

VOLUME I

ECONOMIC DEVELOPMENT PLAN

THE VILLAGE OF WEBBERVILLE
INGHAM COUNTY, MICHIGAN

As Approved by the Village Council
At the Public Hearing on May 21,
1984

Prepared by the Webberville Downtown Development Authority with the assistance of the Ingham County Department of Development, the Ingham County Economic Development Corporation, and Karen Popek, principal of The LandPlan Company.

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PART I: INTRODUCTION

The Webberville Village Council appointed several residents and business leaders to a Downtown Development Authority (DDA) in the fall of 1982. The DDA was charged with preparing a Development Plan according to the requirements of Public Act 197 of 1975, The Downtown Development Authority Act. When adopted by the DDA and the Village Council, this plan will represent agreement among local government and business leaders and other citizens about how to balance economic stability with economic growth during the next few years.

The goals, objectives, strategies and subsequent projects contained in this plan are based on information found in Volume II of the Economic Development Plan, which includes Appendix A (Survey Analysis) and Appendix B (Survey Forms). Several conclusions about the direction economic development should take in Webberville can be drawn from that information:

1. Residents generally are satisfied with public and commercial services available to them. However, they want increased recreational opportunities in terms of activities and facilities. Other than school facilities and a nearby golf course, there are no parks or playgrounds. They also desire more dime store-type merchandise to be available.
2. Owners of existing businesses believe Webberville has good market expansion potential, and many intend to expand in the next five years.

New businesses given a good chance for success include manufacturing operations, restaurants and variety stores.

3. The industrial base of the Village must be expanded in order to:

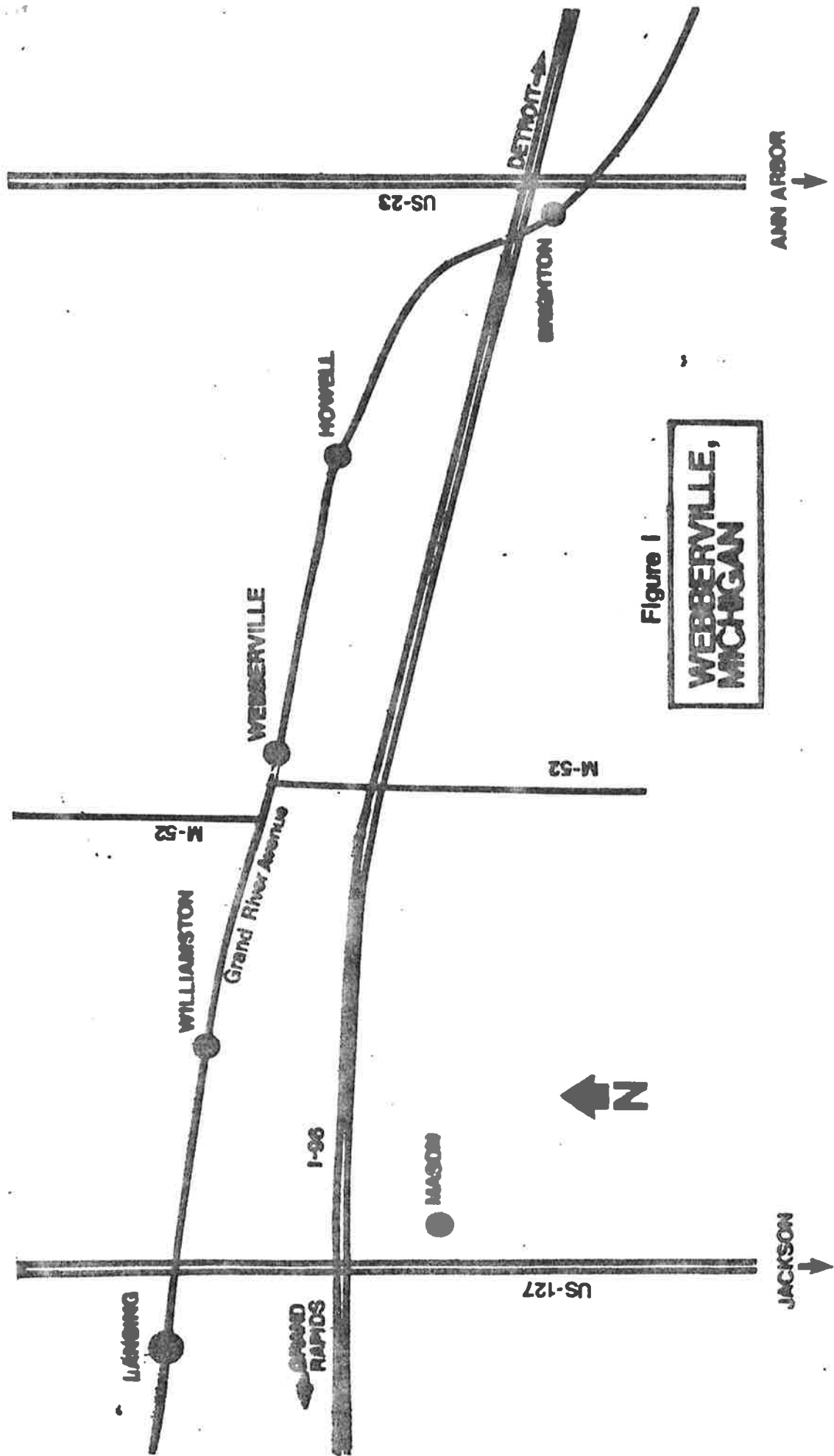
- lessen the burden of property taxes on homeowners and small businesses;
- provide more local jobs than small downtown stores are able to.

4. The existing housing stock needs improvement. Although about 47

percent of existing structures are in good condition, 41 percent are deteriorating and require renovation of roofs, foundations or other major structural components. Nine percent are substandard and need major rehabilitation. Three percent are critical and probably should be razed. Furthermore, more housing will be needed, based on statewide growth trends and regional population projections.

5. Much repair work on public infrastructure is required -- and future expansion necessary -- if the Village is to continue to serve the needs of residents and businesses.

In summary, residents and business people like Webberville and the small-town atmosphere that it offers. They recognize the need for modest growth to provide more jobs and to strengthen the tax base so long as the quality of life is preserved for present and future residents.



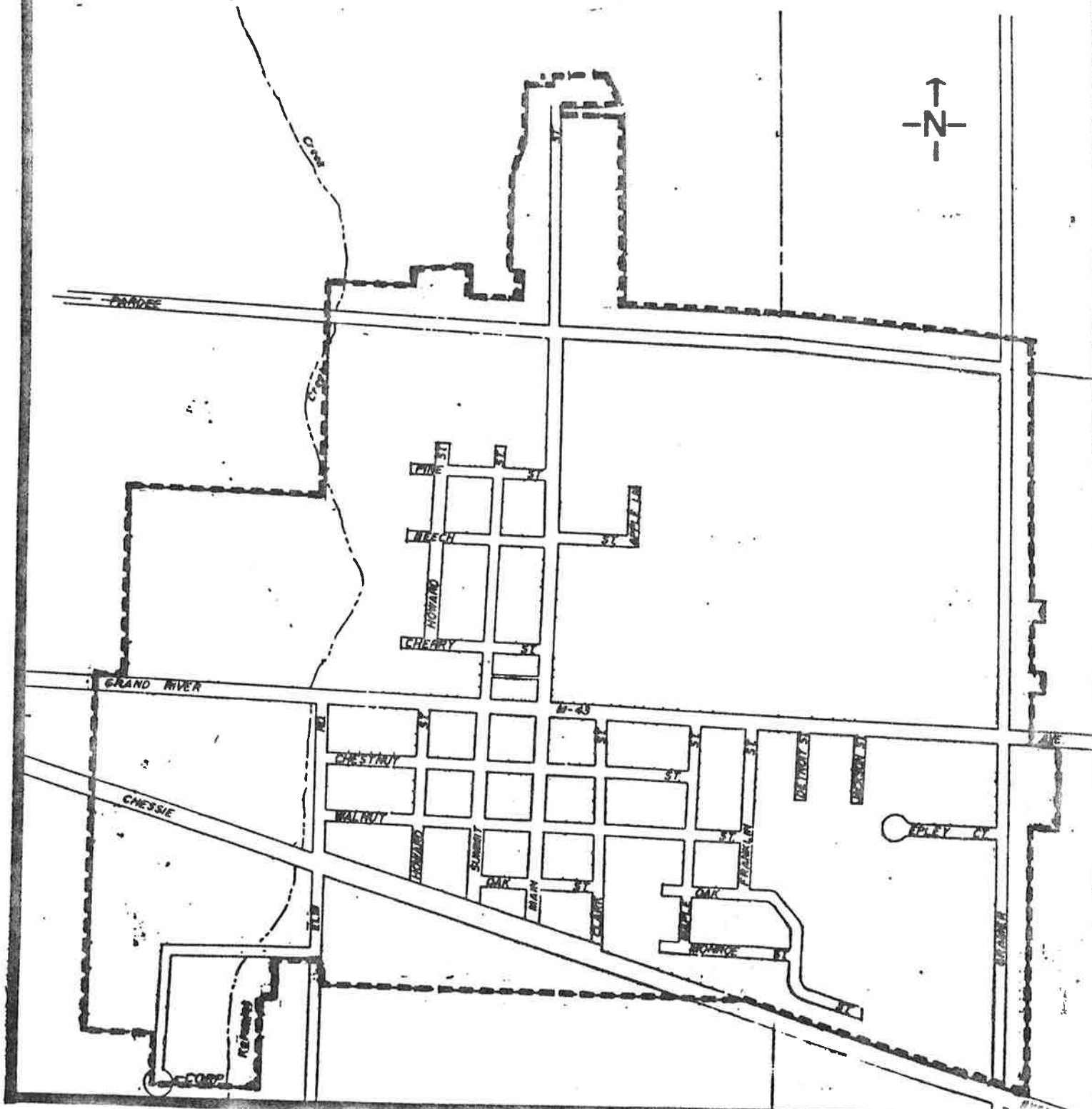
"The Village of Webberville" being a part of Sections 1, 2, 11 and 12 of Leroy Township, Township 3 North, Range 2 East, Ingham County, Michigan

