

Blain's FARM & FLEET®

3507 East Racine Street · P.O. Box 391 · Janesville, WI 53547-0391 · 608-754-2821 · 608-754-3614 fax

July 14, 2023

Doug Koehler
Principal Planner
City of Waukesha
Community Development Dept.

Dear Plan Commission Members:

Blain's Farm and Fleet of Waukesha (2310 Kossow Rd) is proposing a 5,000-sf addition located off the East end of our existing store and a new covered customer pick up canopy located at the West side of the store. This warehouse addition will provide Farm and Fleet with essential warehouse space that will allow us to better handle existing and future product flow as well as reduce the number of exterior onsite storage containers. We will be able to bring product currently stored in containers into the store and efficiently reset our outdoor sales lot to gain the necessary space to needed to provide a wider and more efficient drive lane for ease of access of fire trucks around the building.

The new Drive Thru Canopy will allow us to better serve our customers by providing vehicle load-out space sheltered from the elements. The proposed addition of a small cart storage area will provide better storage and staging for our shopping carts.

The South façade upgrades include new elements at the Main Entrance, Service Center Overhead Doors and focals along the elevation to provide visual continuity. This improves the overall building aesthetics and aligns our 44-year-old store with our new prototype store design and identity.

Sincerely,



David C Wynn
Senior Architect & Design Manager