

VILLAGE OF ADDISON LAND USE PLAN

prepared by
Village of Addison Planning Commission

assisted by
Region II Planning Commission

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PREAMBLE

The Land Use Plan for the Village of Addison has been prepared by the Village Planning Commission with technical assistance provided by the Region II Planning Commission. Act No. 285 of the Public Acts of 1931 as amended (Municipal Planning Commission Act) authorizes and empowers the Village to make, adopt, amend, extend, and carry out a municipal plan.

INTRODUCTION

Land is a finite resource that should be carefully studied and managed so that it can be properly used and preserved in the interests of the community as a whole. The degree to which growth may be accommodated in the Village of Addison in a manner which minimizes potential harmful impacts depends heavily upon a land use plan and its implementation. The development of a successful plan requires an effort on the part of village citizens, professionals, and most importantly, the Village Planning Commission. Through the initiative and time devoted by these people, a viable Land Use Plan can be formed.

The Land Use Plan is intended to be a reasonable device endeavoring to formulate sound economical and environmental land use practices. Essentially, it is a "policy statement" indicating where the Village would prefer development to occur in the future. The initial step to developing the Plan consists of an inventory and analysis of social and physical conditions of the Village, particularly physical features, population, community facilities, land use, and economics. In the next step, Village land use goals and objectives are discussed and then adopted as policy statements. Finally, by combining the inventory of existing conditions, and goals and objectives with the analysis section, a land use plan can be created. Recognizing that we live in a constant state of change, the Land Use Plan should not be thought of as inflexible, but rather capable of being amended to continually reflect development trends and rezoning decision. This plan, used in combination and kept in harmony with the Village Zoning Ordinance, offers the Village the tools necessary to maintain a pleasant and efficient pattern of land use.

PHYSICAL SETTING

Locational Aspects

The Village of Addison is located in northwestern Lenawee County. It is surrounded by Woodstock Township to the North and Rollin Township to the South. It is situated along the U.S. 127 transportation route which leads to Jackson and Lansing while also intersecting with the I-94 expressway. The Village is near U.S. 223 providing access to Adrian and Toledo. To a certain degree, the Village is a self-contained entity in terms of economic, political, and cultural activities. However, some special types of amenities are found only in large urban trade centers. Major urban trade centers in proximity to the Village include the Cities of Jackson, Adrian, and Hillsdale. All of these centers have a large enough population and are close enough to the Village that interaction occurs from the Village to these urban centers for cultural, retail, and employment opportunities (See Map 1).

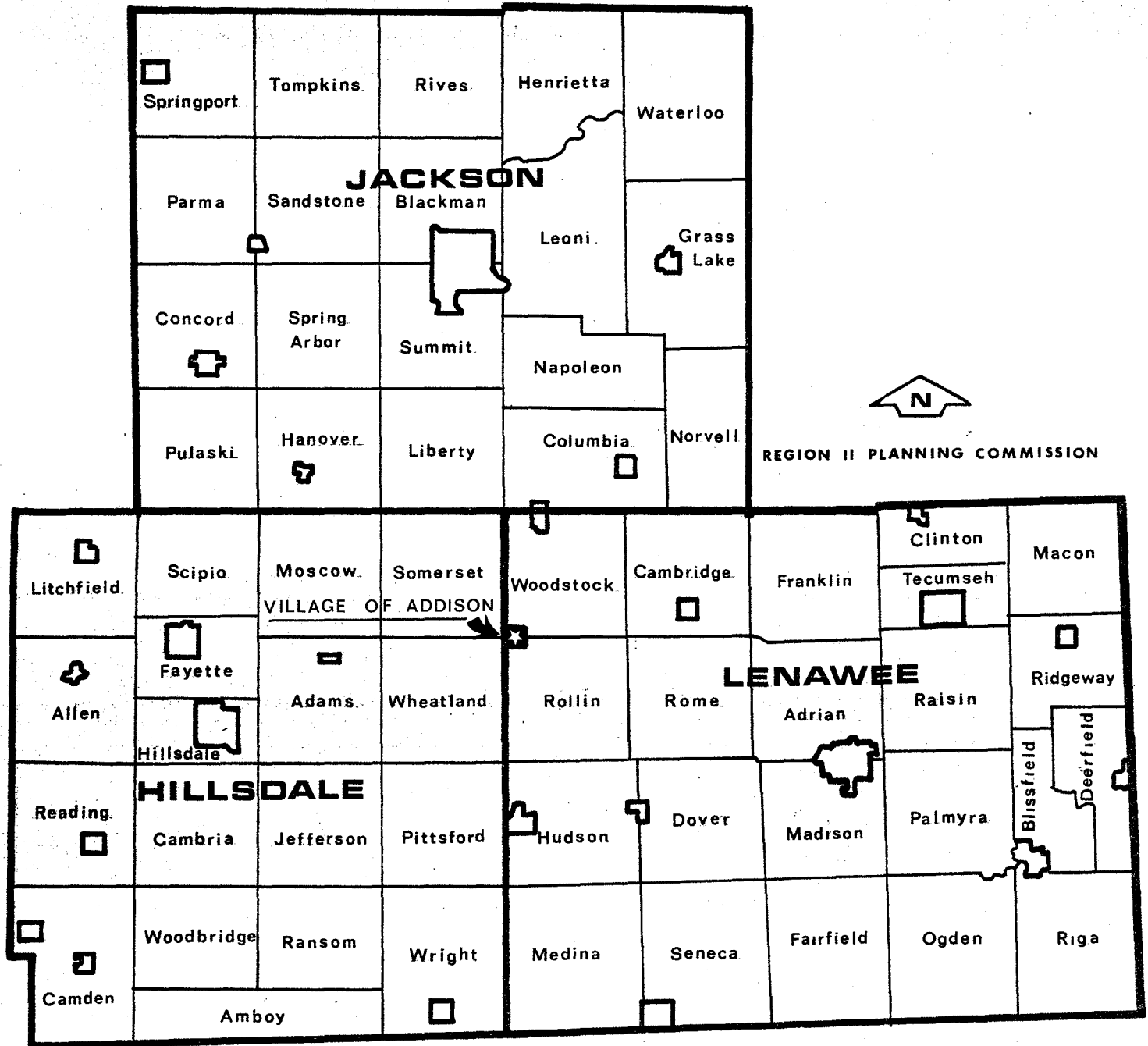
TABLE 1
ROAD DISTANCES FROM THE CENTER
OF THE VILLAGE TO URBAN CENTERS

<u>Center</u>	<u>Miles from The Village</u>	<u>Direction From The Village</u>
City of Jackson	20	North
City of Adrian	16	Southeast
City of Hillsdale	18	Southwest

Village Character

Addison is a small village which had a 1970 population of 595. It is partially a self-contained community with an economic base provided by seven active industrial establishments with Addison Products being the major employer. There are a variety of commercial establishments meeting some of the local residential needs. A park in the central portion of the Village and Addison High School in the northeastern portion of the Village provide local recreation facilities.

