

City of Waukesha Application for Development Review

Last Revision
Date:
Dec. 2019

City of Waukesha Community Development Department - 201 Delafield Street, Suite 200, Waukesha, WI 53188 262-524-3750
City of Waukesha Department of Public Works Engineering Division—130 Delafield Street, Waukesha, WI 53188 262-524-3600
www.waukesha-wi.gov

APPLICANT INFORMATION

Applicant Name: Tyler Edwards - Real Estate Rep
Applicant Company Name: Menard, Inc.
Address: 5101 Menard Drive
City, State: Eau Claire WI Zip: 54703
Phone: 715-876-2143
E-Mail: tedwards@menard-inc.com

PROPERTY OWNER INFORMATION

Applicant Name: Menard, Inc.
Applicant Company Name: Menard, Inc.
Address: 5101 Menard Drive
City, State: Eau Claire WI Zip: 54703
Phone: 715-876-2143
E-Mail: tedwards@menard-inc.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Robert Marley
Company Name: RA Smith
Address: _____
City, State: _____ Zip: _____
Phone: 262-317-3266
E-Mail: robert.marley@ra.smith.com

PROJECT & PROPERTY INFORMATION

Project Name: Menards gate expansion
Property Address: 2315 Bluemount RD
Tax Key Number(s): VAKC 1127019
Zoning: _____
Total Acreage: 13.8 Existing Building Square Footage: ~~600~~ 1,200
Proposed Building/Addition Square Footage: 600
Current Use of Property: Retail

PROJECT SUMMARY (Please provide a brief project description.)

Please see attached letter

All submittals require a complete scaled set of digital plans (Adobe PDF) and shall include a project location map showing a 1/2 mile radius, a COLOR landscape plan, COLOR building elevation plans, and exterior lighting photometric maps and cut sheets. A pre-application meeting is required prior to submittal of any applications for Subdivisions, Planned Unit Developments, and Site and Architectural Plan Review. **The deadline for all applications requiring Plan Commission Reviews is Monday at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Fourth Wednesday of each month.**

APPLICATION ACKNOWLEDGEMENT AND SIGNATURES

I hereby certify that I have reviewed the City of Waukesha Development Handbook, City Ordinances, Submittal Requirements and Checklists and have provided one PDF of all required information. Any missing or incomplete information may result in a delay of the review of your application. By signing this I also authorize The City of Waukesha or its agents to enter upon the property for the purpose of reviewing this application.

Applicant Signature: [Signature]
Applicant Name (Please Print) Tyler Edwards - Real Estate Rep Menard, Inc.
Date: 5/29/20

For Internal Use Only:
Amount Due (total from page 2): _____ Amount Paid: _____ Check #: _____
Trakit ID(s) _____ Date Paid: _____



May 29, 2020

VIA US MAIL

City of Waukesha
Attn: Doug Koehler
201 Delafield Street
Waukesha, WI 53188

Re: Menards Development Plan Permit

Dear Mr. Koehler,

Please find enclosed the Menards development plan review materials.

1. Project Narrative (1 Copy);
2. Permit Application (1 Copy);
3. Permit Fee (1 Copy);
4. 24x36 Site Plan (3 Copies).

Please let me know if you need anything else. Thank you.

Sincerely,
Menard, Inc.

A handwritten signature in black ink, appearing to read "Tyler Edwards". The signature is fluid and cursive.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com

Enclosures



May 29, 2020

RE: Menards Yard Gate Expansion

Dear Mr. Koehler,

Menard, Inc. is submitting a development review application for an additional entrance lane on the west side of the Waukesha Menards yard gate. Menards is in the process of adding another entrance lane to the yard gate at all Menards store locations. This new lane will serve as the automated entrance lane for guests with an online order. The guest can scan their barcode or receipt at the new lane and get access to pickup their order without waiting for the gate guard to let them in.

I have included a site plan for the project that shows the additional lane on the west side of the existing gate canopy. Eight parking stalls are being removed to allow for the creation of a drive lane to the new gate. As these are the least used spots in the entire parking lot they are not necessary for the store's parking needs. Within the yard the security fence is being moved west by 10' to allow vehicles enough room to get into the yard before the new fence connects with the existing fence. None of the improvements will encroach into the 20' wide easement on the west side of the property.

