



Staff Report

Public Hearing: **June 27, 2017**

Zoning Amendment:
**RE-1 Recreational District , B-1
Business District and R-3
Residence District to PUD
Planned Unit**

Petition: **Rezone 11150**

Town/sect:
**Dunn
Section 26**

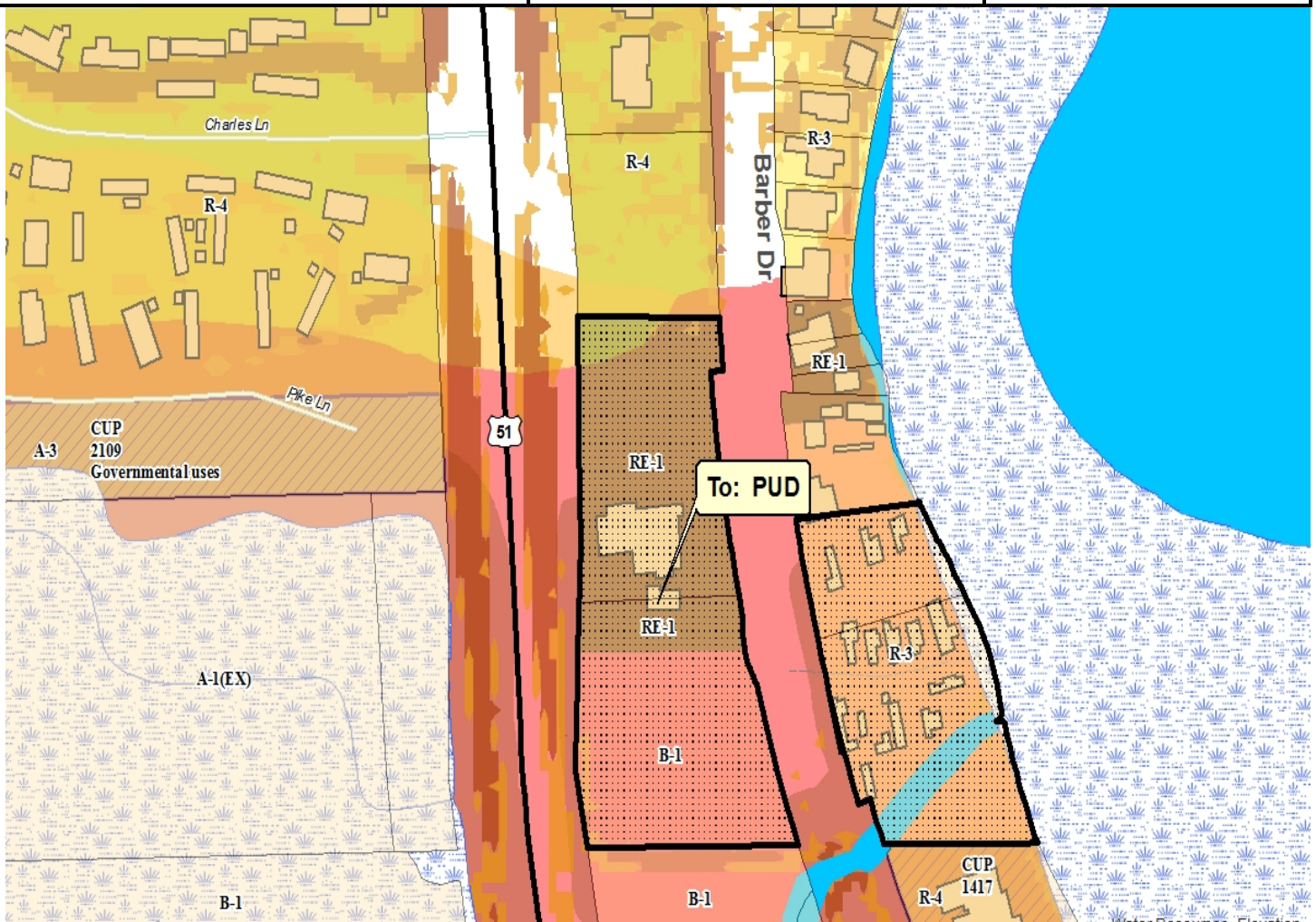
Zoning and Land Regulation Committee

Acres: 3.4
Survey Req. yes

Applicant
Susan K Barber

Reason:
**Redevelopment of existing
commercial area and
prairie/wetland restoration**

