



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



June 15, 2016

NOTICE

As a property owner within 200 feet of a proposed Conditional Use Permit (CUP) in the City of Manitowoc, you are being notified that the Manitowoc City Plan Commission will meet at 6:00p.m., on Wednesday, June 22nd, 2016 in the Council Chambers, First Floor, City Hall, 900 Quay Street, to hold a public informational hearing to consider a petition to issue a CUP as part of a Planned Unit Development (PUD) located on the Manitowoc County Expo Grounds located west of S. Rapids Road.

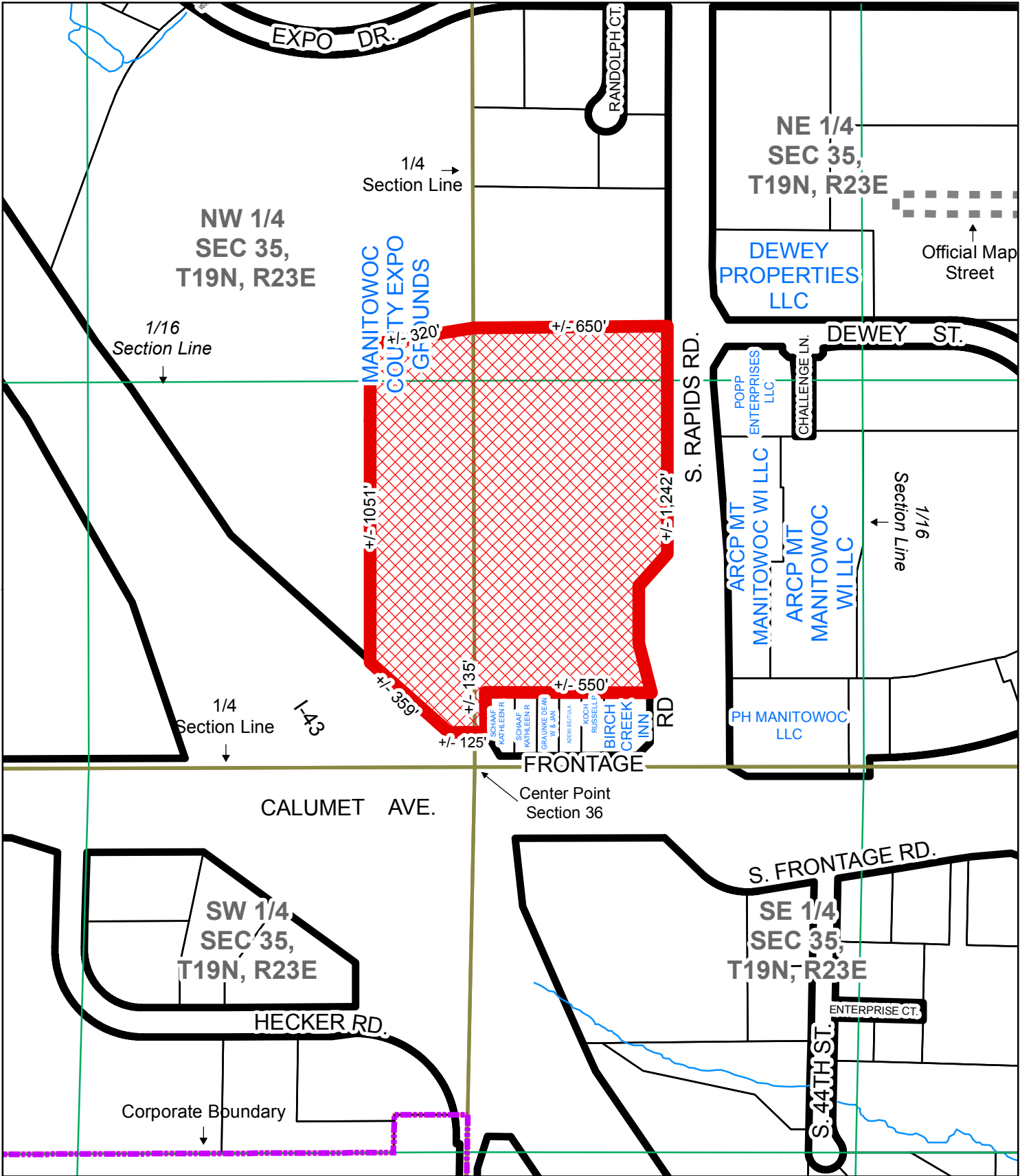
Petitioners are: PC 20-2016: Manitowoc County / Meijer: Planned Unit Development (PUD) – Review Request for a Conditional Use Permit Pursuant to Section 15.750(4) and Review of General Development Plan Pursuant to Section 15.750(12) of the Manitowoc Municipal Code and Review of Proposed PUD Covenants

You are invited to attend this informational meeting in order to voice your opinions on the proposed zone change. If you wish, you can call (920) 686-6930 or visit the office of the City Plan Commission, City Hall, and we will be glad to discuss the proposed development with you.

