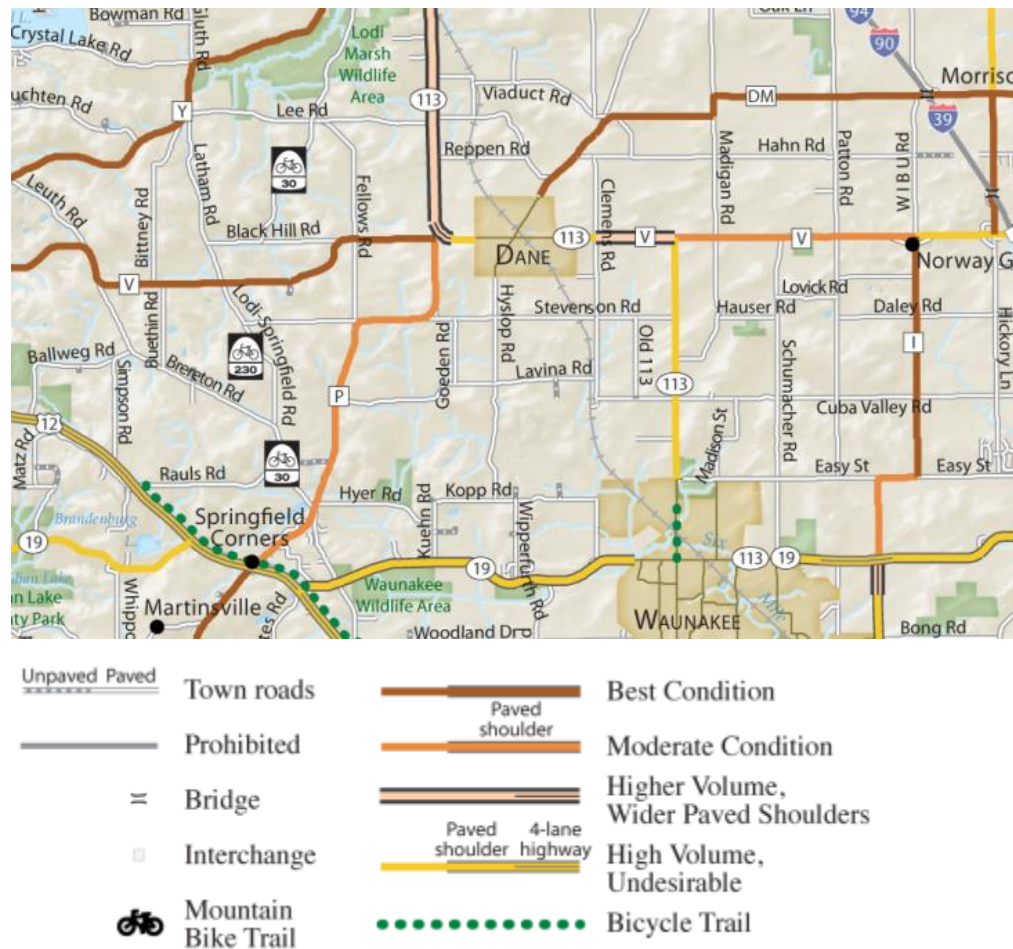
### Biking Conditions

The WisDOT maintains a map of bicycling conditions for each county using 2020 traffic and roadway data. Figure 37 displays the portion of the map for the Planning Area.

- Brown routes are considered to be in the best condition for biking,
- Orange routes are considered moderate conditions for biking,
- Peach routes are considered poor condition for biking, and
- Gold routes are undesirable for biking.

## Transportation

Figure 37: Biking Conditions



Source: WisDOT County Bike Map

### Transportation Facilities for the Elderly or Disabled

- Waunakee Senior Service Department located at the Senior Center in the Village of Waunakee provides transportation for elderly and disabled citizens of Waunakee and their surrounding municipalities, including the Village of Dane. To learn more, call 608-849-8385 between 8:00 AM to 4:00 PM.
- Dane County of Human Services provides individual and group transportation services which enable persons with disabilities and seniors to access their communities and needed services. To learn more, call (608) 242-6489.

