

Annexation Report
Alpine Village No. 1 Plat 3 lot 96

April 2026

Prepared by Surveyor Scherbel, Ltd.
and



Creating solutions that work and relationships that last.

1.0 STATEMENT OF PURPOSE AND GENERAL INFORMATION

This document addresses the items required by the Annexation Report Requirements W.S. 15-1-402 c for the Town of Alpine. The Alpine Village Plat 3 Lot 96 Annexation encompasses an area of 2.5 Acres. This parcel is located on the north side of Elkhorn Drive just north of Targhee Place. The proposed property borders the Existing Town to the west and south. The entirety of this parcel is proposed to be annexed into the Town. See Figure 1 in the attachments for a map of the project area.

2.0 INFRASTRUCTURE IMPROVEMENTS (WATER AND SEWER)

The proposed subdivision will receive water and sewer services from the same portion of the Town systems that serve Targhee Place. An existing 4-inch water main is located adjacent to the property along Elkhorn Drive. The nearest 6-inch waterline is located approximately 100 feet to the west of the proposed subdivision and 300 feet to the south along Elkhorn Drive. A 6-inch waterline is required to be served from two locations where fire protection is provided. In this case the existing 6-inch line will be extended into and looped around Alpine Village before tying back into the existing waterline on Elkhorn Drive.

The waterlines in this area of Town are served by the 'Mega Well' system which includes the Excel No. 1 well and water mains. This section of the system is also planned to be connected to the main Town system in the near future. The Alpine water system has the capacity to serve the proposed annexed area and will not require any improvements to infrastructure to serve the proposed area.

The existing Town sewer is located adjacent to the parcel with the nearest existing manhole at the intersection of Targhee Loop and Elkhorn Drive. This sewer will be extended across Elkhorn Drive to be next to the property. New collection lines will be constructed to extend sewer services into the proposed annexation. Figure 2 shows the recommended infrastructure improvements to the proposed parcel to be annexed. The collection lines in this area of Targhee loop are 8" PVC lines that were installed within the Targhee Place Development. Sewer flows in this area are collected to a lift station west of HWY 89. This lift station pumps these flows to the gravity system to the south near Old Alpine County Rd. Flows are then collected to the Town treatment facility. The large lift station was designed to include future flows from developments to the north and will have the capacity to serve the proposed development. The Town sewer plant also has capacity to serve the proposed annexed parcel.

3.0 COST OF IMPROVEMENTS

An engineer's opinion of probable construction cost was prepared for extension of the utilities to the annexed parcel. This is shown in Figure 3 of the attachments. The estimated cost of water and sewer is \$400,000.

These improvements will provide access to Town utilities (water and sewer) that are currently available to its residents. The Town of Alpine requires developers to install the required utilities within the subdivision. These costs will be borne by the property developer and not Town residents.

4.0 WATER AND SEWER RATES

Water and sewer services that are provided by the Town are charged a monthly rate, with water services also charging a per gallon fee. A ¾" water connection is charged \$31.00 per month with a usage fee of \$2.00 per 1,000 gallons. Residential sewer connections are charged \$67.50 per month.

