

Warren McLeod
3 Kirk Road
Arkansas City KS 67005
620-660-1852 • misterboardwalk@outlook.com

May 30, 2024

Neighborhood Services Division
Planning Commission
City Commission
118 West Central Avenue
Arkansas City, KS 67005

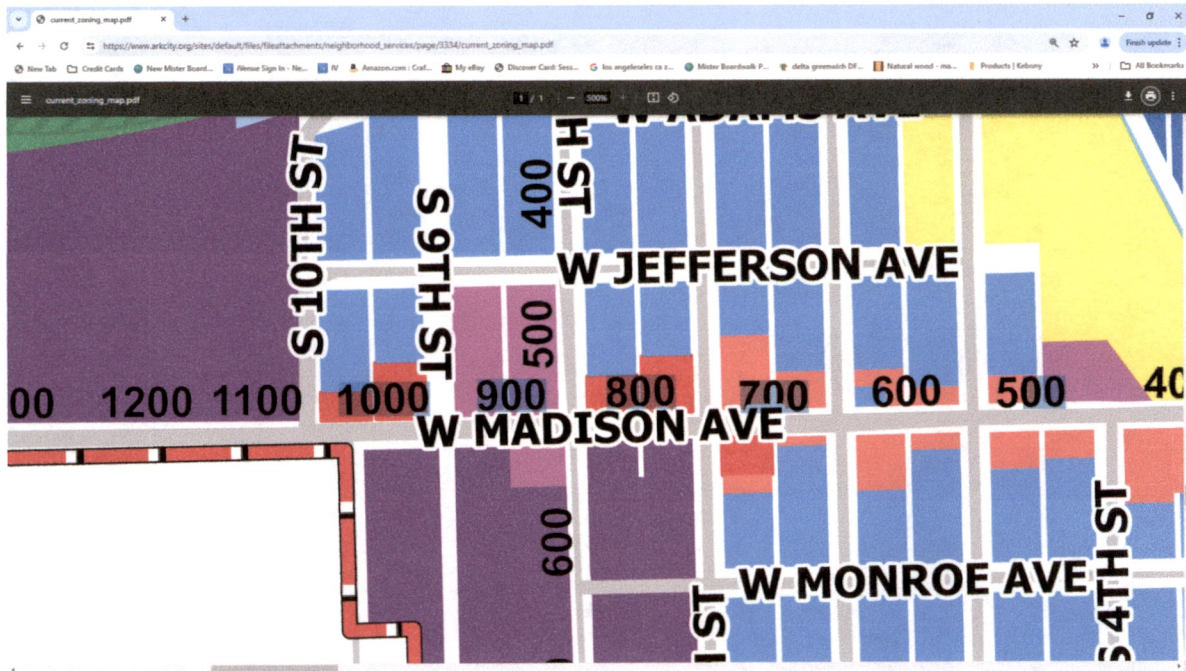
Re: Attached application to rezone 800 & 824 West Madison Ave. from C-3 to I-1

Dear Sirs:

My name is Warren McLeod, “Hap” to most people in Ark City. I own adjacent properties at 800, 824 and 902 West Madison, Ark City. The properties are listed below.

- 800 West Madison Ave – Vacant Land - 19,602 sf lot - Zoned General Commercial (C-3)
- 824 West Madison Ave – 9,500 sf Office & Warehouse - 13,068 sf lot – Zoned General Commercial (C-3)
- 902 West Madison Ave – Vacant Land, Partially Fenced – 47,916 sf lot - Zoned Light Industrial (I-1)

Attached please find a request to rezone properties 800 & 824 West Madison Ave. from C-3 to I-1. Interestingly, the properties were previously zoned Industrial. 902 West Madison Ave. is already zoned I-1. For reference, below is a current Zoning Map of the area and a current Zoning Legend. The properties in question are in red marked by “800”.