Respectfully Submitted,

Paul Braun
City Planner

Attachment



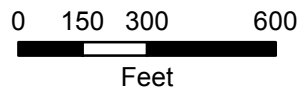
Request for Conditional Use Permit (CUP) & Planned Unit Development (PUD)

PC 20-2016




Prepared by City of Manitowoc
 Planning Department
 www.manitowoc.org
 Map Plotted: 06/15/2016
 Y:\Planning\PC Plan Commission\Actions 2016\PC 20-2016\Meijer PUD

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.



Legend

 Area of Request for PUD

1050 South Grider Street
Appleton, Wisconsin 54914
t: 920-364-0610

ATLANTA
LOS ANGELES
NEW JERSEY
CHICAGO
NEW YORK
DALLAS
BOSTON
COLUMBUS
WISCONSIN
BENTONVILLE
PHILADELPHIA
FRESNO
MEMPHIS
SHANGHAI
MEXICO CITY

GreenbergFarrow

May 25, 2016

Paul Braun
City Planner – Community Development
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

Re Manitowoc Meijer – PUD General Development Plan Submission

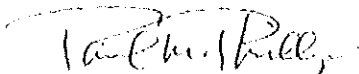
Dear Mr. Braun

On behalf of our client, Meijer, enclosed please find the required plans, documents and fees in support of Meijer's applications for PUD General Development Plan Review and Certified Survey Map review.

As per the previous Rezoning submission and as described during our April 27th Planning Commission meeting, it is Meijer's desire to develop a 194,392 square foot main store facility, a 2,509 square foot convenience store/gas station with associated improvements on a +/- 26.5 acre portion of the Manitowoc County Expo site.

On behalf of Meijer, we thank you in advance for your review and consideration of this request. Please contact us with any questions regarding our submittal and/or if you require any additional information.

Sincerely,



Paul Phillips, P.E.

Cc: Bob Bernock, Meijer (via email)
Mike Flickinger, Meijer (via email)
Matt Walsh, GreenbergFarrow

Meijer - Manitowoc, WI – Description of Proposal

Project Summary:

Meijer Stores Limited Partnership is proposing to redevelop approximately 26.5 acres of land located at the southwest corner of South Rapids Road and Dewey Street in the City of Manitowoc. The proposed development will result in redeveloping a portion of the existing Manitowoc County Expo Grounds. The project is bordered by South Rapids Road on the east, proposed Dewey Street Extension on the north, the existing Expo property on the West and Calumet Ave along with existing commercial / residential property on the south.

The site presently contains the existing race track, grand stands, and ticket office along with grass parking area. A wetland investigation will be initiated in June 2016 to insure disturbance related to construction will be in compliance with all State and Federal wetland regulations.

Meijer is proposing to zone the property C-1 with a PUD overlay in order to support construction of a 194,392 sq. ft. retail store with an attached outdoor Garden Center and a free standing 2,509 SF Convenience Store. A PUD overlay is being pursued to allow additional signage and reduced parking. City code allows up to 500 square feet of signage in a C-1 zoning district. Since the proposed development includes multiple buildings, multiple uses, coverage of a large land area and a large main store, Meijer is requesting 1,357.11 square feet of signage. In addition, code requires 879 parking stalls for the main store and 15 for the convenience store. Meijer is proposing 777 parking stalls and 14 parking stalls respectively. Based on historic data from existing Meijer stores, the 777 proposed parking stalls are more than adequate to serve this Meijer facility. Simultaneously with the petition for PUD zoning, Meijer intends to apply for approval of liquor sales, Pharmacy Drive-Up, outdoor display and sales, and any other operational elements that the City Staff may identify through the approval process. Various operations of a Meijer store, which are proposed to be accommodated as part of the PUD, are described herein.

In addition, Meijer proposes to construct public infrastructure for the benefit of the public. This include the extension of Dewey Street, construction of a road south of the Main Store (Meijer Drive), installation of public sidewalks, street lighting and the extension of public water mains to serve Meijer and future development.

