



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: Ann Arbor Township Board

FROM: Sally M. Elmiger, AICP, LEED AP

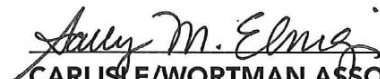
DATE: April 7, 2026

RE: Warren Road Subarea Study – Final Recommendations to Township Board

The Planning Commission has completed its study of the recently purchased property along the north side of Warren Road, straddling US-23. This study reviewed the site's physical features as well as existing and planned land uses in the vicinity. Township residents were also invited to provide their ideas and vision for the property at two workshops. The final document summarizes this information and input, using it to prepare future land use recommendations to the Township Board.

Attached is the Final report. The Township Board and Planning Commission will be discussing the results of this effort at its upcoming joint meeting on April 27, 2026.

Please don't hesitate to contact me if you have any questions.



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

ANN ARBOR TOWNSHIP 2026

Warren Road Subarea Study
April 2026



ANN ARBOR TOWNSHIP BOARD

Diane O'Connell, Supervisor
Kristine Bolhuis, Clerk
Carlene Colvin-Garcia, Treasurer
John Allison, Trustee
Della DiPietro, Trustee
Eric Kaldjian, Trustee
Peter Kotila, Trustee

ANN ARBOR TOWNSHIP PLANNING COMMISSION

Richard Bunch, Chair
Randy Perry, Vice Chair
Lee Gorman, Secretary
John Allison
Alex Cacciari
Karen Mendelson
Daniel Rivkin

Warren Road Subarea Study

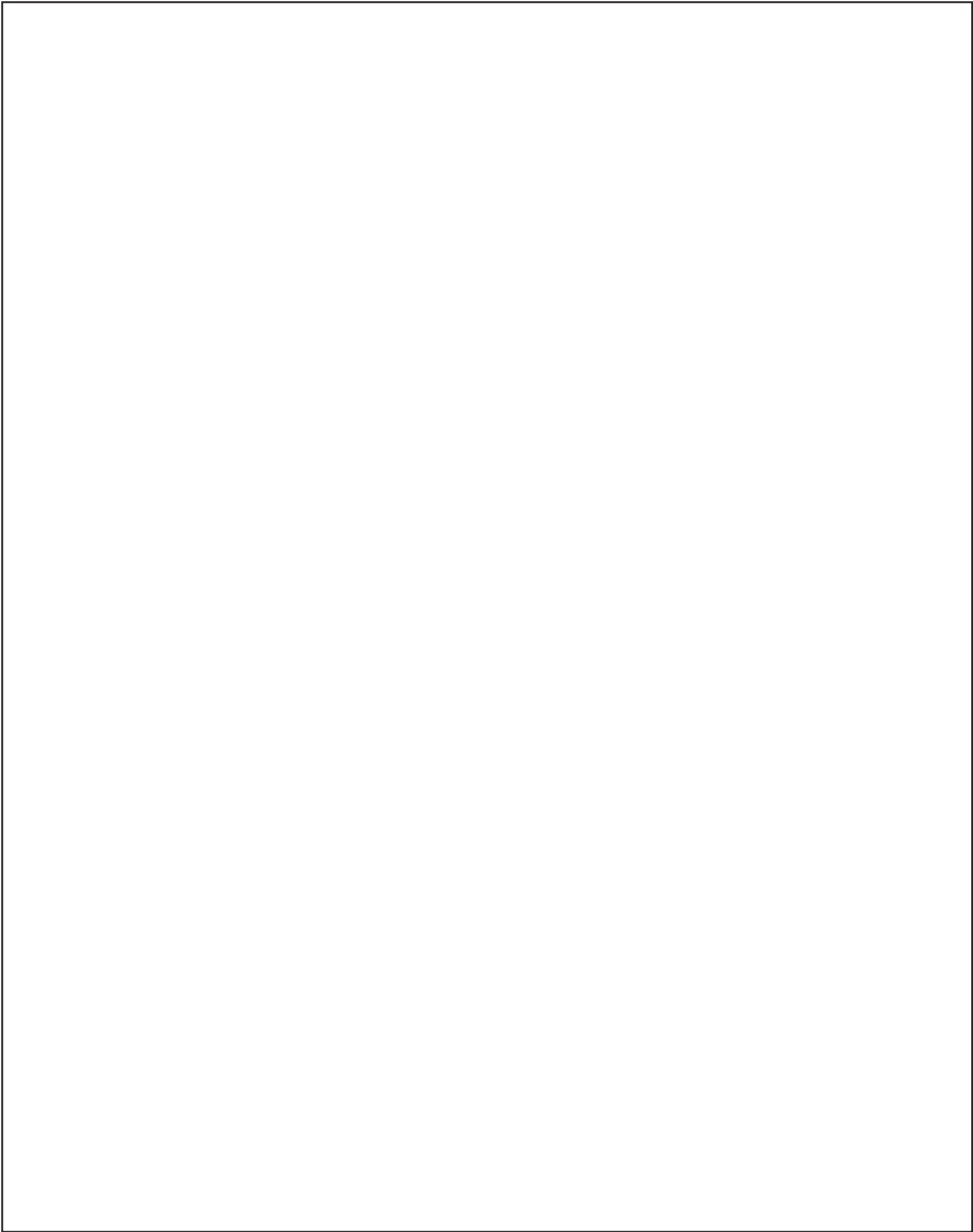
MAPS

MAP 1	Planning Area Aerial
MAP 2	Planning Area Parcels
MAP 3	Prime Farmland
MAP 4	Barton Hills Village Wellhead Protection Area
MAP 5	Zoning Map Reflecting Current Zoning Designations
MAP 6	Master Plan - Future Land Use (2026)
MAP 7	Master Plan - Protected Properties (2026)
MAP 8	Water Service
MAP 9	Sanitary Sewer Service

TABLES

TABLE 1	Soils
TABLE 2	Wetlands and Watercourses
TABLE 3	Existing Land Uses & Existing Zoning of Study Area and Adjoining Parcels
TABLE 4	Summary of Land Use Choices Illustrated on Workshop Aerial Photographs (By Group ID)

Warren Road Subarea Study



INTRODUCTION

Ann Arbor Township recently adopted an updated Master Plan in October 2025. In preparing this document, the Township Board and Planning Commission discussed the need and desire to study the 140-acre site on Warren Road that was purchased by the Township in early 2025.

The purchase of the property was the settlement of a legal dispute reached between the Township and the previous property owners. This agreement resolved a 1970's judgement against the Township to force the use of this land for a mobile home park. The recent settlement vacates this 50-year-old judgement, as well as disavows

any future interest in the property by the sellers or their successors.

This study evaluates the site, reports on input gathered from residents, and uses this information to determine future options and the desired vision for the acreage.

Planning Area Description

The Planning Area consists of three (3) parcels that are bisected by US-23. An aerial photograph of the Planning Area is provided below.

Map 1. Planning Area Aerial



Source: Google Earth

The parcels that make up the planning area occupy approximately 140 acres, divided among the parcels as shown on the map below.

Map 2. Planning Area Parcels



Source: Google Earth

Background Studies

Background studies of the subject site were conducted and are presented below. The studies discuss the site as the “west” and “east” parcels (or combining parcels “East A” and “East B” into one unit).

Some of the information provided in this report was obtained from submissions for a proposed mobile home park on the Planning Area in 2020. The proposed project initiated the process that ultimately resulted in the Township purchasing the property. However, this proposal includes helpful information for this planning effort regarding the existing site conditions, some of which is reflected in the background studies. All the submitted materials are available (as public information) from the Township’s files.

Natural Features

The Planning Area contains significant natural features. Each is described below.