Described as beginning at the South 1/4 post Section 2, thence North along North-South 1/4 line, 165 feet, thence East parallel to South section line also being the centerline of Pardee Road to a point 325 feet West and N01°11'30"E, 165 feet from the Southeast corner of the West 50 acres of the Southeast 1/4 Section 2, thence N01°11'30"E, 153 feet, thence N83°58'E, 299.4 feet, thence S03°22'30"E, 185 feet, thence S88°28'30"E, 201 feet to the West line of Oak Lane Subdivision, thence continuing S88°28'30"E parallel to and 16 feet South of North line said Oak Lane Subdivision, 129 feet, thence N01°39'W, 16 feet to the North line Lot 11 Oak Lane Subdivision, thence N01°39'W parallel to the East line of the West 1/2 of the Southeast 1/4 of Section 2, also being the centerline Summit Road 185 feet, thence N88°49'W, 52 feet, thence N01°39'W parallel to the c/l Summit Road, 561.4 feet, thence Northeasterly 181 feet to a point 167.5 feet West of centerline Summit Road, thence North to a point 1480 feet North and 1480 feet West of the Southeast corner Section 2, thence East to the East line of West 1/2 of Southeast 1/4 Section 2, thence N01°39'W along said East line to a point N01°39'W, 1520 feet of the South line section 2, thence S87°45'05"E, 320.8 feet, thence S31°07'E 181.4 feet, thence N87°34'30"W, 410 feet, thence S01°34'E, 40 feet, thence S87°34'30"E, 410 feet, thence S01°39'E, 1139 feet to the North line of Lot 7 Oak Lane Subdivision, thence S01°39'E, 16 feet, thence S88°28'30"E parallel to and 16 feet South of North line said Subdivision to the East line Lot 1 said subdivision, thence continuing S88°28'30"E, parallel to and 165 feet North of the South line of Section 1, Township 3 North, Range 2 East to the East line of West 1/2 of Southwest 1/4 Section 1, thence continuing East parallel to South section line 165 feet, thence South 165 feet to South line Section 1, thence South parallel to the centerline Gramer Road to the North 1/8 line of Northwest 1/4 of Section 12, said point being S85°01'40"E, 165.62 feet from center of Northwest 1/4 of Section 12, thence S83°56'00"E, 68.38 feet, thence S0°05'00"E, 107 feet, thence N87°15'00"W, 68 feet, thence S0°05'00"E, 303 feet, thence S87°15'00"E, 68 feet, thence S0°05'00"E, 119 feet, thence N87°15'00"W, 68 feet, thence S0°05'00"E, parallel to c/l Gramer Road to the South line of M-43 road right of way, thence S87°42'37"E along South right of way line to a point S87°42'37"E, 300.32 feet of the East line of Gramer Road, thence S0°22'04"E, 485.96 feet to the East-West 1/4 line Section 12, thence N84°41'27"W along said East-West 1/4 line, to a point 165 feet East of c/l Gramer Road, thence South parallel to and 165 feet East of centerline Gramer Road to the North line Chessie System Railroad right of way, thence Northwesterly along said North line railroad right of way to the West line of Section 12, thence continuing along said North railroad right of way to the North line of the South 90 acres of the Southeast 1/4 of Section 11 Township 3 North, Range 2 East, thence West along said North line of South 90 acres to the North-South 1/4 line of Section 11, thence N0°00'20"W along North-South 1/4 line to a point 25 feet South of the East-West 1/8 line of Southwest 1/4 Section 11, thence N89°07'13"W, 253.34 feet, thence S0°20'57"E 223.99 feet, thence N87°38'32"W, 76.47 feet, thence S0°20'57"E, 536.04 feet, thence N87°51'30"W, 574.46 feet, thence N0°58'02"E, 280 feet, thence N88°00'13"W, 422.17 feet, thence N0°13'13"W along the West line of East 1/2 of Southwest 1/4 Section 11 to the North line of M-43 highway right of way, thence N88°51'34"E along said North right of way line to a point 1164 feet West along right of way from North-South 1/4 line Section 11, thence Northerly parallel to North-South 1/4 line, 1123 feet thence East parallel to centerline M-43, 1164 feet to the North-South 1/4 line Section 11, thence N03°34'07"E, along North-South 1/4 line 1035.68 feet to the North 1/4 post of Section 11, and the point of beginning.

DOWNTOWN DEVELOPMENT DISTRICT

Webberville, Michigan

Figure II



Growth Trends

During the decade between 1970 and 1980, Webberville's population grew by 23 percent, a greater growth rate than that experienced by either the county or the state. The decade marked the first time in Michigan's history that the rural growth rate outstripped the urban growth rate. The Tri-County Regional Planning Commission projects Webberville's population to increase about 25 percent by 1990, or by 384 people. The early 1980s, however, have brought very little residential growth, so this projection may need to be revised.

Existing Land Use

Webberville primarily is a residential community, with about 36 percent of the land taken up by one- and two-family homes, mobile homes and apartments. Less than five percent is used for commercial or industrial structures. The remaining 59 percent is agricultural or otherwise vacant, or in public or semi-public ownership (government, schools, churches). There is room for growth within the Village, although no locations are suitable for industrial development outside of the area adjacent to the railroad tracks already zoned for industry. Figure III shows existing land uses.

Other Public Facilities

Figure IV shows the various components of the Village sewerage disposal system. More complete information may be obtained from the Facilities Plan for the Webberville Planning Area, 1981, Capitol Consultants.