LEGEND

- CITY LIMITS
- A, AGRICULTURAL DISTRICT
- R-1, LOW DENSITY RESIDENTIAL DISTRICT
- R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3, HIGH DENSITY RESIDENTIAL DISTRICT
- C-1, OFFICE AND SERVICE BUSINESS DISTRICT
- C-2, RESTRICTED COMMERCIAL DISTRICT
- C-3, GENERAL COMMERCIAL DISTRICT
- C-4, CENTRAL BUSINESS DISTRICT
- MP, MANUFACTURED HOME PARK DISTRICT
- I-1, LIGHT INDUSTRIAL DISTRICT
- I-2, HEAVY INDUSTRIAL DISTRICT
- P, PUBLIC USE DISTRICT
- MU, MIXED USE DISTRICT
- FP-O, FLOODPLAIN MANAGEMENT OVERLAY DISTRICT
- HC-O, HISTORIC CONSERVATION OVERLAY DISTRICT
- HO-O, HOUSING OPPORTUNITY OVERLAY DISTRICT

I also own Mister Boardwalk®, a wood manufacturing company that operates in Ark City (mostly administrative activities) and in Lakewood, NJ (mostly wood processing, assembly, and shipping activities). Attached is a packet of information about our company and products that I hope is helpful.

Mister Boardwalk® was founded in New Jersey in 1989 to make patented Roll Out Boardwalks and other related products. Currently the main factory is still in New Jersey, and we ship our products throughout the U.S. and North America, including Mexico, Central America, the Caribbean, and Canada. Occasionally we ship beyond these borders.

This year we shipped to Amman, Jordan, and we have a large order pending for a hotel project on the Red Sea in Saudi Arabia.

We believe there is a worldwide market for our products and that a larger, cost efficient and consolidated facility, combined with significantly increased marketing and sales programs could substantially grow the company in the reasonably near future. The company has been held back by a very small, very expensive New Jersey factory. Over a 20-year period we have been unable to find a larger, suitable location in the New Jersey area at any reasonable cost. So, we have decided to consolidate in Ark City.

Ark City has many cost advantages. Our best markets, though, are located at or near the beach. Beaches are a long way from Ark City, so there are great risks associated with the move to middle America, especially, but not limited to, the potential for losing business concentrated along the Eastern Seaboard. After careful consideration, we have decided to take that risk, believing that the consolidation in Ark City will in the long run greatly enhance the company's future.

I am requesting the zoning change because I need a clear path to create a manufacturing facility that will easily support what I hope to accomplish--greatly increased sales and production and the resulting increase in employment opportunities. With the zoning change, my entire three lot property will be appropriately zoned for whatever is needed to implement the near and mid-term company goals.

The immediate plan is to add a 2,500 to 5,000 sf industrial building for wood processing on the 800 West Madison lot. 824 West Madison will be used for assembly, shipping, and warehousing. 824 is already being used for administration and inside storage. When the new building is complete, we will add from 3 to 5 positions in Ark City (we already have 2 to 3), depending on the number of remote positions that can be consolidated here. As the increased Sales & Marketing plans unfold, we hope to add more positions.

Why a separate building at 800 West Madison when you appear to have room for wood processing at 824 West Madison?

A wood processing facility must be separate from other functions due to the wood dust that is inevitably a byproduct, even with state-of-the-art dust collection. Over time a thin film of dust will permeate every nook & cranny of the building. At our New Jersey facility, where the office was initially in the same building with wood processing, the dust was everywhere, even finding its way into covered file boxes. We had to abandon the office for a separate location. While we have to tolerate some dust in the wood processing area, any dust in the product assembly, shipping and warehousing area would be unnecessarily unpleasant and more expensive. Administrative functions in the same building with wood

processing would be intolerable. Our plan has always been to build a separate wood processing facility.

Why not build on the vacant land at 902 West Madison which is already zoned Light Industrial I-1?

A few years ago, during plans to add a 2,500 to 5,000 sf Industrial Building for wood processing on the vacant land at 902 West Madison, I was informed that the State may take at least half of the property, possibly more. The proposed State plans show a Roundabout at 8th & Madison that would be part of a project to extend the Rt. 166 bypass west from South Summit. I abandoned the project not wanting to deal with the possibility that the State may one day, sooner rather than later, take the property.

Thank you for considering my request. Please don't hesitate to let me know if you need any further information or have any questions.

Sincerely,



Warren "Hap" McLeod