LOCATION MAP



PHYSICAL FEATURES

Topography

The Village has a gently rolling topography. Two general areas display slopes in excess of seven percent: an area east of Mill Street passing diagonally across the Village in a southeast direction to Mason Street, and in the northeastern part of the Village on the south side of the Mill Pond. These areas of greater slope are generally suitable for residential development. However, commercial or industrial development in these areas should be carefully studied so that proper grading, drainage, and erosion control measures are applied.

Soils

The suitability of soils for urban development is an important consideration in the Land Use Planning Process. The 1947 Soil Survey for Lenawee County compiled by the Soil Conservation Service indicates that the primary soils throughout most of the Village are the Miami and Morely Loams. These soils are, generally, well drained with good load bearing capacities. However, different areas of the Village have soils that display varying degrees of limitation to urban development. The Soil Conservation Service has rated the degree of limitation into three categories: slight, moderate, and very severe. Soils displaying very severe limitations are usually the peats and mucks. These soils are associated with wetlands, often causing them to have poor drainage and frost action. The major area with severe limitations is located along Bean Creek running from the Mill Pond. Intense development is not recommended in this area because it is probably not economically feasible, but more importantly it could potentially have negative environmental impacts. Some of the poor soils for urban development may still have value for agricultural, open space, natural, and recreational land uses. In areas displaying moderate limitations, it is recommended that on site soil inspections precede development. Several bands of soils presenting moderate limitations to urban development are evident.

Flood Prone Areas

Locations of flood prone areas should be carefully studied because they present potential difficulties to development. It may be possible to develop in these areas on a short-term basis, but the long term threat of flood damages make these undesirable locations for development. The only area that is subject to flooding is land which parallels both sides of the Creek running from the Mill Pond. Information used in delineating this area was obtained from topographic maps produced by the United States Geologic Survey.

Forest Areas

A small portion of the Village is forested. This forested area is located to the northeast of Addison High School. Because forested areas are scarce in the Village and because they add aesthetic qualities to the Village, it is desirable to regulate the types and intensity of development that occur on them.

Croplands

Scattered areas of cropland are still located in the northwestern, southcentral, and southeastern portions of the Village.

Summary

The combination of these patterns of physical features has had a significant impact in influencing the growth and development of the Village. Most of the existing development has occurred in areas with suitable physical characteristics. Future development should be guided into remaining pockets of developable land so that development can be accomplished in the most economical manner while also preserving environmental quality. Leaving areas with poor physical characteristics undeveloped is beneficial because they act as natural greenbelts buffering other land uses.

GENERAL POPULATION CHARACTERISTICS

Since 1940, the population of the Village has consistently increased. In 1940, there were 465 people in the Village; by 1970, this number increased to 595. Although there has been a steady absolute population increase over this 30 year period, the rate of growth has fluctuated from decade to decade (See Table 2). During the 1940 to 1950 decade, the population grew at a slow rate (4.9 percent). The 1950 to 1960 decade experienced the fastest rate of growth (17.8 percent). During the 1960-1970 decade, the rate of increase slowed considerable from the 1950-1960 rate to only 3.5 percent.

TABLE 2
COMPARATIVE POPULATION CHANGE
FOR SELECTED GOVERNMENTAL UNITS

	<u>1940</u>	<u>1950</u>	<u>% Inc.</u>	<u>1960</u>	<u>% Inc.</u>	<u>1970</u>	<u>% Inc.</u>
<u>Village of Addison</u>	465	488	4.9	575	17.8	595	3.5
<u>Village of Onsted</u>	414	486	17.4	526	8.2	555	5.5
<u>Village of Clayton</u>	375	467	24.5	470	0.6	505	7.4
<u>Woodstock Township</u>	1,658	1,802	8.7	2,074	15.1	2,433	17.3
<u>Rollin Township</u>	1,421	2,229	56.9	2,692	20.8	2,983	10.8
<u>Lenawee County</u>	53,110	64,629	21.7	77,789	20.4	81,951	5.4

Source: U.S. Census

The wide range in relative and absolute population growth characteristics becomes evident when comparing the Village of Addison to other governmental units. Over the 1960 to 1970 decade, the Village experienced the smallest percentage increase of all the governmental units shown. The population increased by only 20 people over this time period. Although there was only a small increase of population in the Village, its total population was still greater than the Villages of Clayton and Onsted. Woodstock and Rollin Township both had significantly larger populations than the Village.

Other significant population characteristics can be identified which are important to the 2000 Land Use Plan. The table on the next page provides a basis for comparing the 1970 age characteristics of the Village of Addison, surrounding units of government, and Lenawee County.

TABLE 3
AGE CHARACTERISTICS FOR SELECTED
GOVERNMENTAL UNITS, 1970

	<u>% Less Than 18</u>	<u>% Over 65</u>
<u>Village of Addison</u>	36.6	12.4
Woodstock Township	38.1	9.6
Rollin Township	34.7	8.9
Lenawee County	37.9	9.0

The Village is closely related to these other units of government in terms of percent of total population less than age 18. However, the Village's proportion of total population over 65 was significantly more than the other units of government. These statistics exemplify the Village's large young and old population; 50 percent of the total population was under 18 and over 65.

In 1970, there were 93 people per acre in the Village of Addison. When the Village is compared to other cities and villages in the County, it can be seen that its population density is much smaller. This low density means there is substantial space for further development in the Village.

TABLE 3
POPULATION DENSITIES FOR SELECT
GOVERNMENTAL UNITS

	<u>Density Person/Acres</u>	<u>Density Persons/Sq. Mi.</u>
Villages		
<u>Addison</u>	.93	595
Clayton	1.09	698
Onsted	.89	570
Cities		
Adrian	5.09	3,257
Hudson	2.04	1,306
Morenci	1.75	1,120
Tecumseh	2.36	1,510

Source: U.S. Census

COMMUNITY FACILITIES

Schools, Parks and Recreation

The Addison Community School District provides educational facilities for residents of the Village as well as the surrounding area. Addison High School is located in the northwestern portion of the Village. Elementary and intermediate level education is also available. Higher education is available to the Village from Adrian College, Spring Arbor College, Jackson Community College, Jackson Business College and Hillsdale College, all of which are potentially within commuting range.

