



July 12, 2022

RE: Menards Baxter Expanded Narrative & Response Letter

Dear Mr. Doty,

Menard, Inc. is submitting additional information to accompany the materials that were submitted in April for the proposed Baxter expansion plans. I have also included a response to the staff review letter below. If there is anything else needed as part of this review please let me know.

Conditional Use Permit – Off-Site Parking

Menards is requesting the conditional use permit for offsite parking per section 10-5-2 G of the Zoning Ordinance. Menards will be purchasing the vacant property north of the existing store for additional parking stalls. There is not any additional space available for parking on or around the property owned by Menards. This off-site parking provides an opportunity to add team member and overflow parking on this property. As part of the new parking area Menards has planned to add a sidewalk and crosswalk across Whispering Woods to get from the parking area to the front sidewalk of the Menards store. These 77 additional stalls will provide a significant number of additional spaces at this store location.

Variance – Non-Architectural Metal

The new expansion plans include an additional warehouse building east of the existing warehouse building. This new warehouse building will be constructed using the same materials found on the two existing Menards warehouse buildings. That building is contained 100% within the Menards yard and behind the 14' yard fence making it impossible to see from outside of the yard. However, the existing warehouse materials and the proposed warehouse materials do not meet the ordinance requirements and a variance is needed for the metal used on that new building. Menards is requesting a variance to allow the same materials to be used on all three warehouse buildings.

Variance Criteria

1. That there are practical difficulties in complying with the zoning ordinance. *Menards constructed all of the existing warehouse buildings using the same materials and it would be impractical to change materials on this new smaller warehouse building.*
2. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner. *The building is located behind the 14' screening fence and not visible to the public outside of the Menards yard.*
3. That the granting of the variation will not alter the essential character of the locality. *There are two existing warehouse buildings constructed using the same materials already on the property. The new warehouse will match those existing buildings, which will maintain the existing character.*
4. The proposed variance would be in harmony with the general purposes and intent of the ordinance. *The metal used on the warehouse is solid steel and has a 40 year paint warranty the intent of the ordinance is to prevent flimsy metal buildings that fall part but this will be a solid metal just like the existing buildings.*
5. The variance is consistent with the comprehensive plan. *The warehouse building is part of the retail Menards operation and vital to the long term success of this store. The comprehensive plan intends for the area to remain commercial and this project supports that use.*



6. The city may impose conditions on the variance to address the impact of the variance. *The only intent is to match the materials used on the existing buildings.*

Staff Review Letter Response.

1. The plat separating the portion of property north of the store to be owned by Menards for new parking lot and combining all the Menards property into one lot has been submitted to the staff for review.
2. The plat application fee and escrow have been mailed to the city to complete that application.
3. The new warehouse building will be constructed using the same materials used on the existing warehouse building. That additional variance request is detailed in this latter above.
4. This letter contains the additional conditional use permit request for the new offsite parking.
5. Menards has designed the project so no maneuvering is necessary in a public road. The truck turning movements shown on the site plan are all taking place on Menards owned property and not in the public right of way.
6. The civil engineering plans and updated stormwater runoff information have been completed and are included in this package of materials for the city to review.

Sincerely,
Menard, Inc.

A handwritten signature in black ink, appearing to read "Tyler Edwards", is written over a horizontal line.

Tyler Edwards
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