

Menards Self Storage

Menard, Inc.

April 26, 2023

Neighborhood Information Meeting Presentation

MENARDS[®]



Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Building Elevation
 - Photometric Plan
- Traffic Impacts
- Q&A

Introduction

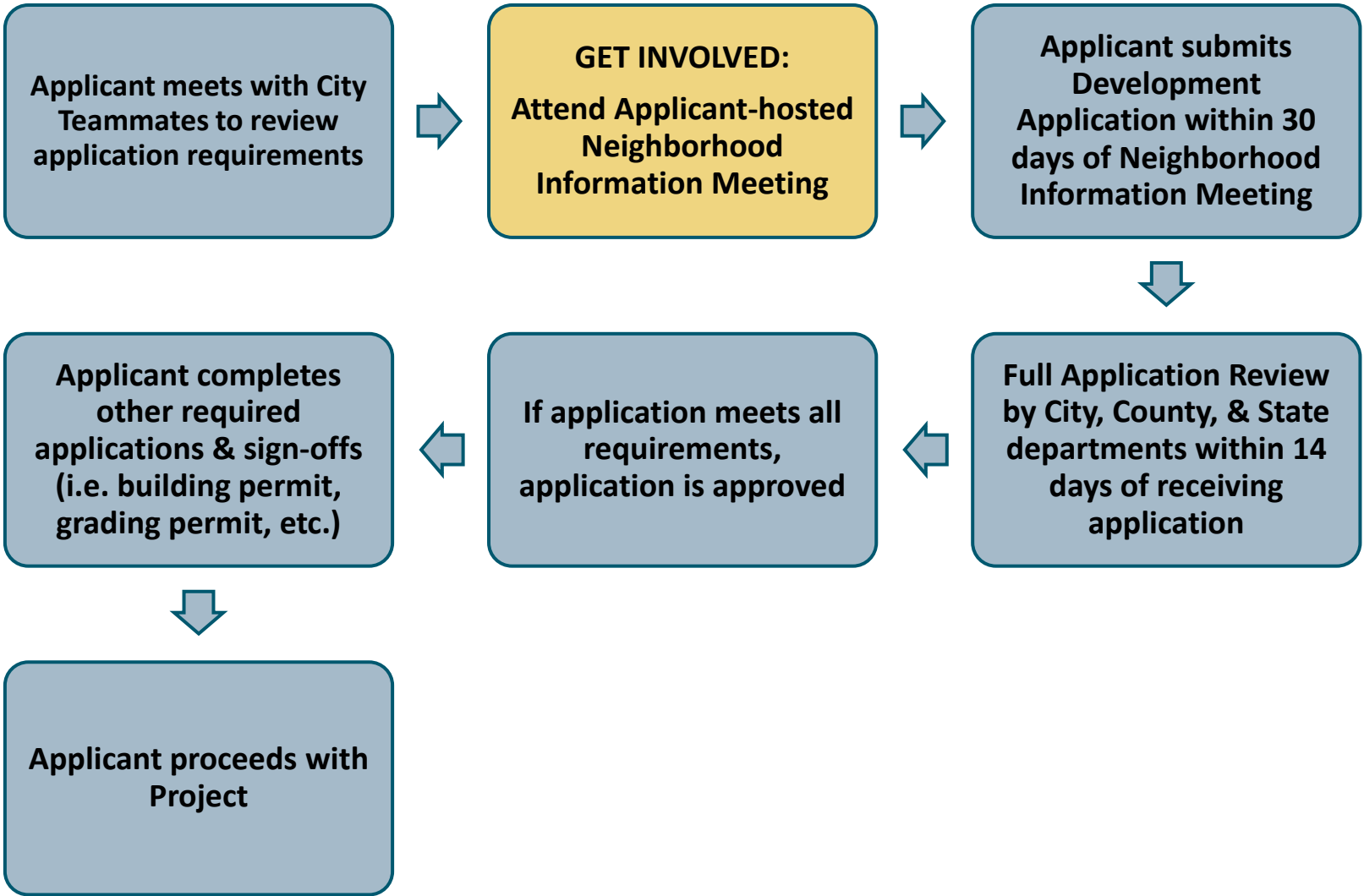
My name is Pat Wewel; I am a Real Estate Representative for Menard, Inc. I work through the approval process for new projects for Menards, including new home improvement retail store opportunities and our expanding Menards Self Storage operations.

About our Project

Menards is excited to propose a new Menards Self Storage project next to our store. We construct our storage facilities in the same way as our yards behind our stores are constructed, and the entire facility will be 100% enclosed from the outside.

The facility is operated and monitored by the same team that runs our retail store, and we strive to bring the same excellence and standards we hold ourselves to in our retail operations to the Menards Self Storage brand.