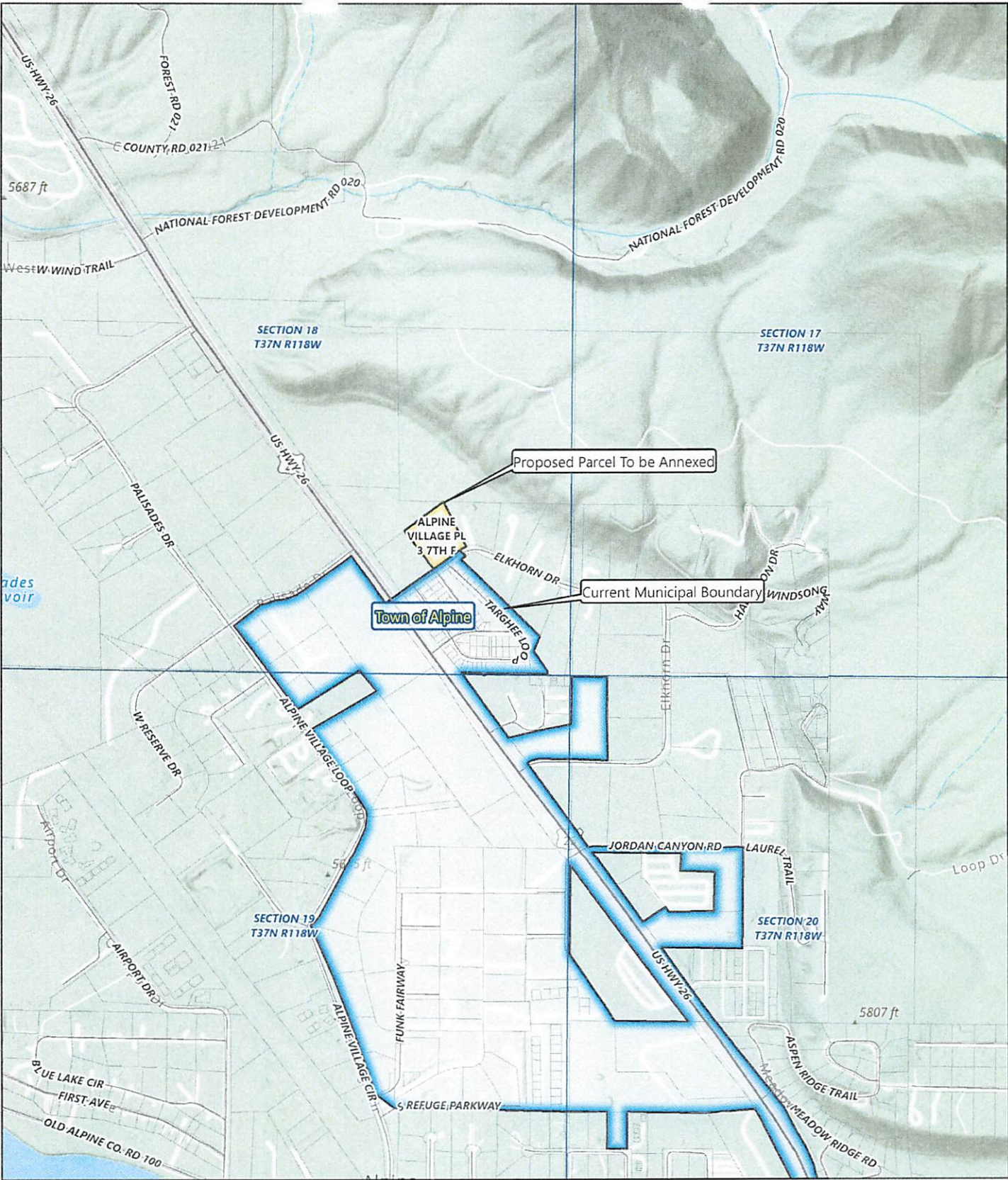
In addition to the monthly sewer and water rates new connections in Alpine Village No. 1 will pay connection fees.

5.0 MUNICIPAL SERVICES AND LEVIES

Basic services provided by the Town include water and sewer services as well as roadway maintenance/snow removal on public streets. Other services are provided by Lincoln County or other private companies such as trash services, electricity and internet/fiber.

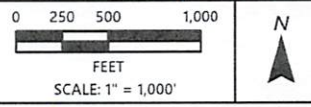
The current Mill Levy for the Town of Alpine Wyoming is 5.0 mills. The maximum mill levy for municipalities in Wyoming is 8.0 mills. There are no anticipated increases in Levies in the near future.