Topography

The site contains hilly terrain that slopes down to the sites most significant natural feature, an unnamed tributary of Traver Creek. Much of both the east and west parcels have been farmed, and the uplands cleared of their natural topography. The various high points on the site are elevation 943, gently sloping down to the creek at elevation 925. One small area of “moderate steep slopes” (as defined by the Zoning Ordinance) exist within the forested area on the eastern property. However, to disturb

these steep slopes, a wetland and woodlands would also be removed, which would be contrary to Township policies.

Soils

Soils information is available via an Infiltration Study conducted by the previous mobile home park proposal, and is described in the table on the next page. The infiltration study dug test pits, and identified water table levels, as well as soil types. The “Prime Farmland” categorization was identified via a Natural Resources Conservation Service (NRCS) Cropland Interpretation Guide. The soil category engineering characteristics (for buildings with basements and septic systems) were obtained from the Washtenaw County Soil Survey.

The soils that have the least limitations to new development (Fox Sandy Loam and Sisson Fine Sandy Loam) are also considered Prime Farmland. These soils make up approximately 55% of the property. The remaining soils present severe limitations for new development due to wetness and potential groundwater contamination

Warren Road Subarea Study

Table 1. Soils

Map Unit Symbol	Map Unit Name	Acres	Percent of Total	Soil Limitations for Dwellings with Basements	Soil Limitations for Septic Systems	Prime Farmland Designation (If any)
FoB	Fox sandy loam, till plain, 2-6% slopes	88.7 ac.	48.2%	Slight	Slight	Prime Farmland
Gf	Gilford sandy loam, till plain, 0-2% slopes	39.1 ac.	21.3%	Severe (wet)	Severe (wet)	N/A
WaA	Wasepi sandy loam, 0-4% slopes	25.5 ac.	13.9%	Severe (wet)	Severe (wet) ¹	Farmland of Local Importance
SnB	Sisson fine sandy loam, 2-6% slopes	7.5 ac.	4.1%	Moderate	Slight	Prime Farmland
FoC	Fox sandy loam, Huron Lobe, 6-12% slopes	4.1 ac.	2.2%	Moderate (slopes)	Moderate (slopes)	Farmland of Local Importance
Sb	Sebewa loam, disintegration moraine, 0-2% slopes	2.1 ac.	1.1%	Severe (wet)	Severe (wet) ¹	Prime Farmland if Drained
CpA	Conover-Brookstone loams, 0-2% slopes	2.0 ac.	1.1%	Severe (wet)	Severe (wet)	Prime Farmland if Drained
MfA	Metamora sandy loam, 0-4% slopes	0.1 ac.	0.1%	Severe (wet)	Severe (wet)	Prime Farmland if Drained
	Total	169 ac. ²				

¹Possible contamination of groundwater (infiltration is too rapid and/or high water tables).

²The area of interest in the mobile home park infiltration study extended slightly past the property lines of the subject site.

Prime Farmland

Prime Farmland, as defined by the NRCS, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pasture land, forest land, or other land, but not urban built-up land or water). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt content, and few or no rocks. They are permeable

to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

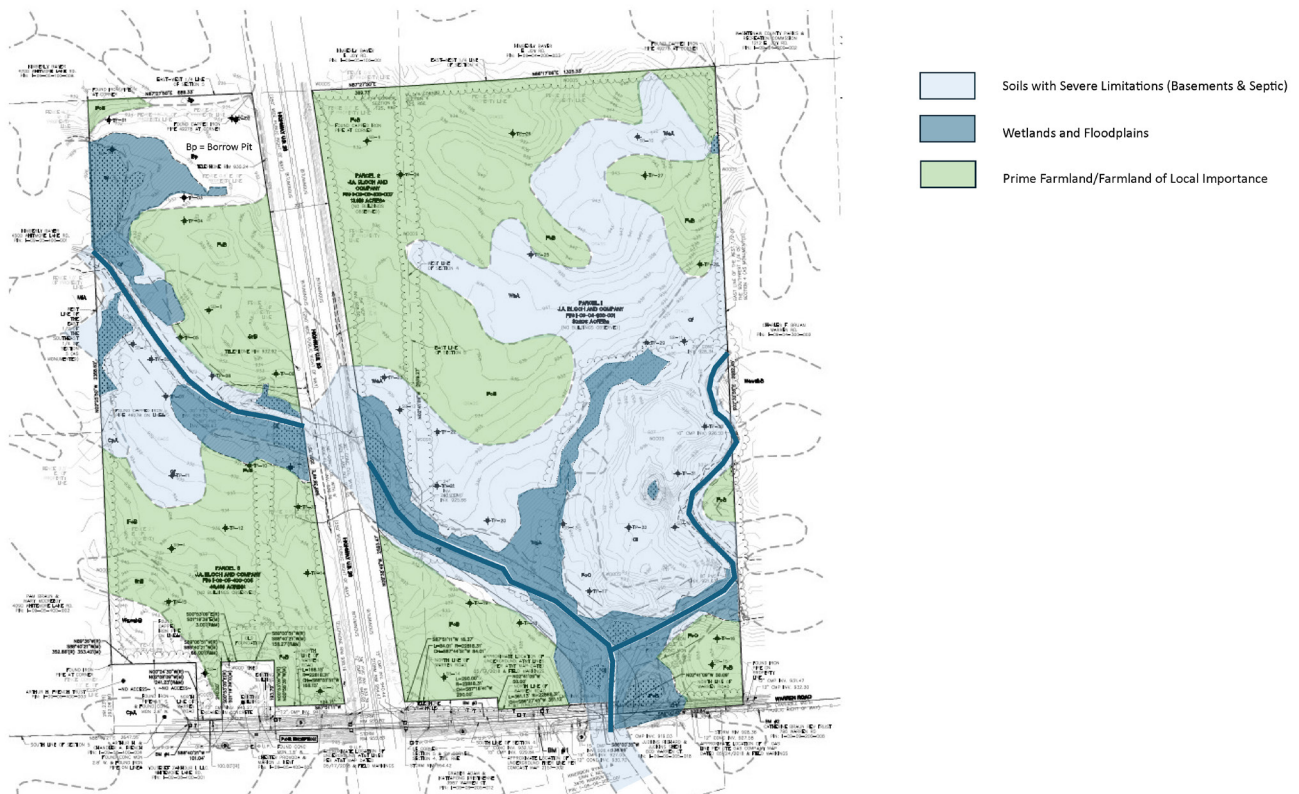
Prime Farmland if Drained

This category, per the NRCS, are soils that have limitations, such as a high water table or flooding, and may qualify as prime farmland if these limitations are overcome by such measures as drainage or flood control.

Soils of Local Importance

This category are a variety of other soils that could include prime farmland, but have steeper slopes, or are flooded for a short time during the year.

Map 3. Prime Farmland Map



Water Features

The site contains 14 wetlands, two watercourses, and floodplains. Information was gathered by the previous development (Barton Estates) proposal in 2018, and presented here:

Wetlands

Per a wetland delineation conducted by Atwell Group in 2018, they delineated 14 wetlands on the subject site and summarized them in the table below. Per the delineation memo (dated June 13, 2018), all of the wetlands (except for

wetland #7) would likely be regulated by the state department of Environment, Great Lakes & Energy (EGLE), as well as Ann Arbor Township’s Wetlands Ordinance. This regulatory status is because all the wetlands (except for #7) are either connected to or are within 500 feet of a river, stream, lake, or pond. An illustration of where these features are located is included in the Appendix.