The Application Process

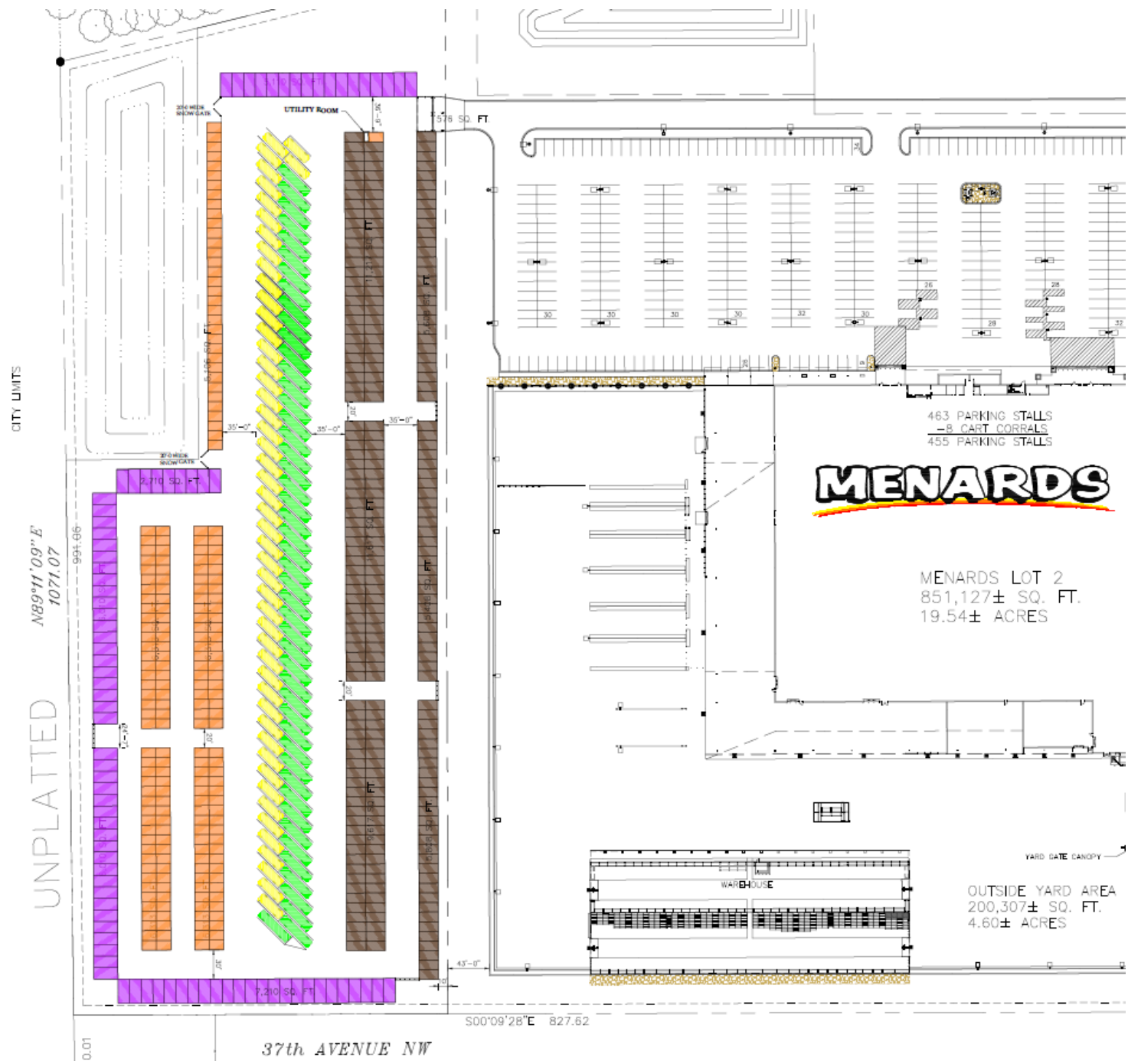


Site Plan

ROCHESTER NORTH, MN
 LOT AREA
 850,170± SQ. FT./8.042 ACRES
 STORAGE LOT PAVED AREA
 293,545± SQ. FT./6.712 ACRES
 OUTSIDE PARKING AREA
 47,345± SQ. FT.
 INTERIOR DRIVE AISLE AREA
 138,491± SQ. FT.
 ENTRANCE DRIVE AREA
 490± SQ. FT.