### Utilities & Community Facilities

#### Stormwater Management

Stormwater management typically includes the collection, cleansing, and controlled release of storm runoff to natural receiving systems, typically through detention and/or retention facilities.

- The Village of Dane uses a storm sewer collection system that conveys the water to six stormwater management ponds, diminishing the impact of non-point source pollution.
- The Village also has two additional culvert crossings under the railroad tracks that effectively assist in controlling the rate of flow to the Village.
- In order to maintain this system, the Village plans to rent a street sweeper twice a year to clean street basins and utilizes its compost site to manage leaves and other debris.
- There are no plans for facility expansions and improvements within the foreseeable future with the exception of new development that will require specific stormwater management facilities.

#### Solid Waste & Recycling Facilities

- Solid waste and recycling services are provided by an outside contract (currently Pellitteri Waste System). Trash and recycling are taken to the Waunakee transfer site and then to a landfill in Delavan, Wisconsin.
- The Village does have a yard waste compost site. There are no current plans for any improvements to this site.
- The Dane County Clean Sweep Facility, at the landfill site, operates year-round and accepts hazardous chemicals, electronics, and materials from residents, businesses, and farms.

#### Telecommunications Facilities

- Telephone service for the Village is provided by TDS Telecom, Charter Communications, and Frontier.
- Cable television and internet services are provided by Charter Communications and TDS Telecom.
- There are two cell towers (owned by T-Mobile and US Cellular). Both are located on the Village's water tower.
- There are no known plans for changes to these services at this time.

#### Sanitary Sewer System

- All wastewater generated in the Village of Dane is pumped to and treated by the Madison Metro Sewer District (MMSD).
- Currently, homes and businesses in the Village generate an average of 59,000 gallons of wastewater per day.
- Recently, the Village has scored a Grade "A" on the Compliance Maintenance Annual Report for the system.

## Utilities & Community Facilities

### Water Supply

The Dane Municipal Water Utility operates a public potable water supply system that relies entirely on groundwater. According to the Public Service Commission of Wisconsin Water, Electric, or Joint Utility Annual Report, the operation of the system is as follows:

- The system consists of two operating wells, one elevated storage tower, water mains, and 86 fire hydrants. Water mains range in size from 6 inches to 12 inches.
- In 2021, the system served 373 residences, 6 multi-family residential customers, 20 commercial customers, and 3 industrial customers, as well as 5 public entities.
- In 2021, 21,985,000 gallons of water was used (21,641,000 in 2020). The average daily usage is 60,233 gallons, while the highest daily peak in 2021 was 167,000 gallons.
- The total capacity for the two wells serving the Village water system is 2,620,800 gallons per day. The water tower has a capacity of 150,000 gallons.
- There may be a need for an additional well to accommodate future development in the community.

### Renewable Energy Sources

To manage rising energy costs, promote local economic development, and protect the natural environment, many Wisconsin communities are looking at renewable energy resources to meet community energy demands and grow jobs. Currently, there are no solar, wind, geothermal, or biofuel systems in use.

#### **Biofuel**

Bio-fuels are derived from bio-mass, can be used for liquid bio-fuel or bio-gas production, and can offer a local source of energy provided by fuels that can be grown or produced locally through agricultural or waste resources.

#### **Geothermal**

A geothermal heat pump uses the constant temperature of the earth to heat and cool buildings, transferring heat out of the ground in the winter and into the ground in the summer. Geothermal electricity generation uses underground steam or hot water to drive turbines. This type of geothermal resource is generally not available in the Midwest.

