

## DANE COUNTY REGIONAL PLANNING COMMISSION

### LIMITED SERVICE AREA POLICIES

#### I. Statement of Purpose

To consolidate, clarify and revise the current policies and criteria for Limited Service Areas (LSA) as part of the *Dane County Land Use and Transportation Plan* and *Water Quality Plan*. The intent is for any creation or expansion of an LSA to be consistent with existing plans and to support local and regional planning.

#### II. Definitions

Limited Service Areas are areas where only one or a few urban services, such as sanitary sewer service, are provided to accommodate special or unique facilities or institutional uses which are appropriately located outside urban service areas, or areas of existing development experiencing wastewater disposal or water supply problems.

##### A. Types of Limited Service Areas

- (1) Special Facilities: including, but not limited to, landfills, park, recreational, and tourist facilities such as park shelters, golf course clubhouses, etc.
- (2) Institutional Uses: including, but not limited to, schools, correctional facilities, etc.
- (3) Existing Development: existing residential or commercial development experiencing wastewater disposal or water supply problems. Existing development means development existing in the local unit of government on the date the application for Limited Service Area establishment or expansion is submitted.

#### III. Criteria for Establishing a Limited Service Area

##### A. Special Facilities and Institutional Uses

- (1) The LSA should be limited to the area needed for use/service;
- (2) Evaluation of alternative means of providing needed services, including cost-effectiveness analyses;
- (3) Documented agreement from the agencies which will be providing the service(s);
- (4) If establishment or expansion of an LSA is proposed within one-half mile of an urban service area, a discussion and evaluation of the feasibility of including the proposed LSA in the USA must be submitted.

##### B. Existing Development

- (1) Addressed in and consistent with the local comprehensive plan;
- (2) The LSA should be limited to existing development including infill;
- (3) **Infill** should be limited to vacant lots or parcels contiguous to existing development or permanent open space, or a combination thereof, on at least two sides; and immediately adjacent to and having direct access to sanitary sewer and existing public streets or roads. Any area proposed for infill must contribute to the solution of the stated water quality problem and must be consistent with resolution of the problem as defined in the application for creation of the LSA;
- (4) Documentation of existing and reasonably anticipated on-site wastewater or water supply problems;
- (5) Evaluation of alternative means of providing needed services, including cost-effectiveness analyses (cost-effectiveness shall not be the sole determinant of LSA establishment);
- (6) Documented agreement from the agencies which will be providing the service(s); and

- (7) If establishment or expansion of an LSA is proposed within one-half mile of an urban service area, a discussion and evaluation of the feasibility of including the proposed LSA in the USA must be submitted.

#### **IV. Criteria for Expansion of a Limited Service Area**

##### **A. Special Facilities**

Proposals to expand the original use or facility will be evaluated, using the same criteria as for establishing the service area. For expanding the area to include related but different uses or facilities, additional urban services may be required, depending on the specific circumstances and uses proposed. Economic development of an existing facility is not an acceptable criteria for expansion of an LSA. The intent of an LSA is not to support economic expansion.

##### **B. Institutional Uses**

Proposals to expand the original use or facility will be evaluated, using the same criteria as for establishing the area. If the area is to be expanded, an evaluation of the need for additional urban services may be required. These same criteria apply to expanding the area to include related but different uses.

##### **C. Existing Development**

Proposals to expand a Limited Service Area which was established to serve existing development may be considered if the following criteria are met:

- (1) The local comprehensive plan must address the expansion area, and include policies to control development in the rest of the community and preserve farmland.
- (2) The additional development should be consistent with the goals and objectives of the *Dane County Land Use and Transportation Plan* and Wisconsin's Comprehensive Planning Legislation.
- (3) Residential development should meet the definition of Conservation Subdivisions in §66.1027(1)(a) Wis. Stats., with compact lots, common open space and maintenance/protection of natural features. Suggested guidelines include a minimum net density (exclusive of open space) of two dwelling units per acre (which corresponds to a maximum lot size of about 20,000 sq. ft.). It is also recommended that a mix of housing types be included.

#### **V. Submittal Requirements**

##### **A. An application for establishment or expansion of a Limited Service Area must include a plan describing:**

- (1) the specific proposed land uses and/or facilities to be included in the service area;
- (2) The services to be provided, including a cost-effectiveness analysis, and a statement from the service provider, if other than the applicant, of the willingness to provide the service(s);
- (3) delineation of environmental corridors in the service area consistent with RPC and DNR criteria;
- (4) a plan for protecting sensitive environmental resources and water quality, including a preliminary stormwater management plan;
- (5) how the proposal meets the applicable criteria listed under III and IV above;
- (6) the relation to and opportunities for coordination and cooperation with other units of government; and
- (7) any other relevant information needed to evaluate the request.

##### **B. Applications must be submitted by the general purpose unit of government (town, village, city, county) having jurisdiction in the proposed service area. RPC staff will provide assistance in assembling the needed information.**