EXISTING LAND USE

Webberville, Michigan

Figure III

 Public and Semi-Public

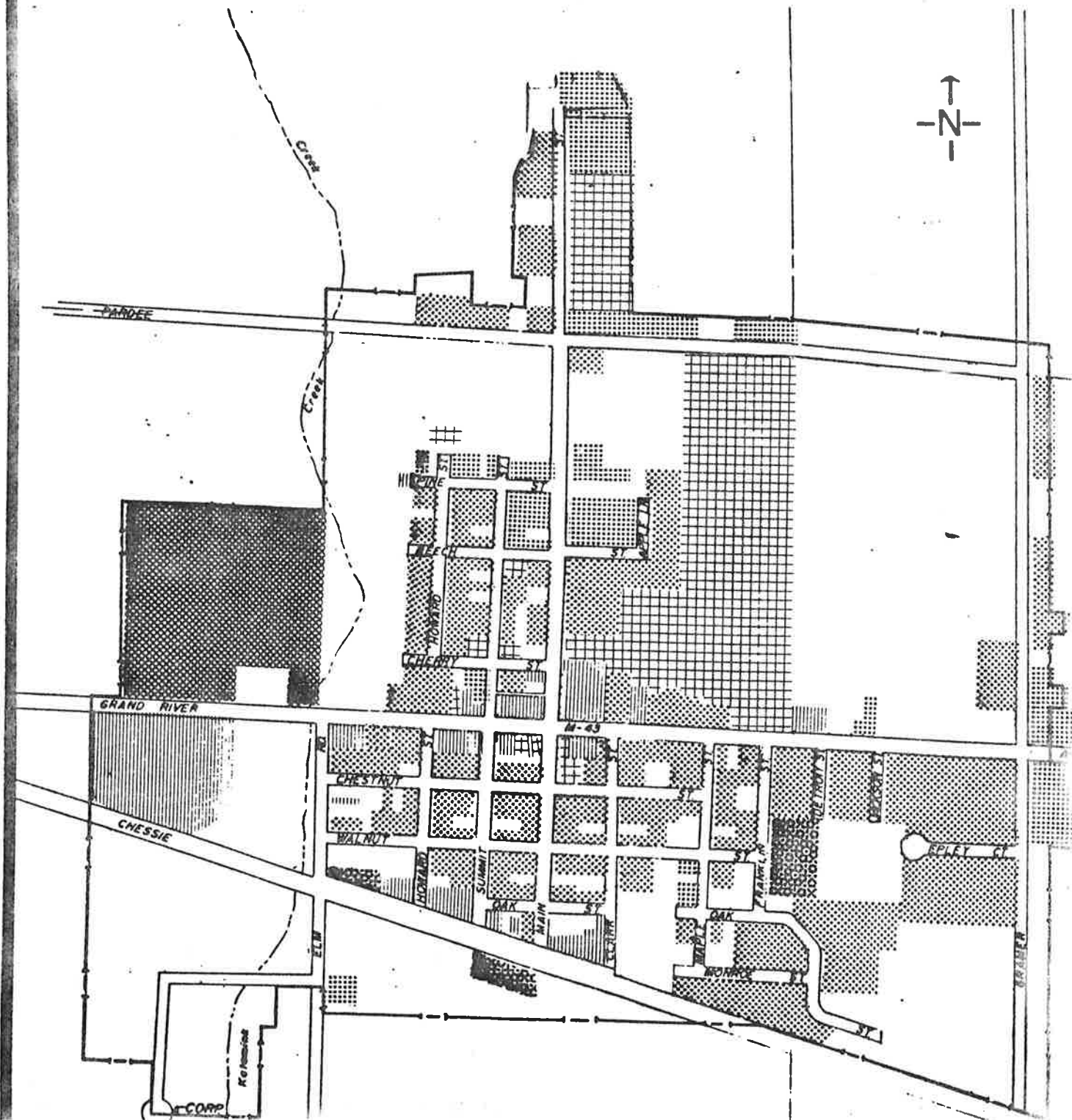
 Low Density Residential

 High Density Residential

 Agricultural and Vacant

 Industrial

 Commercial

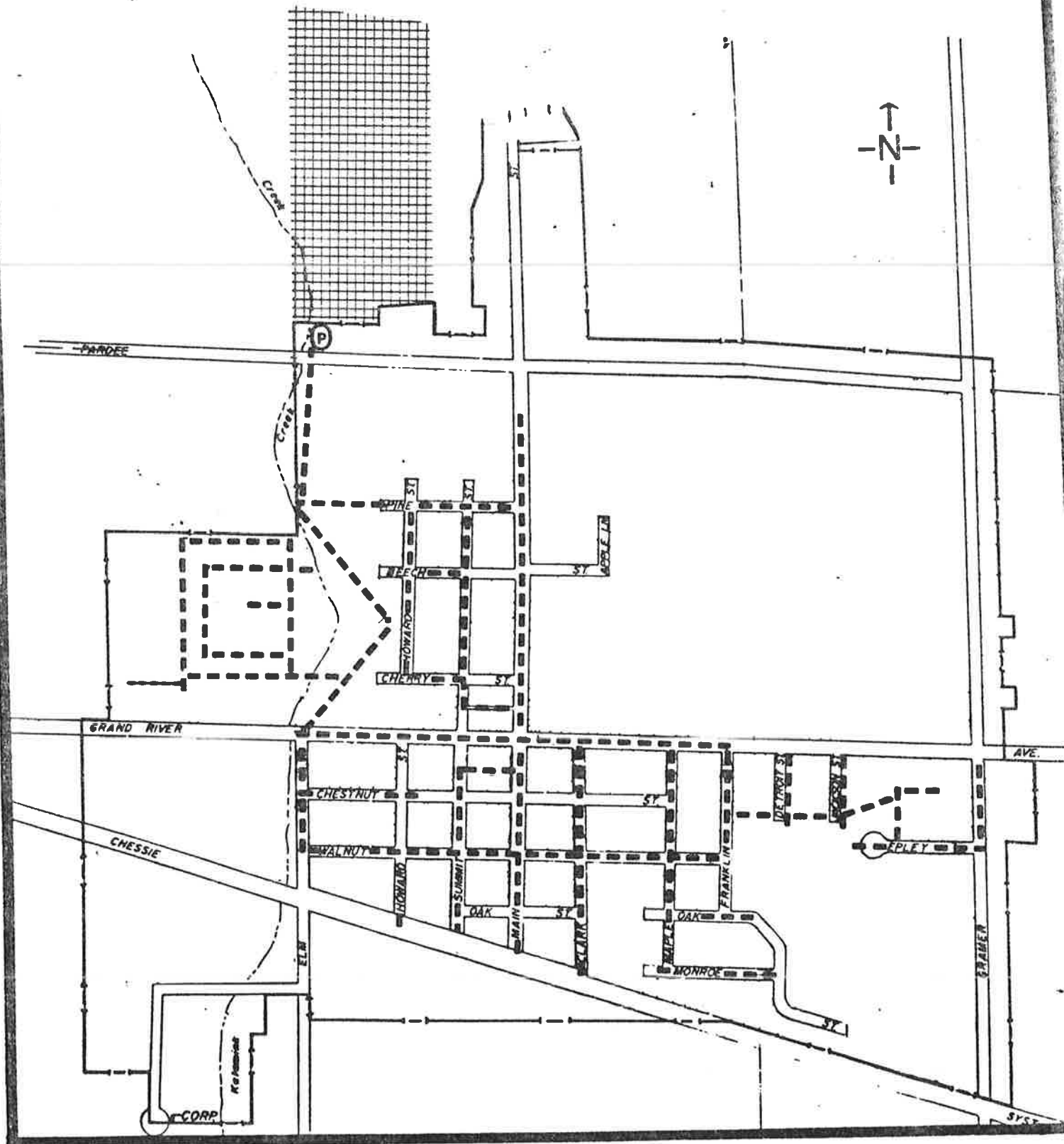


Sewer System Webberville, Michigan

Figure IV

- Sewer Lines
- Ⓟ Pump Station

-  Waste Water Treatment Plant Site
- Estimated Location of Sewer Lines



Water System Webberville, Michigan

Figure V

--- Water Lines

--- County Drain

||| Water Hydrants

⬮ Water Tower

--- Estimated Water Lines

⊙ Well

- - Storm Drains

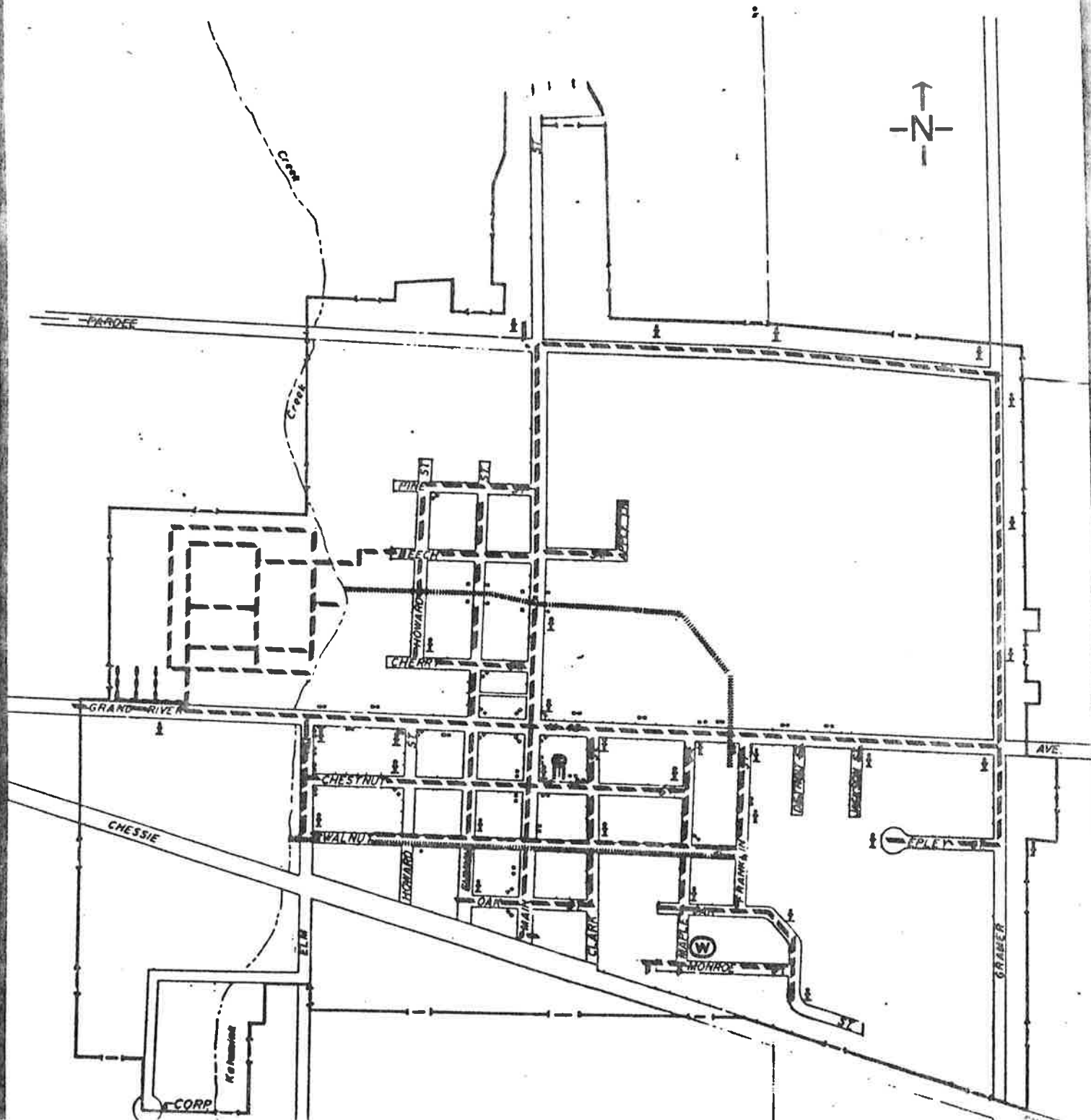


Figure V illustrates the water system. Additional information may be found in the Water System Study for the Village of Webberville, Michigan, 1980, Capitol Consultants.

Information about the existing condition of Village streets, sidewalks, and curb-and-gutter is contained in Volume II of the Economic Development Plan.

PART III: GOALS, OBJECTIVES AND STRATEGIES

The framework of this development plan is built of goals, objectives and strategies: policy statements which provide the Village with guidance on development decisions. The Downtown Development Authority met several times during the summer and fall of 1983 to discuss and agree upon what it believed to be the most appropriate guidelines for future development in the DDD. Not everyone agreed with each objective, strategy or project; compromise was required. Yet each member realized that the plan was not written in stone and that part of the planning process is to change with changing circumstances. As projects are accomplished, others will take their place. What is important is to start.

Goals

A goal is a broad statement describing how the Village should be in the future. Continuous effort is needed to work toward the achievement of a goal. Goals must not conflict with each other. Otherwise, progress will be undirected and results of development may be unpleasantly unanticipated. Webberville has set three goals for itself:

GOAL # 1: TO IMPROVE THE QUALITY OF LIFE IN THE VILLAGE FOR ALL RESIDENTS, WHILE RETAINING THE EXISTING SMALL-TOWN ATMOSPHERE.

GOAL # 2: TO MAINTAIN AND EXPAND THE LOCAL TAX BASE, WHILE PROVIDING JOBS FOR VILLAGE RESIDENTS.