#### **Wind**

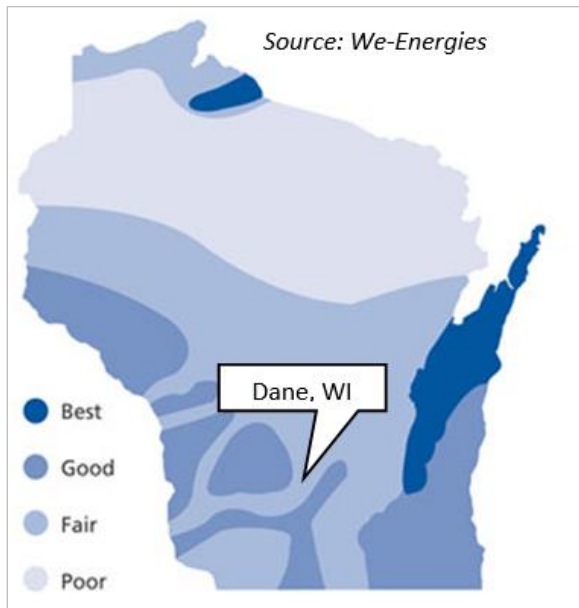
Wind-powered electricity turbines are now common throughout the Midwest. Production is optimized where the wind resource is strong (fast) and steady. As shown at left, most of the Dane County region is not well suited for commercial scale wind systems. However, this is a generalized assumption and there may be opportunities for small and wind systems in the Village or planning area.

#### **Solar**

Two types of solar energy systems are well suited to Wisconsin communities: solar electric photovoltaic (PV) and solar hot water (SHW) systems. The efficiency and effectiveness of these systems depend on the size of the system (i.e. area of the collecting surface), the orientation of the collecting surface, and site characteristics (e.g. overshadowing).

## Utilities & Community Facilities

Figure 38: Wisconsin's Winds (based on average annual wind speeds extrapolated to a height of 100 feet)



### Power Plants & Transmission Lines

- The Village of Dane receives gas service from Madison Gas & Electric (MG&E).
- The Village of Dane receives electrical service from Alliant Energy.
- There is one substation within the community located at 110 N. Military Road.

### Child Care, Health, Emergency, & Other Facilities

#### Health Care Facilities

- There are no health care facilities located in the Village.
- UW Health East Madison, located at 4602 Eastpark Blvd in the City of Madison, is the nearest hospital (approximately 15 miles away).
- Lodi Medical Clinic, located at 160 Valley Drive in the City of Lodi, is the nearest clinic (4.6 miles away). It is affiliated with Sauk Prairie Healthcare.
- Residents also use Meriter Hospital, UW Hospital, and St. Mary's in the City of Madison.
- There are no assisted living facilities in the Village; however, facilities are located in the Villages of Lodi and Waunakee.

#### Police & Emergency Facilities

- Fire protection is provided by the Dane Fire District, located in the Village Hall building, and is served by 27 volunteers. The service area includes the Village Dane and the Towns of Dane and Vienna. There are no plans for any building improvements for the foreseeable future.
- Law enforcement in the Village is provided by the Village of Dane Police Department, located in the Village Hall building, and maintains two part-time officers. There are no plans for any building improvements for the foreseeable future.

## Utilities & Community Facilities

- Emergency medical service is provided by Waunakee Area EMS, located at 201 N. Klein Drive in the Village of Waunakee (approximately 6 miles away).

### Child Care Facilities

- There are two licensed day care facilities as of 2023.

### Cemeteries

- St. Michaels and Dane Immanuel United Church of Christ each have a cemetery within the Village. Neither has any capacity issues.
- The Village does not initiate the development or expansion of cemeteries; however, they are regulated through the Village Zoning Code.

### Other Government Facilities

- Public Works building is located south of Traex Plaza and Snyder Drive in the Village located within the previous treatment plant site.
- Village Hall is in good condition and there are no repairs or improvements planned for the foreseeable future.

