



April 8, 2022

**RE: Menards Expansion Project**

Dear Mr. Doty,

Menard, Inc. is submitting application materials for another Menards store expansion request. The areas of expansion are the direct result of the previous changes made to the store property and the changes Menards has seen in guest traffic and retail sales changes. Menards wants to be able to stay in this location and the continued investment in the store location makes that happen. There are three parts to this project listed below in more detail. It is well known between Menards and the City of Baxter that the Menards store site has a challenging shape and size and this project is designed to help alleviate some of those constraints.

**Parking Lot Expansion**

One of the historical topics in Baxter is the Menards parking lot. Several variances have been requested to reduce the number of required spaces as the store grew and at this time Menards is purchasing additional land north of the store to add 77 new parking stalls that will serve as team member parking and overflow guest parking. That parking area will be connected by a sidewalk and street crossing to the front of the Menards store. Menards does own more of that property for future projects or additional parking as needed.

**Loading Dock Modification**

Safety of the guests is a priority of Menards. If you recall the last mezzanine expansion project was also done to increase guest safety at all store locations. Menards has started making modifications to store locations to place the loading docks away from the yard to eliminate the possibility of accidents with the delivery trucks and guest vehicles or pedestrian accidents. New Menards store locations all have an exterior dock to stop the trucks from having to drive through the yard. Loading docks away from pedestrians is a common practice at many retail locations now. The limited yard space at the Baxter store makes that yard even more difficult to navigate and this change will make a safer environment for everyone.

The covered storage area behind the store and behind the loading dock is used for the online order pickup operation and as demand for that operation has grown the order pickup needs more space. The relocated loading dock creates more order storage space that is in line with the prototypical Menards store location.

Menards acknowledges that the loading dock will now be closer to a residential property on the north side of Whispering Woods Lane. That is a rental house and Menards made several attempts to purchase that home from the owner and the owner refused to sell that property to Menards regardless of the price or the situation.



#### **Yard Expansion**

Menards purchased the isolated residential property behind the existing Menards store and plans to use that space for additional warehouse and additional yard space. You can see on the aerial photos that there is still storage taking place in the middle of the yard and more covered warehouse space is needed. The yard space will be enclosed using the same materials that are around the exterior of the yard today and become part of the Menards yard.

There is another section of this application that is dedicated to the variances needed as part of this expansion project. The review of the applications and the consideration of the proposed investment being made for this store location is appreciated. If there are any questions on the application or the materials that are submitted please feel free to reach out. Thank you.

Sincerely,  
**Menard, Inc.**

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

**Tyler Edwards**

Real Estate Representative

Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703

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April 8, 2022

**RE: Baxter Menards Variances**

Dear Mr. Doty,

Menards is requesting a series of variances for the latest store expansion project. The variances listed below are needed to allow the proposed expansion space and I have summarized each variance in this letter.

Off-Site Parking Standards

Menards does not have any additional space onsite that can be dedicated to parking. However it has been a longstanding topic between the city and Menards. Menards is adding 77 more parking stalls for team members and overflow parking on the lot north of the store. The offsite nature of the parking is necessary to add more parking to the facility and a cross walk has been added to increase safety.

14 Foot Tall Screening Fence

The existing 14 foot tall screening fence surrounds all of the Menards yard area. This fence is intended to screen the view, noise, and light from the activity within the yard. The fence will match the existing yard fence and be consistent with the fence around Menards that has been visible since the store opened.

Expanded Loading Dock Without Screening

The business at Menards has continue to grow over the years which is good for Menards and for the city. However that growth does mean that the traffic within the yard gets busier. The new online order pickup program has been successful and has added additional traffic in the yard area rather than the traffic in front of the store that was previously seen. More and more people choose to order online and pickup materials rather than park in the lot and go into the store. Menards is proposing to move the loading dock to remove the truck traffic from the yard.

This move will separate the large semi truck traffic from the more pedestrian like activities within the yard. Menards has always been innovative in ways to increase safety around the store and keeping people away from big trucks is another part of that. Menards does not want any opportunity for an accident and is willing to make these moves to prevent any accidents. Keeping that area of the yard safe will benefit Menards, the city, and all the residents that visit the store. It is common to have outside facing loading docks in commercial areas.

The relocated loading dock is still tucked behind the Menards store and away from the highway or the frontage road. The only way this is visible would be to driving to one of the homes further down the road. Menards did reach out to the owners of the house directly across the street and offered to purchase their property so make sure the dock faced property owned by Menards. However, those owners refused to sell the property to Menards and would not entertain any offer.



Exceeding Maximum 30 Foot Curb Cut

Menards will be exceeding the 30 foot curb cut space for the loading dock but this is being done to give trucks enough room to pull off of the public road onto land owned by Menards and maneuver on private land. Menards does not intend for the trucks to use the public road to turn around and has studied the layout to make sure the trucks don't need the road.

If there are any questions on the variances please let me know. We look forward to working with the city on these applications.

Sincerely,  
**Menard, Inc.**

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

Tyler Edwards

Real Estate Representative

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