Existing recreational facilities having a significant impact upon Addison include: Smith Park, Bowen Field, Waterworks Park, Addison Community School athletic complex, and Addison Lanes Bowling alley. Combined, Smith Park, Bowen Field, and Waterworks Park represent Addison's Community Park totaling approximately 21.5 acres. The Addison Community School Complex includes both a Neighborhood Play-ground and a Community Playfield within its approximately 35 acre site. The Community Park site contains several softball diamonds as well as a fountain and bandshell, while the Neighborhood Playground has assorted playground apparatus and two basketball courts. The Community Playfield contains the athletic complex which includes a track, lighted football field, bleachers, and a concession building. Addison Lanes occupies a 1/2 acre site and presently has 8 bowling lanes. Map 2 shows the existing recreation facilities and areas planned as future parks.

Fire and Police Service

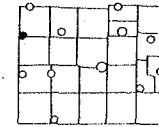
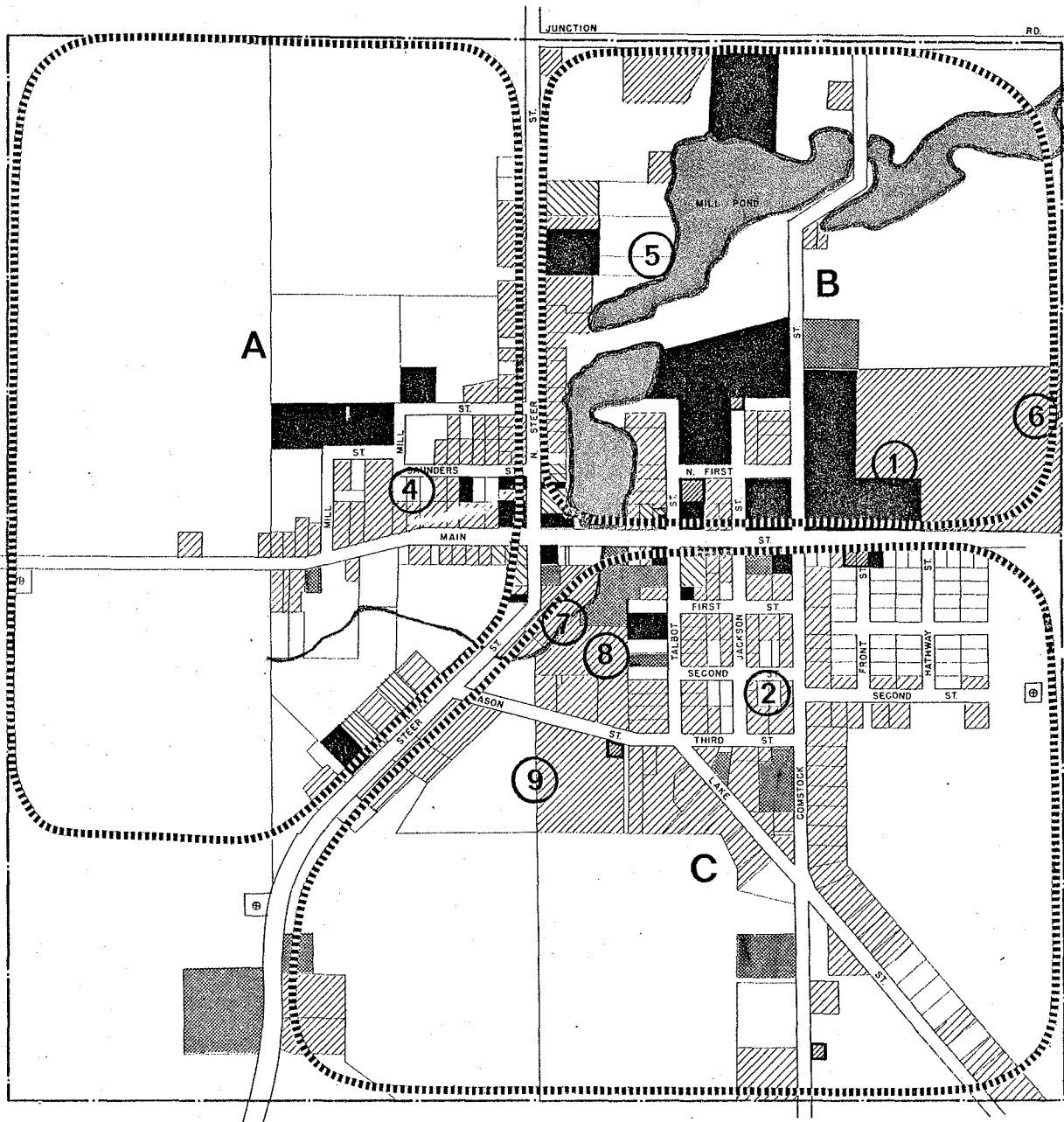
Fire protection includes a 25 member volunteer fire department serving the Village plus four surrounding townships. The fire station is located on Main Street in the eastern part of the Village.

Health Care Facilities

Health care facilities serving the Village of Addison are available at the Addison Community Hospital which has a 24 bed capacity. Additional care is available in Jackson, Adrian, and Tecumseh. Specialized care is available in Ann Arbor and Lansing.

Sewer and Water Facilities

The Village is served by central sewer and water facilities. Central water is available from well and tower storage facilities. Central sewerage treatment is provided by a plant located south of the Village along Sorby Road. The plant occupies about one-half of a



VILLAGE OF ADDISON

RECREATION PLAN

LEGEND

- FARMSTEAD
- SINGLE FAMILY
- TWO FAMILY AND MULTIPLE DWELLING
- MOBILE HOME
- LOCAL COMMERCIAL
- GENERAL COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- RAILROAD
- TRANSPORTATION-UTILITIES, ETC.
- PARKS AND RELATED
- PUBLIC AND SEMI-PUBLIC
- WATER

5 RECREATIONAL FACILITY

A PLANNING UNIT

58 acre site. It was constructed in 1972 and is owned by Lenawee County through the County Drain Commission office. Total operation and maintenance expense for the facility is estimated at \$50,577 per year. It serves all of the Village plus portions of Rollin and Woodstock Townships near Devils and Round Lakes. There are approximately 3,940 people in the service area.

