



# DANE COUNTY PLANNING & DEVELOPMENT

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TO: Town of Dunn Plan Commission Members  
FROM: Roger Lane, Dane County Zoning Administrator  
SUBJECT: Review of General Development Plan for Barber's Drive project  
DATE: May 5, 2017

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Dear Committee members,

I have reviewed the information presented for the Barber's Bay General Development Plan and have numerous concerns regarding the proposal. The materials presented with the application appear to be incomplete. County Staff recommends rejecting the General Development Plan based on the following concerns:

1. The narrative information regarding the lot/building/open space ratios have not been provided for the west side of Barbers Drive. The current impervious surface noted in the narrative is inaccurate. It appears that there is presently 36,000 square feet of lot coverage. The applicant should provide accurate information on the site noting existing building/parking/open space coverage and proposed building/parking/open space ratios.
2. The information does not describe how the proposal relates to comparable zoning districts. The applicant should provide information on how the residential proposal relates to the R-3 Residence Zoning District and how the commercial development relates to the C-1 Commercial Zoning District.
3. The proposed commercial development does not relate well to the existing commercial development. The majority of the existing development is open space, however is used as parking space. The proposal uses all impervious surfaces to substantiate the size of the building. The mass of the building appears to be out of character with its surroundings. The applicant should reduce the size of the building to provide more open space.
4. The proposed building is 455 feet long. The length is only segmented by four sections that have 5-foot offsets. The exterior is very stark, comprised mostly of EIFS (plaster cement surface). The front entrance is acceptable. The applicant should redesign the exterior of the building by adding features and other materials to breaking up the mass of the building. The building may need to be reduced in length.
5. The information does not describe how the proposal relates to the Town Comprehensive Plan. The applicant should provide information on how the proposal fits with the policies found in the Town of Dunn Comprehensive Plan.
6. The information does not provide a map showing the existing land uses, zoning, and owners of the surrounding properties. The applicant should provide a map showing the information on the surrounding community.
7. The site plan does not designate the open space areas or proposed landscape features. The applicant should provide a detailed plan noting all features of the site.

8. The loading area for the building blocks the travel path for the parking area. The parking lot should be redesigned to provide an adequate unloading area that does not interrupt the parking area. The parking area shall be dimensioned.
9. No exterior lighting information has been provided. The applicant shall provide a lighting plan showing all exterior lighting placement and provide general information on the luminaires. The design shall meet dark sky lighting regulations.
10. Information shall be provided for the location of all exterior HVAC mechanicals on the commercial building. If rooftop mechanicals are proposed, adequate screening shall be provided.
11. The information does not address proposed signs for the commercial development. The applicant should provide preliminary plans for all signs on the site.
12. The information does not include a landscaping plan for the site. Landscaping shall be present in the open space areas, along the building foundation, and parking area. Screening could possibly be located along Highway 51 to break up the mass of the building. The landscaping plan should identify the coverage types (pollinator, meadow, and prairie). Provide pictures of what each of the prairie restoration areas would look like to evaluate the esthetic significance. The applicant should provide a landscaping plan with the noted features.
13. The impervious surface ratios exceed shoreland regulation requirements. A complete shoreline restoration plan will be needed in order to comply with shoreland regulations. The rear patio on the residential structure encroaches into the 75-foot lake setback. Compliance can be obtained by the reduction in the size of the commercial building and removal or redesign of the rear of the residential structure to keep the structure and appendages 75 feet back from the shoreline.
14. The applicant shall submit an application (rezoning application) for the removal of portions of the wetland area from wetland designation in order for the construction of the commercial building. A map shall be provided showing the identified wetlands that need to be removed. Information shall be provided on the quality of the wetlands and the end development of the area.
15. All structures shall maintain a 100-foot setback from all identified wetland areas.
16. A preliminary survey map shall be provided to show how the lots will be consolidated.
17. A map showing the overall boundaries of the Planned Unit Development shall be provided to clarify the actual boundaries of the Planned Unit Development. A legal description of the boundaries shall be provided.
18. A preliminary grading plan shall be submitted showing one foot contours identifying how stormwater will be handled for the site. Provide location of retention basins and other features to control stormwater.
19. The current property owner owes \$32,500 in back taxes on the property. It is suggested that all unpaid real estate taxes be paid prior to the approval of the General Development Plan.