6.0 ATTACHMENTS



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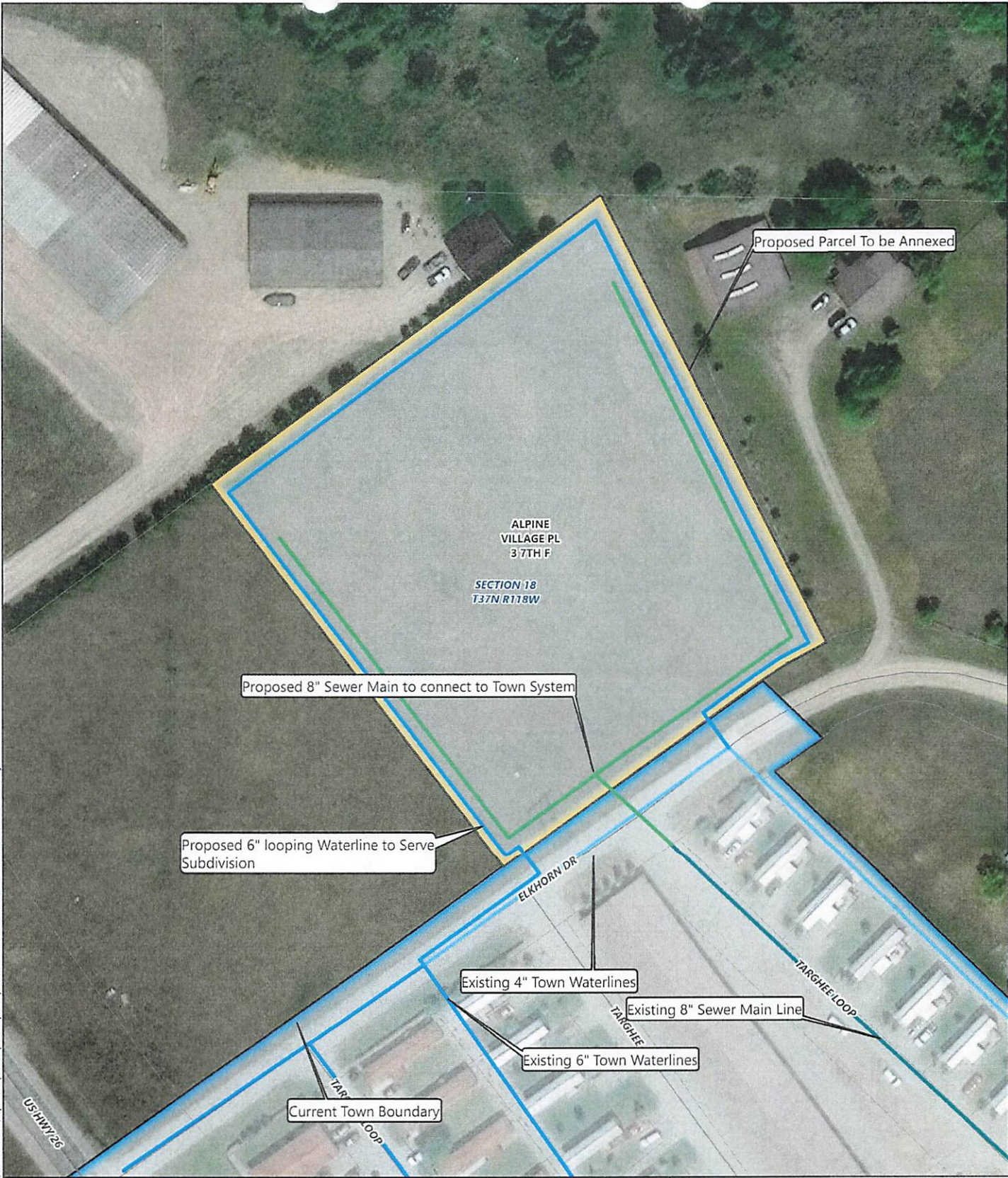
- LEGEND**
- TOWNSHIPS
 - SECTIONS
 - LINCOLN COUNTY PARCELS
 - ALPINE VILLAGE PHASE 3 LOT 96
 - TOWN OF ALPINE, WYOMING




SUNRISE
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FIGURE 1
ALPINE VILLAGE NO. 1 PLAT 3 LOT 96
 MAP OF PROPOSED AREA TO BE ANNEXED

