DIMENSION IV
Madison Design Group

architecture · interior design · planning

6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

BARBER DRIVE CLIMATE CONTROLLED STORAGE

BARBER DRIVE, TOWN OF DUNN, WI

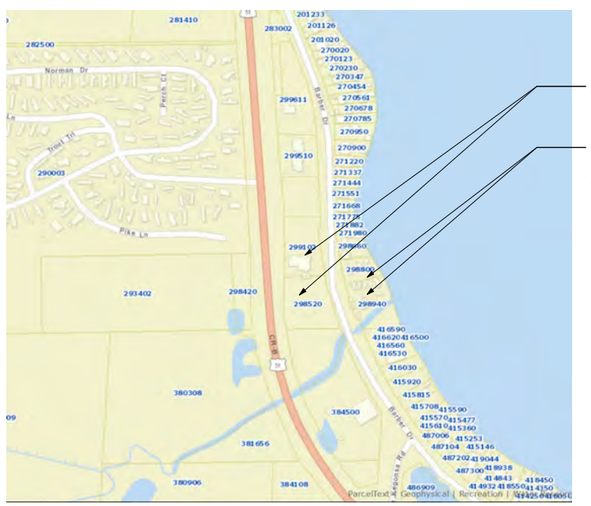
RENDERING IS REPRESENTATIVE ONLY - SEE DOCUMENTS FOR BUILDING INFORMATION

STORAGE PROJECT

RENDERING IS REPRESENTATIVE ONLY - SEE DOCUMENTS FOR BUILDING INFORMATION

RESIDENTIAL PROJECT

LOCATION



Architecture : **Dimension IV - Madison Design Group, LLC**
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Civil Engineer : **Quam Engineering, LLC**
4604 Siggelkow Road, Suite A, McFarland, WI 53558
p: 608.838.7750 www.quamengineering.com

Environmental Site Restoration : **Cardno, Inc**
6140 Cottonwood Dr, Suite A, Fitchburg, WI 53719
p: 608.661.2955 www.cardno.com

BUILDING DATA:

STORAGE OCCUPANCY: S1 Storage
STORIES: 2
HEIGHT: 29'-0" Max.
AREA: 30,340sf/floor=
60,680sf total

RESIDENTIAL
HEIGHT: 27' MAX
STORIES: 2
AREA: 4,400GSF TOTAL

PROJECT # 16064

GDP SUBMITTAL

31 JULY 2017

LIST OF DRAWINGS

G0.1

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

Contents

Introduction

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 Drive. The first parcel, on the West side of Barber Drive, is a 2.355 acre (102,626 ft^2) 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 Drive, consists of 1.379 acres (60,100 ft^2), and is better known as Lots 2 & 3 of CSM #150179. The lake-side parcel is an abandoned seasonal trailer and recreational vehicle park.

Draft Certified Survey Maps of the proposed PUD are attached.

The proposed plan has two elements set forth for consideration. First, on the 2.355 acres on the West side of Barber Drive 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 Drive Adam and Brittany Buhalog plan on building a home between 4000 and 6000 square feet.

Impervious Surface Considerations

West / Highway 51 Side of Barber Drive

On the West side of Barber Drive the current use (Barber Bay Inn) consumes 41,210 S.F. of the lot leaving 61,416 ft^2 of open space. The proposed climate controlled self-storage facility consumes 30,340 ft^2 of the lot leaving 72,286 ft^2 of open space. This will increase the open space of the lot by 17.7%. A total of 7094.8 ft^2 of wetland will need to rezoned out of wetland—of this 401 ft^2 wetland will be permanently filled.

The current character of the impervious area on the west side of Barber Drive is primarily asphalt parking lot, with a relatively smaller building footprint. The proposed redevelopment of the site will switch the character of the impervious surface--the redevelopment having a larger building size and a smaller parking lot area.

- The existing commercial parking lot area is being reduced from 24,391 square feet to 4,044 square feet (a 20,347 ft^2 reduction).
- An additional 10,427 square feet of parking lot that is currently in the Barber Drive right-of-way is also being removed. In its place, 1024 ft^2 of asphalt is proposed to connect the parking lot and street, representing a 9,405 ft^2 reduction in asphalt in the Barber Drive right-of-way.
- The existing 200'-wide driveway connection to Barber Drive will be replaced with a 24' driveway, thus improving safety.

The existing and proposed impervious surface impact is summarized in the following table.

Use	Existing	Proposed
Building	6,392 ft^2	30,340 ft^2
Parking Lot asphalt	24,391 ft^2	4,044 ft^2
Right-of-Way asphalt	10,427 ft^2	1,024 ft^2
Total	41,210 ft^2	35,408 ft^2

While the runoff water from parking lots is relatively "dirty," the runoff from building

roofs is relatively "clean." As a result, the change in the character of the primary impervious surface from "parking lot" to "roof" will result in a net decrease in the amount of contamination at the source of the runoff.

- Roof water will be taken to grade on the Highway 51 side of the building to allow it to soak into the ground.
- The proposed rain garden will meet sediment control requirements for the proposed parking lot.

East / Lake Kegonsa Side of Barber Drive

On the East side of Barber Drive there are currently the remnants of an abandoned seasonal trailer and recreational vehicle park. There are currently three structures on the property, all located within 50' of the delineated wetlands:

Building Size = 8'x10'
80 ft^2

Building Size = 11'x11'
121 ft^2

Building Size=11'x11'
121 ft^2

The existing buildings comprise a total of 322 ft^2. The buildings are not only within the wetland and shoreline setback, as shown in the following photograph, at least one of the buildings is actually in the wetland area.

All existing buildings will be removed from the property.

There are presently five poured concrete pads within 50' of wetlands and shoreline, the closest being within 8' of the delineated wetland:

Pad Size = 14'x40'
560 ft²

Pad Size = 3'x8' and 8'x12'
120 ft²

Pad Size = 9'x22'
198 ft²

Pad Size = 9'x22'
198 ft²

Pad Size = 10'x18'
180 ft²

In total, there is a total of 1,256 ft² of existing impervious poured concrete, most of which is within 50' of the demarcated wetlands and shoreline that will be removed.

The total impervious surface on the lake-side of the property is currently 1588 ft², almost all of which is located within 50' of the shoreline and/or wetland areas or within the wetland area itself.

The proposed use is one 3630 ft² single family home, served by 2117 square feet of driveway, for a total impervious surface impact of 5747 ft² on a lot that consists of

60,100 square feet (yielding an impervious surface impact of 9.56%. Based on the overall scope/scale of the proposed development it falls well within the typical bulk requirements found under relevant zoning districts. The house occupies 6.0% of the total area of the property. All impervious surfaces -- house and driveway together, occupy 9.56% of the property.

Highway 51 Approach Sightlines

Approaching the subject property driving Northbound on Highway 51 yields the following view sequence:

Approaching the subject property driving Southbound on Highway 51 yields the following view sequence:

Current Zoning

West / Highway 51 Side of Barber Drive

On the west side of Barber Drive, the area covered within the GDP currently has three different zonings.

- The most northerly 1.00 acre parcel, where the Barber's Bay Inn is currently sited, is zoned RE-1, Recreational District, including boat, canoe and snowmobile rental services, sale of bait, ski slopes, residences, and utility services. Although this property is zoned as RE-1, its existing use has been the B-1 Business enterprise of the Barber's Bay Inn Bar and Restaurant.
- The middle 0.24 acres is also zoned RE-1, which corresponds to a small single-family residence.
- The southern 1.011 acres (which is currently open space) is zoned B-1: Local Business District, including retail sales, incidental enclosed storage of items or materials, banks, offices, office buildings, private clubs or organizations, theatres, auditoriums, schools and educational facilities, recreational facilities, rental or lease of boat slips, utility services, and crematories.
- The GDP proposes consolidating these three parcels into a single lot.

East / Lake Kegonsa Side of Barber Drive

On the east side of Barber Drive, the area covered within the GDP currently consists of two lots, each of which is zoned R-3 Residential District, including single family homes, and accessory buildings. The GPD proposes consolidating these two parcels into a single lot.

Relationship Between Current Zoning and Proposed Use

West / Highway 51 Side of Barber Drive

On the west side of Barber Drive, the proposed enclosed self-storage facility constitutes

a minor deviation from the current zoning and historical use of the property:

- While enclosed self-storage is different from the B-1 permitted use of "incidental enclosed storage," the concept of "storage" is encompassed within the B-1 framework.
- The exterior design, appearance, and size of the proposed self-storage facility is substantially similar to that of the B-1 permitted uses of the property for the construction of an office building, theatre, auditorium, or school.
- The traffic and public service impact of the proposed self-storage facility will be far less than a currently-permitted use for an office building, theatre, auditorium, or school -- or the historical use of the property as a bar and restaurant.

Building Footprint

The existing B-1 zoning on the west side of Barber drive permits a building that occupies up to 60% of the lot size. The proposed climate-controlled self-storage facility will occupy 29.55% of the lot, slightly less than half the coverage permitted under the existing B-1 zoning designation.