### *Park, Schools & Library Facilities*

#### School & College Facilities

- The Village is served by the Lodi School District. The District operates a primary school, a middle school, charter school, and high school all in the City of Lodi, serving a total of 1,500 students in the fall of 2021. This is 8% lower than 2011 when 1,631 students were served.
- Lodi High School (1100 Sauk Street) and Lodi Middle School (900 Sauk Street) are located next to each other and share athletic field facilities. Lodi Elementary School is located at 101 School Street and Lodi Primary School is located at 103 Pleasant Street.
- Madison Area Technical College located in the City of Madison (approximately 13 miles away) is the nearest tech college.
- University of Wisconsin-Madison, located in Madison (approximately 13 miles away), is the nearest four-year college.

#### Library Facilities

- There is no library in the Village of Dane. Dane County Library Services offers the Book Mobile weekly at the Dane Village Community Center on Monday nights from 5:30 pm to 7:30 pm, also holds special events in the summer like Arts and Crafts at the Community Center.
- Village residents also use the Lodi Public Library, located at 130 Lodi Street, in the Village of Lodi (approximately 5 miles away), DeForest Public Library, located at 203 Library Street, in the Village of DeForest (approximately 8 miles away), and the Waunakee Public Library, located at 201 N. Madison Street, in the Village of Waunakee (approximately 7 miles away).
- In addition, residents can access items from over 65 area libraries in 7 counties through the South Central Library System (SCLS) using their interlibrary loan service.

## Utilities & Community Facilities

### Park & Recreational Facilities

In total, the Village has 21.8 acres of parkland. As the table illustrates, the existing park system should adequately meet the needs of Village residents for the foreseeable future. Please see Table 6 for the Village's park facility inventory.