GOAL # 3: TO MAINTAIN AND FURTHER DEVELOP COMMUNITY PRIDE AMONG
VILLAGE RESIDENTS AND BUSINESS PEOPLE.

Every development project, whether anticipated in this plan or added in future plan revisions, must contribute to the realization of one or more of these stated goals. If it does not, then it is not desirable for the Village.

Objectives and Strategies

An objective is a more specific statement than a goal and contributes to the achievement of one or more goals. It should be measureable in some way, although not necessarily numerically, so that progress toward its realization may be monitored.

A strategy is a specific guideline or policy which further clarifies an objective and directly contributes to its achievement. An objective may be defined by alternative strategies, in some cases, because there may be various desirable ways of moving toward an objective or because circumstances may change.

Webberville has established nine objectives and ten related strategies to govern development decisions in the DDD. They concern the areas of commercial, industrial, residential, recreational and public facility development.

OBJECTIVE # 1: TO SUPPORT EXISTING RETAIL AND SERVICE BUSINESSES AND TO ASSIST
THEM IN THEIR EXPANSION EFFORTS WHILE MAINTAINING A COMPACT,
PLEASANT AND IDENTIFIABLE DOWNTOWN AREA.

STRATEGY A-1: TO IMPROVE THE APPEARANCE OF THE DOWNTOWN AREA AND TO
STRENGTHEN ITS ECONOMIC FUNCTIONING BY INCREASING THE
AMOUNT OF PARKING FOR CUSTOMERS AND EMPLOYEES AND BY
INCREASING THE AMOUNT AND QUALITY OF RETAIL/OFFICE SPACE.

OBJECTIVE # 2: TO FOSTER AND/OR ATTRACT NEW RETAIL AND SERVICE BUSINESSES TO THE DOWNTOWN AREA IN ORDER TO DIVERSIFY SHOPPING AND SERVICE SELECTION.

STRATEGY A-2: TO PROMOTE WEBBERVILLE AS A GOOD PLACE TO DO BUSINESS AND TO ENCOURAGE THE FORMATION OF NEW BUSINESSES FROM WITHIN THE COMMUNITY.

OBJECTIVE # 3: TO SUPPORT EXISTING INDUSTRIES AND TO ASSIST THEM IN THEIR EXPANSION EFFORTS.

OBJECTIVE # 4: TO FOSTER AND/OR ATTRACT LIGHT INDUSTRY OR AGRICULTURALLY-RELATED INDUSTRY, CENTRALIZING ITS LOCATION TO LESSEN THE COSTS OF MUNICIPAL SERVICE PROVISION AND TO MINIMIZE THE DISRUPTION OF RESIDENTIAL NEIGHBORHOODS.

STRATEGY A-4: TO IMPROVE SEWER AND WATER DELIVERY TO SITES TARGETED FOR INDUSTRY.

STRATEGY B-4: TO STUDY THE NEED AND FEASIBILITY OF ANNEXING LAND FOR INDUSTRY.

OBJECTIVE # 5: TO PLAN FOR GREATER HOUSING CHOICE, IN TERMS OF COST AND TYPE, FOR PRESENT AND FUTURE RESIDENTS.

STRATEGY A-5: TO PLAN FOR ADEQUATE HOUSING FOR ALL RESIDENTS.

STRATEGY B-5: TO ENCOURAGE A PLANNED DEVELOPMENT FOR UPPER-INCOME RESIDENTS.

STRATEGY C-5: TO UPGRADE EXISTING HOUSING -- ESPECIALLY ALONG GRAND RIVER, THE "MAIN STREET" SHOWN TO THE WORLD.

OBJECTIVE # 6: TO IMPROVE THE ATMOSPHERE AND FACILITIES OF THE MOBILE HOME PARK FOR THE BENEFIT OF PARK RESIDENTS AND THE REST OF THE COMMUNITY.

STRATEGY A-6: TO IMPROVE RELATIONS WITH THE MANAGEMENT OF THE MOBILE HOME PARK, AMONG PARK RESIDENTS, AND BETWEEN THE PARK AND THE REST OF THE COMMUNITY.

OBJECTIVE # 7: TO EXPAND YEAR-ROUND RECREATIONAL ACTIVITIES AND FACILITIES, PARTICULARLY FOR YOUTHS AND SENIOR CITIZENS.

STRATEGY A-7: TO INCREASE ACTIVITIES IN EXISTING FACILITIES OR RENOVATE EXISTING FACILITIES WHERE POSSIBLE, OR TO ACQUIRE, CONSTRUCT OR DEVELOP NEW FACILITIES.

OBJECTIVE # 8: TO IMPROVE EXISTING PUBLIC FACILITIES AND SERVICES.

STRATEGY A-8: TO ESTABLISH A POLICY TO RANK THE NECESSITY OF VARIOUS IMPROVEMENTS AND TO DETERMINE WHO SHOULD PAY FOR THEM.

OBJECTIVE # 9: TO EXPAND PUBLIC FACILITIES AND SERVICES TO SERVE PRESENT POPULATIONS AS YET UNSERVED AND FUTURE POPULATIONS AND BUSINESSES.

STRATEGY A-9: SAME AS A-8.

In Part IV: Projects, which follows, projects are listed which the DDA believes are consistent with the goals, objectives and strategies presented here. But what happens when projects are proposed that were not anticipated at the time this plan was written? Very simply, these policy statements -- the heart of the development plan -- should be asked as questions in order to evaluate the benefits of the proposed projects in terms of achieving the intent of the plan. That is, the DDA and the Village Council should ask, for example, "Does this project improve the quality of life in the Village and help to retain the small-town atmosphere?" Or, perhaps, "Does this project improve housing choice for residents?" By restating the policies as questions, it becomes easy to decide whether projects really contribute to the achievement of sound Village development.

PART IV: PROJECT DESCRIPTIONS AND COSTS

A project is one definite action, preferably within a stated time limit which will help to achieve one or more objectives within the guideline of a strategy. Often more than one project is required to accomplish an objective and there may be alternative projects to cover changing circumstances.

The following pages describe known or potential development projects desired by the DDA which could be implemented during the next ten years. Included are: (a) brief project descriptions; (b) estimates of completion times required; and (c) rough approximations of costs, usually given in ranges. Many of the projects contemplated are programmatic rather than construction projects and will, therefore, cost relatively little to accomplish. Major projects, such as developing a community park or repairing the sewage lagoon, will be more expensive and likely will have to be accomplished in phases over a longer time than more readily "do-able" projects. No attempt has been made to rank the necessity of one project in relation to another; setting priorities will be the next task of the DDA and the Village Council.

The key to successful downtown revitalization is a strong partnership between public interests and private interests. Therefore, projects listed here are not necessarily public improvements only. They may be funded privately or with some combination of public and private efforts. Potential methods of financing these projects are discussed in Part V: Implementation.

Commercial

Cost

1. Provide one or more downtown municipal parking lots by arranging cooperative parking agreements
These agreements would be between the Village and the Methodist church at Cherry and Summit, the elementary school at Main and Cherry, and downtown businesses on the south side of Grand River between Main and Summit. All lots could be developed within one year.
 - church lot: already paved; requires lighting and sign \$500-\$600
 - school lot: next to church lot. Requires relocating buses, moving gas pump, paving, lighting, landscaping, signs, etc. Paving only: \$6/sq. yd. \$5800
 - other costs \$4000-\$7000
 - businesses: pave alley, signs, lights, landscaping \$4000-\$6000
2. Assist store owners to improve facades
This would be on-going after initial effort. Establishing loan fund and securing design assistance could be done in six months to one yr.
 - establish loan fund \$5000-\$50,000
 - design assistance: paid for by owners or by Village \$4000-\$15,000
3. Relocate Village offices to provide more retail space
Possible locations: Masonic Lodge, former Baptist church, current township offices. Could be moved in less than one year. Costs vary depending on method of property conveyance (swap, sale, lease) and renovation required \$75,000-\$150,000
4. Study potential of upper stories for reuse
Could be done in less than one year \$3000-\$15,000

	<u>Cost</u>
5. <u>Keep vacant buildings filled, and upgrade deteriorated retail space</u> On-going. To acquire and upgrade deteriorated space and offer it for sale would vary in cost, depending on property. Demolition averages \$.16/cu. ft.	varies
6. <u>Solicit new businesses</u> On-going. Costs vary depending on amount of donated time and type of project	varies
7. <u>Prepare a promotional brochure and distribution plan</u> Requires research, writing, printing and distribution costs. Can be prepared in two months	\$4000-\$6000
8. <u>Form a local branch of Junior Achievement</u> Three-to-six month start-up with minimal cost	varies
9. <u>Establish training programs with school and older business owners</u> Could be established within one year, with training time determined by skills to be acquired. Costs vary according to available leadership and materials	\$10,000-\$50,000

Industrial

1. <u>Create a Plant Rehabilitation District at the site of Webberville Manufacturing to assist with renovation</u> Established in January, 1984, with tax abatement recommended for eight years	\$70,000-\$75,000
2. <u>Create an Industrial Development District at the site of Webberville Manufacturing to assist with expansion</u> To be established within three-to-five years	\$400,000-\$750,000
3. <u>Prepare cost/benefit analysis for annexation of land at M-52 and Grand River</u> Annexation studies can be completed in two-to-six months. Costs vary depending on consultant chosen	\$5000-\$15,000
4. <u>Create a certified industrial park</u> (See requirements and desirable features in Appendix A) Park could be created and opened within two years and filled within five-to-ten years, depending on economy. Either Village or developer may install improvements	

