



Clam Lake DDA Master Plan Update - 2008

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		Attached
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Section 1 – Overview of Clam Lake DDA

Introduction

Clam Lake Township is located just south and east of the City of Cadillac in Wexford County. The year 2000 census shows that the township has ***2,238 people with 929 households***.

The Clam Lake Township Downtown Development Authority (DDA) district limits extend along US-131 BR and Mackinaw Trail Corridors on the south side of the City of Cadillac (see map provided in Appendix B).

The overall purpose of the Clam Lake Township DDA is to enhance the quality of life within the district through economic and physical revitalization. DDAs operate under Public Act 197 and have the authority to complete:

- An analysis of economic changes taking place within the district.
- Long-range planning for the area.
- Land acquisition and improvement.
- Building construction.
- Construction of public facilities including sidewalks, landscaping, parking lots, streets, street lighting, community centers, parks, water mains and sanitary sewer services.

History of Clam Lake Township DDA

1. Formation of DDA

The Clam Lake Township Downtown Development Authority was formed in 1992 with a ***30-year authorization through 2022***.

2. Master Plan

The original master plan for the DDA was completed in November 1994. The master plan was updated in 2005 and again in 2008 with this document.

3. Development within the DDA

Since its formation in 1992, significant changes have occurred within the DDA district, including construction of the US-131 Bypass with the resulting changes to freeway Exit 177 and related traffic patterns within the DDA district. In addition, new office and commercial construction include:

- Dental Health Professionals (1991)
- Mackinaw Trail Pediatrics Building (1992)
- Hilty Office Building (1994)

- BP Gas Station and Taco Bell (1996)
- Oak Ridge Professional Building (1996)
- Mackinaw Trail Middle School (1998)

- Cadillac Grill and Eldorado Golf Course (1998)
- Cadillac Family Physicians (1999)
- Holiday Inn Express (2001)

- Michigan State Police Post (2001)
- Farm Credit Services (2002)
- Dynamic Physical Therapy – Cadillac Orthopaedics (2003)

- Ritzema Family Dental (2004)
- Dr. Jeynes & Dr. Cook Office Building (2007)
- MDOT-Transportation Service Center (2008)

Highlights of the original Master Plan

The original 1994 master plan for Clam Lake Township DDA identified the following goals. Many of these goals have been accomplished. These included the adoption in 1995 of Article 13 of Wexford County Zoning Ordinance (see Exhibit A-3) that provides the Clam Lake Corridor Overlay Zone for planned office and commercial development.

Goals

- 1 Maintain Attractive Setting while encouraging Business Development
- 2 Limit Visual Clutter
- 3 Provide Water and Sewer Service to DDA District
- 4 Create Attractive Business District

Office Service Area

- 1 Create Office Park Environment
- 2 Create Internal Road System
- 3 Regulate Signage
- 4 Promote Site Development Controls

Commercial

- 1 Create Appealing Commercial Areas
- 2 Discourage Excessive Curb Cuts and Access to Major Roads
- 3 Maintain Existing setbacks and Develop additional setback requirements
- 4 Limit excessive storage
- 5 Encourage Planned Commercial Development

Section 2 - Development within Clam Lake DDA

Significant development within the Clam Lake DDA district has occurred resulting in a substantial increase in the tax base and the capture of tax increment funds (TIF) for the operation of the DDA. The tax base has grown from \$5.3 million in 1992 to \$13.9 million in 2007, a growth of **262%**.

The following pictures show the high-quality extent and nature of the development that has occurred within the Clam Lake DDA



Dental Health Professionals - 1991



Mackinaw Trail Pediatrics Building - 1992



Hilty Office Building - 1994



BP Gas Station and Taco Bell - 1996



Oak Ridge Professional Building – 1996



Cadillac Grill - 1998



Eldorado Golf Course - 1998



Mackinaw Trail Middle School - 1998



Cadillac Family Physicians – 1999



Holiday Inn Express – 2001



Michigan State Police – 2001



Farm Credit Services – 2002



Dynamic Physical Therapy – Cadillac Orthopaedics - 2003



Ritzema Family Dental – 2004

Section 3 - Scope and Components of Master Plan Update

Mapping

The following maps were prepared for this master plan update and included in Appendix B:

- Sheet 1 DDA Parcels
- Sheet 2 Current Zoning
- Sheet 3 Future Land Use (Future Zoning by Wexford County)

Goals

The following goals (in priority order) were established for the Clam Lake DDA district.

