



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **October 24, 2017**

Zoning Amendment:
Wetland District TO Non-wetland District

Acres: 0.16
Survey Req. No

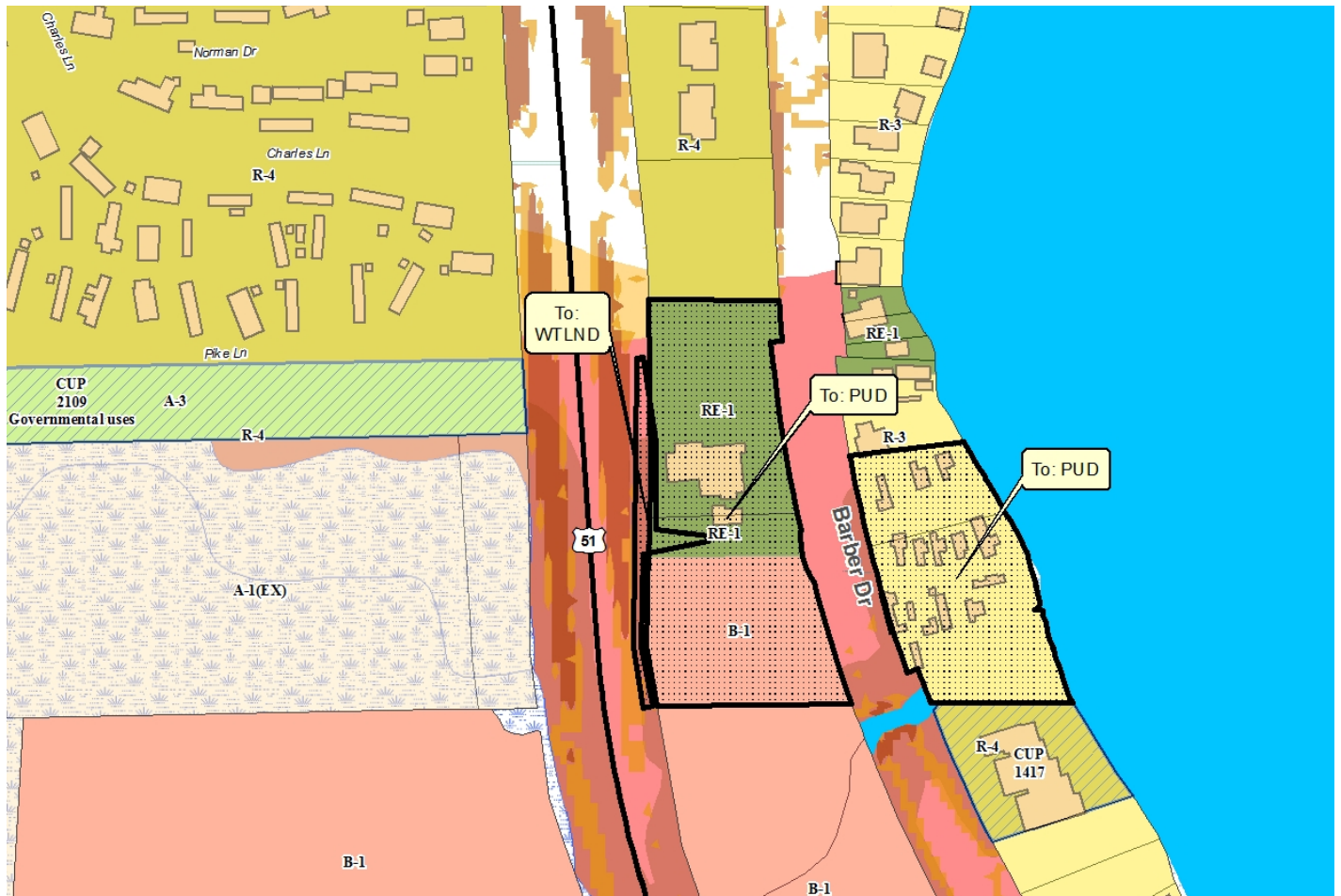
Reason:
Removal of 7100 square feet of designated wetlands from the adopted Wetland Inventory Maps to allow commercial development

Petition: **Petition 11197**

Town/sect:
DUNN, Section 26

Applicant
JAMES THOMAS BARBER

Location:
1987 BARBER DRIVE



DESCRIPTION: The applicant would like to declassify a small strip of wetlands on west side of the property in order to redevelop the site. As part of the redevelopment, the applicant will be restoring the opens pace areas on the property to mesic pollinator and wetland edge. The petition is in conjunction to the recent approval of a Planned Unit Development for the site.

OBSERVATIONS: There is an abandoned restaurant and large parking area currently on the property. Due to the reconstruction of Highway 51, a poorly draining swale was constructed on the west side of the property. Through time, the swale area turned into a wetland due to the constant ponding of water in the swale area. This wetland area is approximately 400 feet long and 15 feet wide and runs the length of the property. Given the 75-foot setback requirement from wetlands, the majority of the property becomes unusable.

The wetland in question is classified as a fresh (wet) meadow and a shallow marsh community. These communities are not considered high quality wetland types and have been degraded further due to the abundance of invasive plant species present.

WISC DNR: The DNR has reviewed the proposed declassification and restoration and has no objection to the proposal. The project will fall under the scope of a general permit.

STAFF: The wetland inventory maps may be amended, or portions declassified if the Committee finds that the removal of wetland area will not a significant adverse impact upon any of the following: (a) Storm and flood water storage capacity; (b) Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland; (c) Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters; (d) Shoreline protection against soil erosion; (e) Fish spawning, breeding, nursery or feeding grounds; (f) Wildlife habitat; or (g) Areas of special recreational, scenic or scientific interest, including scarce wetland types.

As part of the redevelopment project the area will be regraded and replanted to a mesic pollinator. A storm water management is required as part of the redevelopment. It appears that the redevelopment of the area will only improve the water quality and will not have a significant impact on the surrounding shoreland area.

TOWN: The request of the removal of wetlands falls under the scope of Chapter 11, Shoreland regulations. A town action report is not required for action. Given that the removal of wetlands is under 5 acres in size, the Wisconsin DNR does not get involved in the process.

The town is in agreement with the declassification of the wetland. The Town of Dunn planner, Erica Schmitz, will be at the Committee meeting to confirm.