Table 2. Wetlands and Watercourses

Barton Estates - Wetland & Watercourse Summary Table			
Wetland Field ID	Acreage	MDEQ Regulation	Wetland Type/Flow Regime
Wetland 1	0.35 ac.	Regulated	Shrub-Shrub/Emergent/Forested
Wetland 2	0.19 ac.	Regulated	Emergent/Forested
Wetland 3	0.01 ac.	Regulated	Emergent
Wetland 4	1.35 ac.	Regulated	Emergent/Forested
Wetland 5	0.06 ac.	Regulated	Forested
Wetland 6	0.03 ac.	Regulated	Emergent
Wetland 7	0.07 ac.	Non-Regulated	Scrub-Shrub
Wetland 8	0.45 ac.	Regulated	Forested
Wetland 9	0.14 ac.	Regulated	Emergent/Forested
Wetland 10	0.63 ac.	Regulated	Emergent
Wetland 11	0.30 ac.	Regulated	Scrub-Shrub/Emergent/Forested
Wetland 12	0.01 ac.	Regulated	Emergent
Wetland 13	1.55 ac.	Regulated	Scrub-Shrub/Emergent/Forested
Wetland 14	0.22 ac.	Regulated	Scrub-Shrub/Emergent/Forested
Watercourse 1	--	Regulated	Perennial
Watercourse 2	--	Regulated	Perennial

Watercourses

The wetland delineation prepared by Atwell also identified two unnamed tributaries of Traver Creek on site. These features are also illustrated on the Appendix map.

The delineation identifies watercourse #1 as entering the site from the northwest corner, flowing in a south-southeast direction through the site, crossing underneath US-23, and exiting the site in the south-central portion. The stream flows through a wetland/upland complex that includes moderately steep forested/scrub-shrub slopes and scattered wetland areas along its banks. This stream is approximately 20 to 24-inches in water depth, with an average bank-full width of 8 to 10 feet. It is Atwell's opinion that this watercourse is likely regulated by EGLE and the Township.

The second watercourse enters the site in the east-central portion, and travels south through a woodlot, draining into watercourse #1 in the southeastern portion of the site. Atwell also considers this watercourse likely regulated by EGLE and the Township.

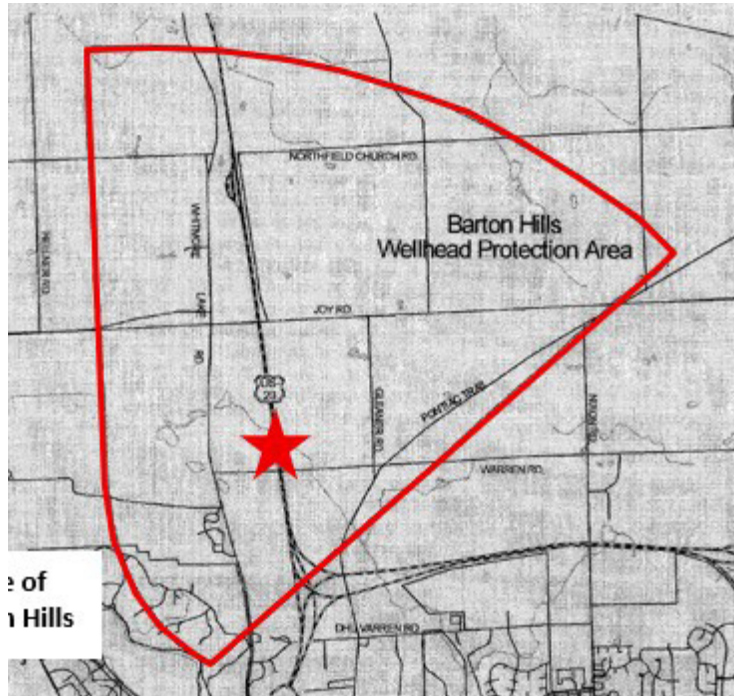
Floodplains



Floodplains exist along both watercourses through the site. These features are also illustrated on the attached map. Per the delineation memo, it is Atwell's opinion that the site likely contains EGLE regulated 100-year floodplains associated with watercourse #1.

Groundwater

The previous proposal did not provide any specific groundwater information for this site, and other than very general information, it is assumed that groundwater would be available if the property were to develop as a residential land use. However, Barton Hills Village prepared a Wellhead Protection Plan in 2013 that identifies the approximate boundaries of the aquifer that serves their community wells. The aquifer is identified as the Wellhead Protection Area (WPA), and the Village has adopted policies to work with other local units of government to ensure contaminants on nearby community land don't contaminate the aquifer. The Warren Road Study Area is within the WPA for the Village of Barton Hills, as shown on the map on the next page:

Map 4. Barton Hills Village Wellhead Protection Area



-  Wellhead Protection Area Boundary
-  Warren Road Study Area

Vegetation

The site contains forested areas, tree rows, streamside and wetland vegetation. The previous proposal’s Natural Features Analysis provides lists of the dominant plant species occupying the site.

Forested areas support a diversity of native canopy tree species including White Oak, Red Oak, Bitternut and Shagbark Hickory, Red Maple, Black Walnut and Black and Sweet Cherry, and Basswood. Native understory trees present include Hop Hornbeam and Arrowwood Viburnum. However, these remnant forests are dominated by mid-story, invasive species such as Buckthorn and Eurasian Honeysuckle.

Tree/hedge rows are scattered throughout the property along old fence lines and the boundaries of the site. These hedge rows include large, open-grown oak and hickory trees.

The wetland delineation report describes forested wetlands as containing herbaceous, shrub, and tree species (both native and non-native invasive plants). The plant species occupying the stream corridors are described as forested/scrub-shrub plant communities, but no specific species named. As mentioned in Ann Arbor Township’s Natural Feature Setback ordinance, trees and shrubs play a vital role in how a wetland and stream function and support the health of these aquatic environments. This vegetation should be protected to the greatest extent possible, and activities to remove invasive species implemented

Existing Land Uses & Zoning

The existing land uses and zoning designation of the study area parcels, and adjacent parcels, are provided in the table below. The current zoning map is also shown on the next page.