	<u>Cost</u>
- Acquisition (minimum 40 acres)	\$50,000-\$250,000
- Topographic surveying	\$2000-\$10,000
- Engineering (5-10% of project cost)	
- 300-foot road, water, sewer, front entrance, etc.	\$750,000-\$1 million
5. <u>Redevelop land already zoned for industry located in Village along railroad</u>	
Redevelopment costs could be borne by either Village or developer	
- Feasibility study completed in two-to-three months	\$2000-\$5000

Residential

1. FmHA open-market multiples on Grand River (approx. 24 units)
Once financing is secured, project could be ready for occupancy within one year to 18 months. Ground may be broken in late spring 1984
\$900,000-\$1 million
2. Organize local home improvement program
Depending on type of funding and available leadership, project could be begun within one year or less and completed over a period of about three
 - Organize and fund \$10,000-\$50,000
 - Supervision, materials, labor \$150,000-\$400,000
3. Initiate a comprehensive housing rehabilitation program
This project would require more organization, supervision and funding than a volunteer home improvement program. Need studies and plan development would require six months to one year and implementation three to five years. Cost determined by number of homes to be rehabilitated and extent of rehab desired
 - Research and planning \$10,000-\$15,000
 - Rehabilitation (in stages) \$500,000-\$750,000
4. Encourage mobile home park residents to form a neighborhood organization
no cost

Recreation

	<u>Cost</u>
1. <u>Prepare and submit a recreation plan to establish eligibility for recreation grants</u> This requires working with the Webberville Recreation Commission	\$3000-\$5000
2. <u>Increase recreational activities in the Village</u> This involves making better use of existing facilities and using other facilities previously unused for recreation. Nature of activities and costs will vary	varies
3. <u>Establish a community park and/or neighborhood playground</u> No site has yet been chosen so development costs and time are tentative. See Appendix B for more recreation information and identification of potential park sites	
- Work with Webberville Recreation Commission to make site selection, screen consultants, etc. (two-to-six months)	minimal
- Site acquisition (five-to-50 acres for park) (six months to one year)	\$0-\$75,000
- Engineering/design (five-to-ten percent of project cost)	
- Site development (three-to-six months)	\$10,000-\$100,000
- Equipment purchase/installation	\$5000-\$50,000
- Parking	\$7000-\$15,000
4. <u>Establish a community meeting or activity center</u> Requires working with Leroy Township, the Webberville schools or local churches to develop in existing facilities. Operational in three-to-six months	minimal
5. <u>Establish a community swimming pool (in cooperation with schools)</u> Outdoor pool with bath house, parking (one-to-two yrs.)	\$1.2 million

	<u>Cost</u>
6. <u>Amend zoning ordinance to require developers to deed open space and adequate public access easements to the Village</u>	minimal

Public Facilities

1. Create a capital improvements program
Three-to-six months preparation time \$1500-\$5000
2. Consider the expansion of the Village limits to accommodate new development
 - extend water: assume \$30/lineal foot \$158,400/mile
 - extend storm drainage: assume \$40/lineal foot of streets \$211,200/mile
 - extend sewer: assume \$50/lineal foot \$264,000/mile
 - new roads: assume 20 feet wide @ \$15/lineal foot for paving only \$79,200/mile
3. Improve the sewer system
Repair of the leaking lagoon cell must be done before any further tap-ins can occur. Repair cost estimated by Fishbeck, Thompson, Carr and Huber of Lansing. Alternatives and construction phases are discussed in detail in the Facilities Plan for the Webberville Planning Area by Capitol Consultants \$408,000
4. Improve the water system
Capitol Consultants recommends the following water system improvements:
 - Phase 1: new ground storage tank, new supply well pump house, modification of pump controls and construction of connecting 12-inch water main (within five years) \$449,100
 - Phase 2: Chestnut St. extension, Howard St. extension and pump house modification (five-to-seven yrs) \$109,000
 - Phase 3: Additional supply well, 12-inch feeder main to west commercial region and replacement of Chestnut St. main with 8-inch main (within ten years) \$119,700

	<u>Cost</u>
5. <u>Improve the storm drainage system</u> Upgrading and expansion of existing system, excluding mobile home park and O'Neil property on Elm Rd. (within ten years)	\$1.6 million
6. <u>Repair and extend sidewalks</u>	
- Repair of existing walks should take precedence over laying new walks and could be phased over five years. Assume four and one-half walks @ \$8/lineal foot	\$71,000
- New walks: assume four and one-half foot width @ \$7/lineal foot	\$190,300
7. <u>Improve street system</u>	
- Pave existing gravel roads: assume 20 feet width @ \$10/lineal foot	\$68,500
- Pave new streets: assume 20 feet width @ \$15/lin. ft.	
- Repair curb-and-gutter: assume \$7/lineal foot	\$4300
- Extend curb-and-gutter: assume \$6/lineal foot	
o Grand River from creek to high school	\$15,450
o Main from Cherry to Chestnut	\$4950

Project costs have been estimated from several sources. References which were especially useful include two publications by Capitol Consultants: Water System Study for the Village of Webberville, Michigan, 1980, and the Facilities Plan for the Webberville Planning Area, 1981. Paul Thompson of Fishbeck, Thompson, Carr and Huber was helpful in supplying cost estimates for various public facilities. Other costs were estimated from the Michigan Department of Transportation's Average Unit Contract Prices for the Third Quarter 1983 and from the Department of Natural Resources' 1983 Construction Costs Summary.

PART V: AREAS FOR FUTURE DEVELOPMENT

It is not enough to know which projects are feasible to accomplish. Projects must be tied to specific locations before they can become a reality. Figure VI maps soils in the Webberville area suitable for residential and small commercial development, based on ability of the soils to accept sewage, slope, depth to water table, and other factors. Additional information may be found in the Ingham County Soils Survey. This map is useful in helping to determine which areas outside the current Village limits would be suitable for annexation should the community desire to grow. Soils suitable for certain kinds of uses are cheaper to develop than soils that need grading, fill or other engineering solutions.

Figure VII shows areas within the Village limits suitable for development or redevelopment. These areas were determined from information drawn from Figure VI, pending development projects, zoning, land availability and other considerations. Refer to Figure VII for the locations of the development areas discussed in the following pages. In addition, the land use suitabilities of each development area are summarized in Table I.

Development Area 1

This is the immediate downtown area. It is zoned B-2 General Business.

SOIL SUTABILITY FOR RESIDENTIAL AND COMMERCIAL USAGE

Figure VI
WEBBERVILLE, MICHIGAN

Houses and small commercial
with septic, lagoon or sewer



Houses and small commercial
only with sewer



Houses and small commercial
with lagoon or sewer



Houses and small commercial
with septic or sewer



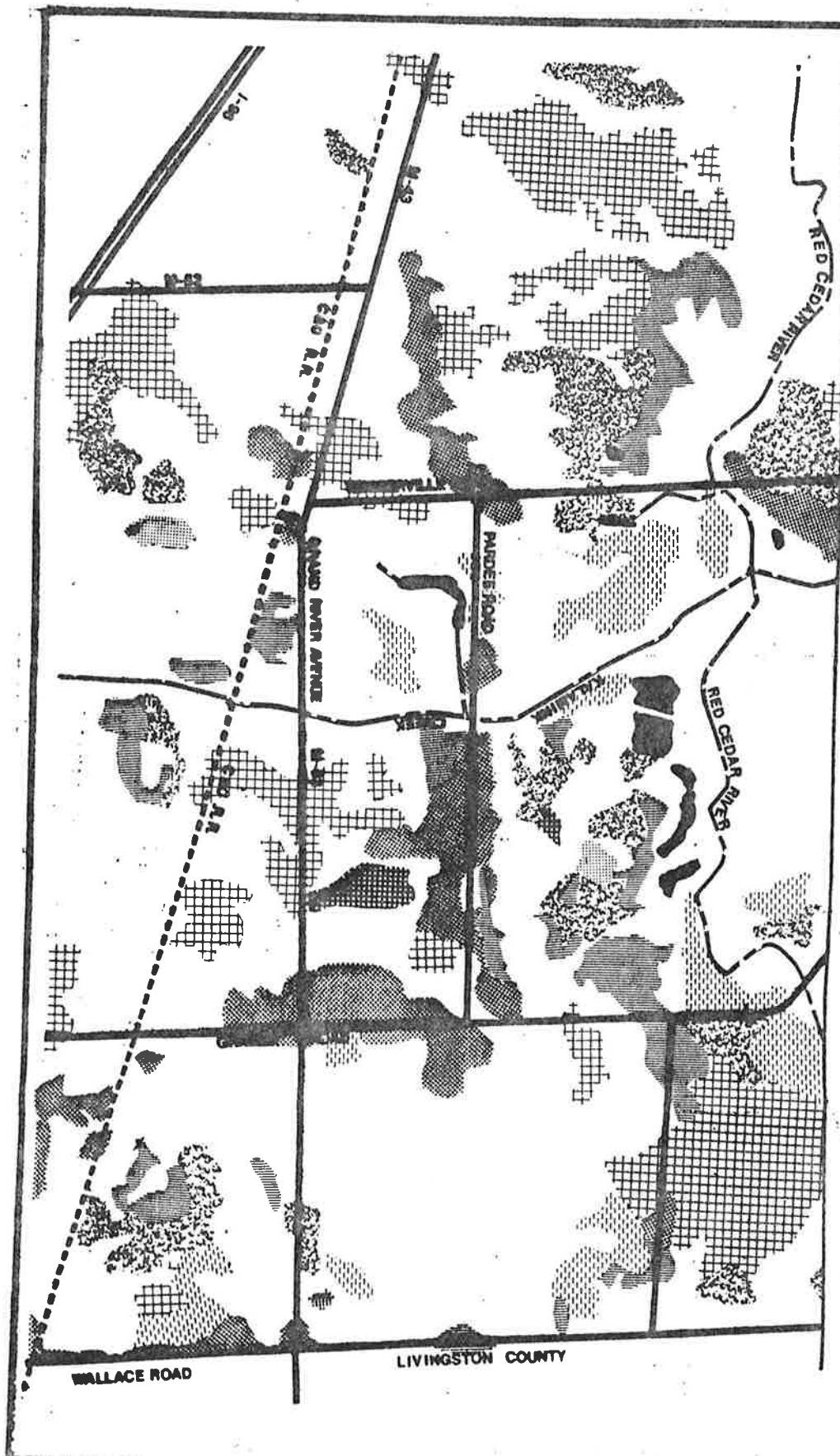
Soil composition varies -
on-site inspection required