Table 6: Park Facilities Inventory

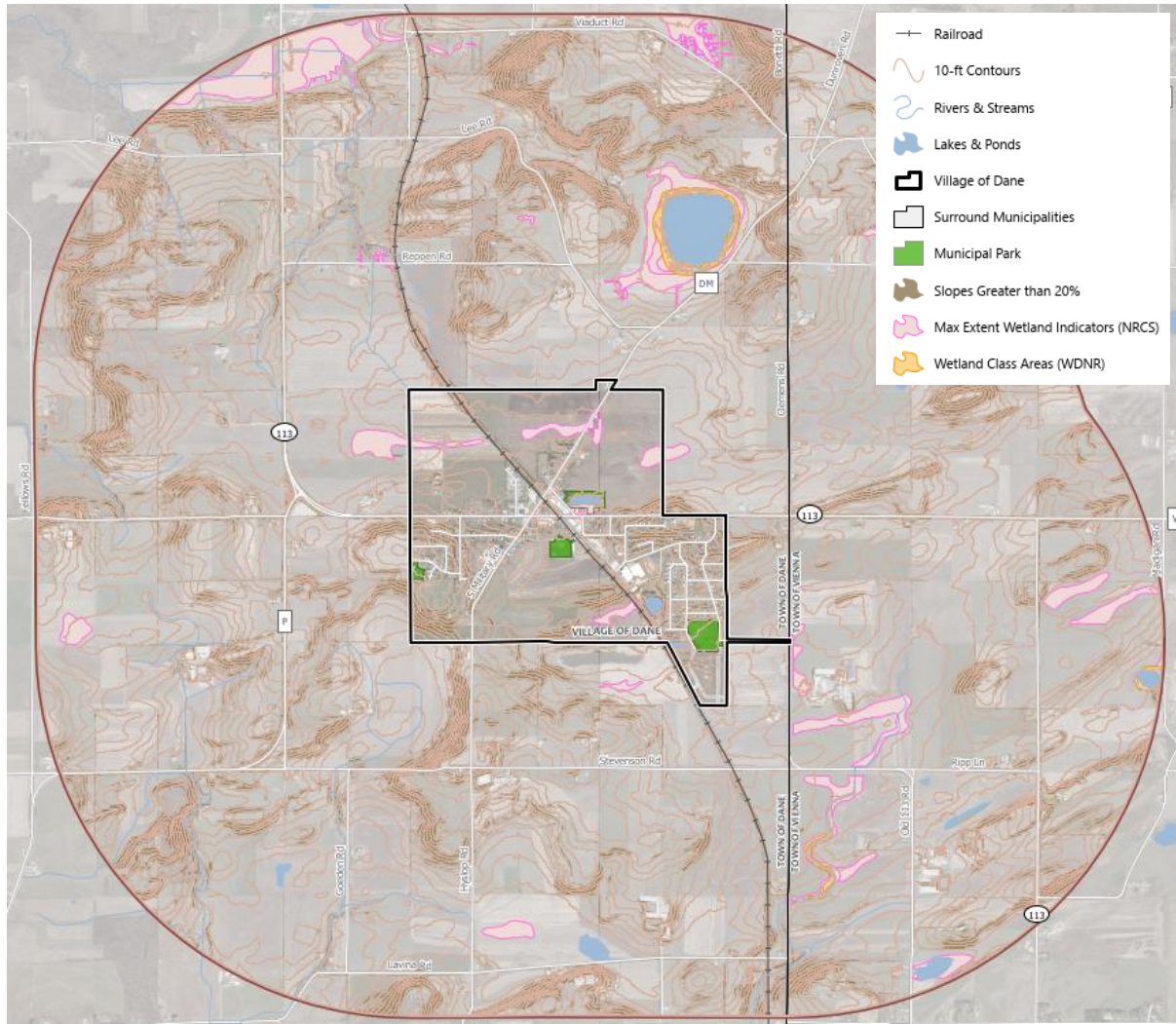
| Park/Facility       | Location                    | Acres       | Baseball/Softball Diamond | Shelter w/ Restrooms | Shelter without Restrooms | Playground Equipment | 0-6 y/o Playground Equipment | Kitchen | Large Shed w/ Picnic Tables | Fishing |
|---------------------|-----------------------------|-------------|---------------------------|----------------------|---------------------------|----------------------|------------------------------|---------|-----------------------------|---------|
| Capitol Valley Park | 720 Capitol Valley Way      | 8.9         | ✓                         | ✓                    |                           | ✓                    |                              |         |                             |         |
| Bert Deans Park     | 120 Railroad Street         | 4.1         | ✓                         | ✓                    |                           |                      | ✓                            | ✓       | ✓                           |         |
| Lake Melvin Park    | Dane Street & E Main Street | 6.7         |                           |                      | ✓                         |                      |                              |         |                             | ✓       |
| Meinrod Karls Park  | Sunset Drive                | 2.1         |                           |                      | ✓*                        | ✓                    |                              |         |                             |         |
| <b>TOTAL ACRES</b>  |                             | <b>21.8</b> |                           |                      |                           |                      |                              |         |                             |         |

