



August 15, 2013

Dear Members of the Planning Commission,

Menard, Inc. is requesting the rezoning of 8.4 acres of property located at 1352 N 1300 Rd, immediately east of the Menards store property we were discussing in April. At the time of our previous meetings we did not have the property under contract and we were not entirely sure how that property would fit into our development plan. We now know that this property will be a valuable asset to the project ensuring the best possible access and round out the commercial center. The property is simultaneously being annexed and platted with the Menards development site.

The eight and a half acre piece of land will be graded and prepared as part of the other outlots in front of the proposed Menards store. The new Michigan Avenue access will intersect with this property and create a connection to the new frontage road Menards is putting in as part of our project. No additional burden will be placed on the city as part of this rezoning. Menards will be responsible for the intersection improvements on the north side of Michigan Ave. Menards will also extend utilities to the site when the property is developed.

The Comprehensive Plan and Southern Development Plan both designate the property as commercial. The property is the last available space on 31<sup>st</sup> street that can be developed and it would not make sense to leave it as a small chunk of residential land.

This piece of property will be an asset to the Menards development and will ultimately benefit the city as part of Lawrence's newest commercial center. There is a substantial demand for small commercial lots in the South Iowa Street commercial district. This is most evident by the recent development of a building in the Wal-Mart parking lot. Rezoning this property in accordance with the H2020 plan is a good move for Lawrence and the future of South Iowa St.

If you have any questions regarding the rezoning or any other aspect of the property please feel free to contact me directly.

Sincerely,  
**Menard, Inc.**

A handwritten signature in black ink, appearing to read "Tyler Edwards", is written over the printed name.

**Tyler Edwards**  
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