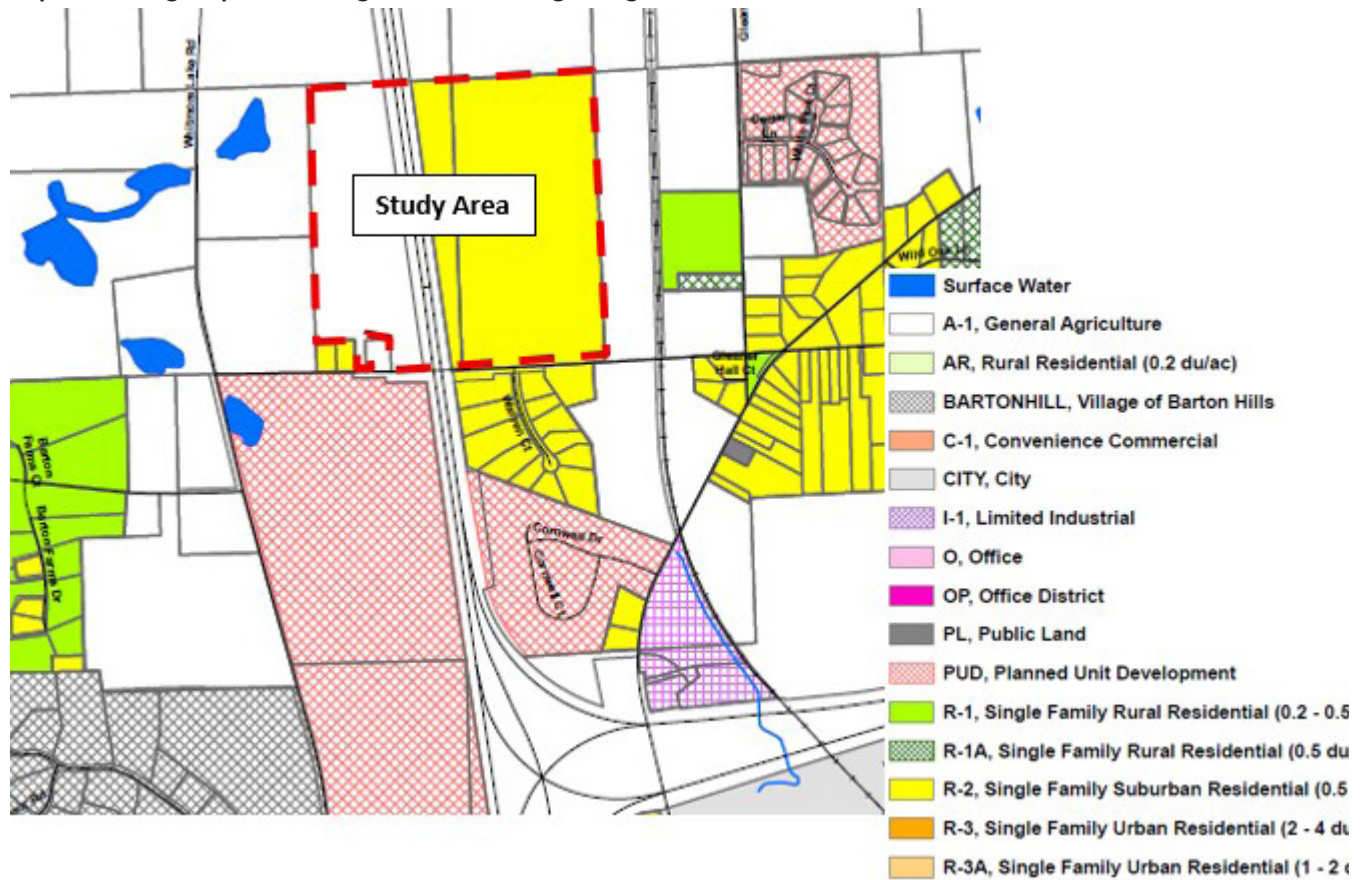
Regarding the existing land uses in the broader vicinity, the surrounding parcels are either undeveloped (generally with an associated farm residence), under an agricultural conservation easement (to the west and north), or are developed as one-acre to two-acre residential lots (or 0.5 - 1 dwelling unit per acre). Good planning practice calls for placing residential densities either next to the same densities,

or densities that are one or two steps more intense than the subject site, if the land can support such densities, and that higher densities are consistent with the vision for this part of the community.

Table 3. Existing Land Use & Existing Zoning of Study Area and Adjoining Parcels

Parcel	Existing Land Use	Existing Zoning
Warren Road Study Area		
East Parcels	Agriculture	R-2 - Single-Family Suburban Residential (0.5-1 du/ac)
West Parcel	Agriculture	A-1, General Agriculture (0.1 du/ac)
Adjoining Parcels		
North	Agriculture	A-1, General Agriculture (0.1 du/ac)
South	Agriculture	R-2 - single-Family Suburban Residential (0.5-1.0 du/ac) and PUD - Planned Unit Development (south parcel developed as R-2, or 0.5-1 du/ac)
East	Agriculture	A-1, General Agriculture (0.1 du/ac)
West	Agriculture	A-1, General Agriculture (0.1 du/ac)

Map 5. Zoning Map Reflecting Current Zoning Designations



Future Land Uses & Master Plan Policies

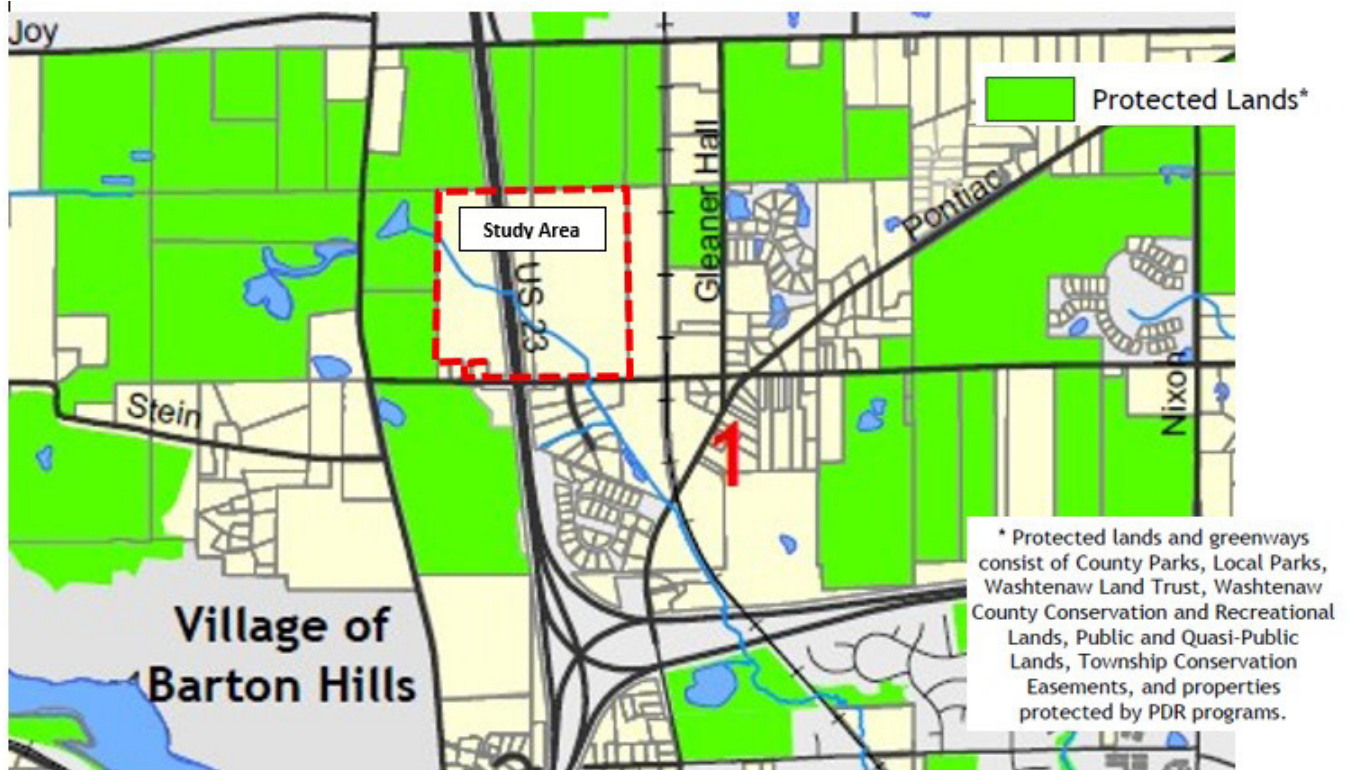
The 2026 Master Plan shows the following Future Land Use designations for properties around the Warren Rd. Study Area (identified by "D") in the map below:

Map 6. Master Plan - Future Land Use Map (2026)



Another important designation identified in the Master Plan are the properties preserved for agriculture through the Township’s Farmland Preservation Program. The Protected Properties Map below from the Master Plan illustrates this information. Note this map shows an expanded view of the area to illustrate the concentration of protected properties in this part of the Township.

Map 7. Master Plan - Protected Properties Map (2026)



The Master Plan calls for a clear separation of rural and urban land uses where generally, urban uses are south of M-14, and rural uses are north of M-14. The surrounding planned uses in this part of the township are “rural,” as defined by the Plan. The western parcel is planned for Agricultural Production. This is a core area of farmland located in the northwest and north central sections of the planning area. Lands in this area have all the characteristics necessary for long-term agricultural production.

