

Staff Report

Concept Plan for a possible Planned Unit Development 2515 US Highway 51, Section 15, Town of Dunn



Mary Gilbert, Lucky Pup LLC, is requesting to be allowed to use Planned Unit Development Zoning (PUD) to redevelop the property at 2515 US Highway 51 in the Town of Dunn. Her vision is to redevelop the property into a bar/restaurant/event venue establishment that caters to dog owners by means of a private dog park as one of the amenities. There may be outdoor entertainment activities, including but not limited, to volleyball courts.

In order for a developer to use the Planned Unit Development Zoning process, a concept plan must be first reviewed by the Town and the ZLR Committee to see if the use of the special zoning is warranted before starting the formal process.

The property

The property is currently zoned B-1 Business. A conditional use permit was obtained in 1988 for outdoor lighted games for baseball, volleyball, and horseshoe. There are two abandoned buildings on the property that were previously used as a tavern. There is fenced baseball diamond; however, the area does not have illumination.

The property is located approximately 1½ miles south of the Village of McFarland. Highway 51 is a two-lane highway with no center turn lanes. There are two entrances to the property, one being at the crest of a hill. The State Highway Department is requesting that the entrance at the crest of the hill be closed off. The location is fairly remote. There are only 4 homes within ½ mile of the property. There is a large wetland complex located adjacent to the property.

In 1990, there was a zoning ordinance change that removed taverns from the B-1 Zoning District. This made the tavern a non-conforming use. Non-conforming uses can continue on a property until they are

terminated for a year. The abandoned buildings on the property have been vacant for over a year and can no longer be used as a tavern until the zoning is change to a proper zoning district.

Town Comprehensive Plan

The Town of Dunn Comprehensive Plan designates this property as “parks and recreation area”. This is primarily due to the existing baseball diamond on the property although the property was being used for commercial purposes (tavern). The plan strongly discourages commercial development in mostly all areas of the Town and prohibits zoning changes to the C-2 Commercial Zoning District for any new commercial development. If development is to occur, the plan identifies that particular attention needs to be paid to parking, landscaping, and exterior lighting.

Town's interest

There are several existing commercial properties scattered about the Town of Dunn. With the passing of time, the businesses located on these properties are finding it extremely difficult to be viable and are being abandoned. Many of the abandoned building are in disrepair, causing blight in the community.

The Town Board would like to have these properties redeveloped, however the repurposing of the properties are being hindered by exiting zoning limitations and conflicts with existing comprehensive planning policies.

In order to accommodate redevelopment, the Town Planning Staff is suggesting that a Planned Unit Development (PUD) be used so that there is flexibility in the redevelopment and Town Board can steer the development into a desired design. With a PUD, the Town has the opportunity to regulate the specific land uses and the overall design of the development.

Proposal

Ms. Gilbert would like to remove one of the existing buildings and construct a new commercial building for use as a tavern and event venues. The baseball diamond is proposed to be transformed into a private dog park. Volleyball courts and other outdoor activities areas are currently being planned.

Town Plan Commission

The Town of Dunn has reviewed this proposal and is in favor of using a Planned Unit Development for this project. They feel that this was an opportunity to clean up a dilapidated site.

Staff Comments

Staff had initially suggested that the zoning of the property be changed to C-2 Commercial and having a conditional use permit for outdoor activities. The property would be developed in a conventional way. However, given the Town's planning policies and the Town's desire to regulate the design of the redevelopment, Staff feels that a Planned Unit Development is warranted in this location.

Committee action

The Committee will need to determine if a Planned Unit Development is warranted for this project. Approval of the concept plan will allow the landowner to continue with the formal process of a General Development Plan and a Specific Implementation Plan.

(4) *Criteria for approval of PUDs.*

Planned unit developments shall meet all of the following criteria to be approved:

- (a) The development shall be consistent with a town comprehensive plan approved by both the town and county.
- (b) The uses and their intensity, appearance, design and arrangement shall be compatible with the physical nature of the site and area, and shall not have a significant adverse impact on the natural environment.
- (c) The uses and their intensity, appearance, design and arrangement shall in no foreseeable manner diminish or impede the uses, values and normal and orderly development of surrounding properties.

- (d) The uses and their intensity, appearance, design and arrangement shall not create access issues, traffic or parking demand inconsistent with existing or anticipated transportation facilities.
- (e) The development shall include adequate provision for the continued preservation, maintenance and improvement of natural areas and open space.