Building Height

The existing B-1 zoning on the west side of Barber drive permits a building up to six stories or 75' in height. The RE-1 zoning on the west side of Barber Drive permits a non-residential building up to 4 stories or 50' in height. The proposed climate-controlled self-storage facility is well within the zoning limitations of both existing zoning designations.

East / Lake Kegonsa Side of Barber Drive

On the east side of Barber Drive, the proposed development is of one single-family residence. This plot of land is currently platted as two lots.

Current zoning would permit the construction of one single-family residence on each of these two lots, for a total of two residences on the property covered by the PUD. The proposed PUD consolidates these two lots into a single lot, on which will be constructed one single-family residence, resulting in a reduction in density as compared to the current zoning of the relevant parcel. The construction of a single-family residence on this property would be permitted under the current zoning of the property.

Building Footprint

Current zoning would permit the construction of one single-family residence on each of these two lots, for a total of two residences on the property covered by the PUD. The proposed PUD consolidates these two lots into a single lot, on which will be constructed one single-family residence, resulting in a reduction in density as compared to the

current zoning of the relevant parcel. The construction of a single-family residence on this property would be permitted under the current zoning of the property. The RE-1 zoning does not specify a maximum footprint for a residence as a percentage of lot coverage.

Building Height

The current RE-1 zoning permits residential structures up to two and one-half stories or 35 feet (mean of roof) in height. The proposed two-story residence requires no deviation from building height limitations.

Relationship between Current Zoning and Otherwise-Required Zoning absent a PUD

West / Highway 51 Side of Barber Drive

In the absence of a PUD, the west side of the property would need to be rezoned C-1 Commercial District to accommodate the construction of a climate-controlled self-storage facility. The C-1 zoning permits all uses allowed in the B-1 zoning, with the addition of appliance and grocery stores, drugstores, furniture stores, barbershops and beauty shops. It also permits rooming and boarding houses, bakeries, laundries, printing plants, distribution centers, wholesale businesses, machine shops, manufacturing and assembly plants.

The creation of a PUD to permit the construction of a climate-controlled self-storage facility does not implicate any of the other permitted uses that would accompany a rezoning of the property to C-1; the only permitted use will be to construct a climate-controlled self-storage facility.

Building Footprint

The otherwise-required C-1 zoning has exactly the same building footprint limiations as the existing B-1 zoning, permitting a building that occupies up to 60% of the lot size. The proposed climate-controlled self-storage facility will occupy 29.55% of the lot, slightly less than half the coverage permitted under either the B-1 or the C-1 designation.

Building Height

The otherwise-required C-1 zoning limits the height of the building to 4 stories, where the existing B-1 zoning permits a building up to 6 stories in height. The proposed climate controlled self-storage facility is a two-story structure, within the height restriction limits for both the existing zoning and the otherwise-required C-1 zoning.

East / Lake Kegonsa Side of Barber Drive

There is no "otherwise-required" zoning applicable to the construction of the proposed single-family residence on the east / lake side of Barber Drive

Zoning of Parcels Contiguous to the GDP site

West / Highway 51 Side of Barber Drive

On the west side of Barber Drive:

- The 12.13 acre parcel to the immediate north is currently zoned Agricultural and is undeveloped.

- The next parcel to the north is zoned R-4 Multiple-Family Residential.
- The parcel immediately to the south is zoned B-1 and is currently the site of Halverson's Restaurant.

East / Lake Kegonsa Side of Barber Drive

On the east side of Barber Drive:

- The parcel immediately to the north has 0.07 acres zoned as RE-1 Recreational and 0.337 acres zoned as R-3 Single Family.


- The parcel immediately to the south is zoned R-4 Multiple-Family residential and is currently the site of a condominium complex.


Employee Parking

The employee footprint of the self-storage facility will be minimal, with the regular staff consisting of a single manager. A single parking space will serve the need for employee parking.

Signage

Signage will be located on the self-storage building in the form of individual backlighted block letters, as depicted on the attached architectural renderings. There will be one placement on the Highway 51 side of the building and one placement on the Barber Drive side of the building. The signage will be compliant with Town of Dunn “Dark Skies” specifications.

Exterior Lighting

Exterior lighting will be limited to safety and exit lighting consistent with existing Town of Dunn “dark skies” lighting codes.

Relationship to the Town of Dunn Comprehensive Plan

Although the proposed use on the West side of Barber Drive requires small deviations from the Town of Dunn 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 proposed redevelopment attempts to the greatest extent possible to respect the spirit of the town's comprehensive plan where such deviations are required to make redevelopment viable.

The Comprehensive Plan discourages development that would preclude agricultural activities on continuous land that is currently zoned for agricultural use. The land immediately to the north of the proposed self-storage facility is currently zoned for agricultural use. No characteristics of the proposed self-storage facility on the west side of Barber Drive have been identified that would negatively impact any permitted agricultural use on the adjacent agriculturally-zoned property.

Preserving the rural character of the Town of Dunn is identified as a "top three" issue in the town's comprehensive plan. In the context of a redevelopment of a high-intensity bar/restaurant and RV/trailer park, the proposed GDP is consistent with that goal. Historically, the portion of the property to the east of Barber Drive was used as a seasonal recreational vehicle and trailer park and the property to the west of Barber Drive hosted the Barber's Bay Inn bar and restaurant.

The proposed redevelopment replaces the recreational vehicle and trailer park with one single-family residence and replaces the bar/restaurant with a climate-controlled self-storage facility.

Replacing a RV/trailer park and a bar/restaurant with a single-family home and a self-storage facility will result in lower foot and vehicle traffic in the impacted area, thereby contributing to the maintenance of the rural character of the neighborhood. An owner-occupied single-family residence is less population-dense than is a trailer park, again contributing to the "rural" character of the area.

The historic Highway 51 bridge over the creek that runs through the property will be maintained, preserving this historic view seen as seen by boaters on Lake Kegonsa. (Land Use Goal 2-2)

The Buhalogs have conducted neighborhood information meetings to meet and confer with their prospective neighbors in an effort to develop the site in a manner that is considerate of the surrounding property owners. (Land Use Goal 3-1)

The exchange of "parking lot" impervious surface for "building roof" impervious surface will decrease the runoff water contamination at the source. The wetland restoration on the property will both improve the quality of the impacted wetland areas and improve the quality of the drive-salt contaminated runoff water from Highway 51 currently entering Lake Kegonsa through the property. The recharacterization of impervious surfaces, restoration of the environmentally-sensitive historically-present wetlands, and improvement of water quality entering Lake Kegonsa are consistent with Land Use Goal 2-1 and with Environmental Protection and Conservation Guideline (a). The wetland restoration efforts adjacent to the stream into Lake Kegonsa are additionally supportive of Pattern "F" of the Town's definition of rural character concerning the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.

Environmental Considerations

Adam and Brittany Buhalog have retained Cardno Environmental as their consultant for open space and wetland restoration.

The current site is currently dominated by invasive species and is heavily degraded. The proposed restoration will provide a foundation for creating communities that will provide ecosystem services for a variety of native species. The restoration will allow for a more diverse species composition and will provide more suitable habitat for wildlife, including pollinators. The Buhalogs, as a part of the PUD process, will agree to provide active maintenance of the restored areas until the restoration plantings are established. If the site were to remain as is it would likely become further degraded therefore adding additional challenges for any future restoration efforts.

Because elements of the proposed project intrude within 100' of wetlands, it is necessary to rezone approximately 12,675 square feet (0.29 acres) of wetland out of wetland. The rezoning this area out of wetland is to allow the construction of commercial storage lockers within the 100' setback and residential home within a 75' foot setback area. Of the 7094.8 ft^2 being rezoned, approximately 401 ft^2 of wetland will be permanently filled. This permanent filling of wetland will require a permit from the Wisconsin Department of Natural Resources (WDNR) and potentially the from the United States Army Corps of Engineers (USACE). Both permits will be applied for if the zoning change is approved by the Town of Dunn and Dane County. Work within the wetland area will not begin until the permits have been issued by the USACE and WDNR.