DATE: MARCH 25, 2026



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<p>LEGEND</p> <ul style="list-style-type: none"> LINCOLN COUNTY PARCELS ALPINE VILLAGE PHASE 3 LOT 96 TOWN OF ALPINE, WYOMING PROPOSED SEWER LINE 	<ul style="list-style-type: none"> PROPOSED 6" WATERLINE EXISTING SEWER EXISTING 6" WATERLINE EXISTING 4" WATERLINE 	<p>0 25 50 100 FEET SCALE: 1" = 100'</p> <p style="text-align: center;">N</p>	<p style="text-align: center;">FIGURE 2 ALPINE VILLAGE NO. 1 PLAT 3 LOT 96 MAP OF EXISTING AND PROPOSED WATER AND SEWER UTILITIES</p> <p style="text-align: center;">SUNRISE ENGINEERING</p> <p style="text-align: center; font-size: small;">770 S WASHINGTON STREET SUITE A AFTON, WYOMING 83110 TEL 307.885.8500 www.sunrise-eng.com</p> <p>DATE: MARCH 26, 2026</p>
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SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Opinion of Probable Construction CostProject: Silver Brook Estates SubdivisionProject No.: S16610Date: 3/18/2026Owner: Twisted Six LLC.Sheet: 1 of 1By: KJS & RVH

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
WATER SYSTEM					
1	Mobilization	1	L.S.	\$ 10,000.00	\$ 10,000
2	Traffic Control	1	L.S.	\$ 5,000.00	\$ 5,000
3	Connect to Existing Waterline	2	Each	\$ 5,000.00	\$ 10,000
4	6" PVC C900	2,000	L.F.	\$ 60.00	\$ 120,000
5	Imported Pipe Bedding	2,000	L.F.	\$ 10.00	\$ 20,000
6	6" Gate Valve	6	Each	\$ 3,300.00	\$ 19,800
7	Fire Hydrant Assembly	4	Each	\$ 8,000.00	\$ 32,000
8	Water Service Connection	18	Each	\$ 1,500.00	\$ 27,000
9	Materials Sampling & Testing	1	L.S.	\$ 2,500.00	\$ 2,500
10	Construction Staking	1	L.S.	\$ 2,500.00	\$ 2,500
	SUBTOTAL				\$ 243,800
SEWER SYSTEM					
11	Mobilization	1	L.S.	\$ 14,000.00	\$ 14,000
12	Traffic Control	1	L.S.	\$ 5,000.00	\$ 5,000
13	8" Sewer Pipe	1,000	L.F.	\$ 70.00	\$ 70,000
14	Imported Pipe Bedding	1,000	L.F.	\$ 10.00	\$ 10,000
15	48" Manhole	3	Each	\$ 10,000.00	\$ 30,000
16	Sewer Service Connection	18	Each	\$ 750.00	\$ 13,500
17	Materials Sampling & Testing	1	L.S.	\$ 5,000.00	\$ 5,000
18	Construction Staking	1	L.S.	\$ 5,000.00	\$ 5,000
	SUBTOTAL				\$ 152,500
	CONSTRUCTION TOTAL				\$ 396,300

Figure 3: Engineers Opinion of Probable Construction Cost

Annexation Report Requirements
W.S. §15-1-402 (c)
Town of Alpine, WY

An annexing municipality shall prepare a proposed annexation report as specified the report at a minimum shall contain:

A map of the area proposed to be annexed showing identifiable landmarks and boundaries and the area which will, as a result of the annexation then be brought within one-half (1/2) mile of the new corporate limits of the town;

The total estimated cost of infrastructure improvements required of all landowners by the annexing municipality related to the annexation;

A list of basic and other services customarily available to residents of the town and timetable when those services will reasonably be available to the area proposed to be annexed;

- A projected annual fee or service cost for services described in the previous paragraph;
- The current and projected property tax mill levies imposed by the municipality; and
- The cost of infrastructure improvements required within the existing boundaries of the municipality to accommodate the proposed annexation.

Before any territory is eligible for annexation the governing body shall prepare for each landowner and affected public utility so requesting in writing, the estimated cost of infrastructure improvements required of the landowner and affected public utility related to the annexation. This request shall be made not less than ten (10) days prior to the public hearing. The estimate shall be provided prior to the hearing.