Other relevant future land use policies that are described in the Master Plan include:

- *In rural areas, residential lots or dwelling units will be clustered to protect natural features, open space and agricultural land. In rural areas, each lot in a cluster should have at least one lot line abutting open space.*

- *Private wastewater treatment plants will be carefully considered and will only be approved if it can be demonstrated that they are being used to allow for clustered developments to occur in areas outside the sewer district. Private wastewater treatment plants will not be used to support a net density that is greater than suburban residential*

Public Services

The Study Area is outside of the public water and sanitary sewer districts. The maps below (from the 2025 Master Plan) show that the water and sewer districts are in the vicinity of the Barton Hills Village, and the east portion of the Township that is south of M-14. The Warren Road Planning Area is identified with a red star.

Map 8. Water Service Map



Map 9. Sanitary Sewer Service Map



Therefore, if the property is to be developed, the uses will need to be served by either individual wells/septic systems, or a community well/private wastewater treatment plant.

The Master Plan makes the following comments about public utilities. Also, see related comments in the previous section:

- *Ann Arbor Township contracts with the City of Ann Arbor under the 2005 City - Township Wastewater Treatment Capacity and Services Agreement for a specified maximum volume of sewage treatment capacity reserved by the City for use by the Township.*
- *Sanitary sewer service from the Ann Arbor Area Wastewater Treatment Plant will not be extended outside the service area boundary established in the 2005 City - Township Wastewater Treatment Capacity and Services Agreement.*
- *Public water and sanitary sewer services will be used to support the distinction between urban and rural areas, and to protect the designated rural area from intrusion by urban development.*
- *These services will be provided only in the designated service areas. They will not be extended north of the M-14 freeway and Huron River line except in the designated areas shown on Maps 12 and 13.*
- *Areas outside the designated public water and sanitary sewer service area will remain in agricultural use, or be served by on-site wells and septic tanks/drainfields as approved by the*

Washtenaw County Environmental Health Department, and under certain limited circumstances, private community wastewater systems.

- *Those areas outside the public sewer service area are either designated as agricultural preservation areas, open space preservation areas or rural residential areas. These areas are generally to be served by individual septic systems, and in certain limited circumstances, privately owned and operated community wastewater disposal systems.*

With similar intent, Sec. 70-358 of the Wastewater Disposal ordinance states:

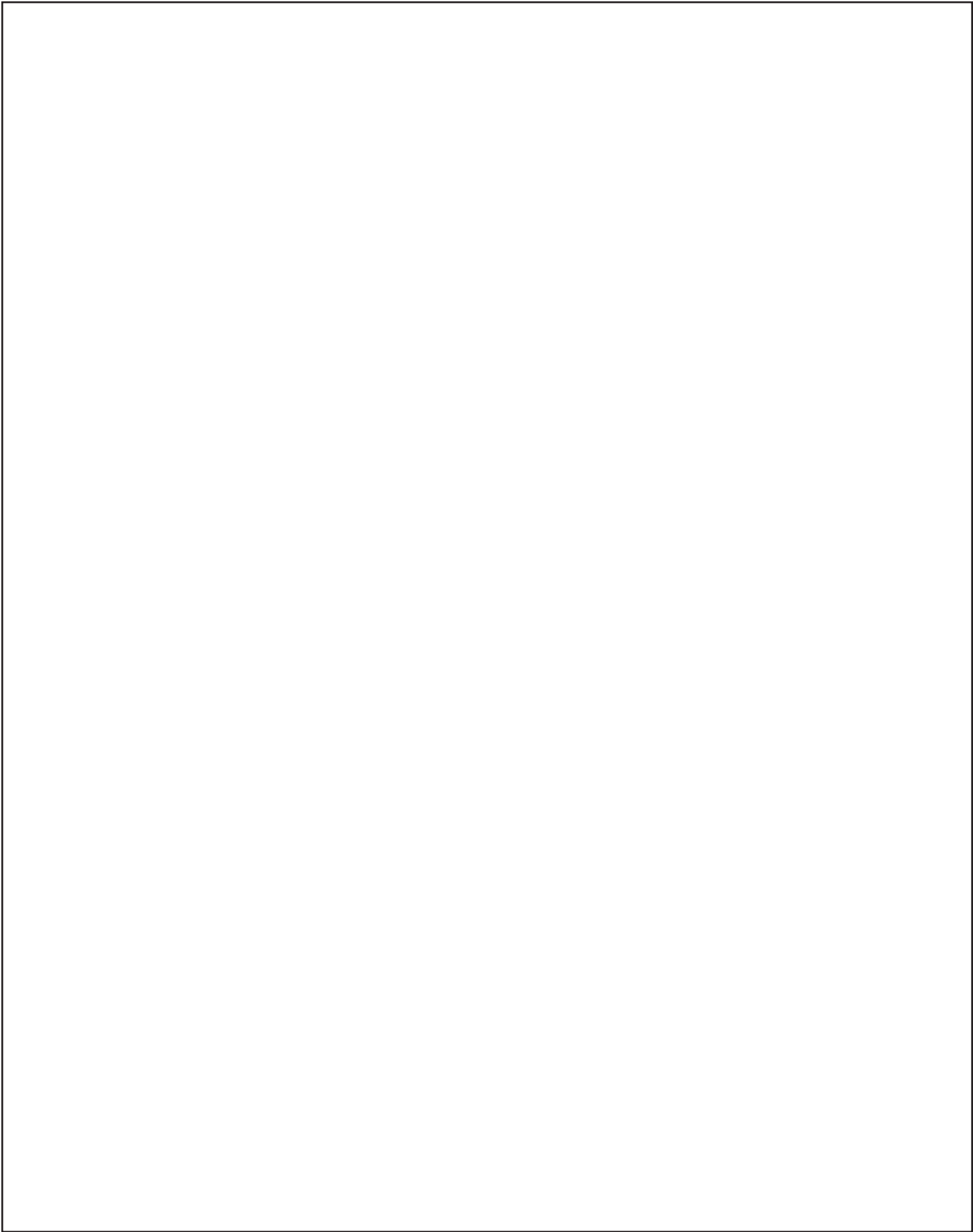
“(e) Preservation of Open Space. The primary purpose for and use of a PWS (Private Wastewater System) in the Township shall be to enhance and enable significant clustering of residences and other developmental alteration to land and preserve significant wetlands, natural features, open spaces or agricultural lands (“dedicated open space”)”

Traffic

Adjacent to the study area, Warren Road is a two-lane, paved road with a maximum speed limit of 45 miles per hour. Warren dead ends into Whitmore Lake Road to the west. Heading east, the pavement changes to gravel east of Pontiac Trail, all the way to the Township's eastern boundary. This rural road has several major characteristics that should be considered in any land use discussion:

- 1) Warren Road is crossed by railroad tracks to the east of the study area, stopping traffic for several minutes at various times of the day.
- 2) US-23 bisects the Study Area into the "east" and "west" parcels. Warren Road has a bridge across US-23 that does not contain any pedestrian or bicycle facilities.

The most recent Average Annual Daily Traffic (AADT) count on Warren Road collected by the Washtenaw County Road Commission is reported for 2023 at 1,270 trips per day. A Traffic Impact Study provided to the Township for the previous development reported the AADT in 2018 on Warren Road as 1,810 trips. One possible reason for this recent decline is the replacement of the Warren Road bridge over US-23 during this year, as the AADT numbers were collected along Warren between Pontiac Trail and Whitmore Lake Road.