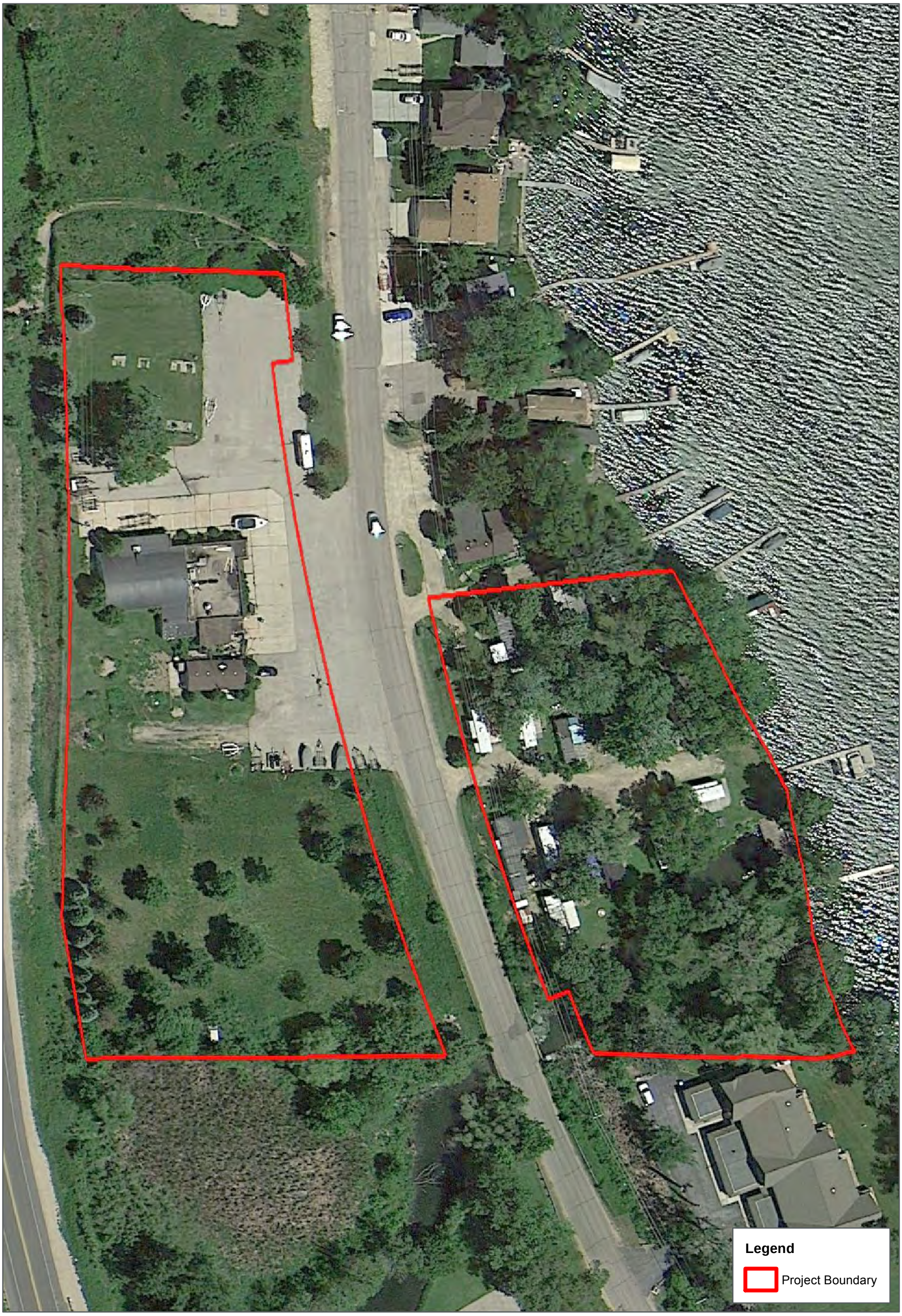
As part of the project native restoration has been proposed. A total of five natural communities totaling 2.13 acres will be restored. The table below outlines those acreages.

Natural Community	Commercial (West side of Barber Drive)		Residential (East side of Barber Drive)		Total Restored Area	
	Restoration Area (Square Feet)	Restoration Area (Acres)	Restoration Area (Square Feet)	Restoration Area (Acres)	Total Restored (Square Feet)	Restoration Area (Acres)
Mesic Pollinator	42359.73	0.97	0.00	0.00	**42359.73**	**0.97**
Sedge Meadow	0.00	0.00	11816.04	0.27	**11816.04**	**0.27**
Swale	2348.87	0.05	1411.88	0.03	**3760.75**	**0.09**
Wet/Mesic Prairie	0.00	0.00	24381.45	0.56	**24381.45**	**0.56**
Wetland Edge	4005.06	0.09	6449.39	0.15	**10454.44**	**0.24**
Total Restoration Area	**48713.66**	**1.12**	**44058.76**	**1.01**	**92772.42**	**2.13**

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

Respectfully Submitted,

Adam Buhalog
Applicant/Developer



N
W E
S

Project No. J168349900

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Aerial Overview

Town of Dunn Storage Lockers
Adam Buhalog
Dane County, Wisconsin

0 50 100 Feet

Cardno

6140 Cottonwood Dr., Suite A, Fitchburg, WI 53719 USA
Phone (+1) 608-661-2955 Fax (+1) 608-661-2961
www.cardno.com

Date Created: 5/31/2017 Date Revised: 5/31/2017 File Path: R:\Projects\16\168\168349900_AdamBuhalog_Town of Dunn Storage Lockers\GIS\MXD\Aerial Overview V2 20170531.mxd
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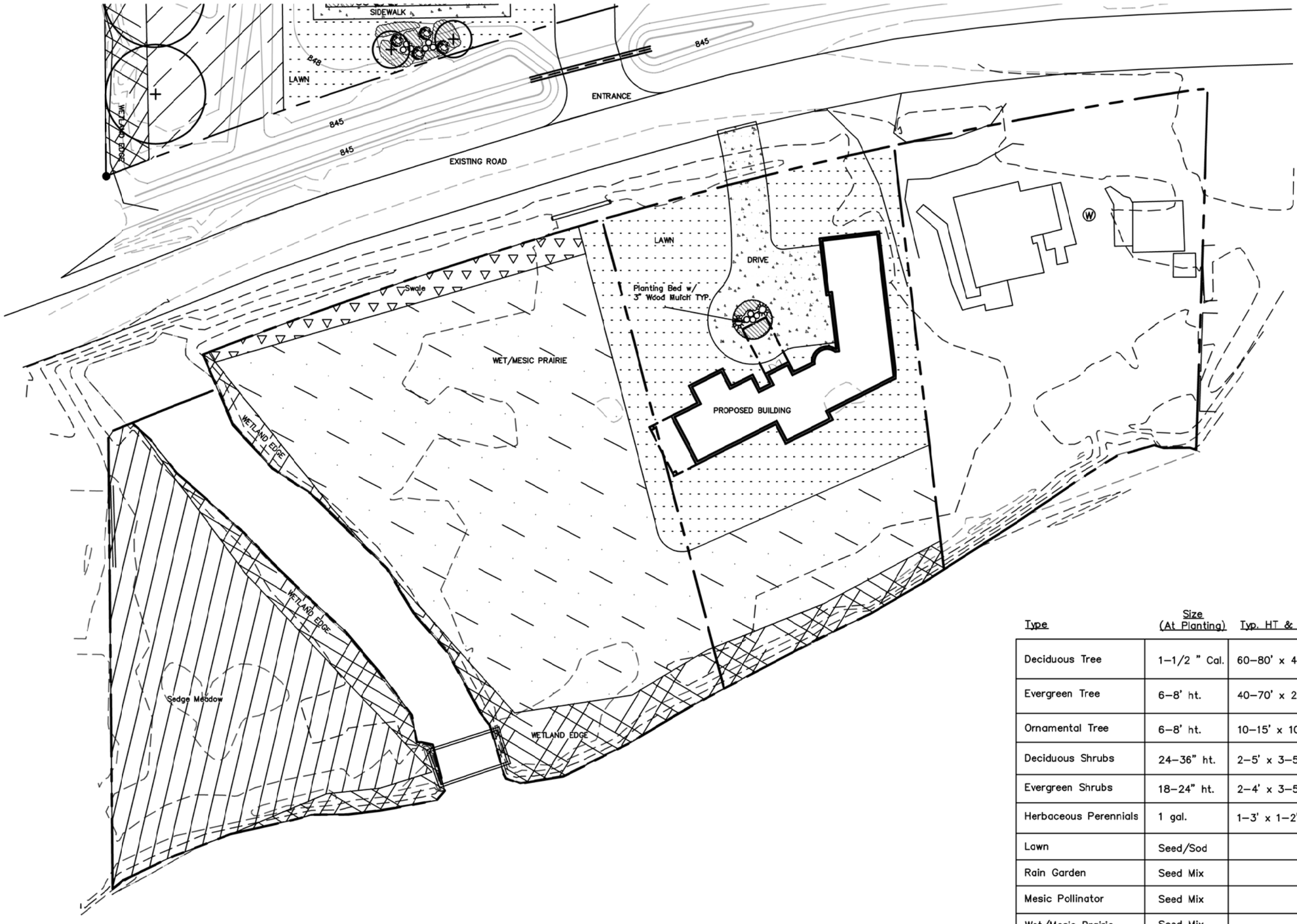
GIS Analyst: Alex Cohen



LEGEND

- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Deciduous Shrubs
- Evergreen Shrubs
- Herbaceous Perennials
- Lawn