Meijer is a private family owned company therefore financial information is not shared. The company has the financial ability to construct the project as proposed.

Operational Details:

A. Hours of Operation

The store will be open 24/7 with the exception of Christmas Day. Meijer recognizes that no two people operate on the same schedule. The founding family's dedication to customer service means that Meijer wants to be there (and open) for its customers whenever they need them.

Despite being open 24 hours, Meijer closes certain departments for periods of time including:

- Garden Center

- Drive-Up Pharmacy
- Alcohol Sales (as prohibited by Wisconsin Law and City ordinance).
- Additionally, in order to secure Meijer operations after normal business hours, access will only be accommodated through the Fresh Entrance (grocery). The Home Entrance will be closed during the later/over-night hours of operation.
- The convenience store is open 24/7 however, internal access to the store is restricted between 11 pm and 6 am. Customers will have access to merchandise from within the store through a “Lazy Susan” style window.

B. Employees (full and part-time)

Staffing is estimated to include both full and part-time employees and will require a variety of skills and management experience. Meijer promotes hiring from within the community, and it will offer opportunities in a variety of departments, during several different shifts and on a full or part time basis. The store will employ between 300-350 total employees with approximately 60 employees in the store at any one time.

Construction employment related to the Project will involve several hundred individuals from various segments of the construction industry over 10 to 12 months.

C. Security

Meijer takes a proactive approach to its store and site security. By being open 24/7, Meijer employees always have a presence in the area. The Site will have interior and exterior security cameras. Meijer also utilizes a loss prevention team. All store security personnel are trained to protect the customers and employees first, followed by the store and its merchandise. Additionally, the staff is trained to cooperate with the City’s Police Department at all times.

D. Deliveries to Site

Deliveries will occur on a daily basis to maintain the store’s inventory as needed. Meijer’s distribution needs typically require three to four (3-4) Meijer semi-truck deliveries per day, with increased frequency during the holiday season. Other prearranged and authorized third-party vendor deliveries – generally related to the grocery store – will occur daily. All deliveries will occur at the 6-bay loading dock at the northwest corner of the building.

E. Parking

The Meijer store parking lot will be designed for a total of +/-777 vehicles which includes 24 handicapped stalls, many of which are van accessible. The convenience store will have 14 parking stall including one barrier free van accessible stall. Based on the traffic impact analysis, the automobile traffic generated by the Meijer development will minimally impact the existing road network. To alleviate potential traffic impacts, Meijer proposes to re-time the existing Dewey Street traffic light, stripe a northbound left turn lane on South Rapids Road at Dewey Street and extend the southbound right turn lane on South Rapids Road at Calumet Avenue.

F. Garden Center

The Garden Center is proposed to be located on the south side of the store. It would be fully enclosed by a metal fence, and access will be via gates located on the south, east and west façade of the fence area, and from the interior of the Home Goods side of the store. Deliveries would be via a double gate located at the back of the Garden Center area.

G. Shopping Carts

As Meijer was a pioneer in the use of metal shopping carts at its stores, it has had decades of experience in managing the use of its shopping carts. Customers may find carts or baskets inside the store at both main entrances, and the employees regularly replenish the supply by collecting shopping carts at cart corrals positioned conveniently throughout the parking field.

H. Trash and Recycling Removal

The trash compactor and cardboard baler for the store are fully enclosed and located at the truck loading docks. The compactor is maintained regularly and pick up is approximately nine (9) times each month. A cardboard baler is located in the store and the baled cardboard remains in the store until it is generally loaded into the departing Meijer delivery trucks once emptied.

I. Interior Businesses

At most of its stores, Meijer provides interior space for complimentary businesses to lease and provide additional options and services to its customers. Meijer has not identified any specific businesses at this time, and has not depicted such potential interior locations on the Site Plan or Building Plan, but any such interior businesses would be located near the front of the store and would not require exterior alteration of the façade other than the signage as depicted on the Sign Plan and building elevations.

J. Construction Timeline

Depending on the timing of the approval and entitlements for the project, Meijer anticipates closing on the property in late fall of 2016. Site demolition, site preparation, and building construction will likely start in the spring of 2017 with a 10 to 12-month construction timeline. Grand opening would occur in 2018.