Public Input Workshop

On December 2, 2025, and February 10, 2026, the Planning Commission hosted two public input workshops to gather residents' thoughts about the desired future land uses of the Warren Road Study Area, approximately 140 acres recently purchased by the Township.

Residents were invited to attend the workshop through a number of different channels, including the Township's website, social media, and a post card mailing. The workshop agenda and a description of the meeting's purpose were posted on the Township's website.

Workshop Format

Chairs in the room were organized around six tables, each accompanied by a large aerial photograph of the subject property. The aerial clearly illustrated the vicinity's features, such as property lines, roads, buildings, woodlands and tree lines, and areas used for agriculture. Shading was added to the aerial to show the location of wetlands/floodplains, and soils with severe limitations for basements and septic systems. Each table accommodated approximately six people. As people entered the room, they sat down in the available chairs, organizing themselves into six small groups. Approximately 45 people attended the first workshop, and approximately 30 people attended the second workshop. Both meetings had a few Planning Commission members and Township Board Trustees.

Each workshop followed the same process. It began at 7:00pm with a welcome by the Planning Commission Chair and introductions all around. Then, the planning consultant gave a short background presentation about the existing site conditions, and the purpose of the workshop. Lastly, she described what participants were being asked to do. Residents were asked to decide whether this property should be used for one or more of the following uses:

- Agriculture
- Recreation
- Open space preservation
- Residential uses
- Public safety/service

They were also asked to locate their desired land uses on the aerial photographs, and record notes or clarifications of their vision directly on the aerial or sticky notes. Each table was supplied with markers and sticky notes. Once all the small group discussions ended (after approximately 40 minutes), the large group reconvened and the marked-up aerial photographs were taped to the front wall so everyone in the room could see them. Then, a spokesperson for each small group reported their results to the large group and answered any questions.

The workshop ended with a description of the next steps in the planning process, and how the ideas generated during the discussions will be used to craft the recommendations to the Township Board in the study report.

Workshop Results

The ideas reflected on the aerial photographs and sticky notes are recorded in the Appendix of this document. The table below summarizes the land use choices for each parcel (east and west), and identifies the choices made by a majority of the respondents. The December Workshop groups are listed as A - F, and the February Workshop groups are listed as 1 - 6. Refer to the Appendix that shows each individual, marked-up aerial photograph, and a transcription of the notes written on each.

density residential and active farmland in the vicinity.

- The site is located within the “Agricultural Production” planning area, the core of farmland in the Township. Any residential development in the core is planned at one dwelling unit per 10 acres, with clustering encouraged.

Table 4. Summary of Land use Choices Illustrated on Workshop Aerial Photographs (By Group ID)

Land Use	East Parcel	West Parcel
Agriculture	A, B, C, E, F, 2, 4, 5, 6	A, C, E, F, 1, 2, 3, 4, 5, 6
Recreation	D, E, F, 1, 2, 3	B
Open Space Preservation	A, B, C, D, F, 1, 2, 4, 5, 6	A, B, C, D, E, 5, 6
Residential	C, D, E, 5	D, 5
Public Safety/Service	E, 2, 4, 5, 6	--
Solar Arrays	B, 2, 5	2, 3, 5

Key Findings of Study

This study looks at the site’s context and the existing features of the site. It also solicited input from residents to determine the most desirable land uses for the property. The following bullets summarize key findings of this study:

- Residential areas to the east of the site are planned for “Suburban” residential uses at minimum 1-2-acre lots.
- The site is surrounded by agricultural lands that are conserved under one or more preservation programs, creating a large consolidated area of viable farms.

Background Studies

- The property is set in the northern tier of the Township. This area is planned to exclude public water and sewer, limiting land uses to low-density/ low-intensity uses that can be served by well and septic. The surrounding existing land uses reflect the lack of public water and sewer, with low-

- Preserved natural areas about the subject site to the northeast, creating an opportunity for non-motorized connections.
- The site contains a unique combination of natural features, including two stream corridors, related floodplains and wetlands, woodlands, and tree rows.

Interactions between natural features make the property more ecologically valuable to wildlife and native plant communities.

- Significant portions of the site have high water tables, restricting feasibility of basements and septic systems (i.e., “buildable areas”) in some parts of the site.
- A good portion of the site has soils described as “Prime Farmland,” “Prime Farmland if Drained,” and “Soils of Local Importance.” These characteristics make the site viable for agriculture.

Workshop Participant Input

- Participants at both workshops prioritized agricultural use on the east and west parcels. Some responses exclusively identified farming as the desired use of the site, while others included agriculture on a portion of the property, mixed with other uses.
- Regarding farm size, workshop participants were divided between one or two large farms occupying the entire site (leased to a local farmer), or dividing the land into “small” farms of 20-40 acres, sold to start-up farmers.
- In conjunction with agriculture, several groups included farmsteads.
- Open space preservation was the next most-mentioned desirable land use. This designation was more popular on the east parcels, but a number of groups identified preservation for the northern part of the west parcel. Ideas included woodland and wetland restoration,

stream corridor preservation, prairie planting, and partnerships with County Parks and the Greenbelt.

- Some participants saw the potential for recreation activities on the east parcel, including passive pursuits such as bicycle trails, walking/hiking trails, and open parkland for picnicking, frisbee, or a dog park. A walking/bicycle connection to the County Nature Area northeast of the site was mentioned numerous times. Two groups mentioned active recreation facilities, such as ball fields.
- Regarding public safety/services, several groups envisioned a small gravel parking lot in the southeast corner of the site so the walking/biking trails, open space, and parkland would be accessible. Several groups also identified this corner as a small pocket-park with pavilion to serve as a Township gathering space.
- Four groups identified residential uses as part of a mix of other uses along Warren Road and clustered developments primarily serving as affordable housing or housing used by agricultural workers. Of these, one group identified large scale residential use.
- Solar arrays were mentioned by four groups, located along the US-23 corridor to help create a “buffer” from the highway activity and noise. The electricity generated by the panels were to specifically serve the land uses on the site, or to generate revenue for the Township by selling the electricity to the grid.

Recommendations

The Planning Commission considered the context in which the Warren Road Subarea is located, the existing natural features, and the input from workshop participants, before crafting the recommendations for land use policy on this site. The following are recommendations by the Planning Commission members:

