

**NARRATIVE FOR PROPOSED PUD ON BARBER ROAD
TOWN OF DUNN
FOR
A CLIMATE CONTROLLED STORAGE FACILITY
AND
A SINGLE FAMILY HOME**

This project is being proposed by the Applicant/Developer Adam & Brittany Buhalog, who currently reside at 2300 West Milwaukee Street in Stoughton, Wisconsin.

The entire project encompasses 3.73 acres, cumulatively, on both sides of Barber Road. The first parcel, on the West side of Barber Road, is a 2.35 acre site on which the Barber Bay Inn is situated. It is better known as Parcel #061026298520 T06N R10E Section 26, SE ¼ of the NW ¼. The second parcel, on the East side of Barber Road, consists of 1.38 acres, and is better known as Lots 2 & 3 of CSM #150179.

The proposed plan has two elements set forth for consideration. First, on the 2.35 acres on the West side of Barber Road on which the Barber Bay Inn is situated, the proposal is for a fully enclosed, climate controlled, self-storage facility. On the East side of Barber Road Adam and Brittany Buhalog plan on building a home between 4000 and 6000 square feet.

On the West side of Barber Road the current use (Barber Bay Inn) consumes 41,210 S.F. of the lot leaving 61,447 S.F. of open space. The proposed climate controlled self-storage facility consumes 36,117 S.F. of the lot leaving 66,139 S.F. of open space. This will increase the open space of the lot by 8%. A total of 13,614 square feet of wetland will need to be rezoned out of wetland—of this 293 S.F. wetland will be permanently filled. On the East side of Barber Road the proposed use is one single family home with a total impervious surface impact of 5000 S.F. on a lot that consists of 60,112.8 S.F. or 1.38 acres. This is an impervious surface impact of 8.4%. Based on the overall scope/scale of the proposed development it falls well within the typical bulk requirements found under zoning districts.

Adam and Brittany Buhalog have retained Cardno Environmental as their consultant for open space restoration. At this point in time, Cardno has proposed a multi-faceted restoration plan for all open space on both the West and East side of Barber Road. The restoration plan calls for the following: a) Mesic Pollinator; b) Sedge Meadow; c) Wet/Mesic Prairie; and, d) Wetland Edge. The Buhalogs, as a part of the PUD process,

will agree to maintain the quality of the restored areas.

The relationship of nearby properties is somewhat limited. On the East side of Barber Road the contiguous property to the North is single family residential. To the South there are condominiums. On the West side of Barber Road there is open space to the South and residential to the North. While the proposal on the West side of Barber Road does not wholly related to the Town Comprehensive Plan there have been a unique set of issues surrounding the 2.68 acres that the Applicant/Developer has been attempting to ameliorate to deliver a solution.

The current timeline on this development, should approvals be forthcoming, is to break ground this fall, and complete the project by mid-summer of 2018.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Adam Buhalog', with a stylized flourish at the end.

Adam Buhalog
Applicant/Developer