- 1. Sanitary sewer system**
- 2. Water system**
- 3. Encourage use of Exit 177**
 - a. Sidewalks within the US-131 BR corridor.
 - b. Community Entrance sign at Exit 177
 - c. Commercial promotion sign at M-115
- 4. Convert vacant Public Lands in DDA district (MDOT and CAPS) to developable private property.**
- 5. Plan and develop internal road system**
 - a. East and south of Van Drie's
 - b. Between Mackinaw Trail Middle School and office park
- 6. Recruit Development with Balance**
 - a. Regular updates to Township web site about DDA district
 - b. Small brochure available at Township Hall
- 7. Sell the Vision**

Projected Revenue through Year 2022

The chart on the next page calculates the estimated revenue received by the Clam Lake DDA from 1992 through 2006 and the projected revenue estimate through 2022. The tax base has grown from \$5.3 million in 1992 to \$13.9 million in 2007, a **growth of 262%**. Projected tax base is based upon an annual growth rate of 3% growing to \$22.3 million by 2022.

Insert page 14 saved in separate file.

Section 4 - Sanitary Sewer System

The first priority goal is to have a sanitary sewer system. The desire to build this system is hampered by the ability to provide wastewater treatment. Clam Lake Township has four options for providing wastewater treatment:

1. Each property owner provides its own on-site wastewater disposal.
2. Wastewater treatment is provided by City of Cadillac with annexation of properties served by sanitary sewer.
3. Wastewater treatment is provided by City of Cadillac, but without annexation.
4. Clam Lake Township builds its own wastewater treatment facility.

The Township has been operating all these years with option 1. This has limited the capability of attracting larger developments in Clam Lake Township. Existing large developments like McGuire's Resort, operating since 1949, has for years dealt with wastewater disposal with several septic tank/drain fields, yet growth to its present facility with 120 rooms and full-service restaurant has put pressure on these systems.



McGuire's Resort

Recently, expensive systems were installed to provide for on-site wastewater disposal at Mackinaw Trail Middle School (485 students/32 teachers) and Holiday Inn Express (70 rooms).



Mackinaw Trail Middle School

The primary need for sanitary sewers in Clam Lake Township is based upon projects that have significant population density and larger commercial uses. In 2001-2002, Clam Lake Township began the process of engineering design for its own system. In October, 2002, a cost projection was prepared by a bonding attorney, showing the cost per proposed residential equivalent users (REUs). The project was later dropped after several of the major users, representing 55% of the proposed assessment roll, did not ultimately support the project.

Today, we are faced with opportunities for development on vacant lands in and around the Clam Lake DDA district. A larger development could provide more REUs to justify our own wastewater treatment facility and make it financially feasible. Yet, there remains concern that this facility could be completed in short-notice needed to attract a major development.

Without sanitary sewers, the Township may face future annexations. In 2003, Clam Lake Township agreed to annexation of properties off 44-Road with an Act 425 agreement to allow construction of White Pine Village (138 apartments/16.5 acres), Red Pine housing development (221 sites/71.3 acres) and adjacent condominium development (24.2 acres), now served with City water and sewer.

Section 5 - Water System

A water system consists of water mains constructed within road right-of-ways or easements, an elevated water storage tank, and two or three water supply wells. Water mains cannot be built in the same trench as sewers, and must be separated by at least 10 feet. Options for water in Clam Lake Township are similar to sewer:

- 1 Each property owner provides its own on-site water supply well.
- 2 Water is provided by City of Cadillac with annexation of properties served.
- 3 Water is provided by City of Cadillac, but without annexation.
- 4 Clam Lake Township builds its own water system.

Water systems are desirable for handling projects that have significant population density and larger commercial uses. Providing good quality water and providing water supply for fire protection are the primary benefits of having a central water system. Commercial properties typically see a reduction in their annual insurance premiums if their property is protected by a water system with an elevated water storage tank.

The opportunity exists to work with the City of Cadillac and share resources, with or without annexation. Clam Lake could provide an elevated water storage tank and water supply well on the Mackinaw Trail hill, serving the commercial area in Clam Lake and augmenting the City water system with additional storage and another water supply source.