* All trees, shrubs, and perennial bed shall receive 3" of mulch

RESTORATION AREAS

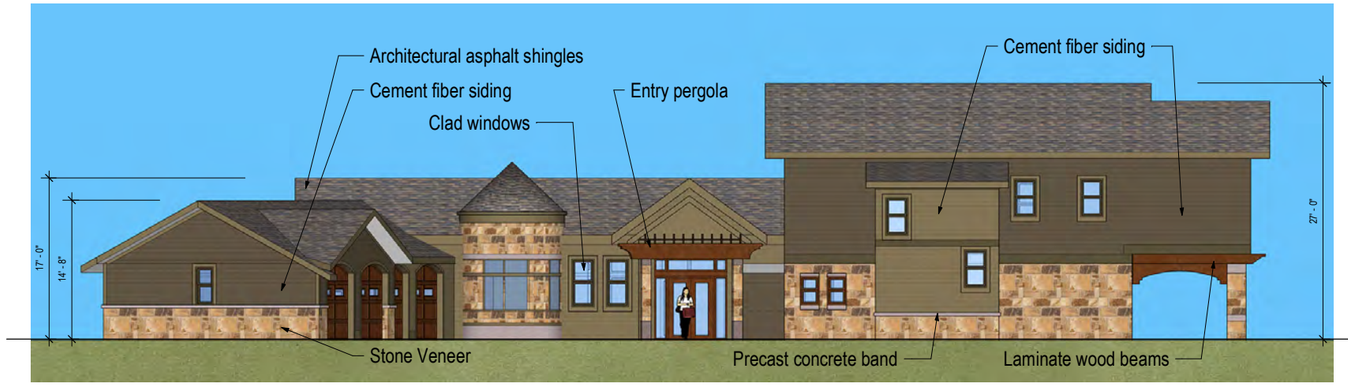
- Rain Garden
- Mesic Pollinator
- Wet/Mesic Prairie
- Sedge Meadow
- Wetland Edge
- Swale

Type	Size (At Planting)	Typ. HT & Spread
Deciduous Tree	1–1/2 " Cal.	60–80' x 40–55'
Evergreen Tree	6–8' ht.	40–70' x 20–30'
Ornamental Tree	6–8' ht.	10–15' x 10–12'
Deciduous Shrubs	24–36" ht.	2–5' x 3–5'
Evergreen Shrubs	18–24" ht.	2–4' x 3–5'
Herbaceous Perennials	1 gal.	1–3' x 1–2'
Lawn	Seed/Sod	
Rain Garden	Seed Mix	
Mesic Pollinator	Seed Mix	
Wet/Mesic Prairie	Seed Mix	
Sedge Meadow	Seed Mix	
Wetland Edge	Seed Mix	
Swale	Seed Mix	

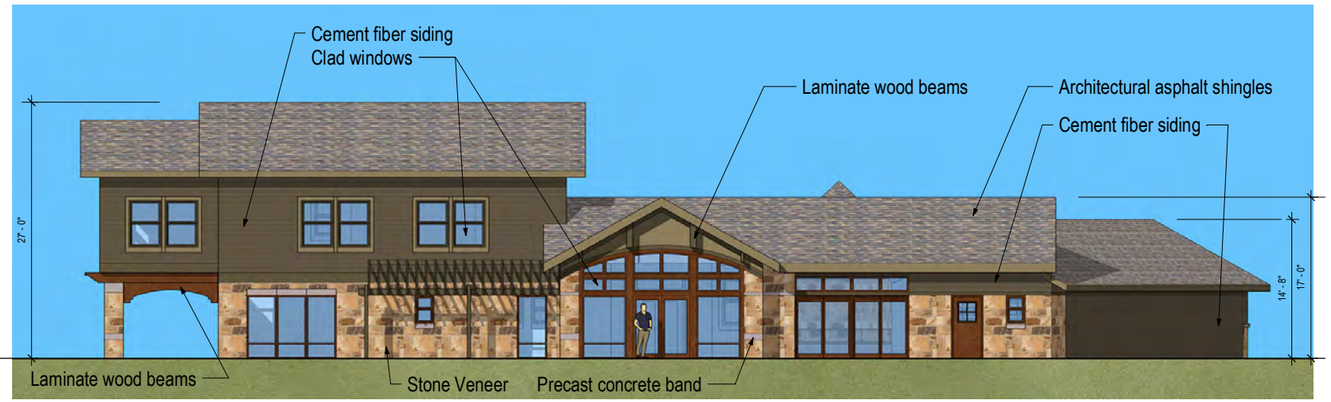
0 20' 40'

Scale = 1"=40'

N



2 Elevation Front
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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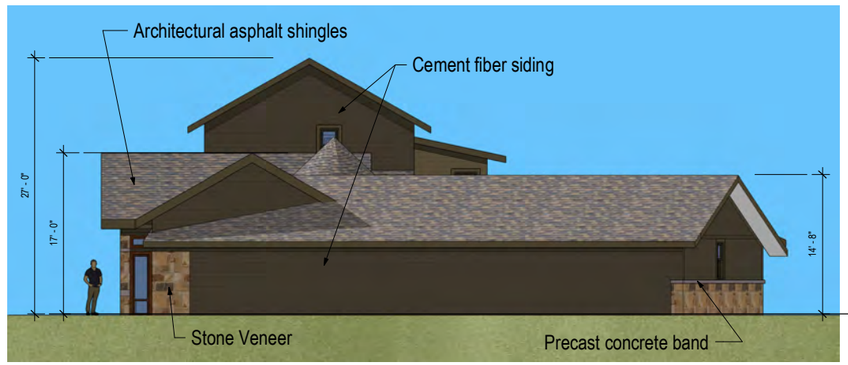

3 Elevation North End
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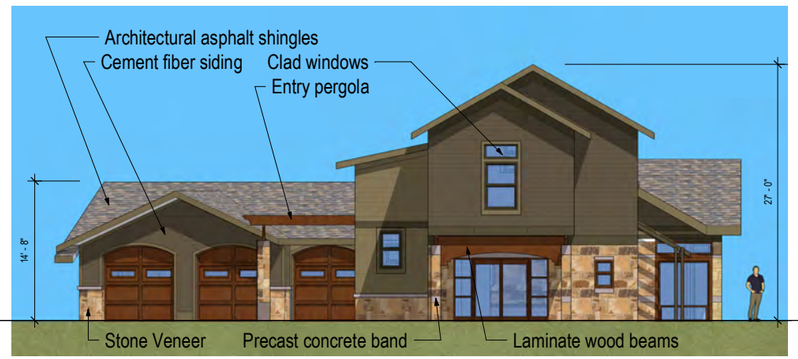

4 Elevation South End
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

0' 2' 4' 8'