The plant operates as an aerated lagoon system with phosphorus removal followed by a final storage lagoon. Fully treated water is released from the aerated lagoon in March and November into Bean Creek. Sludge from the aerobic digesters is dried in open beds. Dried and sometimes liquid sludge from these drying beds is disposed of by surface application in an agricultural land use area.

The system is designed to serve 11,892 people. It presently serves 3,940 people which means it is operating at approximately 33 percent of its capacity. With only moderate growth expected for this area, the system should have no problem in meeting service area demands through the year 2000. Storm and sanitary sewers are separated further improving the quality and capacity of the system. In general, the facility is in good to excellent condition and should meet the Village's sewerage treatment needs well into the future.

TRANSPORTATION FACILITIES

The thoroughfare system in the Village of Addison consists of three functional street classifications: a state trunkline, major streets (County Primaries), and local streets. U.S. 127 passes through the central part of the Village in a north-south direction. This trunkline is vital to the Village because it provides connections to other urban centers in the County and Region. The Village is fortunate to be located along this U.S. trunkline because it decreases travel time making the Village more accessible which increases its potential for trade and interaction with other places.

Major streets (County Primaries) are the second most important streets in the hierarchy. There are three major streets in the Village: Main, Talbot-Lake, and Comstock. Main Street passes through the Village in an east-west direction, it is the widest street and carries large traffic volumes. It intersects with U.S. 127 forming the focal point of intense land use in the Village. Talbot-Lake and Comstock Streets are both 66 feet in width and pass through the Village in a north-south direction intersecting with Main Street. Major streets function in feeding traffic into the state trunkline while also providing a network of streets for accessibility within the Village.

Local streets function in providing immediate access to structures and then routing traffic into the major streets and state trunkline

EXISTING LAND USE CHARACTERISTICS

A general pattern of land use has developed which is in partial response to physical characteristics and the transportation network. The higher intensity commercial and industrial land uses are mainly located along, and at the intersections of, the three major streets and state trunkline: Steer, Talbot-Lake and Main Streets along with the U.S. 127 state trunkline. Some of the residential development also fronts along these major streets. However, a pattern is also forming where residential development is beginning to cluster near local streets which intersect with these other major streets.

The land area of the Village amounts to 640 acres or 1 square mile. Of this total, 184.2 acres or 28.8 percent were developed for residential, commercial, industrial, recreational, public and semi-public land uses and street and highway land uses as of 1974. Of the remaining undeveloped 455.8 acres, 27.8 are water areas and 428.0 acres consisted of agricultural, forest, and vacant areas. Table 5 shows acreages for various land uses in 1974 and their respective percentages of the total developed area.

TABLE 5
ADDISON VILLAGE LAND USE IN ACRES
(1974)

<u>Land Use Category</u>	<u>1974</u>	<u>% of Developed Area</u>
(Residential)	(71.9)	(39.0)
Single-Family	65.6	35.6
Two-Family	1.8	0.9
Multiple-Family	2.2	1.2
Mobile Homes	--	--
Farmsteads	2.3	1.2
(Commercial)	(7.0)	(3.8)
(Industry)	(20.6)	(11.2)
Light Industry	8.4	4.6
Transportation, Communication, Utilities	1.2	0.7
Heavy Industry	11.0	6.0
(Parks)	(30.4)	(16.5)
(Public and Semi-Public)	(15.6)	(8.5)
(Railroads)	--	--
(Streets and Highways)	(38.7)	(21.0)
TOTAL NON-AGRICULTURAL (Non-Forested, Non-Vacant Area)	184.2	--
(Water Area)	(27.8)	--
(Agriculture, Forests, Vacant)	(428.0)	--
TOTAL AREA	640.0	--

Source: 1974 Land Use Surveys, Region II Planning Commission.

Residential development accounts for 71.9 acres or 39 percent of the total developed area. Streets and highways amounted to 38.7 acres or 21 percent of the developed area. Industrial and commercial land uses amounted to 11.2 and 3.8 percent, respectively, of developed land uses. Parks and recreation land uses accounted for 16.5 percent of the land developed and public and semi-public land uses, 8.5 percent.

Residential Development

In 1970, there were 3.13 people per household in the Village (based on 190 occupied dwelling units in 1970 with a population of 595). This compares to the Lenawee County person per household average of 3.38. On an average there were fewer people per household in the Village than for the County as a whole. Of the 190 occupied housing units, 159 or (83.7 percent) were owner occupied and 31 (or 16.3 percent) were renter occupied. The County had 77.9 percent owner occupied and 22.1 percent renter occupied. These figures show a general tendency for greater home ownership in the Village than the County as a whole. There were seven structures in the Village that were considered over-crowded (1.01 or more persons per room). Of the total 215 dwelling units, 18 were lacking either plumbing or kitchen facilities.

With the exception of mobile homes, all types of residential dwelling units existed in the Village in 1974. While much of the developed land is residential, single family residential development is, by far, the predominate form of residential development (65.6 acres or 177 dwelling units).

TABLE 6
RESIDENTIAL DEVELOPMENT IN SELECT
GOVERNMENTAL UNITS, 1974

	<u>Village of Addison</u>			<u>Village of Clayton</u>			<u>Village of Onsted</u>		
	<u>Acres</u>	<u>Dwelling Units</u>	<u>% of Total Units</u>	<u>Acres</u>	<u>Dwelling Units</u>	<u>% of Total Units</u>	<u>Acres</u>	<u>Dwelling Units</u>	<u>% of Total Units</u>
Single Family	65.6	177	82.3	31.0	122	95.3	53.0	175	81.8
Two Family	1.8	6	2.8	--	--	--	1.7	26	12.1
Multiple Family	2.2	26	12.1	---	--	--	3.0	3	1.4
Mobile Homes	--	--	--	--	--	--	4.6	7	3.3
Farm-Steads	2.3	16	7.2	2.2	6	4.7	0.5	3	1.4
TOTAL	71.9	215	100.0	33.2	128	100.0	62.8	214	100.0

Source: Region II Planning Commission, Land Use Survey, 1974.

The Village of Addison had 26 dwelling units (2.2 acres) in multiple family use which is significantly more than the other Villages shown. The Village also had six dwelling units (1.8 acres) in two-family and six dwelling units (2.3 acres) in farmsteads.

Commercial Development

In 1974, there were 26 commercial establishments in the Village, half of these were local commercial types and half were general commercial. All of these establishments are located along the major streets.

