



October 20, 2021

**RE: West Allis Menards Rezoning**

Dear Mr. Schaer,

Menard, Inc. was informed of the rezoning taking place along the Highway 100 corridor and would like to formally request a portion of the Menard owned property remain in the existing M1 district. I have marked an exhibit attached to this email splitting the Menards store property into two parts. The front portion is the retail sales area and is aligned with the other properties in the shopping center. That space can be rezoned to commercial to be consistent with the shopping center. However the rear of the Menards property is more industrial in nature. The material/lumber yard and covered warehouse space is used as outdoor storage of bulk materials. That use is more aligned with the M1 district and Menards is requesting that portion of the site remains in the M1 district.

Through the history of owning and expanding Menards stores across the country it is much more difficult to remodel or expand properties that are nonconforming or require a Special Use Permit. Special Use permits can be denied or objected to and that impacts the ability that Menards has to use that space as it has since that store opened in 1987. The West Allis Menards is already short on space and any additional hindrance on the ability to operate or modify that store has a large impact on the business.

For that reason Menard, Inc. is formally requesting that the entire lumber yard and warehouse space behind the Menards retail store remains in the M1 district. Please let me know if there are any questions related to this request or our property. Thank you.

Sincerely,  
**Menard, Inc.**

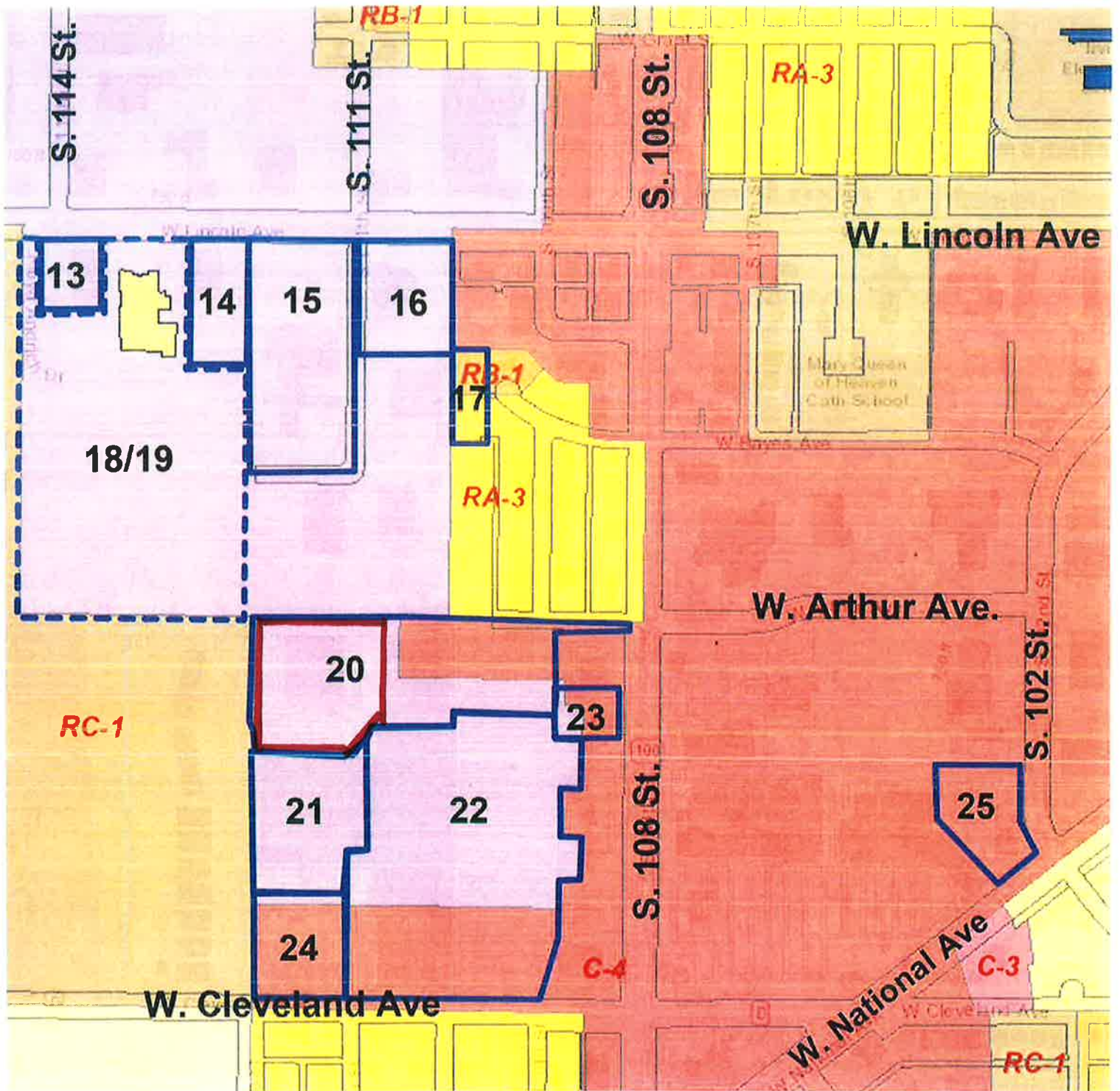
A handwritten signature in black ink, appearing to read "Tyler Edwards", is written over a light blue horizontal line.