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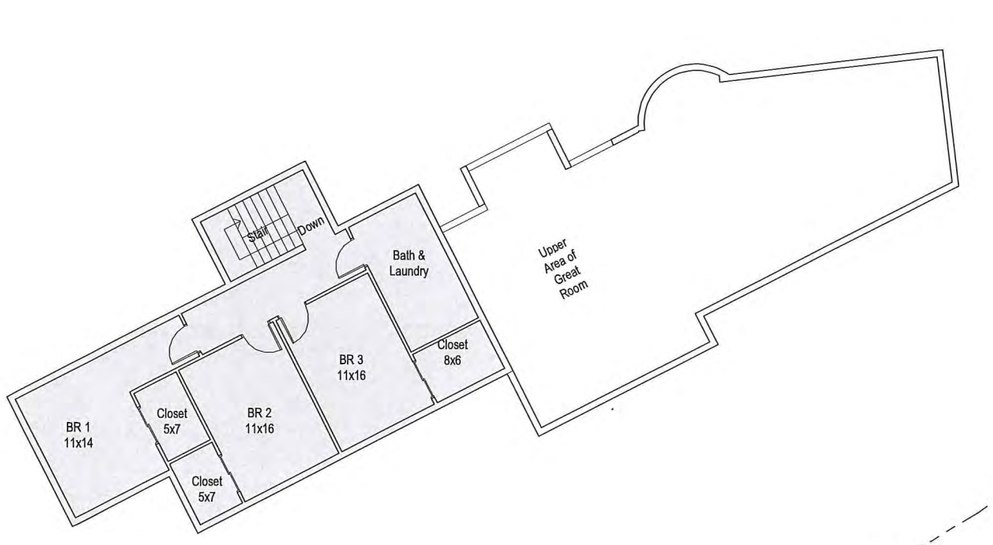
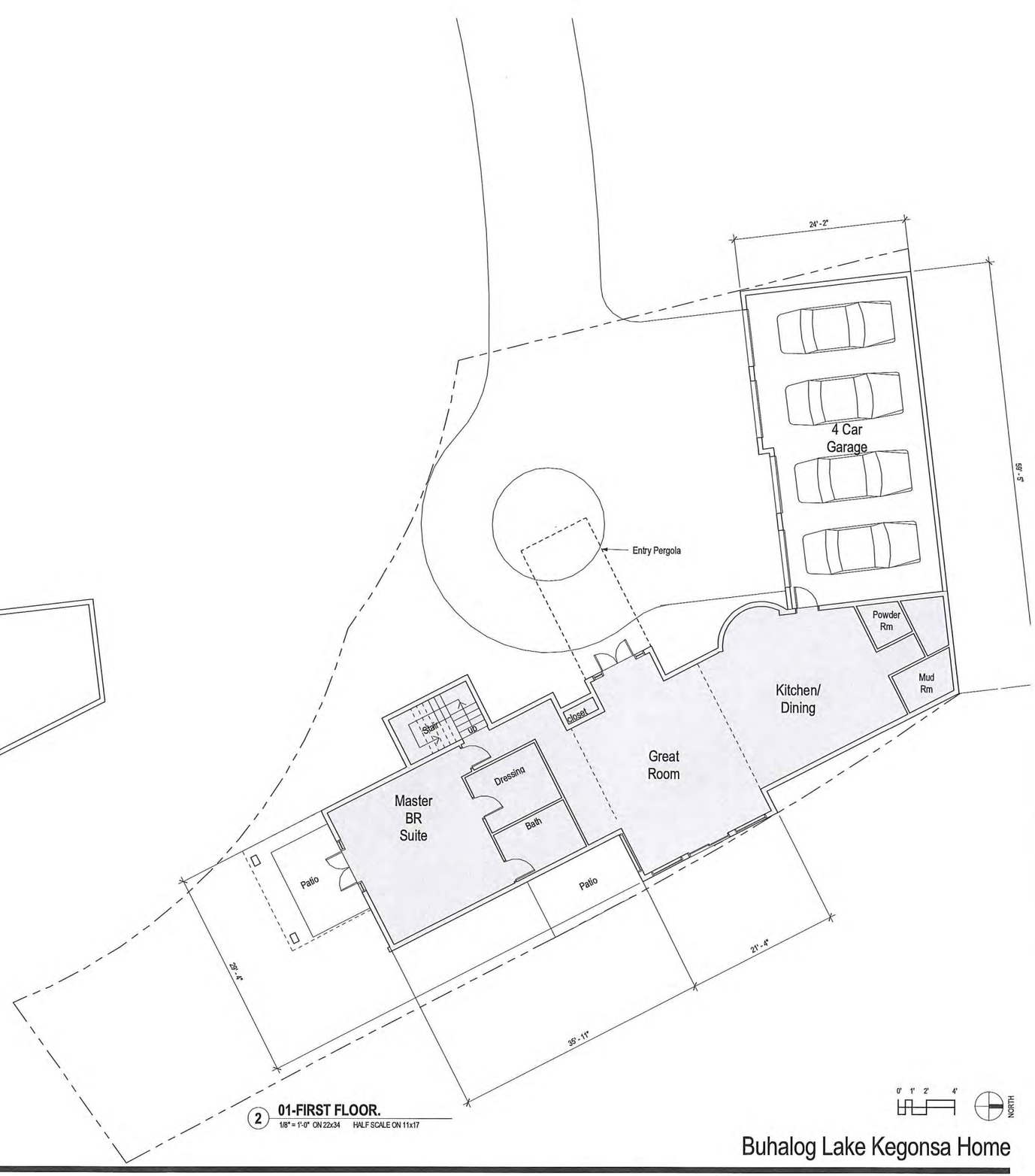
Buhalog Lake Kegonsa Home

Barber Drive, Town of Dunn

Elevations
20 April 2017
Project 16064



1 **02-SECOND FLOOR**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



2 **01-FIRST FLOOR.**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

0' 1' 2' 4'

NORTH

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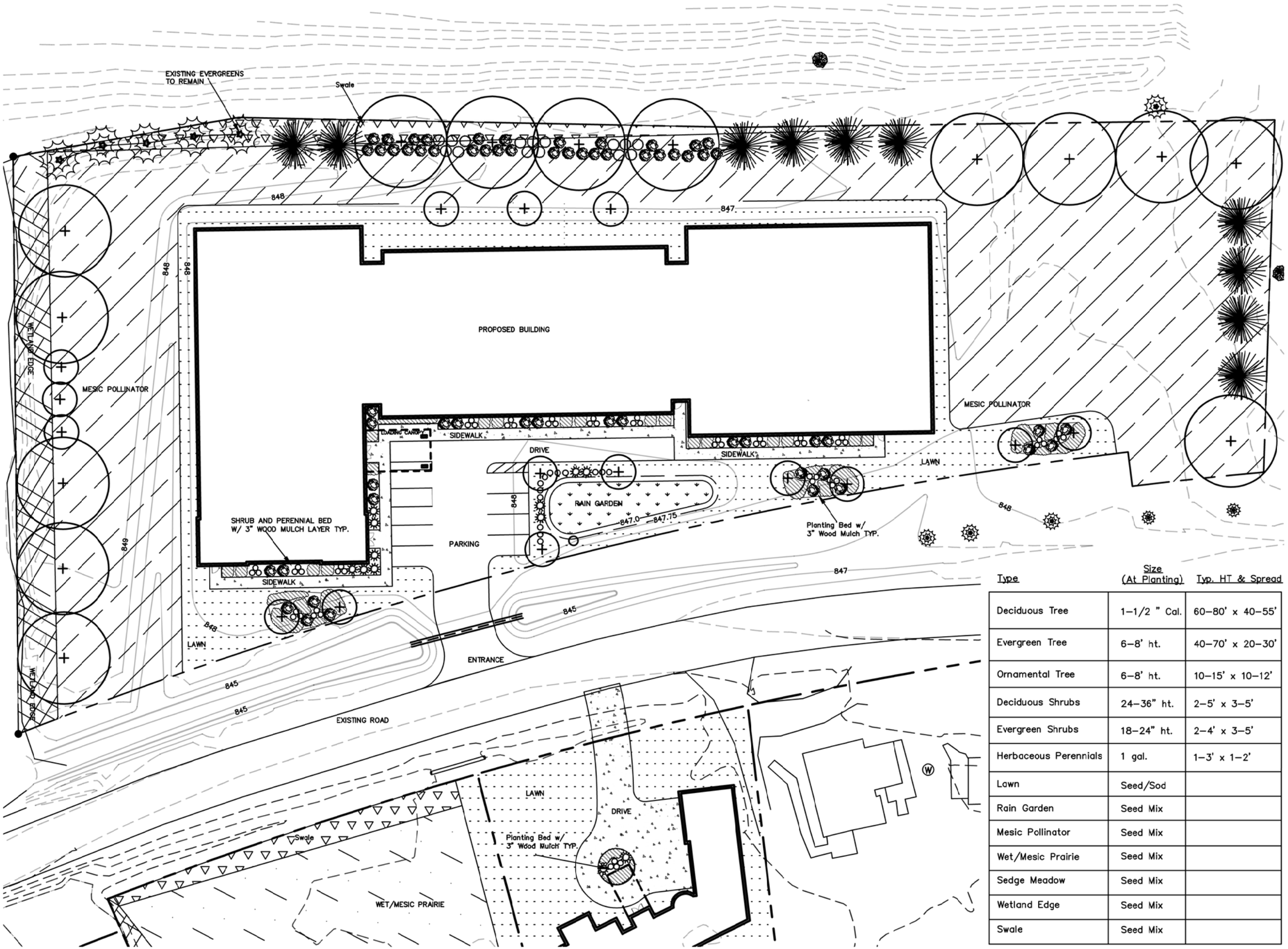
Buhalog Lake Kegonsa Home

Barber Drive, Town of Dunn

Floor Plans
31 MAY 2017
Project 16064



LEGEND

- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Deciduous Shrubs
- Evergreen Shrubs
- Herbaceous Perennials
- Lawn