Houses
only with sewer



Houses
with septic or sewer



AREAS FOR FUTURE DEVELOPMENT

Webberville, Michigan

Figure VII

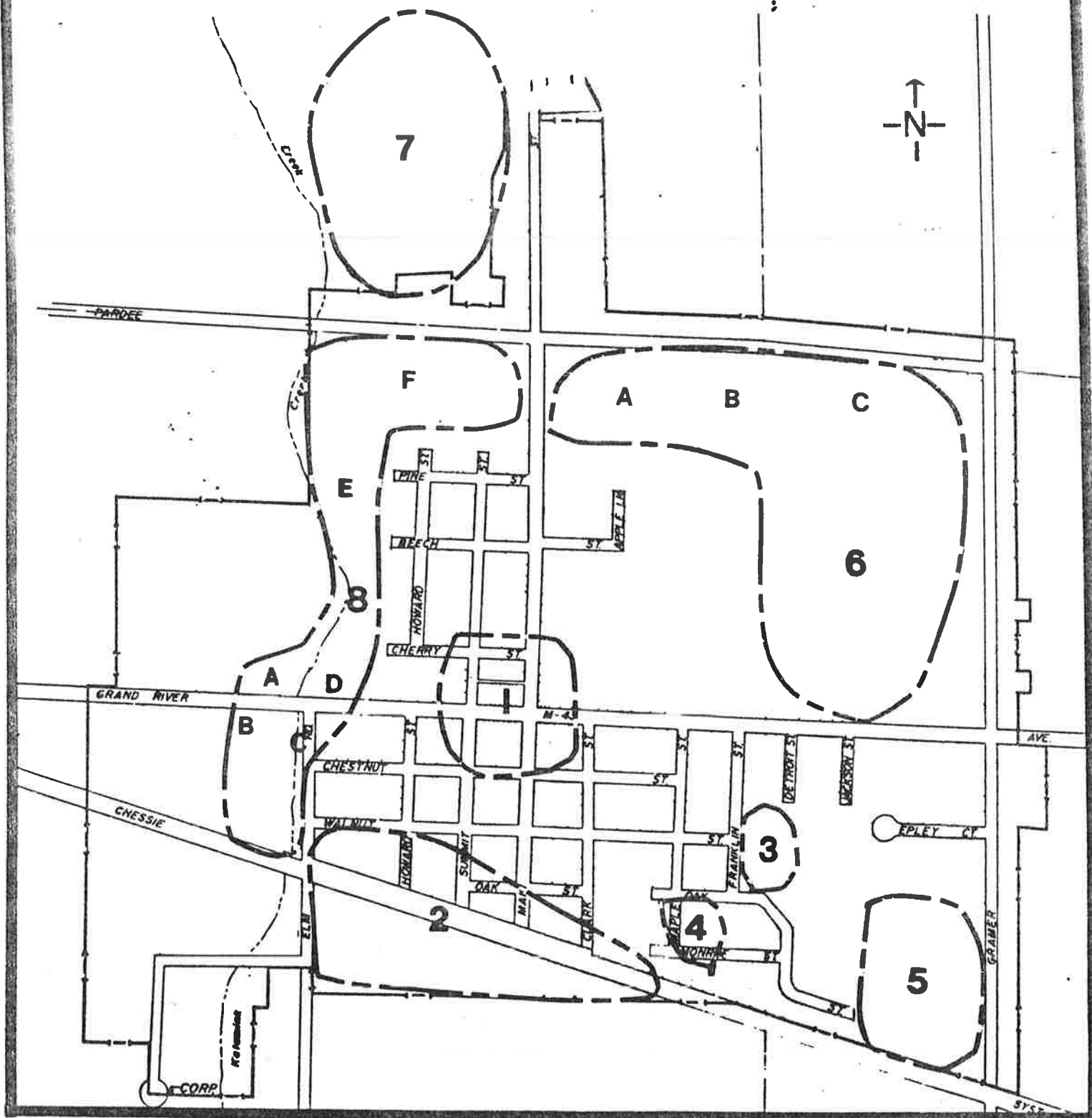


TABLE I

Land Use Potential for Development Areas

Land Use Potential	Development Areas														
	1	2	3	4	5	6A	6B	6C	7	8A	8B	8C	8D	8E	8F
Housing:															
Low density						X		X						X	X
High density or planned unit development								X		X					X
Commercial or office:	X										X		X		
Industry:		X	X												
Recreation:	X			X			X	X	X		X	X	X	X	X
Open space:					X										

Webberville, Michigan

It is suitable for more intensive retail and office development, especially if the Village offices relocate and upper stories are put to use. Municipal parking lots are planned on Cherry between Summit and Main and behind the businesses located on the south side of Grand River between Summit and Main. The area where the war memorial is located could be acquired and incorporated into the parking area behind the businesses as a more landscaped park.

Development Area 2

This area is located at the railroad tracks and is zoned M-1 Limited Industrial. The Village has recently acquired a portion of this land located at Walnut and Howard. This is a potential site for township offices and a new fire station. It is also suitable for more intensive industrial development.

Development Area 3

This is zoned M-1 Limited Industrial and is the site of Webberville Manufacturing. The Village has designated this site a Plant Rehabilitation District to assist the company in upgrading its facility. The site is targeted to become a certified industrial development district within about five years for expansion purposes.

Development Area 4

The smallest development area, it is zoned R-1A Low Density Residential and is the sight of the Village's well. If the building were fenced, the remainder of the site could be developed as a neighborhood playground to serve the surrounding residential area.

Development Area 5

This site is zoned A-1 Agricultural and is the location of the former Village landfill. The land is low with soils unsuitable for development and should be retained as open space.

Development Area 6A

This area at Main and Pardee currently is undeveloped and zoned R-1A Low Density Residential. It has been platted for single family development and will be known as Webberville Heights.

Development Area 6B

This is zoned R-1A Low Density Residential and is owned by the Webberville School District. Because it abuts other recreational land and is

located between two prime residential areas, it is suitable for recreation and would be an acceptable location for a community park. Potential school expansion also should be considered here.

Development Area 6C

This area located in the northeast portion of the Village is zoned A-1 Agricultural under single ownership. It is suitable for low density residential, high density residential and recreation, but would be particularly suitable for a planned development incorporating residential and open space.

Development Area 7

This site is owned by the Village but is in Leroy Township. It is used as the DPW and the sewage lagoon area. There is room here, however, for recreation -- a small park, perhaps. It also would lend itself as a location for Village or township offices.

Development Area 8

Area 8 considered as a whole has the most diverse potential for a variety of land uses. Each of its six sub-areas may be developed individually. Because

the entire area lies along Kalamink Creek and incorporates the flood plain, however, the potential exists to treat the area as a unit. Recreational use of the flood plain particularly would be appropriate for paths, trails and picnic areas.

Development Area 8A

Area 8A is vacant and zoned R-M1 High Density Residential. Approximately 24 multiple units are proposed for this site. The development will be a credit to the community at this visible Grand River location if landscaped buffers between the units and the existing apartments and mobile homes are required and if advantage is taken of the scenic qualities of the creek.

Development Area 8B

This vacant site is zoned B-2 General Business. It has an excellent Grand River location next to existing business and would be suitable for business or office complex development. However, it is adjacent to Kalamink Creek and the flood plain and also could be used for recreation.

Development Area 8C

This area also is zoned B-2 General Business but lies in the flood plain,

It is suitable for recreation and would provide a pleasant site for picnic tables, playground equipment, foot paths and perhaps a foot bridge. The site of the former Round Table restaurant across Elm could be redeveloped as parking for the park. That site also would be suitable for commercial or even residential redevelopment.

Development Area 8D

This portion of Area 8 is vacant and zoned B-1 Local Business. It is suitable for such development or as part of the more extensive potential recreational use along the creek.

Development Area 8E

This undeveloped area is zoned A-1 Agricultural. It is suitable for low density residential use or for recreation. Its western portion lies in the flood plain.

Development Area 8F

This area is zoned A-1 Agricultural in the west and R-1A Low Density Residential in the east. It is suitable for either low or high density

residential development, but also could serve as an excellent location for a community park due to the extent of the flood plain and good access from Main and Pardee.

PART VI: IMPLEMENTATION

There are two equally important aspects to successful economic development: (1) agreeing on what should be done, and (2) deciding how to do it. Accordingly, implementation means making the development plan a reality.

Zoning

No special zoning changes appear to be required by this plan. As specific projects move closer to reality, zoning changes may become necessary and will be carried out according to the provisions of Article III of the Zoning Ordinance of the Village of Webberville. Because the ordinance is nearly nine years old, it should be updated to reflect changes in zoning law and recent court cases. In particular, the official zoning map should be revised to indicate annexation and rezonings which have occurred since the ordinance's adoption in 1974. See Figure VIII.

Ownership Conveyance

At the time projects are defined and tied to specific locations, the DDA and the Village Council will follow accepted procedures for acquiring and/or transferring properties necessary to project completion. Designation of the persons or corporations for whose benefit a project is undertaken will occur at that time.