# Land Use

## Land Use

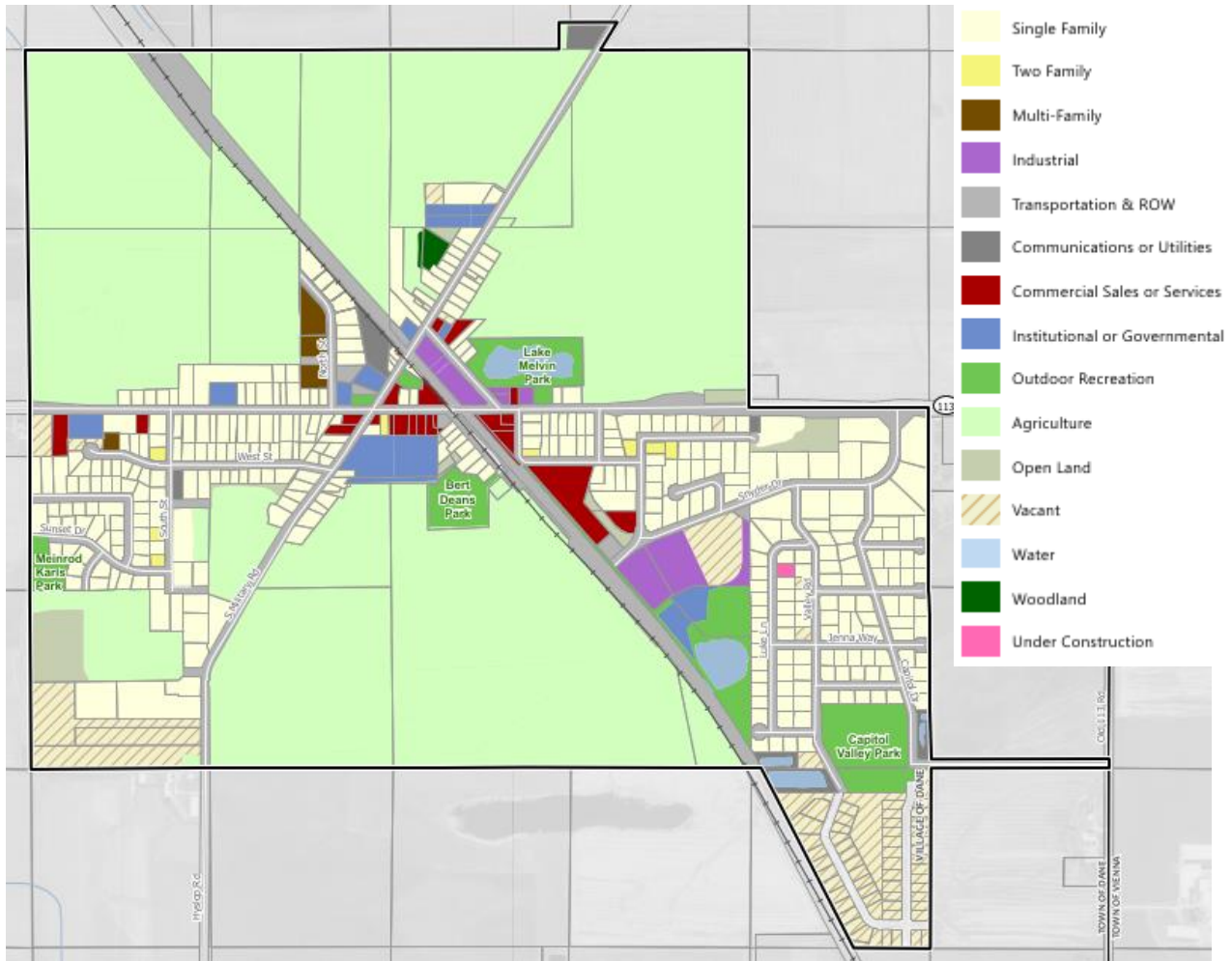
Existing and Projected Land Uses

Table 7: Development Limitations



# Land Use

Figure 39: Land Uses



## Analysis

This Village's land use pattern is typical for a small central Wisconsin village (see Table 8).

## Land Use

Table 8: Existing Land Use Acreages

| Land Use                 | Village       |        | Planning Area   |        |
|--------------------------|---------------|--------|-----------------|--------|
|                          | Acres         | %      | Acres           | %      |
| Residential              | 339.32        | 47.82% | 589.98          | 6.28%  |
| Parks & Open Space       | 33.98         | 4.79%  | 33.98           | 0.36%  |
| High Density Res Overlay | 17.51         | 2.47%  | 52.28           | 0.56%  |
| Rural Lands              | 235.82        | 33.23% | 8,418.46        | 89.60% |
| Quarry                   | 0.00          | 0.00%  | 52.25           | 0.56%  |
| Public & Institutional   | 22.59         | 3.18%  | 22.59           | 0.24%  |
| Commercial               | 16.78         | 2.36%  | 63.06           | 0.67%  |
| Transportation           | 1.72          | 0.24%  | 1.72            | 0.02%  |
| Mixed Use                | 6.59          | 0.93%  | 6.59            | 0.07%  |
| Industrial               | 30.06         | 4.24%  | 107.39          | 1.14%  |
| Water                    | 5.26          | 0.74%  | 46.95           | 0.50%  |
| <b>TOTAL</b>             | <b>709.63</b> |        | <b>9,395.25</b> |        |