TABLE 7
COMMERCIAL DEVELOPMENT IN SELECT
GOVERNMENTAL UNITS, 1974

	<u>Number of Establishments</u>	<u>Acres</u>
<u>Village of Addison</u>	26	7.0
<u>Village of Clayton</u>	12	2.6
<u>Village of Onsted</u>	22	5.5

Source: Region II Planning Commission, Land Use Survey, 1974.

This table illustrates that the Village of Addison had more commercial establishments in terms of number and acres than the other villages shown. A wide variety of commercial types exist, some of these include grocery stores, barber and beauty shops, a hardware, a bank, a doctors office, and a bowling alley.

Industrial Development

In 1974, there were seven active industrial establishments in the Village, five of these fall into the light industrial category while two are considered heavy industrial activities. Industrial activities exist in several parts of the Village, along Comstock in the north-eastern part of the Village, along Steer in the far southwestern part of the Village, along Steer in the central part of the Village, and along Mill Street.

TABLE 8
INDUSTRIAL DEVELOPMENT IN SELECT
GOVERNMENTAL UNITS, 1974

	<u>Number of Establishments</u>	<u>Acres</u>
<u>Village of Addison</u>	7	20.6
<u>Village of Clayton</u>	2	4.2
<u>Village of Onsted</u>	8	3.3

Source: Region II Planning Commission, Land Use Survey, 1974.

Although there were more industrial establishments in the Village of Onsted, the Village of Addison still had significantly more acres in industrial use. Some of the industrial uses include Addison Products, a saw mill, and a screw products establishment.

ANALYSIS

Population Projections

Much of the future Land Use Plan is based upon anticipated population changes in future years. Projections of future rates of population growth provide a basis for determining future land, service, and housing needs. After expected amounts of growth have been determined, the next step is to plan suitable locations for each respective type of development.

Population projections were based on the cohort survival method. This projection technique is based on the premise that the population increase or decrease of an area is a function of: the number of births to women of child-bearing age during a given period of time, the number of deaths in the total population during the same period of time, and the change in the population base of the area caused by in-migration and out-migration during the same period of time. Projections for the Village have been prepared for each ten year interval between 1970 and 2000.

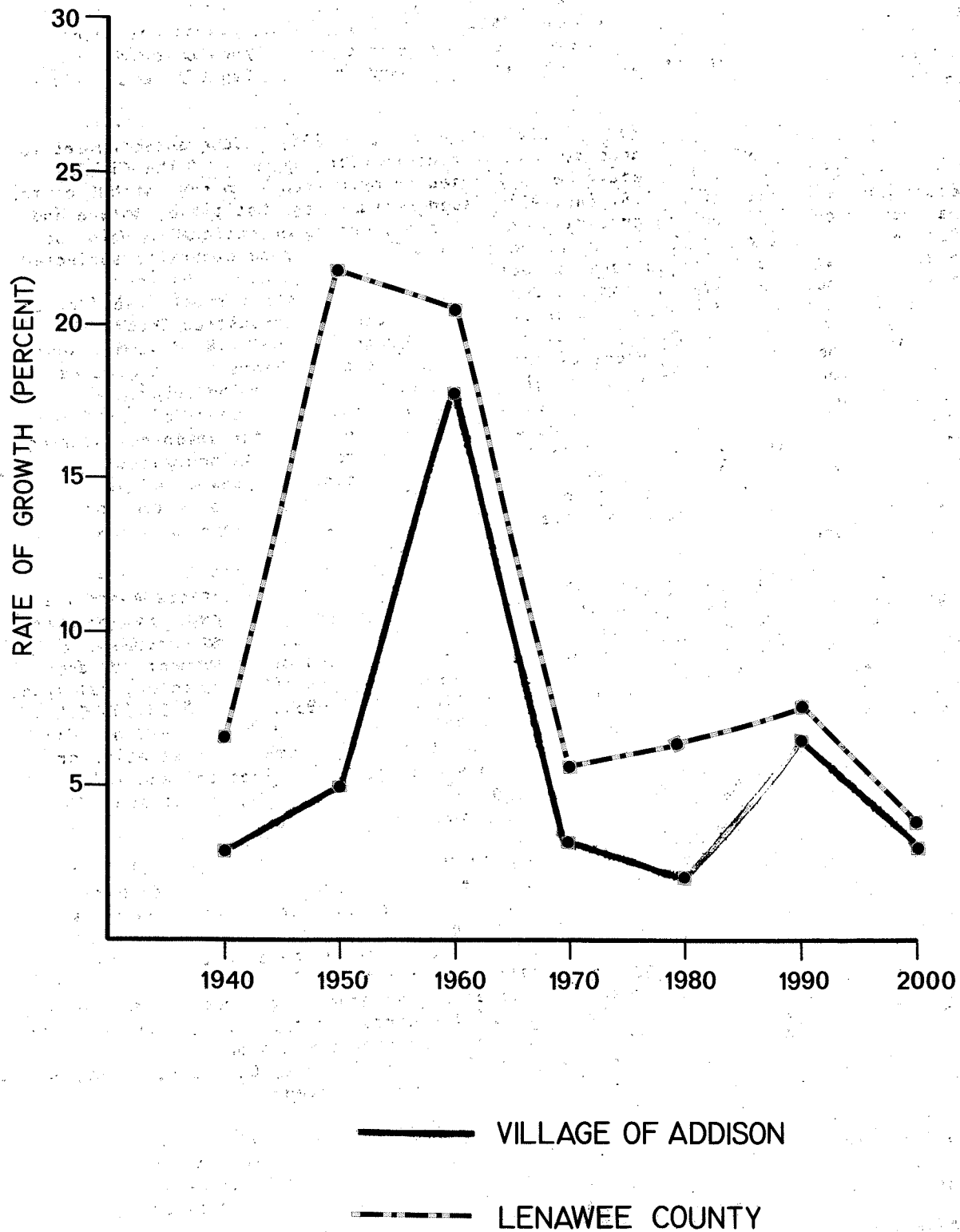
TABLE 9
POPULATION PROJECTIONS 1970-2000
VILLAGE OF ADDISON
(NUMBER OF PERSONS)

<u>Year</u>	<u>Population</u>	<u>Estimated Increase</u>
1970	595	--
1980	610	15
1990	650	40
2000	670	20
TOTAL	--	75

As Table 9 indicates, very moderate increases in population can be expected through the year 2000. By the year 2000, 670 people can be expected to reside in the Village; this would be an increase of 75 people or 12.6 percent from 1970. The slower rates of growth expected between 1970-2000 becomes evident when comparing the 1940-1970 and 1970-2000 30 year periods. Between 1940-1970, the population increased by 130 people or 28.0 percent while the increase between 1970-2000 is expected to be only 75 people or 12.6 percent. Graph 1 further illustrates the overall decreasing rates of increase expected in the Village after 1970. The graph also shows that the Village's rate of increase has been consistently less than the rate of increase in the County and will probably continue to be less in the future.