ZONING MAP

Webberville, Michigan

Figure VIII

R-1A Low Density Residential

R-1B Medium Density Residential

R-M1 High Density Residential

B-1 Local Business

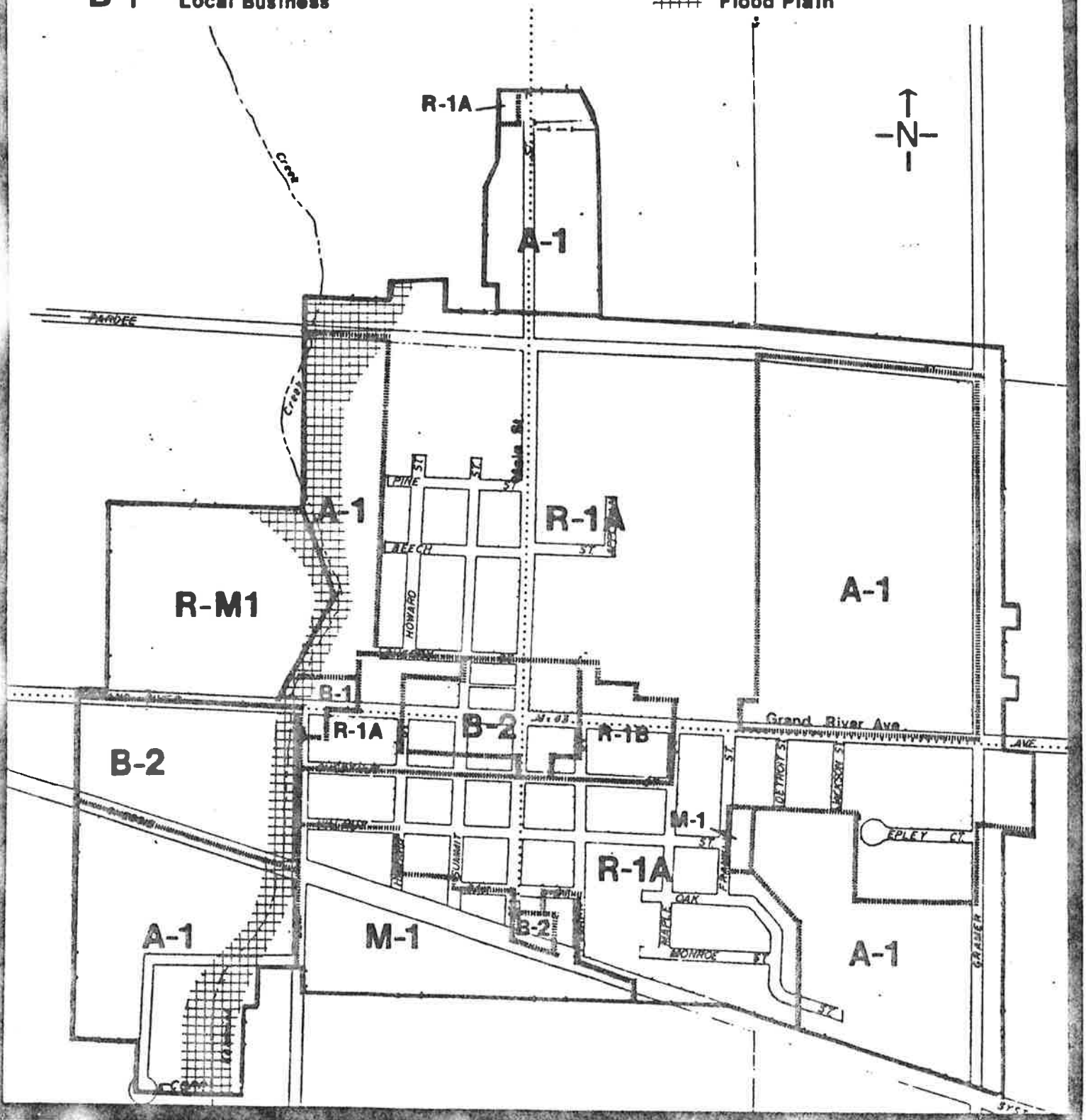
B-2 General Business

M-1 Limited Industrial

A-1 Agricultural



Flood Plain



Displacement and Relocation

No proposed projects appear to displace residents. In the event that displacement of individuals or families becomes necessary, the Village will follow the requirements of P.A. 197 of 1975 regarding planning for displacement and establishing priority for these people in any new housing. The Village also will provide for financial assistance, advisory services and expense reimbursement according to the requirements of P.A. 227 of 1972 and of Public Law 91-646 of 1970.

Methods of Financing Projects

Projects may be funded with public money, private funds or some combination of the two. The community must be flexible in its approach to funding projects to take advantage of unanticipated resources or to use an alternative approach in the event another method fails to materialize. Once the Village backs a project, however, a method of funding will be found if there is sufficient desire to make it happen. Some of the funding sources available to Webberville are listed below.

Tax Increment Financing (TIF) is an important and innovative method of capturing the increase in assessed valuation which occurs when projects are developed within a Tax Increment Financing District. TIF is authorized by and explained in P.A. 197 of 1975 (also in P.A. 450) and would be explained in further detail in a TIF plan which may be prepared by the DDA with the assistance of the Ingham County Department of Development,

Another method of financing projects is by the DDA's issuance of revenue bonds. The county Economic Development Corporation (EDC) also may issue bonds. Bonding is a means of lowering the costs of borrowed money to private developers.

Housing project objectives may be achieved by grants obtained through various programs of the Department of Housing and Urban Development (HUD) and the Farmers Home Administration (FmHA) at the federal level or from the Michigan State Housing Development Authority (MSHDA). Of course, private monies also are available for such projects.

Commercial and industrial projects, if not funded privately, may be financed through grant programs housed in either the Michigan Department of Commerce or the federal Department of Commerce.

Public facilities, such as sewer and water systems, also may be financed by grants from the state and federal departments of commerce. Other potential sources include Environmental Protection Agency (EPA) grants or FmHA loans.

Recreation funding is available from the Kammer Fund administered by the Michigan Department of Natural Resources (DNR) and from the Land and Water Conservation Fund (L&WCF or LAWCON), a federal program also administered by the Michigan DNR.

The availability of various funding sources will, of course, depend on the current level of funding in a particular program at the time a project is ready to be begun.

Keeping Up-to-date

It is vital to successful economic development planning that time be taken to measure progress made toward accomplishing the projects contained in the development plan. In this way, problems readily will be recognized and dealt with and successes can be enjoyed and advertised.

Planning is a cyclical process. As objectives are met, new ones are set. This plan should be completely examined and revised, if necessary, at least every five years.

APPENDIX A:
INDUSTRIAL PARK REQUIREMENTS
AND
DESIRABLE FEATURES

INDUSTRIAL PARK IDENTIFICATION

PARK NAME				DATE OF APPLICATION	
LOCATION: CITY		TOWNSHIP		COUNTY	
E: GROSS ACRES		PERCENT DEVELOPED		PERCENT OCCUPIED	
CONTACT PERSON AUTHORIZED TO NEGOTIATE SALE OF LAND IN PARK				PRICE OF LAND PER ACRE	
STREET				STATE	
ZIP CODE				TELEPHONE: AREA CODE ()	

MINIMUM REQUIREMENTS

Any application received by the Office of Economic Development that does not meet these requirements will be entitled to a 90-day grace period to meet the standards. If, at the end of 90 days, the park still does not meet the criteria, a new application must be submitted at such time as necessary improvements are completed.

REQUIREMENT:

YES NO

- ☐ ☐ Minimum of 40 acres
- ☐ ☐ Zoned for industrial use
- ☐ ☐ Minimum of 20 acres available for sale meeting the following criteria:
 - ☐ ☐ Selectively graded and cleared
 - ☐ ☐ Soil borings by registered professional engineer.
 - ☐ ☐ Preliminary plat or equivalent as approved by local governmental unit

The following must extend at least 300' into park and give access to interior sites

- ☐ ☐ Sanitary sewers minimum size 8"
- ☐ ☐ Municipal water lines minimum size 6"
- ☐ ☐ Enclosed storm sewer, open ditch, or equivalent storm water control

The following must extend to park boundary and be readily available to tap in:

- ☐ ☐ Electrical Service
Co. Name _____
Address _____

- ☐ ☐ Gas Service
Co. Name _____
Address _____

- ☐ ☐ Telephone Service
Co. Name _____
Address _____

HIGHWAY

REQUIREMENT:

YES NO

- ☐ ☐ Paved all weather interior road extended minimum of 300' into park, giving access to interior sites
- ☐ ☐ Minimum of one paved all weather access route to park
- _____ Nearest expressway route #
- _____ Distance in miles
- _____ Travel time in minutes
- _____ Nearest trunk line route #
- _____ Distance in miles
- _____ Travel time in minutes

PROTECTIVE COVENANTS

The following items must be written into the deed or be covered by the community zoning ordinance:

- ☐ ☐ Types of building materials
- ☐ ☐ Landscaping
- ☐ ☐ Improved parking
- ☐ ☐ Screened outdoor storage
- ☐ ☐ Location of loading docks
- ☐ ☐ Continuous mgmt. of park by municipality, major property owners within park, or developer of park
- ☐ ☐ Compatible uses
- ☐ ☐ Setback specifications
- ☐ ☐ Signs controlled

FILE MATERIAL

Copies of the following items will be submitted to the Office of Economic Development for its file on the park. May be supplied during certification visit.