### About the Data

- **Projected Land Use Needs:** Residential use projections were calculated using the housing unit projections and the average lot size from the WI Dept of Revenue statistics for the Village. The commercial and industrial use projections were calculated based on the proportionally increase in residential acreages.
- **Development Limitations:** Developed lands include intensive land use (residential, commercial, industrial, public, recreation). Development Limitations land include water, wetlands, floodplains, and steep slopes (20% or more). Developable lands include all lands not categorized as developed or undevelopable.
- **Village of Dane Land Uses:** Approximate existing land uses in the Village as of year 2023.

## Land Use

### Land Price Analysis & Redevelopment Opportunities

Table 9: Village of Dane Land Assessments

|               | 2016       |            |                          |                     | 2021       |            |                          |                      | Equalized Value per Acre |
|---------------|------------|------------|--------------------------|---------------------|------------|------------|--------------------------|----------------------|--------------------------|
|               | Parcels    | Acres      | Aggregate Assessed Value | Equalized Value     | Parcels    | Acres      | Aggregate Assessed Value | Equalized Value      |                          |
| Residential   | 377        | 148        | \$68,581,200             | \$72,316,391        | 375        | 149        | \$72,988,400             | \$96,135,324         | \$645,204                |
| Commercial    | 37         | 16         | \$6,379,800              | \$6,727,268         | 36         | 19         | \$6,709,300              | \$8,837,031          | \$465,107                |
| Manufacturing | 9          | 17         | \$5,561,800              | \$5,864,717         | 8          | 13         | \$4,843,000              | \$6,378,868          | \$490,682                |
| Agriculture   | 13         | 399        | \$103,800                | \$109,453           | 14         | 422        | \$104,700                | \$137,904            | \$327                    |
| Undeveloped   | 0          | 0          | \$0                      | \$0                 | 0          | 0          | \$0                      | \$0                  | \$0                      |
| Ag Forest     | 0          | 0          | \$0                      | \$0                 | 0          | 0          | \$0                      | \$0                  | \$0                      |
| Forest Lands  | 0          | 0          | \$0                      | \$0                 | 0          | 0          | \$0                      | \$0                  | \$0                      |
| Other         | 6          | 5          | \$555,800                | \$586,071           | 5          | 4          | \$540,700                | \$712,173            | \$178,043                |
| <b>TOTAL</b>  | <b>442</b> | <b>585</b> | <b>\$81,182,400</b>      | <b>\$85,603,900</b> | <b>438</b> | <b>607</b> | <b>\$85,186,100</b>      | <b>\$112,201,300</b> |                          |

Source: Wisconsin Department of Revenue

### Redevelopment Opportunities

Redevelopment opportunities are buildings or parcels that have fallen into disrepair and are no longer contributing positively to the social or economic life of the Village. Redevelopment is typically synonymous with infill development, which is development within existing urban areas that utilizes existing public infrastructure. Such investments help to make communities more efficient and sustainable.

- Key redevelopment sites include: Raemisch Implement properties

### About the Data

- Land Use Assessments: This data is provided by the Wisconsin Department of Revenue (WI-DOR). Note that some changes in value may be due to occasional changes in how the WI-DOR reports or assesses certain land classifications. Aggregate Assessed Value is the dollar amount assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Equalized Value Assessment is the estimated value of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. The WI-DOR determines the equalized value.

## *Land Use*

- Assessed Value Tax Rate: Tax rates include state, county, municipal, school district, technical colleges, any special tax districts, and the state school credit. The rates don't include lottery credits and special charges that are part of a total tax bill.

### Sources

- <http://www.revenue.wi.gov/>
- <http://ww2.revenue.wi.gov/EqValue2/application>