PERCENTAGE	QTY	NEW OUTDOOR STORAGE	UNIT SIZE
31.53%	203	10'x15' UNIT	
38.05%	247	10'x20' UNIT	
13.98%	90	12'x25' UNIT	
16.46%	54	30' PARKING	
100.00%	644	TOTAL UNITS	

538 CLOSED UNITS
 106 VEHICLE PARKING STALLS
 TOTAL UNITS = 644



CITY LIMITS

N89°11'09"E
 1071.07

UNPLATTED

0.01

37th AVENUE NW

S00°09'28"E 827.62

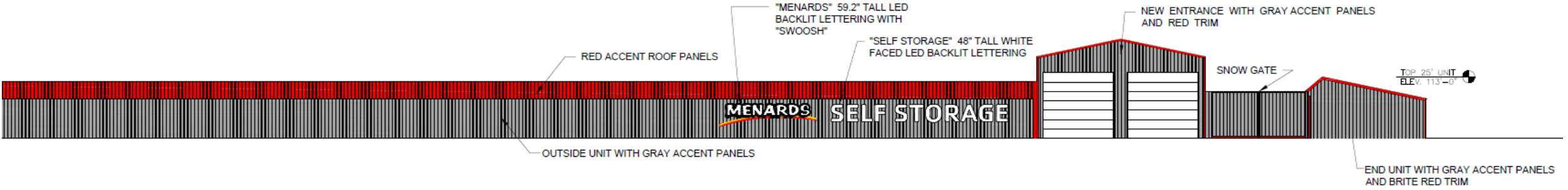
MENARDS

463 PARKING STALLS
 - 8 CART CORRALS
 455 PARKING STALLS

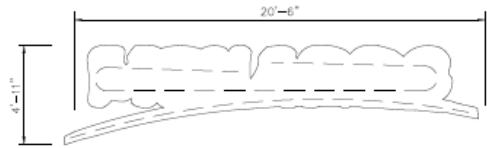
MENARDS LOT 2
 851,127± SQ. FT.
 19.54± ACRES

OUTSIDE YARD AREA
 200,307± SQ. FT.
 4.60± ACRES

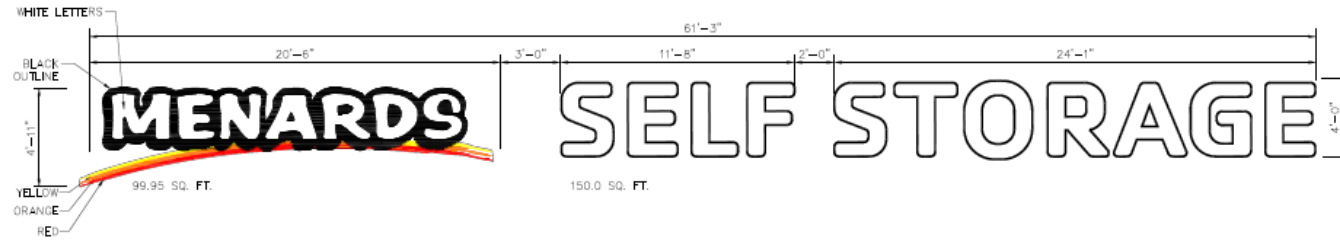
Building Elevation



1 SOUTH FACING ELEVATION
EL SCALE: 3/32" = 1'-0"



2 CABINET OUTLINE
EL SCALE: 1/4" = 1'-0"

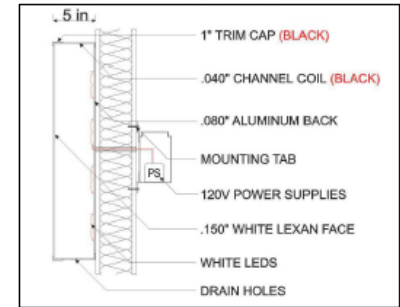


NOTES:

- (1) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LOGO.
- LOGO BACK TO BE ROUTED .080" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
- LOGO TO INCLUDE MENARDS UNDERSCORE BENEATH THE LETTERING.
- LOGO FACE TO BE ROUTED .150" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP, APPLY 3M HP BLACK VINYL AND 3M PRINTED TRANSLUCENT VINYL UNDERSCORE.
- LIGHTING TO BE SUPPLIED BY WHITE LED'S 120V POWER SUPPLY AND SWITCH.

NOTES:

- (1 OF EACH) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LETTERS.
- LETTER BACKS TO BE ROUTED .063" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
- LETTER FACES TO BE ROUTED 3/16" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP.
- LIGHTING TO BE SUPPLIED BY WHITE LED'S WITH REMOTE MOUNTED 120V POWER SUPPLY AND SWITCH.



4 SIDE VIEW
EL SCALE: NTS

3 SIGNAGE DETAILS
EL SCALE: NTS

Traffic Impacts

Based on the size of the facility compared to other facilities in the area and in the Menards Self Storage portfolio, Menards estimates 6-10 trips to the facility per day.

Q&A

Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507-328-2600).