

## F. Limited Service Area

### **Purpose**

- Permit sewer development in the Town of Dunn only in infill areas within the Waubesa and Kegonsa Limited Service Areas (see Waubesa and Kegonsa Limited Service Area Boundaries Maps) and in areas designated on the Future Land Use Map for limited service area expansion.

### **Policies**

1. Possibly extend the Kegonsa Limited Service Area (LSA) to include the Quam Drive Area (land in section 25 shown as mixed use on the Future Land Use Map) if a neighborhood plan is approved by the Town Board.
2. Explore the feasibility of removing lands from the Waubesa 1 and Waubesa 2 Sanitary Districts that are not planned for development.
3. The LSA may be extended by the Dunn Town Board provided that the proposed area must be:
  - a. Adjacent to the Waubesa LSA boundary existing on January 4, 1999 (see Waubesa Limited Service Area Boundaries Map).
  - or
  - Adjacent to the Kegonsa LSA boundary existing on January 1, 1990 (see Kegonsa Limited Service Area Boundaries Map).
  - b. Within 300 feet of the LSA boundary stated above. The Town Board may extend the access to 500 feet upon documentation that special circumstances exist.
  - c. Less than 40,000 square feet. If a larger area is deemed necessary by the Town Board, the property must be deed restricted to prohibit future land division. (This restriction is necessary because the minimum lot size in the LSA is 20,000 square feet. The intent of adding land to the LSA is to provide sewer service not to grant additional lots.)
4. Lots can be divided in the LSA if:
  1. The minimum lot size is 20,000 square feet, and
  2. The entire lot is in the LSA, and
  3. All requirements of the county zoning, shoreland zoning, floodplain and both the county and Town subdivision ordinances, Town Comprehensive Plan and Future Land use Map must be met.

### **Limited Service Area**

This land use area encompasses the residentially zoned land within the Lake Kegonsa and Lake Waubesa Limited Service Areas. The land in this district is generally used for higher density residential development, including single family and duplex housing. Limited service areas are established in areas where only a limited range of urban services are needed.

These situations usually involve areas of existing development experiencing sewage disposal problems, or unique sites or facilities requiring sanitary sewer service but no other urban services. The zoning districts that are compatible with this land use area are the Residential R-1 through R-3A districts.

It is not the Town's intent to encourage development in the areas of the sanitary district that are not currently in the LSA.

5. Except for the Quam Drive Area (land in section 25 shown as mixed use on the Future Land Use Map), minimize population density by prohibiting new zoning for multifamily residential dwellings, without respect to whether the form of ownership is condominium or otherwise. This provision shall be construed and applied so as: 1) not to alter the rights of location of community living arrangements; and 2) not to discriminate against low-income housing. Rezoning to R-3A for duplexes may be permitted in areas otherwise suitable for residential use on the condition that the density of dwelling units per acre does not exceed the maximum permissible density that the Town would approve for new R-1 zoning. This allows for duplex zoning in some areas if the density is the same. For example, a 40,000 square foot lot in a sewer area could have a duplex since the density would be one (1) residence per 20,000 square feet. In unsewered areas of the Town, a duplex would be allowed on a two (2) acre lot.
6. Follow the guidelines in Sections 2.3 (Site Plan and Development Review) and 2.4 (Review Requirements for Rezoning Requests) for additional standards.