We are faced with opportunities for development on vacant lands in and around the Clam Lake DDA district. As with sanitary sewer, a larger development could provide more REUs to justify our own water system and make it financially feasible. Yet, there remains concern that this system could be completed in short-notice needed to attract a major development.

Section 6 - Encourage Use of Exit 177

A priority goal is to promote and encourage travelers to the Cadillac area to use Exit 177 off the US-131 Freeway. This would direct traffic into the Clam Lake DDA district and its commercial properties. *The streetscape lighting project at Exit 177, completed by the Clam Lake DDA in 2007, provided the first step toward meeting this goal (see Exhibit A-5 on page 33).*

To do this, several other strategies were identified:

- 1 Construct sidewalks and streetscape improvements along US-131 BR corridor
- 2 Community Entrance sign at Exit 177
- 3 Commercial promotion sign at M-115

The opportunity exists to work with the City of Cadillac to develop an entrance sign. The Cadillac DDA currently has plans to erect a promotional “gateway entrance” sign at the south end of downtown (near Chapin/Stimson Streets). While this location is about 2 miles north of Exit 177, perhaps a similar design with cost sharing could be accomplished at Exit 177, to present a coordinated look to the public.



US-131 BR just north of Exit 177

Section 7 - Convert Vacant Public Lands to Private Property

Vacant public lands that have been unused, provide no tax base and restrict development. Lands owned in and around the Clam Lake DDA by the Michigan Department of Transportation (MDOT) and Cadillac Area Public Schools (CAPS) could be released for sale and returned to private ownership and the tax rolls. They would then be available for development.

The Clam Lake DDA would like to work with MDOT and CAPS to encourage this.



Mackinaw Trail looking north from M-115

Section 8 - Plan and Develop Internal Road System

There is a plan to expand the developable properties by building internal roads. A priority area for this would be for commercial development around the existing Highpoint Auto and Van Drie Home Furnishings. This would open up significantly more property for commercial expansion, rather than having only strip development along US-131 and Mackinaw Trail. This area provides both highway access and high visibility for merchants and consumers.

The drawing on the following page provides a concept of how this might look with about 100 acres of commercial development.



East side of US-131BR looking north

Insert internal road drawing here

Also, providing an internal road between the Mackinaw Trail Middle School and Professional Drive would be beneficial. This would provide a second exit from the school grounds for emergencies. Access could be obtained across MDNR property. There is some concern for making Professional Drive a county road, and such a plan would need to be approved by the Wexford County Road Commission.



Mackinaw Trail Middle School

Appendix A

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Exhibit A-3

Clam Lake Corridor Overlay Zone

from

Wexford County Zoning Ordinance

Exhibit A-5

June 20, 2007

Streetscape to Light up South End

By Kayla Kiley, Cadillac News

The bright lights of Vegas attract many people, and it seems the south end of Cadillac is using a similar philosophy to draw in people and businesses.

Twenty-one elegant street lamps are currently being constructed at the south end of Mitchell Street to help the district look more charming, inviting and a part of Cadillac. The lights stand tall inside the median at Exit 177 of US-131 and should be functional within a week. The lighting project should be completed later this summer.

The streetscape lighting project cost \$100,625 and was funded by Clam Lake Township Downtown Development Authority. Due to bidding the purchases and installation contracts separately and with the DDA buying the lights directly, the project was 33 percent below the \$150,000 budget, according to Scott Thompson of Driesenga & Associates, Inc. of Cadillac.

The lighting project is the first phase of future streetscape improvements the DDA has planned as Cadillac grows.

“As the area grows, there will be more improvements,” said Dean DeKryger, co-chair of DDA board. “The DDA hopes to promote development through infrastructures. The (streetscape) development depends on the growth (of the city)—they go hand in hand. We must grow together.”

As the Cadillac area grows, the DDA plans to include sidewalks, pathways, landscaping and more lighting at the south end of Cadillac. The decorative street lighting project is a cooperative effort between the DDA and MDOT.



Kayla Kiley | Cadillac News

Clam Lake Township DDA is constructing 21 street lamps inside the median at Exit 177 off US-131 on the south end of Mitchell Street. As the Cadillac area grows, the DDA plans to include sidewalks, pathways, landscaping and more lighting at the south end of Cadillac.

Appendix B

Sheet 1 - DDA Parcels

Sheet 2 - Current Zoning

Sheet 3 - Future Land Use