



August 16, 2022

**RE: Menards Rezoning Request**

Dear Ms. Connelly,

Menard, Inc. is modifying the rezoning application for the Milwaukee property that was previously submitted. Menards has decided that only the storage property will be included in the rezoning request to industrial. The Menards retail store property can remain in the commercial district for now.

Menards is requesting the rezoning to allow for the expansion of the storage property into the vacant parking lot space in front of that building. That parking lot space is not utilized for Menards business or anyone else's business and it sits vacant collecting trash and abandoned vehicles. This expansion allows Menards the ability to enclose that parking lot and prevent any unauthorized access. The condition of the mall and surrounding properties are significantly deteriorated. Menards has a strong desire to control and maintain as much land as we can. At the end of the day there are a lot of guest visits to the Menards retail store and we want to prevent the abandoned vacant feeling of the surrounding properties.

Rezoning to industrial gives Menards the most options when it comes to the current and future use of the storage property. The existing use can continue and the new zoning district would allow for the expansion of that use into and around the parking lot. Given the condition of the mall and surrounding properties there is no chance that there will be additional commercial properties in our lifetime. The vast majority of surrounding properties are used for industrial uses already or are vacant. The exception is Menards and several smaller outlots. There would be no present or future loss to commercial development that will never come by allowing industrial zoning.

Menards has a strong desire to continue owning these properties and operating both the retail store and the storage facility. However the recent events of crime and arson on the old mall and vacant properties has jeopardized the safety of Menards team members and guests. Menards feels strongly that reducing the amount of vacant pavement around this center may not feel like much but it goes a long ways in making the area more attractive. The expansion of the storage facility will not only eliminate the vacant parking area but allow Menards to expand the storage business that is already operating at 100% occupancy.

If there are any questions as you review the rezoning request please let me know. Thanks.

Sincerely,  
**Menard, Inc.**

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