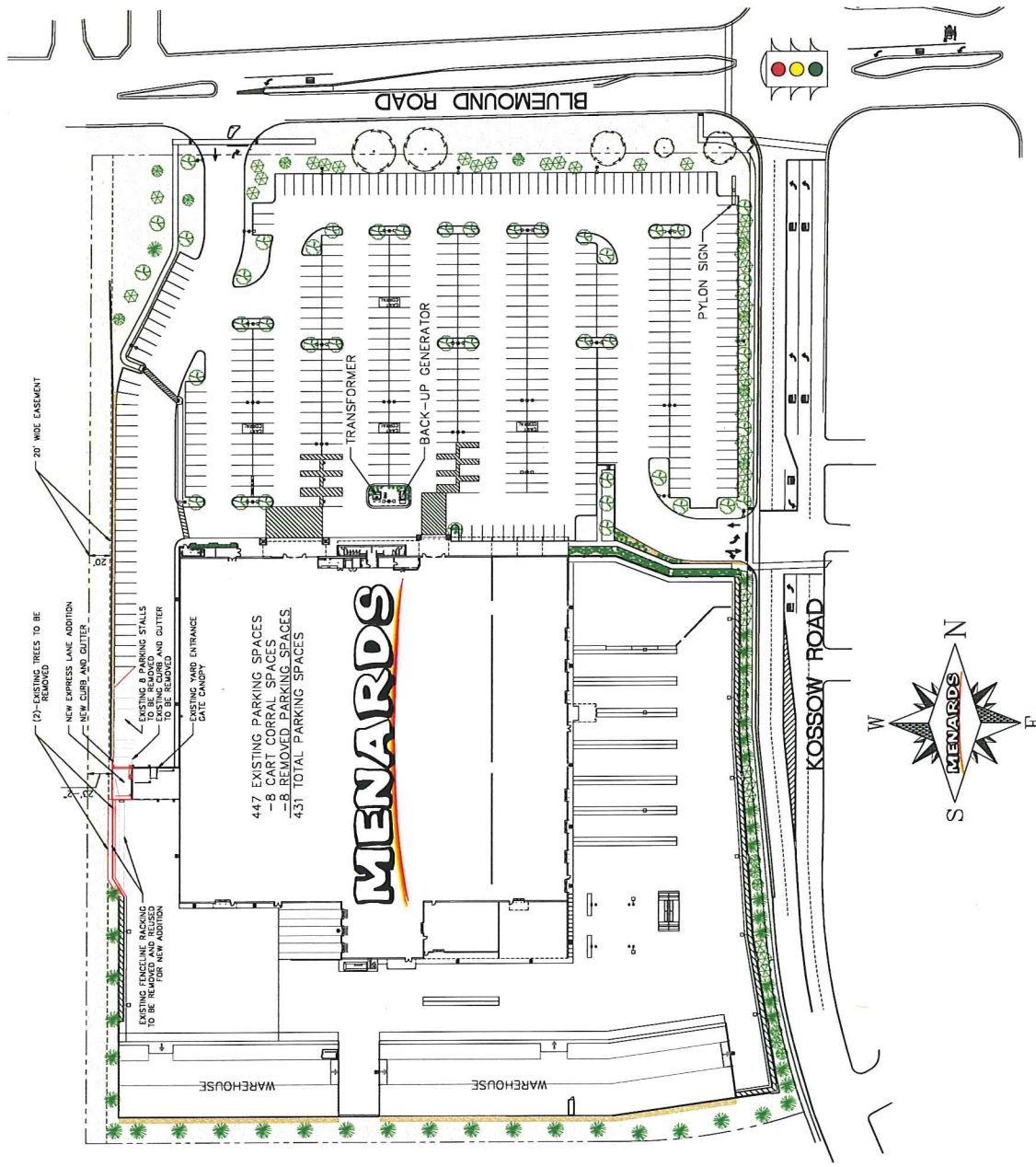
The new entrance lane will not be able to have a roof over it like the existing gate due to building clearance areas required by the international building code. After the store's operating hours the new lane will be secured with a locked gate. The west side of the addition will use the treated wood fence for the exterior elevation.

Menards appreciates your review and consideration of this request and the investment in our store location. If you have any questions about the project please let me know. 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
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com



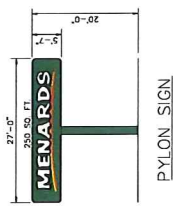
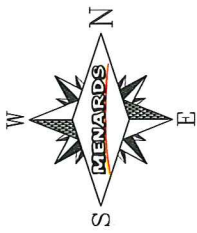
12'- EXISTING TREES TO BE REMOVED
 NEW EXPRESS LANE ADDITION
 NEW CURB AND GUTTER
 EXISTING & REMOVED PARKING SPACES
 EXISTING CURB AND GUTTER TO BE REMOVED
 EXISTING YARD ENTRANCE GATE CANOPY

447 EXISTING PARKING SPACES
 -8 CART CORRAL SPACES
 -8 REMOVED PARKING SPACES
 431 TOTAL PARKING SPACES

MENARDS

BLUEMOUND ROAD

KOSOW ROAD



PYLON SIGN

ELECTRICAL LEGEND

□	18	400V 277V H.P.S. PARALLEL LOT LIGHTING ON
□	19	400V 277V H.P.S. PARALLEL LOT LIGHTING ON
□	13	400V 277V H.P.S. OUTLET LUMINAIRE BUILDING LIGHTS
□	13	400V 277V H.P.S. OUTLET LUMINAIRE YARD LIGHTS
●	6	277V H.P.S. DECORATIVE LAMP

LANDSCAPE LEGEND

SYMBOL	SCIENTIFIC COMMON NAME	QUANTITY
☐	CESTRUM TETRAHYDRIUM 'NEMOS' SHAGBARK	42
☐	SHAGBARK 'NEMOS' SHAGBARK	18
☐	ULMUS CRONQUIA 'GREENSPICE' GREENSPICE	45
☐	PIEA FLORENSIS COLORADO SPRUCE	41
☐	MALUS FLORIBUNDA JAPANESE FLOWERING CHAMPAE	70
☐	BERRBERIS THUNBERGII JAPANESE BARBERY	80
☐	SPINEX X BUNALDA 'GOLDFLAME' 'GOLDFLAME' SPINEX	61
☐	SPINEX X BUNALDA 'GOLDFLAME' 'GOLDFLAME' SPINEX	61
☐	EXISTING TREES	5

MENARDS
 EAST CLARK, WISCONSIN
 DRAWN BY: JAC
 DATE: 04-24-20

PROJECT TITLE: WAUKESHA, WI
 SHEET TITLE: SITE PLAN

NO. DATE DESCRIPTION
 1 04-24-20
 2 04-24-20

CAD FILE NAME: WAUKESHA
 BY: SP
 SHEET NO: SP

1 SITE PLAN
 SCALE: 1" = 30'-0"