Tyler Edwards

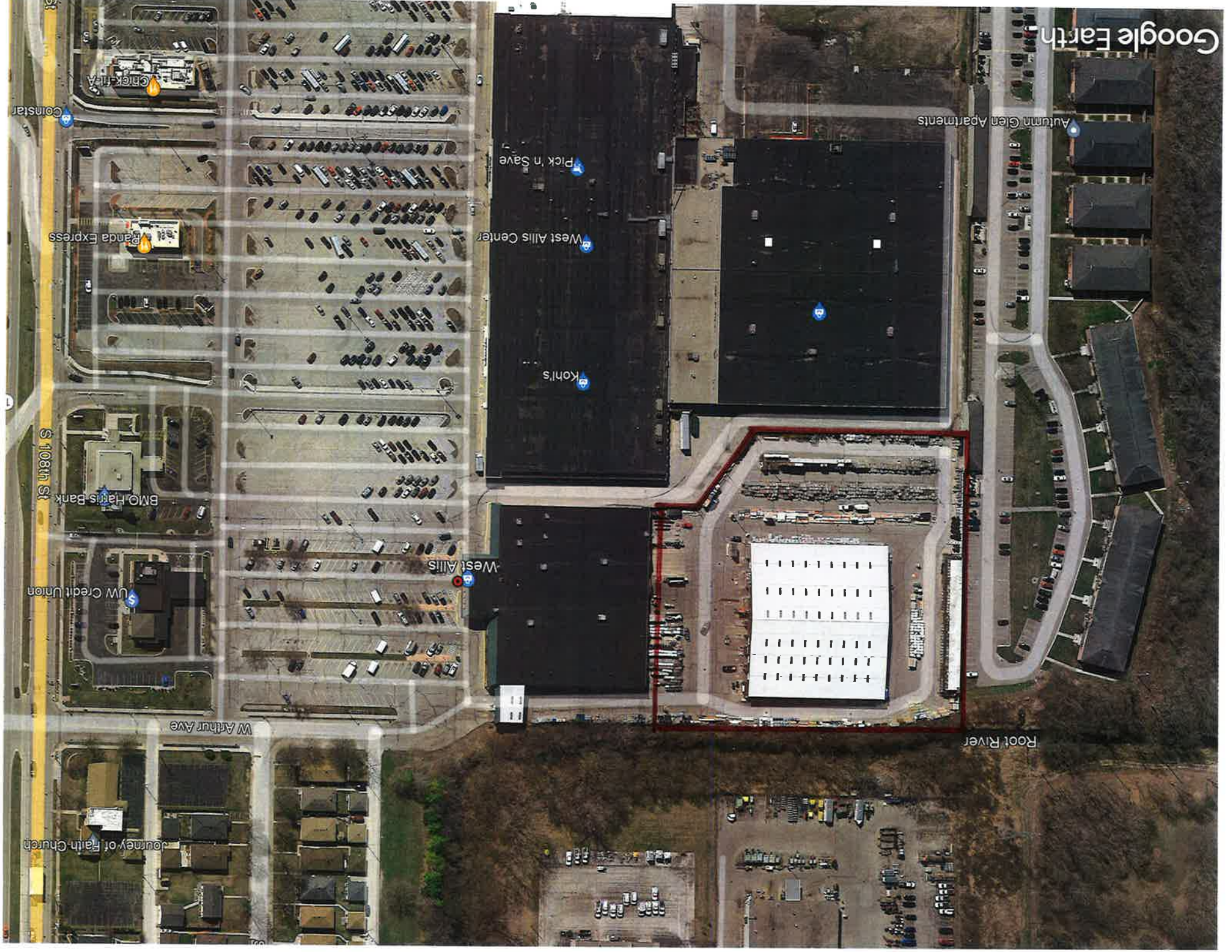
Real Estate Representative

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West Allis

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UW Credit Union

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Root River

S 108th St

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Journey of Faith Church