VILLAGE OF ADDISON AND LENAWEЕ COUNTY PAST AND EXPECTED FUTURE RATES OF GROWTH

GRAPH - I



It is important to realize that in considering future population growth, many additional unexpected factors can significantly alter the actual population increase. Expanding U.S. 127 may have a significant impact on industrial and commercial development and, thus, population increases. In a small geographical area, the construction of a minor industrial plant or subdivision could have a great impact upon population levels. If significantly greater growth than expected occurs, the Plan may need to be adjusted in consideration of this growth.

Land Use Projections

As the Village population increases and as development occurs, different amounts of land will be needed in varying parts of the Village. The Land Use Plan indicates suitable locations and general amounts of land that will be needed. Table 10 was compiled in attempting to estimate acreage increases that can be expected for major land use categories, by decades, to the year 2000. These projections are simply the best estimate based on past land use growth, therefore, they should merely act as general guidelines in determining land use needs. The Plan should be kept abreast of unexpected increases in development so that it can continue to effectively indicate development policies in the Township. The methodology used in determining land use increases by decades to the year 2000 consisted of making a proportion of developed area to population in 1974 and then projecting this proportion to the year 2000. Specifically, this formula is stated as:

$$\frac{(1974 \text{ Com. Res. Ind. Area})}{1974 \text{ Population}} = \frac{(X \text{ Unknown Com. Res. Ind. Area})}{\text{Future Projected Population}}$$

1974 Population

Future Projected Population

Projected Com. Res. Ind. Area

- 1974 Com. Res. Ind. Area

Actual Increase Expected

The expected increases in commercial, industrial, and residential area were then determined.

TABLE 10
PROJECTED LAND USE ACREAGES

<u>Land Use Category</u>	<u>1974</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>Total Increase From 1973</u>
Residential	71.9	73.7	78.5	79.9	7.3
Commercial	7.0	7.2	7.7	7.9	0.9
Industrial	20.6	21.1	22.4	23.1	2.5
TOTAL	99.5	102.0	108.7	112.0	10.7

There are two basic problems with this projection method. It assumes the projected population is accurate and it also assumes that the percentage of land in each category will be the same in every decade as it was in 1974.

Increases in developed land can be expected to be very small through the year 2000. Approximately 10.7 more acres of commercial, residential, and industrial land can be expected to be needed by the year 2000. Most of this increase should occur in the residential category followed by industrial and commercial categories. Increases in residential and commercial development will partially be dependant upon the ability of the Village and surrounding areas to attract industrial development. Industry provides sources of employment which stimulates residential development and attracts commercial development to serve the residences.

There are three primary factors which favor industrial development in the Village: the decentralization of industry from major central cities, the existence of central sewer and water facilities, and direct and indirect access to major highways such as U.S. 127, U.S. 223, and I-94. However, the Village has a small labor force which makes it unlikely that major industrial developments will be attracted, although small industrial companies may locate in the area.

Potential Assets and Problems

The Village of Addison has a number of assets. The Village is fortunate to have direct access to a major transportation artery. Steer Highway (U.S. 127) is the heart of the Village's transportation system because it provides linkages to urban market areas which increases the Village's potential for trade and interaction with these places. The Village has quiet residential areas making it a desirable place to live. Large areas of the Village have good physical characteristics for development. Recreation facilities are readily available. Existing industrial and commercial development provide tax revenues and may also be helpful in attracting future industrial and commercial development. Agriculture is still practiced in certain parts of the Village. The prime agricultural lands in the Village should be identified and preserved because with present technology once these farmlands are changed to other uses they can no longer economically be used for essential farming activities. The Village should strive to capitalize on these assets and consider them in the design of the Land Use Plan because they are keys to the Village's future economic and cultural livelihood.

Along with the assets of the Village, potential problems should be identified so that their possible negative impacts can be minimized. Ideally, development in a community should occur outward from a core area without leaving intervening undeveloped areas. When development occurs haphazardly throughout the community, a dispersed land use pattern occurs. This type of development pattern often results in low densities per unit of area and increases the distances between structures making the provision of services less economical. Sending services, especially central sewer and water facilities, the extra distances to serve these noncentralized places can result in added unnecessary costs to the community as a whole. In some instances,

dispersion encourages the sale of good agricultural land when much of this land could be preserved if development occurred in an orderly manner outward from the central core area. Since the Village only encompasses one square mile of area, dispersion is not a significant problem. However, there are three general areas of the Village that display somewhat of a dispersed development pattern: along Steer Streets near the southern boundary of the Village, along Junction Road in the northern part of the Village, and areas near Comstock and Lake Streets in the southern part of the Village.

Another problem is strip development which refers to a development pattern where only road frontages become developed. This pattern causes interior lands to become less accessible and often results in traffic problems in the form of excessive turning movements from traffic entering and exiting establishments along roads. A feasible alternative to this development pattern is to encourage more efficient clustered subdivision types of development. Areas of the Village that display stripped development patterns include the northern and southern portions of Steer Street and along Lake Street near the southern boundary of the Village.

Mixed land use involves the incompatible mixing of residential, commercial, and industrial establishments. This practice can decrease property values and result in chaotic inefficient land use. Mixed land uses is not a significant problem in the Village although there is some mixing near Main and Talbot Streets, along Main Street east of Comstock Street, south of Mason Street along Steer Street, and along Steer Street near the southern boundary of the Village.

Development along the flood prone creek running southwest from the Mill Pond could result in personal and environmental damage. Therefore, higher intensity types of development in this flood prone area should be discouraged.

In some areas of the Village, the road quality is poor which could be a restricting factor for certain types of development.

The central water supply system has experienced problems in pumping enough water and at a great enough pressure to meet the demand that has been placed upon it. This problem has important implications as far as fire protection is concerned and in meeting the needs of existing development.

LAND USE GOALS AND OBJECTIVES

The goals and objectives of land use establish the basis for the Land Use Plan. They establish the intent of the Village in the preparation of its Land Use Plan and provide the basis for measures which the Township utilizes to implement the Land Use Plan.