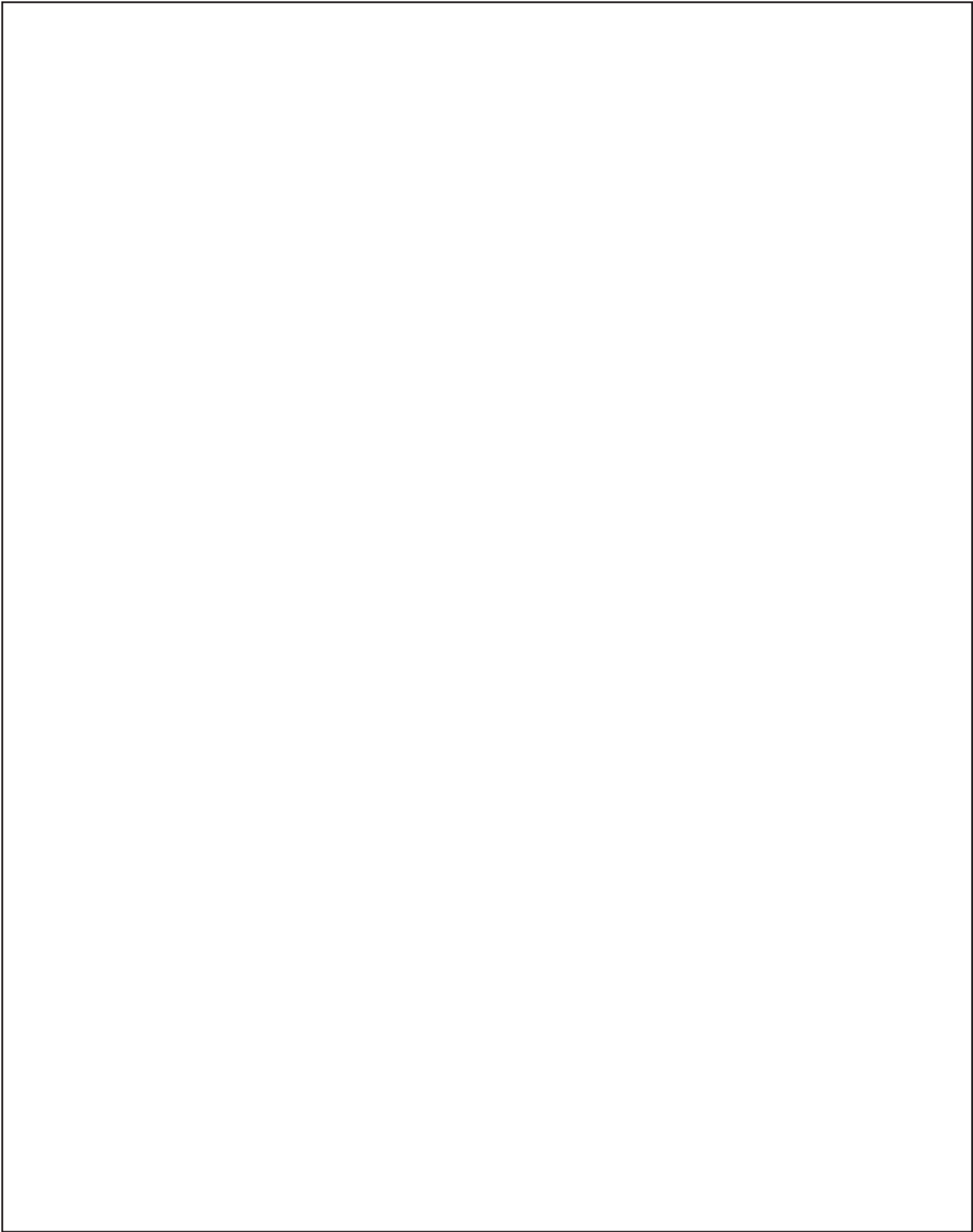
Agricultural Use

The primary recommendation is to preserve agricultural uses on the entire site. Conservation easement(s) should be used to limit future use of the land to agricultural pursuits.

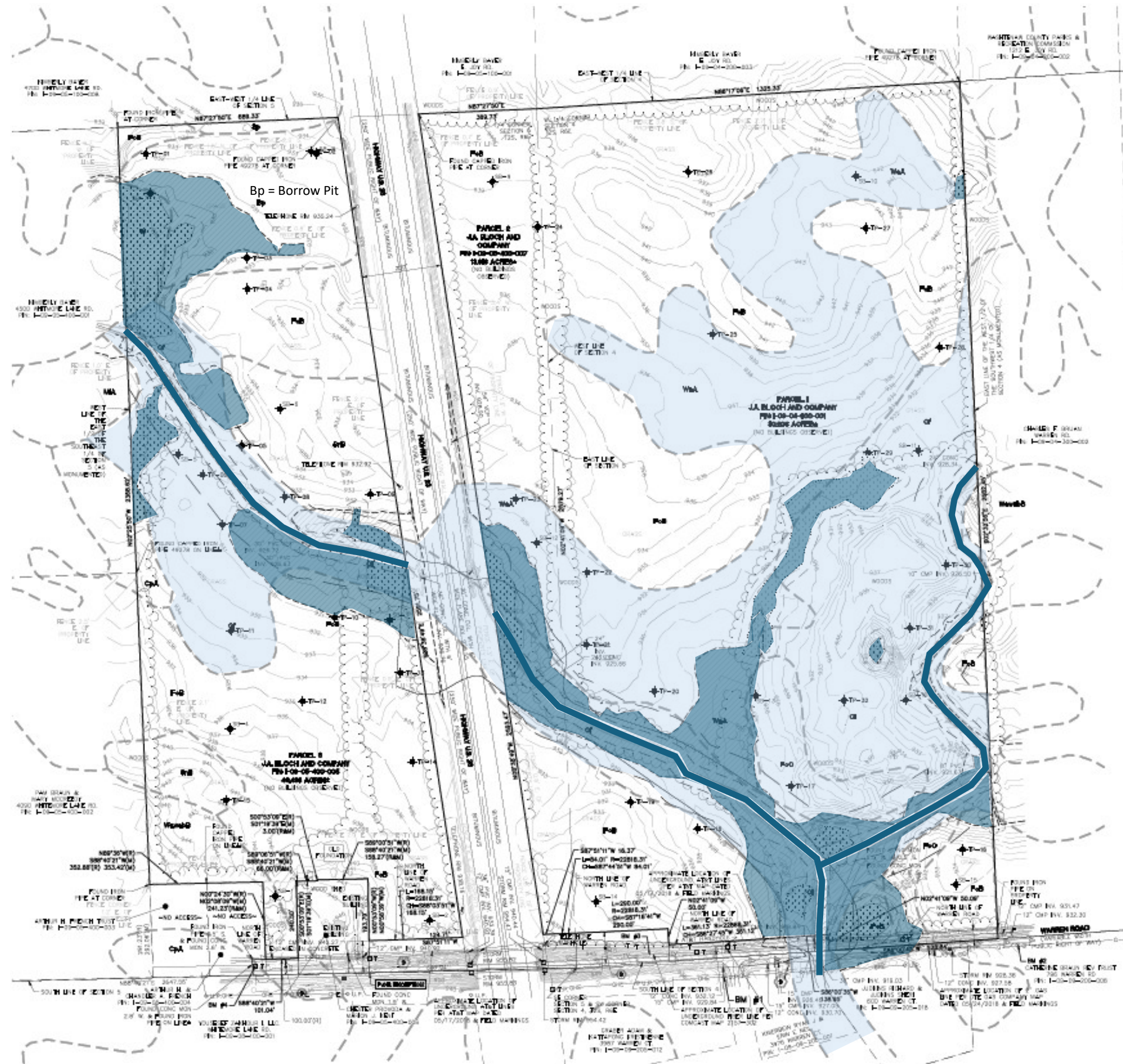
Open Space preservation




The wooded areas should be preserved as open space with passive recreation trails. Stream corridors should also be preserved. Natural feature preservation and restoration activities should also be conducted on site to improve the ecological quality of the existing features, including stream buffers.

