



CITY OF BAXTER
LAND USE APPLICATION FORM

For Internal Use Only

Project # 24-17
Fees Paid: \$ 1,200.00
Escrow Paid \$ 1,000.00
Receipt # 277010
Escrow Code _____

Type of Application (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Architectural Review | <input type="checkbox"/> Vacation (Street ROW/Easements) |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Interim Use Permit | <input type="checkbox"/> Zoning/Subdivision Ordinance Amendment |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> PUD, Planned Unit Development General Plan |
| <input type="checkbox"/> Sketch Plan Review | <input type="checkbox"/> PUD, Planned Unit Development Final Plan |
| <input type="checkbox"/> Administrative Subdivision | <input type="checkbox"/> Mobile/Seasonal Vending Permit |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Shoreland Alteration Permit |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Other _____ |

Project Name: Menards Warehouse Addition and Driveway Installation

Property Information

Address: 15236 Dellwood Drive PID Number: 40320560 & 40320529
Legal Description (attach if necessary): Lot 1 Block 2 Menard Third Addition; See Attached

Applicant Information

Name: Menard, Inc. (Nick Brenner - Sr. Real Estate Representative)
Address: 5101 Menard Drive, Eau Claire, WI 54703
Street City State Zip
Phone (W): 715-876-2177 Phone (H): _____ Fax: _____
Print or Type Name: Nick Brenner Email Address: nbrenner@menard-inc.com
Contact Person Name (If other than applicant): _____
Phone: _____ Address: _____

Owner Information

Name: Menard, Inc.
Address: 5101 Menard Drive, Eau Claire, WI 54703
Street City State Zip
Phone (W): 715-876-2177 Phone (H): _____ Fax: _____
Print or Type Name: Same as Applicant Email Address: _____

Brief Description of Request: (Attach separate sheet, if necessary)

To add a new 4,440 SF delivery area onto the existing lumberyard building.

To add a new driveway connecting the Menards parking lot to the strip center located on parcel ID: 40320528

Variance Request to allow green steel on the 4,440 SF addition to match the existing building.

If this permit is granted, I hereby certify that all work will be done as stated herein and in accordance with all applicable laws and ordinances of the State of Minnesota and the City of Baxter.

Applicant's Signature _____ **Date** _____

Applicant's Printed Name _____

Owner's Signature  _____ **Date** 5/20/24

Owner's Printed Name Nick Brenner, Sr. Real Estate Representative, Menard, Inc. _____

Menards CUP Narrative – 15236 Dellwood Drive, Baxter, MN

Menards is requesting a CUP amendment for the Menards property located at 15236 Dellwood Drive, Baxter, MN to allow: 1) a 4,440 SF addition on the outdoor lumber yard warehouse; and 2) installation of an access drive connecting the Menards parking lot to the strip center (Firehouse Subs) located at 15094 Dellwood Drive, Baxter, MN.

The 4,440 SF warehouse addition is to allow the delivery staging area to be moved from the south side of the existing warehouse to this new location. By relocating the delivery staging area out of the existing warehouse, it will allow for traffic to traverse straight through this warehouse instead of turning 90 degrees inside the warehouse to travel the remaining way. This will result in a safer environment for both guests and workers.

The addition of the access drive connecting the Menards parking lot and the Firehouse Subs strip center is also geared to making the area safer as it will create safer travel patterns for the general public. There was a Development Plan approved for the Firehouse Subs strip center and the vacant lot next to it which called for a similar road connection. With the vacant lot subsequently being purchased by Menards and without a clear vision on the final plans for this parcel, this request is required to allow the access drive to be installed without a plan for the rest of the property. The location of the access drive has been moved from the original location (in the front of the lot) to the rear of the lot in order to allow for better drainage and to provide more stacking room on the Menards entrance onto Dellwood Drive. This access road will give the strip center guests and workers another option to enter and exit the site which is always a more preferred option.

The variance request for this project is to allow the 4,440 SF addition on to the outdoor lumberyard warehouse to be comprised of green steel. The existing warehouse's façade is the same green steel (as is the new warehouse being added this summer) and by allowing this variance, it will allow the addition to appear as if it was constructed at the same time. This creates a neat, uniform appearance for the building. This building is also within the Menards lumberyard which is screened by the 14' tall fence making it difficult to see from anywhere outside of the yard itself.