* All trees, shrubs, and perennial bed shall receive 3" of mulch

RESTORATION AREAS

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- Wetland Edge
- Swale

Type	Size (At Planting)	Typ. HT & Spread
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Deciduous Shrubs	24–36" ht.	2–5' x 3–5'
Evergreen Shrubs	18–24" ht.	2–4' x 3–5'
Herbaceous Perennials	1 gal.	1–3' x 1–2'
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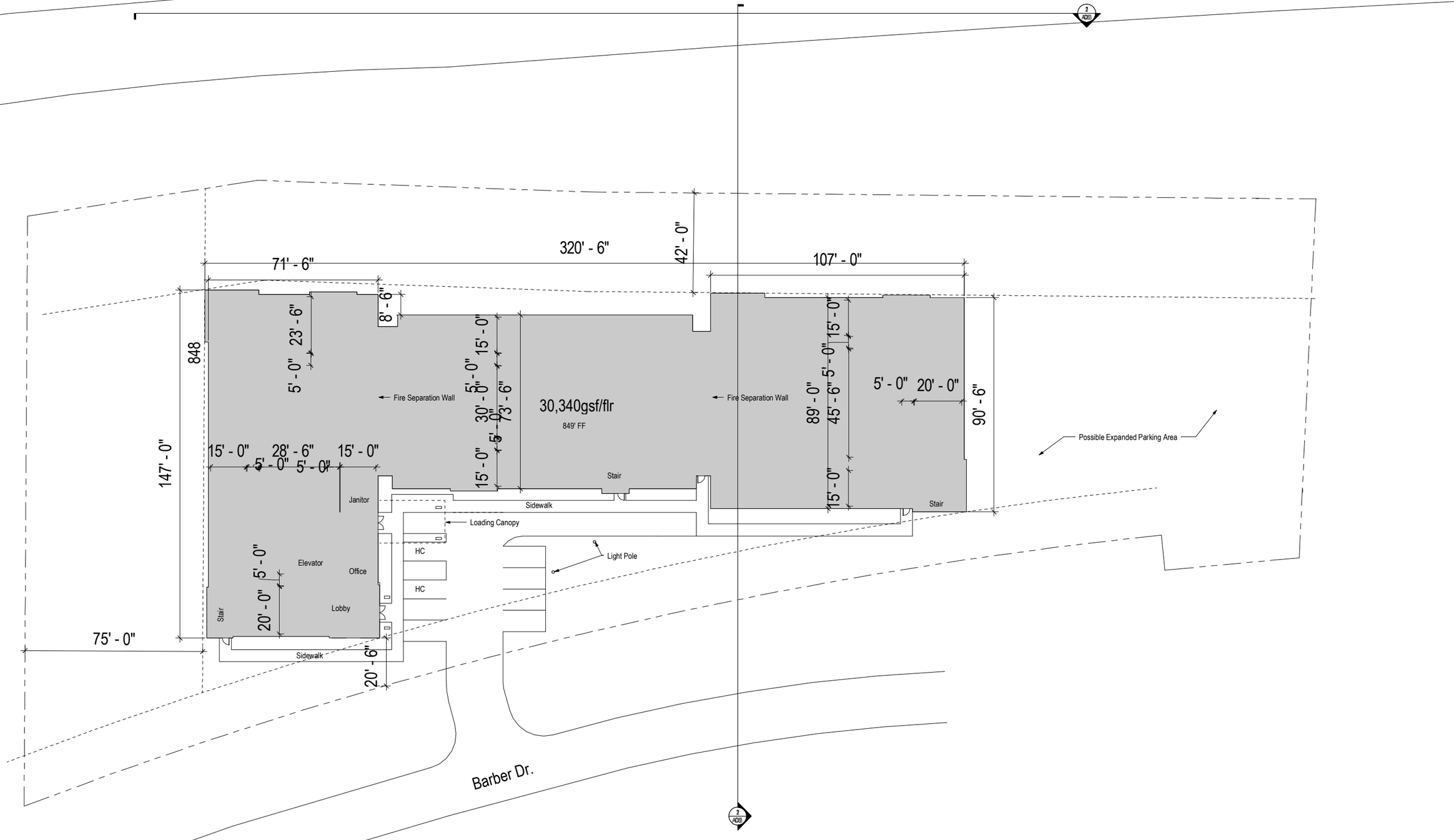
Sedge Meadow	Seed Mix	
Wetland Edge	Seed Mix	
Swale	Seed Mix	

0 20' 40'

Scale = 1"=40'



0' 5' 10' 20' NORTH

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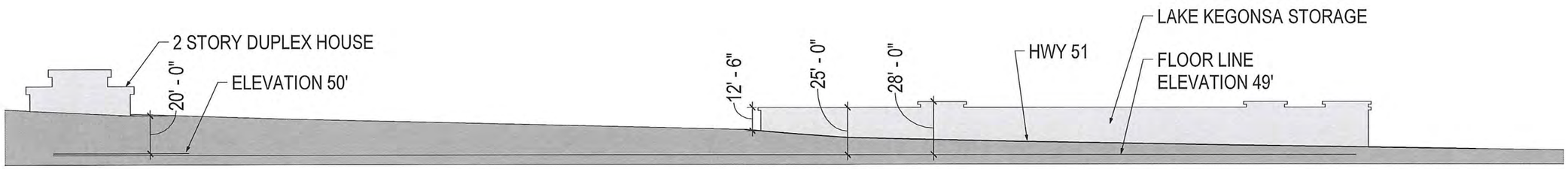
BARBER DRIVE CLIMATE CONTROLLED STORAGE

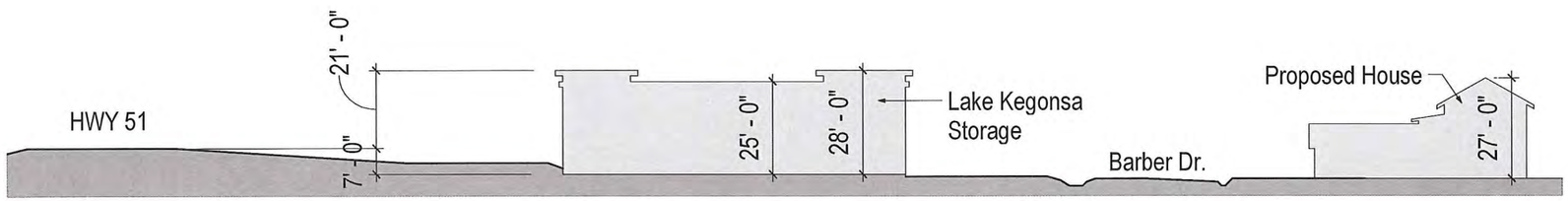
BARBER DRIVE, TOWN OF DUNN, WI

ARCHITECTURAL SITE PLAN
31 JULY 2017
16064



2 Section 2 - Along HWY 51 Looking East
1" = 30'-0"

0' 7.5' 15' 30'



1 Section 1 - Looking North
1" = 20'-0"

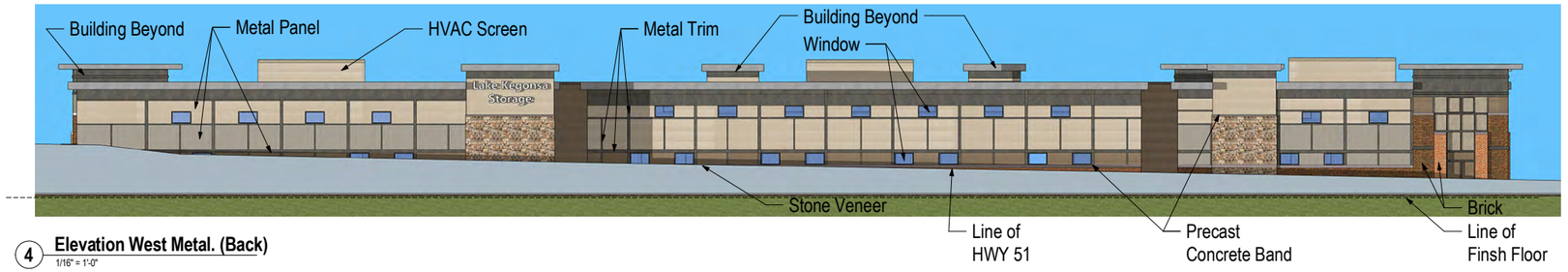
DIMENSION IV
Madison Design Group
architecture interior design planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

BARBER DRIVE CLIMATE CONTROLLED STORAGE

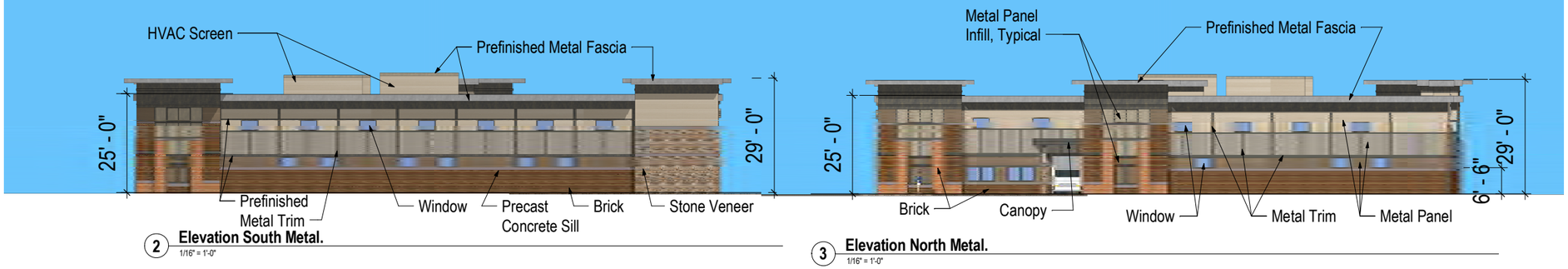
BARBER DRIVE, TOWN OF DUNN, WI

SITE SECTION
28 July 2017
16064


Lake Kegonsa
Storage

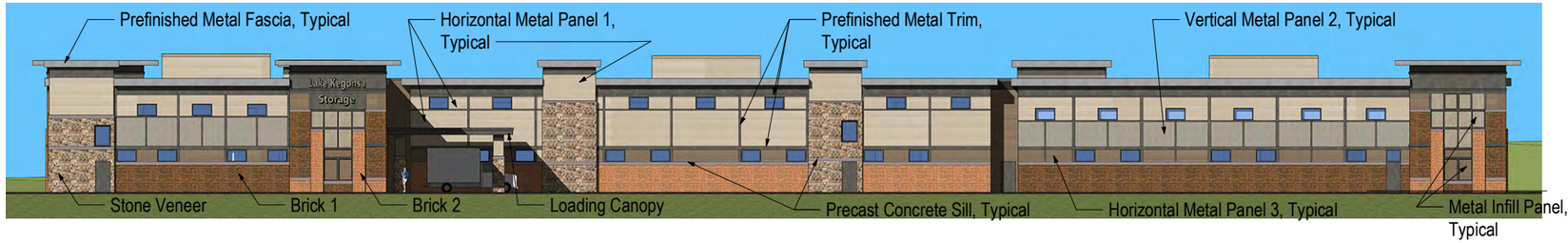


4 **Elevation West Metal. (Back)**
1/16" = 1'-0"