Open Space and Natural Areas

Goal:

Lands which are environmentally sensitive should be protected and preserved for their natural assets which are valuable to the community's present and future well-being.

Objectives:

1. Encourage the preservation of areas identified as environmentally sensitive from incompatible and unnecessary urban development.
2. Encourage low residential densities in environmentally sensitive areas.
3. Encourage low residential densities in areas subject to flooding.

Agricultural Land Uses

Goal:

Valuable agricultural areas should be preserved and protected from encroachment by urban land uses.

Objectives:

1. Encourage the protection of lands identified as having value for generalized or specialized agricultural activities from incompatible and unnecessary urban development.
2. Encourage low residential densities in agricultural areas.

Residential Land Uses

Goal:

Residential land uses should be encouraged to be developed to assure the maintenance of an attractive living environment. This includes

provision for mixtures of housing opportunities, preservation of the existing housing supply, the location of new residences in areas where necessary services can be feasibly provided, and in locations compatible with adjacent land uses.

Objectives:

1. Encourage low density residential developments on sites having physical characteristics including those conducive to on-site sewage disposal, appropriate soils, slopes, and watertable.
2. Encourage the development of residential areas to avoid potential conflicts with incompatible land uses.
3. Encourage new residential development clustered in subdivisions and neighborhood areas located near appropriate shopping facilities, community services, and utilities or where these supportive services may be feasibly provided to promote efficient utilization of land and discourage dispersed strip development.
4. Encourage the location of high density residential land uses such as mobile home parks and multiple family developments in areas having or expected to have necessary services and facilities including major roads and central sewer and water facilities.

Commercial Land Uses

Goal:

Commercial development should relate to the overall character of the community and to its specific land use patterns, and should provide services and products in locations which are readily accessible to residents and which promote efficient and safe traffic patterns.

Objectives:

1. Encourage clustered concentrations of related commercial uses to avoid strip commercial development.
2. Encourage commercial development of a convenience nature near existing and planned residential areas.
3. Encourage the location of major commercial areas at the intersection of major streets and roads at locations with accessibility from several directions.
4. Provide for the future expansion of existing or planned commercial areas.

Industrial Land Uses

Goal:

Industrial land uses should relate to the overall character of the community and to its specific land use patterns, and should provide employment in locations readily accessible to regional transportation facilities, in areas having compatible land uses, and in areas having or expected to have appropriate utilities.

Objectives:

1. Encourage industrial development in areas having immediate access to major roads and highways extending to other areas of the region and state.
2. Encourage industrial development in areas having or expected to have facilities and services.
3. Wherever possible, encourage industrial development in areas where industrial parks or subdivisions are feasible and where there is likely to be sufficient room for growth and expansion.
4. Encourage industrial development in areas where industrial activities will not result in incompatibilities with adjacent land uses.

Recreational Land Uses

Goal:

Preserve existing recreational lands and provide for new recreational lands, appropriately located, to meet the changing needs of the community.

Objectives:

1. Encourage development of recreational lands in areas having environmentally sensitive characteristics.
2. Encourage development of recreational lands in areas accessible to the neighborhood and community population.

THE LAND USE PLAN

The Land Use Plan for the Village of Addison is designed to achieve a pleasant environment for residential, commercial, and industrial growth while maintaining a high quality natural environment. In short, the Land Use Plan is a policy statement for growth. The Plan map is generalized, relating various land use types with appropriate physical characteristics. In this manner, future residential, commercial, and industrial development is guided into areas which will make them compatible with each other, suited to the transportation facilities, and in harmony with the natural environment. The policies that the Plan conveys are specific and establish locational principles for sound growth and development. The areas chosen for respective types of development are explained below.

Agricultural

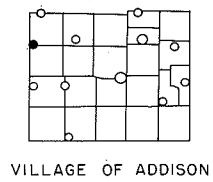
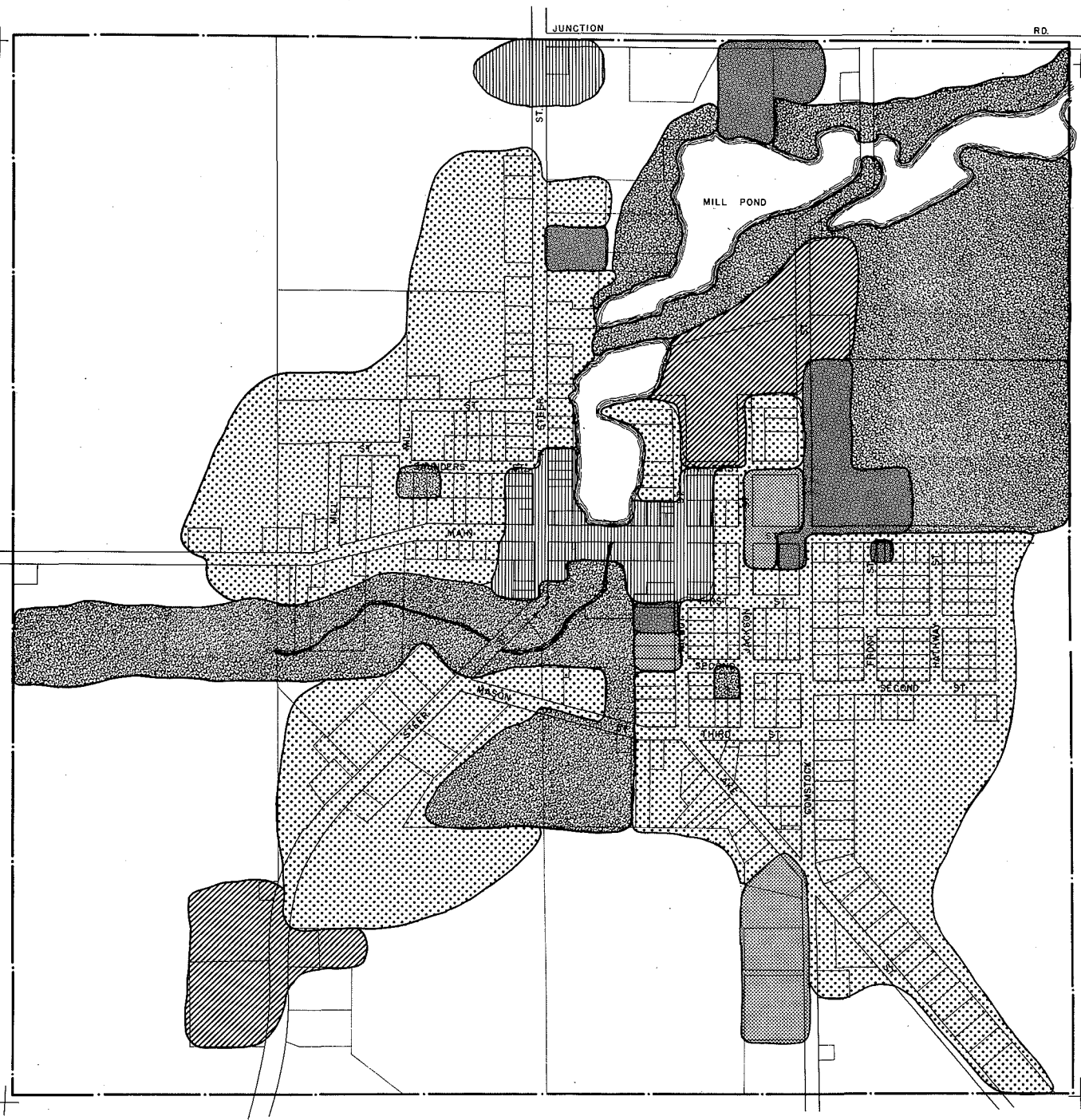
Since relatively large portions of the Village are still used for agriculture and because this land is not expected to be needed for urban land uses, the Village has established a land use goal to preserve these areas for agricultural purposes. The land use goal states "valuable agricultural areas should be preserved and protected from encroachment by urban land uses." The Village will try to accomplish this goal by encouraging the protection of lands identified as having value for generalized or specialized agricultural activities from incompatible and unnecessary urban development and by encouraging low residential densities in agricultural areas. Areas that are still used for agriculture are generally located in the northwestern, southwestern, and south portions of the Village (See Map 3).