- ☐ ☐ Site plan of park
- ☐ ☐ Results of soil borings
- ☐ ☐ Protective covenants or community zoning ordinance

APPENDIX B:

MORE ABOUT RECREATION PROJECTS

DESIRABLE FEATURES

The items below, while not essential to qualifying for certification, are considered desirable elements which contribute to the marketability of an industrial park. The Office of Economic Development would like this information for use in any promotional literature it develops on the park. These features will be what "distinguishes" this park from other Certified Industrial Parks.

	FEATURE:		FEATURE:
	YES NO		YES NO
INDUSTRIAL	<input type="checkbox"/> <input type="checkbox"/> Visible from expressway <input type="checkbox"/> <input type="checkbox"/> Within 5 miles of interchange to more than one expressway	COMMUNITY OR AREA SERVICES	COMMUNITY HAS: <input type="checkbox"/> <input type="checkbox"/> Minimum fire rating of class 7 as determined by State Inspection Bureau or as graded by American Insurance Association <input type="checkbox"/> <input type="checkbox"/> Housing available within 20 minutes travel time to park <input type="checkbox"/> <input type="checkbox"/> Accredited high school <input type="checkbox"/> <input type="checkbox"/> Public or private college <input type="checkbox"/> <input type="checkbox"/> Trade school or skill center <input type="checkbox"/> <input type="checkbox"/> Hospital within 20 minutes <input type="checkbox"/> <input type="checkbox"/> Master plan or land use plan <input type="checkbox"/> <input type="checkbox"/> Zoning ordinance <input type="checkbox"/> <input type="checkbox"/> Paid executive working on industrial development <input type="checkbox"/> <input type="checkbox"/> Moody bond rating of "A" or better <input type="checkbox"/> <input type="checkbox"/> Regular schedule commercial and freight air service: <div style="margin-left: 20px;"> _____ Distance to local airport with hard surface runway/lights _____ Estimated travel time in minutes </div>
	<input type="checkbox"/> <input type="checkbox"/> Lead track installed <input type="checkbox"/> <input type="checkbox"/> Adjacent to R.O.W. <input type="checkbox"/> <input type="checkbox"/> Easement recorded for future installation <input type="checkbox"/> <input type="checkbox"/> Industrial Park within switching limits <input type="checkbox"/> <input type="checkbox"/> Community served by 2 railroads 1. Co. Name _____ 2. Co. Name _____		
PORT	<input type="checkbox"/> <input type="checkbox"/> Landing strip within park <input type="checkbox"/> <input type="checkbox"/> Helipad within park		
	<input type="checkbox"/> <input type="checkbox"/> Within 15 miles of dock facilities that accomodate lake shipping		
INDUSTRIAL	<input type="checkbox"/> <input type="checkbox"/> Within commercial trucking zone	OCCUPANT SERVICES	<input type="checkbox"/> <input type="checkbox"/> Auxiliary services such as gas station, bank, restaurant, etc. within 10 minutes
	<input type="checkbox"/> <input type="checkbox"/> Permanent park entrance sign <input type="checkbox"/> <input type="checkbox"/> Internal street lighting <input type="checkbox"/> <input type="checkbox"/> Boulevard entrance <input type="checkbox"/> <input type="checkbox"/> Underground phone/electrical lines		

CERTIFICATION CONFIRMATION

NAME	ADDRESS	DATE
NAME	ADDRESS	DATE
NAME	ADDRESS	DATE

Sixty-five percent of the people responding to the Residential Opinion Survey felt that parks and recreational opportunities in Webberville are inadequate (See Volume II.). The Downtown Development Authority has targeted the expansion of recreation opportunity as one of its most important projects.

A community park may be one aspect of this expansion, but a specific site has not yet been selected. Because this facility would be a major community investment, it is vital to carefully plan for the park. A complete and well-thought-out recreation plan for Webberville would be essential, both for carrying out community goals responsibly and for securing outside funding where possible. The Webberville Recreation Commission could play a key role in plan preparation. Recreation plan requirements are contained in the publication, Community Recreation Planning: Guidelines for Land and Water Conservation Fund Eligibility, 1983, Michigan Department of Natural Resources.

Much of the information necessary for a recreation plan may be found in both Volumes I and II of the Economic Development Plan: community description, needs assessment, goals and inventory of existing recreation opportunity. In the next few pages, maps and tables are included which pertain to recreation in Webberville.

Figure IX shows the location of existing recreational facilities in the Village. Facilities include both indoor and outdoor public, private and semi-public availability. Table II further describes these opportunities.

Figure X shows generalized soil suitability to support various kinds of recreation in the Webberville area. Of course, individual sites would have to

EXISTING RECREATION

Webberville, Michigan

Figure IX

- | | |
|----------------------|-------------------------|
| 1- TENNIS COURTS | 6- BASEBALL DIAMOND |
| 2- PICNIC TABLES | 7- GOLF COURSE |
| 3- PLAYGROUND | 8- LIBRARY |
| 4- GYMNASIUMS | 9- COMMUNITY HALL |
| 5- SOFTBALL DIAMONDS | 10- VIDEO ARCADE |
| | 11- CHURCH MEETING ROOM |

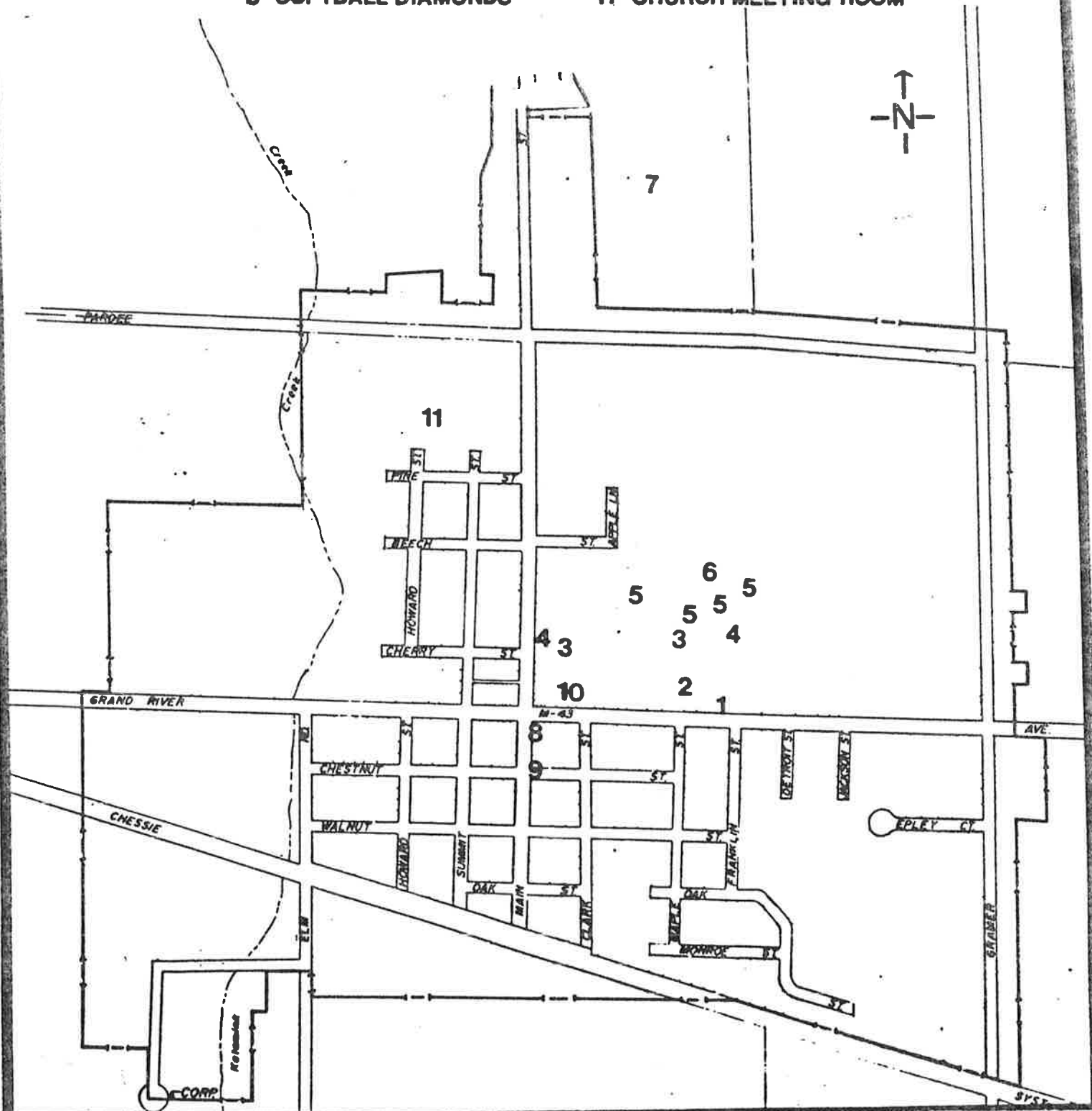


TABLE II: RECREATION OPPORTUNITIES

	PUBLIC	SEMI-PUBLIC	PRIVATE
Indoor:	LIBRARY (with Leroy Twp. & Ingham County): occasional movies COMMUNITY HALL (Leroy Twp.): meetings, receptions 2 GYMNASIA (high school & elementary school): basketball and volleyball ADULT EDUCATION (high school)	BAPTIST CHURCH: large meeting room	THE ARCADE: video arcade
Outdoor:	OAK LANE GOLF COURSE: golf & cross-country skiing 2 TENNIS COURTS (high school) 4 PICNIC TABLES (high school) 4 SOFTBALL DIAMONDS (high school): Recreation League & slow/fast pitch 1 BASEBALL DIAMOND (high school) 2 PLAYGROUNDS (elementary & high schools)		Note: special annual events include the Corn Festival and the Firemen's Field Day

**SOL. SUITABILITY
FOR RECREATION
WEBBERVILLE, MISSOURI
FIGURE X**