2 **Elevation South Metal.**
1/16" = 1'-0"

3 **Elevation North Metal.**
1/16" = 1'-0"



1 **Elevation East (Front) Metal.**
1/16" = 1'-0"

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0' 4' 8' 16'

BARBER DRIVE CLIMATE CONTROLLED STORAGE

BARBER DRIVE, TOWN OF DUNN, WI

COMMERCIAL - ELEVATIONS
31 JULY 2017
16064

Memorandum

Date	May 30, 2017
To:	Adam Buhalog
CC:	Robert Brownnell, Creative Financial Solutions
	Ryan Quam, Quam Engineering
From:	Zach Waechter, Senior Project Scientist, Cardno
	Will Taylor, Staff Scientist, Cardno
RE:	**Adam Buhalog Town of Dunn Storage Lockers Restoration Planning**

1.1 Site Background and Goals

Cardno was contracted by Adam Buhalog in August 2016 to perform a wetland delineation on an approximately 2.4 acre parcel in the Town of Dunn, Dane County, Wisconsin. Upon completion of this task, Cardno's contract was amended to cover the drafting of a restoration memo for the project area (Site), which includes both the original delineated parcel west of Barber Road as well as a 1.5 acre parcel immediately east of the first site and bordering Lake Kegonsa (Figure 1 and Figure 2). The total Site area of approximately 3.9 acres includes portions of an unnamed waterway connected to Lake Kegonsa as well as approximately 370 feet of lake shoreline. The goal of this restoration plan is to restore natural communities, providing habitat for native species while also reducing overland stormwater runoff from the Site into Lake Kegonsa.

1.2 Site Context

The project area is adjacent to Lake Kegonsa, the furthest downstream lake on the Yahara River chain before it flows into the Rock River near Fulton, WI. There are two parcels discussed in this memorandum, separated by Barber Drive (Figure 1 and Figure 2). The northern two-thirds of the western parcel is developed with a standing building and paved parking lot. The eastern parcel had been used as a mobile home lot in the recent past, and concrete or gravel landing pads remain throughout much of the parcel north of the waterway. There are also standing utility hook-ups present in places as well as a few storage sheds (see site photographs located in Appendix A).

Trees on-site primarily consist of box elder, silver maple, green ash, and willow, and non-native, invasive shrubs such as Amur honeysuckle are growing along the degraded slope above the waterway and cattail marsh. The herbaceous layer is a mix of non-native turf grasses and forbs that have proliferated under regular mowing of the Site.

1.3 Site Survey

Cardno surveyed the Site on December 1, 2016, following a wetland delineation completed in September 2016. During the December Site visit, Cardno meandered through the Site identifying existing natural and disturbed areas needing restoration, collected representative photos of these areas (Appendix A), and began to develop specific management goals for the Site. A second wetland delineation was completed in May 2017, following updated project boundaries. No additional wetland within the project area was encountered.

1.4 Restoration Overview and Methods

Using information from the Site surveys, wetland delineation, professional experience, and background review, Cardno recommends that Site restoration consists of the following steps:

1. In eastern parcel, fell green ash and box elder trees and potentially install near-shore fish habitat. Ash trees are susceptible to the Emerald Ash Borer, a relatively recent arrival, and unless treated are unlikely to survive beyond the next couple years. Box elder trees are a weedy native species, and removing a few of these individuals will allow more light to reach the herbaceous layer, helping to promote native species establishment.

2. In western parcel, on slope above waterway, cut and stump-treat invasive shrubs such as non-native honeysuckle that are outcompeting native species and shading ground layer, preventing the establishment of a healthy herbaceous layer that would assist in slope stabilization.

3. Complete appropriate herbicide applications to existing non-native, invasive vegetation throughout Site prior to seeding, as well as during follow-up visits for three to five years following native seeding.

4. Following invasive species treatments and topsoil additions where appropriate, native seed mixes will be broadcast in areas of the site depending on vegetation characteristics and soil moisture content. Prior to seeding, restoration areas will be cleaned of debris and hand-raked or tilled mechanically to prepare the seed bed. Seeded areas will then be mulched with weed-free straw to stabilize the disturbed area.

Assumptions:

Cardno assumes that prior to commencement of the above restoration activities, the remaining infrastructure and landing pads from the now defunct trailer park will be removed and clean topsoil will be brought in to facilitate the recreation of natural communities. Cardno assumes these steps will be taken in the Restoration Areas prior to planting and/or seeding activities (Figure 2).

1.5 Restoration Areas

Restoration areas have been delineated on the Site based on existing vegetation and hydrology. Their location is shown in Figure 2, although final boundaries may change due to proposed development. Each restoration will follow steps outlined in Section 1.4, and native seed mixes specific to each area will be provided by the Cardno Native Plant Nursery. Species lists for each of the native seed mixes are located in Appendix B and representative photos of these communities can be found in Appendix C.

Wetland Edge

The wetland edge seed mix will be used along the shoreline as well as along the edges of the waterway that through and adjacent to the parcels. This seed mix works well on areas with stable, saturated soil conditions and may spread to water depths of up to four inches.

Wet/Mesic Prairie

The wet/mesic prairie seed mix will be used on the majority of the eastern parcel, as these species are adapted to grow in soil with a fairly shallow water table. This seed mix includes native grasses and over 20 different forb species, providing color throughout the growing season as well as outstanding habitat for pollinators.

Midwest Mesic Pollinator

This seed mix will provide optimum pollinator habitat throughout the growing season by offering over 20 native forbs and low shrubs with a range of flowering periods throughout the season. This seed mix will be installed throughout the uplands in the western parcel.

Sedge Meadow

For the wetland south of the waterway in the eastern parcel, a hardy herbaceous mix dominated by sedges and wetland forbs is recommended to compete with reed canary grass and other non-native species in soils that are typically saturated throughout the year.

Swale

The swale seed mix will be installed in areas that typically experience flashy hydrology due to their location adjacent to roadways. The native species included in this mix are hardier species which can tolerate these moisture fluctuations as well as the pollutants and nutrient surges associated with stormwater runoff. These areas and the native species in this mix are also an important buffer to the open water adjacent to the Site, helping to filter pollutants before they enter the waterbodies.

1.6 Discussion

The outline for Site restoration included in this memorandum is intended to be used for initial planning purposes only and may change due to a variety of factors, including client and stakeholder feedback. The measures identified in Sections 1.4 and 1.5 will provide a foundation for creating communities that will provide ecosystem services for a variety of native species.

As with any native ecosystem restoration maintenance will be needed to ensure the goals of this restoration are met. Cardno recommends continued treatment of invasive species and potentially additional seeding for three to five years after the initial restoration.