## 2.4 Review Requirements for Rezoning Requests

- a. The Town will support rezoning of land only to the following zoning districts if all provisions of this Plan and the Future Land Use Map are addressed and satisfied:
  - Residential Districts R-1, R-1A, R-2, R-3 and R-3A
  - Rural Homes Districts
  - Agriculture (Exclusive) A-1, Agriculture A-2 and Agriculture Business A-B
  - Limited Commercial District LC-1
  - Conservancy District CO-1
  - Historic Overlay District HD
  - Commercial District C-1 and C-2 with deed restriction allowing only marinas; sales of new and used watercraft and related equipment; snowmobiles and all terrain vehicles and related equipment; and repairs and service of watercraft, snowmobiles and all terrain vehicles; incidental retail sales; and outdoor watercraft storage.
- b. The Town will not support the rezoning of land to any other zoning district with the special exception of the Mixed Use areas. In these areas the Town will allow rezonings to accommodate the uses identified for each area. The Town should also support changes to the Dane County Zoning Ordinance that allow for mixed-use areas.
- c. The Town requires that a minimal amount of farmland be rezoned when considering rezonings of agricultural land to nonagricultural uses. Areas to be considered for rezoning should be:
  1. Land which is inaccessible to the farm machinery needed to produce and harvest agricultural products.
  2. Land where development would not disturb or destroy any important natural features such as significant woodland areas, wetlands, steep slopes (15 percent or greater over 30 feet).
  3. Consistent with the adopted Future Land Use Map and related policies outlined in this Plan.
  4. Land with non prime agricultural soils or soils that are not well suited to agricultural production.
  5. Land located such that there would be no possible conflict with the surrounding agricultural uses.
  6. Land that would not cut up a field or place the house in the middle of a field.
- d. The Town will only support rezoning of land to C-1 or C-2 with the above stated deed restriction. In addition, the following criteria must be met:
  1. Marina is determined to be operating in the Town of Dunn prior to September 1, 1979.
  2. The zoning change does not create an undue impact on surrounding properties and is consistent with the physical character of the surrounding area.

### ***Compliance with Open Space Preservation Handbook***

In addition to these standards, compliance with the Open Space Preservation Handbook is required as per section 2.3 above.

## 2.5 Business Site Plan and Development Review

- a. Prohibit the development of new industrial, commercial, manufacturing and business sites.
- b. Businesses permitted in the LC-1 Limited Commercial zoning district are only allowed on lots that are not within a subdivision or other grouping of houses. Any proposed LC-1 use must meet all of the following conditions and standards.
  1. A site plan shall be prepared and submitted to the Town Plan Commission for its approval. The site plan shall show all existing and proposed buildings, parking areas, landscaping, waste disposal areas and any existing and proposed screening and fencing.
  2. The name and width of the road(s) serving the business shall be shown on the site plan. If the business requires any special access improvements, these shall be shown on the site plan.
  3. A plan for storage and/or disposal of solid waste and hazardous materials used in the operation shall be submitted to the Town.
  4. Off-street parking shall be delineated on the site plan, in accordance with the Dane County Zoning Ordinance. No parking or storage of vehicles is permitted within the street right-of-way. The projected traffic levels and types of vehicles proposed to service or use the business shall also be delineated. Parking should be located behind the building or screened from the main road by vegetation.
  5. If the business is to operate at night, all outdoor lighting shall be designed so as not to create glare or shine directly on neighboring residences.
  6. Businesses requiring high amounts of water usage, large septic tanks or needing fire protection provided by a public system with hydrants should be directed to an urban service area in another municipality. The town of Dunn does not intend to provide these services.
  7. Businesses shall satisfy the requirements of the Dane County Construction Site Erosion Control Ordinance, Chapter 14, Sec. 14.50-14.99. Stormwater runoff from a commercial development shall be no greater than what existed prior to development.
  8. Hours of operation shall be clearly stated
  9. Outside loudspeakers shall be prohibited.
  10. LC-1 zoning will not be allowed within 500 feet of a neighboring residence.
  11. External lighting shall be restricted to safety lights at the entrance and exists of buildings.
  12. Require visual landscaping barriers to block views between LC-1 area and neighboring residences.
  13. The number of employees shall not exceed ten.
  14. Properties shall be deed restricted to clearly state that the business is not open to the public. (Meetings with clientele must be conducted off-site).
  15. Business signage is limited to one sign on a building and signs shall not be illuminated.
- c. The preceding standards will be reviewed and considered for C-2 zoning requests and other business proposals.