Location:
1987 Barber Drive



DESCRIPTION: The petitioner would like to redevelop an abandoned commercial area into a site for an indoor climate controlled warehousing facility. The project also includes combining two residential lots for the construction of a single single-family residence along the lake shore. Both properties would be part of wetland/prairie restoration project to enhance the areas aesthetics and water quality.

OBSERVATIONS: The westerly property consists of an existing abandoned restaurant and a large parking area. The eastern property (lake frontage) consists of an abandoned trailer park with small structures and gravel paths. A small portion of land, located along the southerly edge, is within the 100-year floodplain. Wetlands have been identified on the southerly portion of the property along the stream bank. The wetlands also extend to the north via narrow drainage ditches along the roadways. The property consists entirely of hydric soils with a groundwater depth of 1 to 3 feet from the surface. The properties are located within the Lake Kegonsa Limited Service Area. Redevelopment of the westerly lot is hindered by the ribbons of wetlands along Hwy 51. Any redevelopment of the site will require the wetland ribbon to be declassified from wetland status.

REZONE 11150 continued

TOWN PLAN: The property is within the Limited Service Planning area. This area is slated for increased residential density due to presence of public sewer. The policies within the Town Plan discourage any new commercial development in the Town. The plan is silent regarding the redevelopment of existing commercial properties. To address the absence of planning policies, Staff has suggested that a Planned Unit Development be used in order to ensure that a proper planning process be used for this particular development.

In March, the Town of Dunn Planning Commission reviewed a concept plan for the area. The Town was in support of the project noting that it will improve a neglected site. The applicant held two neighborhood meetings regarding the proposed development and received support from the neighboring residents. The neighborhood will not support having multi-family dwellings placed on the property. Warehousing appears to be a suitable low impact land use for the site.

As part of the redevelopment project, the applicant is proposing to restore the open space areas of the site to a native prairieland. The restoration efforts will also improve approximately 370 feet of lake shoreline along with the shoreline of the unnamed tributary. The goal is to provide habitat for native species while reducing overland stormwater runoff from the site into Lake Kegonsa. The restoration project meets to primary environmental policies found within the Town Plan.

RESOURCE PROTECTION: The majority of the property is located in Resource Protection Area. The property fronts along Lake Kegonsa, is adjacent to an unnamed tributary to the lake, and has wetlands and floodplain. The project proposes restore prairie/wetland area as well as the shoreline which has been degraded over time.

TOWN: The Town postponed action on the General Development Plan until the concerns regarding size are addressed.

STAFF:

The proposed land uses appear to fit with the neighborhood and would address the need to improve the abandoned commercial/trailer sites. There are several concerns that should be addressed prior to the approval of the General Development Plan.

1. Wetlands – The warehouse facility encroaches significantly into the wetland setback area. In order for the project to proceed, the ribbon of wetlands located along Hwy 51 will need to be declassified. A separate application will need to be filed to rezone the area out of wetland classification.
2. Size of Structure – Staff expressed concerns with the size of the structure being out of character with the neighborhood. The original structure was proposed to be 450 feet long. The building was reduced to 320 feet however the height of the structure increased to 32-40 feet. Staff is suggesting that more efforts be made to reduce the impact of the building.
3. Building Exterior – Staff expressed the concern of the vast amount of EIFS (plaster over foam) being used on the exterior of the building. The material performs poorly when used on large flat areas. Staff suggests that different materials be used on the exterior.
4. Narrative – The narrative needs to include building/parking/open space ratios for the project and provide a better detail on the style of signs and lighting for the project. The narrative should include more information on the timeline for environmental restoration project.
5. Signage – The plans show two signs to be located on the building, one facing Hwy 51 and one facing Barber Drive. Information is very vague. The applicant should provide the size of the signs and describe the style and illumination if any.
6. Lighting plan – The site plan shall show the location of all exterior light fixtures for the project.
7. Landscaping plan: The landscaping plan should call out the size of the plantings. The plan should differentiate between buildings, paved areas, turf areas, detention areas, mulch areas, and prairie/wetland restoration areas. The restoration plan should match the landscaping plan.
8. Optional Parking Area – An outside storage area was added to the plans. Staff feels that the outside storage of boats, RVs, and trailers, would have a negative impact on the environmental restoration plans for the property. Staff suggests that the storage area be removed from the plans and the area devoted to open space.

