

# Agenda #6

**Fields, Debbie**

---

**From:** McCormick, Dan  
**Sent:** Tuesday, November 27, 2012 4:50 PM  
**To:** 'Brian Arndt'  
**Cc:** Petykowski, Christopher; Dryer, David; Phillips, Rob; Skidmore, Paul; Fields, Debbie; Witzel-Behl, Maribeth; Veldran, Lisa  
**Subject:** RE: County Hwy M and S Assessment District (Menard, Inc.)

Brian,

Thank you for your comments and notes. I will pass onto the City team and Common Council for consideration tonight. To include as a handout for registration or consideration purposes.

Based upon my review and the conditions of each parcel. I can recommend modifying the square footage and trip rate for the main store at 430 Commerce. However, the other two parcels are already at a lower sq. footage and trip rate consistent with a future estimated land use. I'll present both or all three as considerations for them.

Regards,

Dan

Dan McCormick, P.E., PTOE  
City of Madison Traffic Engineering  
215 Martin Luther King Jr Blvd, Suite 100  
PO Box 2986  
Madison, WI 53701-2986  
dmccormick@cityofmadison.com  
608 267 1969 PH  
608 267 1158 FAX

---

**From:** Brian Arndt [mailto:barndt@menard-inc.com]  
**Sent:** Tuesday, November 27, 2012 4:14 PM  
**To:** McCormick, Dan  
**Subject:** RE: County Hwy M and S Assessment District (Menard, Inc.)

Dan:

For this evening's City of Madison Common Council meeting, we request that you register your recommendations for Parcel Number 070827101191 (430 Commerce Drive) with the Common Council's Secretary. We also request that you register with the Secretary that the Common Council take into consideration the current uses of Parcel Numbers 07082710126 (452 Commerce Drive) and 070827101208 (8218 Plaza Drive) for purposes of adjusting the calculated number of trips downward.

Thank you for your assistance in this matter. Please feel free to contact me if you have any questions or concerns.

With regards,

Brian

**Brian Arndt**  
Corporate Counsel

I think it's reasonable to recommend reducing the square footage to 184k plus half use of the 21k garden for a total of 195k. In addition update the rate from 45.16 to 30.74 to the category of Home Improvement Superstore so the calculated trips would be about 5,994 trips. This is a new rough estimate of \$95,000 to \$100,000. The trips would be what I could commit to recommending and the dollar amount would follow after all other project adjustments.

Dan

---

**From:** Brian Arndt [<mailto:barndt@menard-inc.com>]  
**Sent:** Monday, November 26, 2012 4:18 PM  
**To:** McCormick, Dan  
**Subject:** RE: County Hwy M and S Assessment District (Menard, Inc.)

Dan:

Thank you for taking the time this afternoon to discuss the estimated assessment calculations for our Madison store. The information you shared helped me better understand the type of information you take into consideration when making these calculations.

As requested, here is a copy of our Madison store site plan, which contains the square footage figures for designated areas on the entire Menard parcel. After reviewing this document, please confirm whether the assessment calculations may be revised.

Thanks for your prompt attention to this matter. Please feel free to contact me if you have any questions or concerns.

With regards,

Brian

**Brian Arndt**  
Corporate Counsel  
Menard, Inc.  
5101 Menard Drive  
Eau Claire, WI 54703  
**Direct:** (715) 876-2177  
**Fax:** (715) 876-5998  
**Email:** [barndt@menard-inc.com](mailto:barndt@menard-inc.com)

---

**From:** McCormick, Dan [<mailto:DMcCormick@cityofmadison.com>]  
**Sent:** Monday, November 26, 2012 9:47 AM  
**To:** Brian Arndt  
**Subject:** RE: County Hwy M and S Assessment District (Menard, Inc.)

Brian,

Thanks. I'm reviewing your case this morning.

Dan

Dan McCormick, P.E., PTOE  
City of Madison Traffic Engineering  
215 Martin Luther King Jr Blvd, Suite 100  
PO Box 2986  
Madison, WI 53701-2986  
[dmccormick@cityofmadison.com](mailto:dmccormick@cityofmadison.com)  
608 267 1969 PH

---

**\*\*CONFIDENTIALITY NOTICE\*\*** This communication constitutes an electronic communication within the meaning of the Electronic Privacy Act, 18 U.S.C. Section 2510, et. seq. Disclosure of this communication is strictly limited to the intended recipient. This communication and its contents and attachments, if any, are confidential and may contain information that is privileged or otherwise exempt from disclosure under applicable law. Receipt by any person or entity other than the intended recipient does not constitute waiver or loss of the confidential or privileged nature of this communication. Any review, dissemination, copying, resubmission, transfer, or distribution in any form by any person or entity other than the intended recipient is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and delete any and all copies of this communication and any attachments. Failure to abide by these provisions will result in legal and equitable action taken against you, as identified in 18 U.S.C. Sections 2520-21.

---

---

**\*\*CONFIDENTIALITY NOTICE\*\*** This communication constitutes an electronic communication within the meaning of the Electronic Privacy Act, 18 U.S.C. Section 2510, et. seq. Disclosure of this communication is strictly limited to the intended recipient. This communication and its contents and attachments, if any, are confidential and may contain information that is privileged or otherwise exempt from disclosure under applicable law. Receipt by any person or entity other than the intended recipient does not constitute waiver or loss of the confidential or privileged nature of this communication. Any review, dissemination, copying, resubmission, transfer, or distribution in any form by any person or entity other than the intended recipient is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and delete any and all copies of this communication and any attachments. Failure to abide by these provisions will result in legal and equitable action taken against you, as identified in 18 U.S.C. Sections 2520-21.

---

---

**\*\*CONFIDENTIALITY NOTICE\*\*** This communication constitutes an electronic communication within the meaning of the Electronic Privacy Act, 18 U.S.C. Section 2510, et. seq. Disclosure of this communication is strictly limited to the intended recipient. This communication and its contents and attachments, if any, are confidential and may contain information that is privileged or otherwise exempt from disclosure under applicable law. Receipt by any person or entity other than the intended recipient does not constitute waiver or loss of the confidential or privileged nature of this communication. Any review, dissemination, copying, resubmission, transfer, or distribution in any form by any person or entity other than the intended recipient is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and delete any and all copies of this communication and any attachments. Failure to abide by these provisions will result in legal and equitable action taken against you, as identified in 18 U.S.C. Sections 2520-21.

---