Applicant Information:

In 1934, a modest local barber in Greenville, Michigan, had a need and saw an opportunity. In an effort to take care of the customers who visited his barbershop, Hendrik Meijer purchased \$328.76 worth of merchandise on credit. Together with his 14-year-old son, Fred, they opened the North Side Grocery. As the customer base grew, Meijer sought ways to cater to his growing popularity by being one of the first to use mass marketing techniques (newspaper ads), automatic conveyor belts and metal shopping carts. These innovations led Meijer to develop the concept of a one-stop store where customers were able to purchase groceries and general merchandise in a convenient and easy "one" shopping trip experience.

This notion paved the way for the familiar "One Stop" supercenter shopping concept that is prevalent today.

A. Meijer as a Company

Meijer now based in Grand Rapids, Michigan, remains a family owned and operated business. Meijer currently operates over 250 supercenters and grocery stores throughout Michigan, Ohio, Indiana, Illinois, Kentucky and Wisconsin. Meijer stores have evolved through the years and include fresh produce and meat departments, as well as pharmacies, electronics departments, garden centers, general merchandise and apparel. Unlike its competitors, Meijer has strong history in the grocery business and is well known for its fresh products, commitment to quality and everyday low prices.

During the recent challenging economic times, people not only need to save time, they need to save money. At Meijer, consumers will find the largest selection, at higher standards, and for incredible values. The high standards carry through from the customer service in its stores to the quality of the merchandise itself. As a result, Meijer has been recognized in an article published in Forbes Magazine as one of the Top 30 most reputable companies in the world.

B. Commitment to Community

Meijer is committed to serving the communities where its customers and team members work and live. Each year Meijer donates more than 6% of its net profits to charity. While Meijer donates to thousands of charitable organizations throughout the year, helping fight hunger has been a primary focus. Meijer has addressed hunger relief through a variety of philanthropic efforts including its "Simply Give" food pantry donation program, which has helped raise more than \$6 million for local food pantries during the last few years.

Meijer also contributes to the health of its communities with a free prescription drug program at each of its stores. Since 2006, Meijer has offered free antibiotics (Amoxicillin, Cephalexin, SMZ-TMP, Ciprofloxacin, Ampicillin, Penicillin VK) to its customers with no strings attached so long as the customer has a doctor's prescription.

In 2008, Meijer began offering pre-natal vitamins to its customers on the same basis. Meijer now offers free Metformin Immediate Release for those managing their diabetes and the generic substitute for Lipitor for those managing their cholesterol.

Together, since the program's inception, more than 14 million free prescriptions have been filled saving customers more than \$200 million.

C. Supporting Local Farms

Meijer is the largest purchaser of local produce in the markets it serves. Buying local allows Meijer to support local economies while providing fresher and more affordable products.

D. Conservation/Preservation

In 1994, Fred Meijer made a landmark donation of \$265,000 to help purchase an abandoned rail line in Greenville, Michigan. This would become the Fred Meijer Heartland Trail that stretched more than 41 miles. Meijer continues to donate funds to preserve existing trails, and create new sanctuaries.

E. Sustainability

Meijer is a retail leader in the industry by promoting strong sustainable business practices and green choices:

- Meijer has been recognized by the USEPA as a SmartWay award winner for advancements in transportation efficiency.
- Meijer is currently testing wind turbines at several locations. Understanding and recognizing the use of wind as a renewable power source can lead to the reduction of our carbon footprint.
- As of 2008, Meijer is constructing all new stores consistent with LEED (Leadership in Energy and Environmental Design).
- Meijer strives and seeks out new ways to reduce energy use through innovative store designs. Whether it is changing the lighting in all stores to highly efficient fluorescent and LED fixtures, or the installation of high efficiency motors and improved ventilation equipment, Meijer is continually working towards reducing its carbon footprint.
- In 2010, Meijer unveiled a pilot program and installed electric vehicle charging stations at three of its Michigan stores.
- In 2012, Meijer unveiled a broad seafood sustainability program, working with its suppliers and several Non-Governmental Organizations to ensure the seafood it sells is caught and farmed in the most environmentally responsible manner.

Meijer has partnered with the Nature Conservancy to teach and help consumers choose non-invasive plant products that are best suited for backyards in the Midwest.

Conclusion:

Meijer looks forward to serving the Manitowoc community, and respectfully submits its conceptual plan for redevelopment of the site located at the southwest corner of South Rapids Road and Dewey Street in order to construct a Grocery and General Merchandise Store, and a convenience store/gas station as described above.