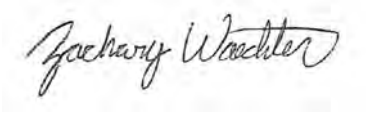
Figures

1 Project Location
2 Aerial Overview
3 Restoration Areas and Photo Locations

Appendices

A. Site Photographs
B. Native Seed Mix Species Lists
C. Representative Natural Community Photographs

Regards,



Zach Waechter
Senior Project Scientist, WPIT
Cardno

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Project No. J168349900

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Site Overview

Town of Dunn Storage Lockers
Adam Buhalog
Dane County, Wisconsin

0 50 100 Feet

Cardno
6140 Cottonwood Dr., Suite A, Fitchburg, WI 53719 USA
Phone (+1) 608-661-2955 Fax (+1) 608-661-2961
www.cardno.com

Date Created: 7/5/2017 Date Revised: 7/5/2017 File Path: R:\Projects\16\168\168349900_AdamBuhalog_Town of Dunn Storage Lockers\GIS\MXD\Site Overview 20170630.mxd
Data Sources:

GIS Analyst: Alex Cohen

Town of Dunn Storage Lockers
Restoration Memorandum

APPENDIX C

Representative Natural Community Photographs

Wetland Edge - *Cardno Native Plant Nursery*

Wet/Mesic Prairie - *Cardno Native Plant Nursery*

Midwest Mesic Pollinator - *Thomas Meyer WDNR.*

Sedge Meadow - *Cardno Native Plant Nursery*

Swale - *Cardno Native Plant Nursery*

Memorandum

Date: July 6, 2017

To: Roger Lane, Zoning Administrator, Dane County,
Room 116, City-County Building,
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342

Cc: Adam Buhalog, Landowner
Robert Brownell, Creative Financial Solutions

From: Zach Waechter, Senior Project Scientist, Cardno

RE: **Barber Road Zoning Change Application**

Cardno

4321 W College Avenue
Suite 200
Appleton, WI 54914
USA

Phone: +1 608-260-5847

www.cardno.com

On behalf of our client, Adam Buhalog, Cardno is submitting a zoning change application to rezone a portion of the wetland located on the Barber Road parcel out of wetland status (see attached Figure). Rezoning of the wetland will reduce wetland setbacks to allow for construction of a climate controlled, commercial storage facility. This application proposes that approximately 7094.8 square feet (0.16 acres) of wetland be rezoned.

The wetland consists of two community types as defined by Eggers and Reed (2014); fresh (wet) meadow and shallow marsh. These communities are not considered high quality wetland types by the Wisconsin DNR and are considered further degraded due to their dominance of invasive species.

Of the proposed 7094.8 square feet of wetland to be rezoned, approximately 401 square feet will be permanently filled due to construction. The portion of filled wetland is identified as degraded fresh (wet) meadow that is currently maintained as a manicured lawn adjacent to the existing building. This permanent filling of wetland will require a permit from the Wisconsin DNR and the U.S. Army Corps of Engineers. Both permits will be applied for if the zoning change is approved by the Town of Dunn and Dane County. Work within the wetland area will not begin until the permits have been issued by appropriate agencies.

The proposed rezoning of the subject wetland areas will not result in a significant adverse impact to the following:

- There will be no negative impact on storm and floodwater storage. The proposed site plan has been engineered to meet all applicable state and local regulations.
- There will be no impact to the 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. The wetland complex that the proposed rezoned wetland connects to will not be impacted to affect the above items.
- There will be no impact to the filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters. The proposed site plan has been engineered to meet all applicable state and local regulations. The proposed site plan has been engineered to ensure navigable waters will not be impacted by the proposed development.
- There will be no impact to shoreline protection against soil erosion; fish spawning, breeding, nursery or feeding grounds; wildlife habitat; or areas of special recreational, scenic or scientific interest, including scarce wetland types. As part of the proposed project a native restoration has been proposed (attached). This proposed restoration will restore five different natural communities. In restoring those natural communities it will protect the shorelines within the project area from soil erosion; will likely improve fish spawning, breeding, nursery or feeding grounds; and wildlife habitat; and will likely increase the overall florist diversity of the site and create a more scenic and atheistically pleasing area then currently exists.

Currently, the wetlands are degraded and dominated by invasive species which provide little wildlife and aesthetic values.

Attachments:

- Proposed Restoration Plan Memo
- Written Legal Description of the proposed Zoning Boundaries
- Scaled Drawing of the location of the proposed Zoning Boundaries
- WDNR Pre-Application Meeting Summary; from Wendy Peich WDNR Water Management Specialist
- Zoning Change Application

Sincerely,

Zach Waechter
Senior Project Scientist for Cardno
Direct Line +1 608 260 5847
Email: zachary.waechter@cardno.com

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Project No. J168349900

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Wetland Rezoning

Town of Dunn Storage Lockers
Adam Buhalog
Dane County, Wisconsin

0 50 100 Feet

Cardno
6140 Cottonwood Dr., Suite A, Fitchburg, WI 53719 USA
Phone (+1) 608-661-2955 Fax (+1) 608-661-2961
www.cardno.com

Date Created: 7/5/2017 Date Revised: 7/5/2017 File Path: R:\Projects\16\168\168349900_AdamBuhalog_Town of Dunn Storage Lockers\GIS\MXD\Wetland Rezoning 20170630.mxd GIS Analyst: Alex Cohen
Data Sources:

Locker Storage Pre-application meeting 01/26/2017

- Proposed locker storage, Town of Dunn
  Drive up storage units, aesthetically like house/office building
  Proposed at 1987 US HIGHWAY 51, Stoughton. Parcel Number - 028/0610-262-9910-2; S26 T6N R10E. This location was a restaurant at one time, is considered an eyesore as it is over grown and dilapidated.

- Wetland fill would be required, under 500 square feet of impact proposed
  Required 75foot setback to south, 50feet from highway and required setback from road.

- Cardno delineation done Summer of 2016, needs concurrence. Project out of floodplain.
  Project timeline 12-18mos.
  Neighborhood meeting held and much positive feedback

- Project also proposes restoration of adjacent land to the South; Parcel Number - 028/0610-262-9852-0

- Project has already met with Roger Lane of the County and the Town planner to discuss the project. Looking to adopt ordinance for flexible setbacks.

- The re-development of this site along with the associated wetland restoration would be looked upon favorably by the WDNR.
  The project would most likely qualify for the Wetland general permit for residential, industrial and commercial development.

ALED3T78N

Specification grade area lights available with IES Type III distribution. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze Weight: 32.0 lbs

Project:	Type:
NORMANDY AVE.	A
Prepared By:	**Date:**
	10/11/16

Driver Info		LED Info	
Type:	Constant Current	Watts:	78W
120V:	0.66A	Color Temp:	4000K
208V:	0.41A	Color Accuracy:	82 CRI
240V:	0.35A	L70 Lifespan:	100000
277V:	0.30A	Lumens:	5,890
Input Watts:	79W	Efficacy:	75 LPW
Efficiency:	99%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000179U

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.2% at 120V, 13.8% at 277V

Surge Protection:

4kV

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Other

California Title 24:

See ALED3T78/D10, ALED3T78/BL, ALED3T78/PCS, ALED3T78/PCS2, or ALED3T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

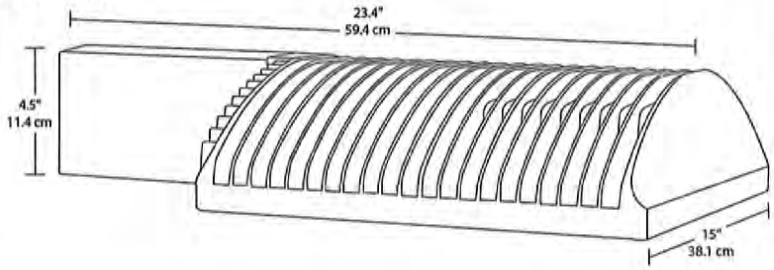
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II **3T** = Type III **4T** = Type IV	**360** = 360W **260** = 260W **150** = 150W **125** = 125W **105** = 105W **78** = 78W	**Blank** = Arm **SF** = Slipfitter	**Blank** = 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Bronze **W** = White **RG** = Gray	**Blank** = 120-277V **/480** = 480V	**Blank** = No Photocell **/PC** = 120V Button **/PC2** = 277V Button **/PCS** = 120V Swivel **/PCS2** = 277V Swivel **/PCT** = 120-277V Twistlock **/PCS4** = 480V Swivel **/PCT4** = 480V Twistlock	**Blank** = No Dimming **/D10** = Dimmable	**Blank** = No Bi-Level **/BL** = Bi-Level

PS4-11-10D2

Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 73.0 lbs

Project:	Type:
NORMANDY AVE.	A
Prepared By:	**Date:**
	10-11-16

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

10 FT.

Weight:

73 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

70MPH 27.6 ft_/690 lb
80MPH 21.1 ft_/530 lb
90MPH 16.4 ft_/410 lb
100MPH 13.1 ft_/330 lb
110MPH 10.5 ft_/265 lb
120MPH 8.6 ft_/215 lb
130MPH 7.0 ft_/175 lb
140MPH 5.8 ft_/145 lb
150MPH 4.8 ft_/120 lb.

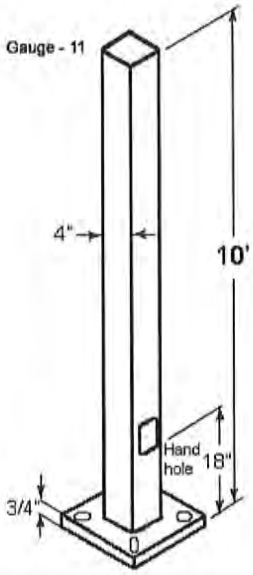
Other

Terms of Sale:

Pole Terms of Sale is available .

PS4-11-10D2

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application