

Staff Report
Concept Plan for possible Planned Unit Development
1984 -1987 Barber Drive, Section 16, Town of Dunn



Adam and Brittany Buhalog are seeking approval to be allowed to begin a zoning change for a Planned Unit Development (PUD). The first step in the PUD process is the review of a concept plan by the Town and ZLR Committee. The committees will need to determine if the proposal warrants the use of a PUD.

Location

The properties are located on the west side of Lake Kegonsa. The land is situated between Highway 51 and the lake and is just north of the Haverson's Restaurant. The property has been used as a restaurant and a recreational trailer park in the past. Both land uses have been abandoned leaving a severely dilapidated building on the west side of Barber's Drive and a site containing a large amount of gravel with deteriorating sheds on the east side of Barber's Drive.

Proposal

The Buhalogs would like to remove all existing impervious surfaces and buildings from the properties, construct a new commercial building on the west side of Barber Drive and construct their single-family residence on the east side of Barber's Drive. As part of the development, the entire site will be subject to a wetland restoration project. The commercial building will be used for indoor climate controlled warehousing.

Development difficulties

The property is situated in a low lying area that is fairly flat. The southern end of the land contains a lagoon, wetlands, and portions are identified in the flood hazard area. County Staff had suggested that the wetland area be delineated prior to the development of the site. The wetland report revealed a narrow ribbon of low quality wetlands running the length of the land parallel to Highway 51 and also jutting out into the middle of the property. See attached map. Given the 75-foot setback, development of the west side of Barber Drive is severely impacted. In order to allow development of the site, a small portion of the wetland will need to be removed from the wetland classification (rezone out of wetland) in order for any development to occur.

The zoning of the properties consists of Recreational (RE-1), Commercial (B-1), and Residential (R-1). The Town Plan does not allow new areas to be zoned commercial. As a result, a Planned Unit Development has been proposed to redevelop a dilapidated site with high quality development which includes a significant wetland/prairie restoration project.

Town Comprehensive Plan

The property is located within the Lake Kegona Limited Urban Service Area. The Town prohibits new commercial sites to be created. This particular property is considered a redevelopment site and would be allowed to be redeveloped into a commercial business that would not impact the neighboring properties. The Town Plan references particular attention will need to be paid to parking, landscaping, and exterior lighting. The Plan also requires a 100-foot buffer for any development adjacent to wetlands.

Town Plan Commission

The Town of Dunn has reviewed the proposal. They felt that this was an opportunity to clean up a dilapidated site. The proposal includes wetland restoration for a large area along the lagoon which will improve water quality. The proposed climate-controlled warehouse facility would be a passive land use that would have a low impact on the neighborhood.

- (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.