



May 2, 2022

RE: Menards Expansion Project

Dear Members of the Granville Advisory Meeting,

Unfortunately I am on a flight traveling to a different public hearing during the 5/4 meeting and may be unable to attend in time to present our item again. After the last meeting Menards has improved upon the site plan and I wanted to convey that to you through this letter and share the new plan. Along the frontage road there is quite a bit of mature landscaping and buffer space that will be retained. Menards is going to preserve that green space and landscaping as shown on the plan. The view of this property today is the paved three acres of concrete sitting unused. The storage expansion project does remove that view of the vast parking area and adds the buildings. As we have said before there is the possibility that as Menards and the surrounding properties grow the storage will no longer be needed and a different building or type of space could fill that location. The storage buildings are not large with the back wall at 8 feet tall and with the roof pitch the total is 14 feet tall which is about the height of the cart corral at the Menards store. Those storage building change the scale of the area by removing the vast emptiness of the parking lots and adding the smaller buildings.

This project is important to Menards as it increases the appeal of the property. Parked trucks and piles of trash are not attractive and also should not fall to Menards to continuously watch. Surrounding that parking area will be good for Menards and the neighborhood. The trash dumping, abandoned vehicles, and overnight truck parking will be eliminated. That alone will significantly improve the area. The changes to the view with the mature landscaping and the new buildings improves the scale and eliminates the vast empty parking lot. All of that is very good for Menards and for the neighborhood. The remainder of the mall is abandoned, overgrown with weeds, and full of trash. No one is taking care of it, which is why the city wants it demolished but Menards wants to invest in what we own and make it look better than that. Rather than surround this parking lot with more chain-link fencing like the rest of the mall this project expands a business that is used by local residents and is more attractive to the neighborhood. Menards is doing its best to make sure we are able to maintain the properties we own and make sure they are not only kept in good condition but also attractive.

Menards is the only major retailer that has continuously stayed in this area and continuously invested in this neighborhood. Over the years Menards has made sure that this store is successful and stays around to serve the community. Wal-Mart, Target, ALDI, and many more retail stores left the neighborhood when the mall closed. But Menards has continuously stayed and employed thousands of local residents over the years and spent a lot of company money to upgrade the store and the surrounding properties. Not only are local residents employed at the retail store. A large majority of the storage units are rented by local residents that live within a few miles of this site. The storage units are also used by local businesses to store tools and materials for their work. Plenty of smaller local contractors, plumbers, and HVAC workers can't pay for a big building but use these storage units to run their small businesses. Menards is literally helping grow local businesses by providing these places to store their materials. Storage is not always everyone's most favored use but it is definitely a use that is needed as more and more family's move around the area. The existing facility has been operating at full occupancy and does

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not have any bad tenants or generate any crime as Menards does a good job of making sure the facility is secure. Menards is so committed to this store location that not only was the old Pick n Save building purchased, but so were two additional lots that Menards is working to get developed to bring new businesses to the neighborhood. Menards has worked very hard with the city staff on redeveloping the vacant mall property to revitalize this area and many of the staff personnel can attest to the involvement Menards has had in many steps of that redevelopment process.

In closing, Menards is excited at the possibility to remove the vacant and problem parking lot from view and expand the storage business next to the store. Not only will this project allow Menards to further invest in this neighborhood but it will aid in our ability to clean up the illegal dumping and parking that brings down the rest of the surrounding properties. Menards has been, and will be committed to staying in this location and aiding in the redevelopment process of the entire neighborhood.

Sincerely,
Menard, Inc.



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