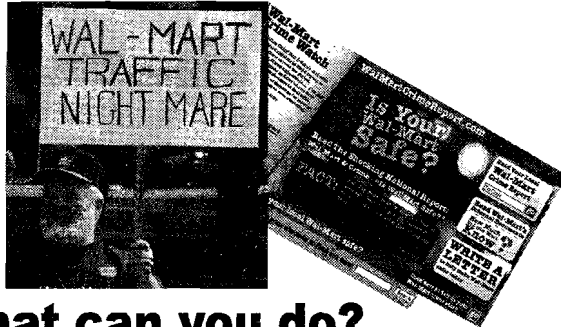


# WHY THE CONCERN OVER A WAL-MART?

## IN BEDFORD TOWNSHIP



### What can you do?

Show your support at the Township Hall on December 2, 2008 at 7:00 p.m. Get there early. 8100 Jackman Road, Temperance, MI

Let your Township officials know if you're opposed to the rezoning by attending this very important meeting. In addition, please express your opinion at:

[supervisor@bedfordmi.org](mailto:supervisor@bedfordmi.org) and [trustees@bedfordmi.org](mailto:trustees@bedfordmi.org)

#### WHAT IS GOING ON - IN A NUTSHELL?

There has been another rezoning request for the Whitman property on the corner of **Lewis and Sterns**. The Bedford Planning Commission has recommended the rezoning of 5 out of the 6 parcels. The Monroe Planning Commission has recommended that all of these parcels be rezoned, as per the request. Now, it is up to our Bedford Township Board to decide.

#### WHAT WILL REZONING MEAN?

As of now, the property is zoned and is large enough for a large retailer, such as Kroger, K-Mart, etc. However, if the property owner is granted all of the upgrades in zoning, that property will then be able to accommodate a supersize 268,000 sq. ft. Wal-Mart, approximately 4 times the size of Krogers. How do we know a Wal-Mart is coming?. Even though the property owner does not have to disclose his prospects, or building intentions, given the fact that most major retailers and big box stores are already within a few miles of us except for Wal-Mart, the likelihood is there. Remember, the property owner already had two prior contract deals with Wal-Mart, but the zoning was denied. This coupled with the fact that he stands to gain the highest profit from selling this property to Wal-Mart, makes this a realistic possibility, whether now, or in the near future.

#### WHAT CAN WE EXPECT FROM WAL-MART or LOW END BIG BOX?

- The loss of our town culture and feeling of community.
- Increased traffic by an average of 76,000 cars weekly for freestanding discount stores of 200,000 sq. ft. or more. Too heavy of a burden for our infrastructure.
- Increase light and noise pollution for thousands of residences.
- Decrease in our property value. Would you consider buying or building a home near a Wal-Mart or "low end" Big Box retailer?
- Increase in crime. Log onto [www.walmartwatch.com](http://www.walmartwatch.com). The Central Avenue Wal-Mart had 741 police reports.
- Tax base revenue to Bedford is less than \$2.00 per person.

To obtain comprehensive information and to confirm the date a few days prior, please log on to: [www.bedfordwatch.com](http://www.bedfordwatch.com)