7/25 ZLR: The petition was postponed due to no town action. The applicant will need to address concerns by staff.

Town Update: The Town Board has approved the General Development Plan for the Planned Unit Development conditioned upon the following:

- 1) The approval of the petition to rezone approximately 6503 square feet of wetland out of wetland
- 2) The approval of a variance from the Towns 100 ft wetland setback
- 3) Approval of the Certified Survey Maps consolidating lands on both sides of Barber Dr.
- 4) Removal of asphalt in the Barber Dr. right-of-way
- 5) Removal of the "possible future parking area" from all maps

Staff Update: The applicant has addressed all concerns regarding the proposed development.

- **WETLANDS:** The property has a small ribbon of wetlands that runs parallel to County Highway 51. The 75-foot setback from wetlands prevents the property from being redeveloped. The applicant has submitted an application to reclassify (remove) the wetland area from the Wetland Maps. The area consists of approximately 6500 square feet. The WDNR has conducted a preliminary review of the proposed removal and finds no issue with the removal. As part of the approval, approximately 3 acres of prairie/wetland will be restored and 370 feet of shoreline revegetated.
- **SIZE OF STRUCTURE:** The structure has been reduced in height to 25-29 feet. The building's west façade has been indented further to give the effect of 3 smaller structures. Additional landscaping is proposed on the west property line to soften the view from Hwy 51.
- **BUILDING EXTERIOR:** The exterior finishes have been changed to include brick, pre-cast concrete, and metal panels. The proposed finishes will provide a more durable exterior and enhance the esthetics of the building.
- **NARRATIVE:** The narrative has been improved to provide additional information regarding impervious surfaces and how the proposal meets the policies of the Town of Dunn Comprehensive Plan. The narrative substantiates the need for a Planned Unit Development.
- **SIGNS:** More information was provided for the proposed signs. There are two signs proposed; one facing Hwy 51 and one facing Barber Drive. The signs will be individual block letters which will be backlit.
- **LIGHTING:** The proposed lighting will meet "dark sky" requirements as noted in the Town of Dunn Comprehensive Plan.
- **LANDSCAPING:** The landscaping plan has been improved to provide a generous amount of landscaping around the commercial building. The plan calls for a 3-acre prairie/wetland restoration project surrounding the buildings which includes approximately 370 feet of shoreline restoration.
- **PARKING AREA:** An inadvertent note was added to the plans regarding a proposed outside storage area located north of the commercial building. The note has been removed from all plans except one page 22 of 41. The plan will be corrected during the Specific Implementation Plan process.

Staff Suggested conditions: If approved, Staff suggests the following conditions are part of the approval of the General Development Plan:

- 1) The approval of the General Development Plan is contingent upon approximately 6503 square feet of wetland being reclassified (removed) from the official wetland maps.
- 2) The applicant shall obtain a variance from the Town of Dunn 100-foot wetland setback policy.
- 3) A Certified Survey Maps shall be recorded with the Register of Deeds to consolidate lands on both sides of Barber Drive.
- 4) The applicant shall be responsible for the removal of asphalt within the Barber Dr. right-of-way and vegetate the area as shown on the approved plan.
- 5) The "possible future parking area" located north of the commercial building shall be prohibited and notations shall be removed from all maps.
- 6) A Specific Implementation Plan shall be submitted no later than one (1) year after the date of adoption of the General Development Plan by the County Board.