Recreation-Open Space

Recreation-Open Space areas are shown in low lying flood prone areas associated with Bean Creek and along the perimeter of a major portion of the Mill Pond. Both of these areas have very severe soil limitations for urban development and are environmentally sensitive; therefore, they should be preserved as natural green belt areas. Other areas suggested for recreation-open space include the High School athletic field and the large wooded area located to the north of this field along with neighborhood parks (See Map 3).

Low Density Residential

These are areas intended to accommodate the conventional single-family dwelling units. Most of the low density residential areas are shown on the plan as expansions of the existing single-family residential development in areas where there were suitable physical characteristics for development. Generalized areas shown for expansion of this type of development are located to the north of Mill Street, to the north and south of the eastern portion of Second Street, and to



LAND USE PLAN

- AGRICULTURAL
- LOW DENSITY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC & SEMI PUBLIC
- RECREATION OPEN SPACE

the south of the Steer and Mason Streets intersection. Other areas shown for this type of development include much of the existing single-family development. The amount of land shown for this type of development should meet the Village's needs through the year 2000 (See Map 3).

Moderate Density Residential

These areas are suggested for more intense types of residential development such as two-family, multiple-family, condominiums, and mobile-home parks. Because these areas are suggested for greater density, they are shown in areas where the transportation facilities are best suited to serving the additional traffic that would be generated and also in areas with good physical characteristics. There were three existing multiple-family developments that were acknowledged in the Plan: along Main Street east of Jackson Street, along Talbot Street north of Second Street, and along Comstock Street south of Lake Street. Areas planned for the expansion of moderate density types of development include lands to the north and south of the multiple-family development on Comstock Street and the existing site of the vacant school on Main Street which could be converted or demolished to accommodate a moderate density development. If additional land is needed for this type of development an area on the eastern boundary of the Village to the south of Main Street will be considered (See Map 3).

Commercial

The Land Use Plan suggests two generalized areas for commercial land use: the central part of the Village including land near the intersections of Steer and Main Streets and Talbot and Main Street, and land near the intersection of Junction Road and Steer Street. The central part of the Village is a desirable location for commercial development because of the good north-south and east-west accessibility offered by Steer and Main Streets. Much of this area is presently developed in commercial land use leaving few sites for new commercial development. The area at Steer Street and Junction Road is also in an accessible location and is along Steer Street which carries relatively large traffic volumes. These large traffic volumes are desirable to most types of commercial enterprises. Most of the land in this area is vacant which allows new commercial development without demolition costs (See Map 3).

Industrial

There are two areas planned for industrial development. One area includes the site of the Addison Products Company and vacant land on the east side of Comstock Street. The other area includes land in the southwestern part of the Village along Steer Street. This is also the site of an existing industrial establishment.

The Saw Mill located to the west of Mill Street was not shown on the Plan because encouraging industrial development in this area would be incompatible with the existing residential development because of the truck traffic that would pass through the neighborhood (See Map 3).

Public-Semi Public

Public-semi-public land uses that were acknowledged in the Plan include the school, fire department, hospital, cemetery, and churches (See Map 3).

IMPLEMENTATION

If the Land Use Plan is to promote a safe, efficient and desirable pattern of land use, then the concepts and principles which it includes should be applied as the Village grows and develops. A number of means of directing growth are available to the Village to guide its development, to achieve its goals, and to meet its objectives.

The Village Zoning Ordinance is the primary instrument used to implement the Land Use Plan. Properly applied, the Zoning Ordinance accepts the realities of existing land uses and patterns, and gradually through the application of the sound planning principles developed in the Land Use Plan, it directs future growth toward achieving its objectives.

The Land Use Plan is, therefore, a tool to be used in zoning determinations. Obviously, the Land Use Plan cannot anticipate all potential future problems or conditions which may arise, nor can it precisely predict or prescribe exact locations of future land uses. In the practical matter of day-to-day zoning, it may be necessary at times to adjust the Land Use Plan map because of these uncertainties. As a result, it is imperative that the Land Use Plan be reviewed annually and kept abreast of changing trends and conditions.

The concepts and principles expressed within the Land Use Plan are statements of Village policy toward land use and as such are the underlying features to be followed in directing land use. While the Land Use Plan map is flexible and may be changed, the application of the policies inherent within it assure a pleasant, efficient, and healthy future for land use within the Village.

CONCLUSION

Generally, the Land Use Plan offers the Village an opportunity to anticipate its future land use and development needs, to analyze its existing growth and identify problems which may result in large remedial expenditures in the future, and to guide its development into a sound, logical pattern of land use. It can assist the Village in anticipating future services and facilities which will be required and program these expected expenditures according to the financial capabilities of the Village. Over the long run, the Land Use Plan can save the community substantial amounts through both efficient development and a programmed knowledge of upcoming needed improvements.