Appendix - Natural Features Map

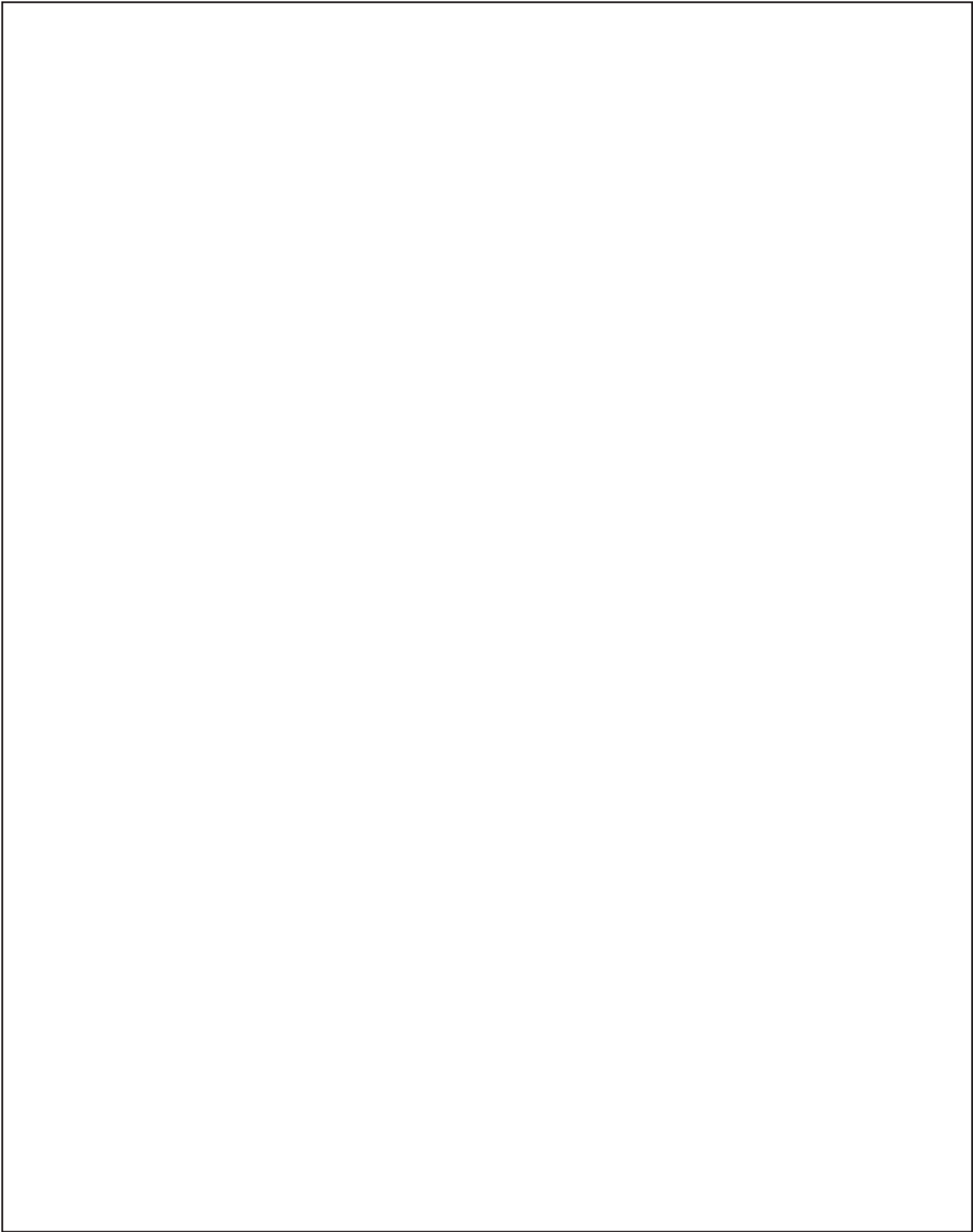


Warren Road Study Area - Existing Natural Features



-  Soils with Severe Limitations (Basements & Septic)
-  Wetlands and Floodplains
-  Woodlands and Vegetation

**Appendix -
Individual
Marked-Up Aerial
Photographs
& Transcribed
Notes from
Workshops**



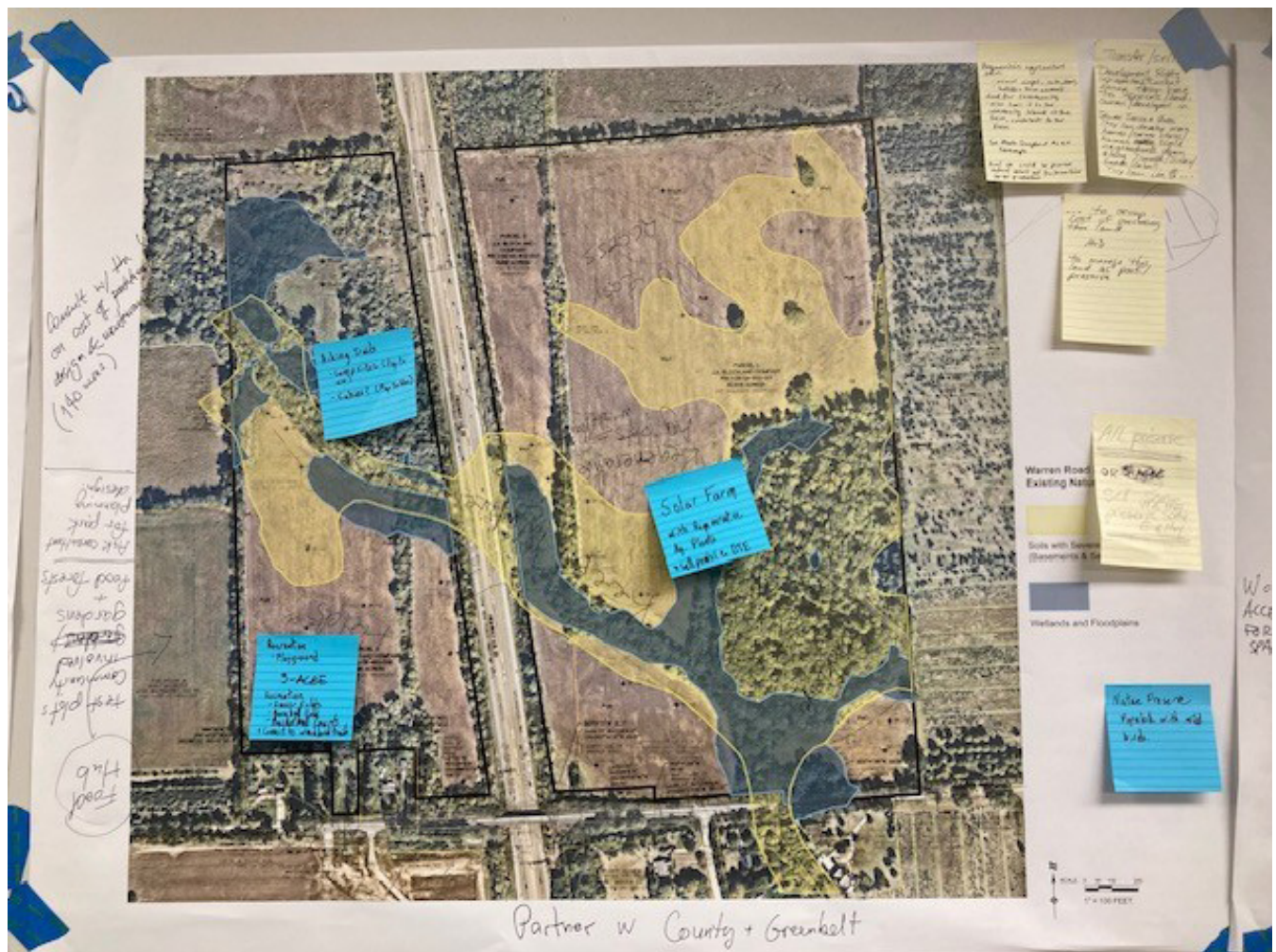
12-2-25 Workshop: Group A



Land Use Locations

- **East Parcel:**
 - Overall: Leave as farmland.
- **West parcel:**
 - Overall: Leave as farmland.
- **Group Notes from Aerial:**
 - Sell development rights.
 - Conduct deer population management.
 - Evaluate woodland borders for clearing for more farmland.
 - Farm lease to local farmers minimum 5 years.
 - Improve quality of woodlands.
 - Ensure protection of water.

12-2-25 Workshop: Group B



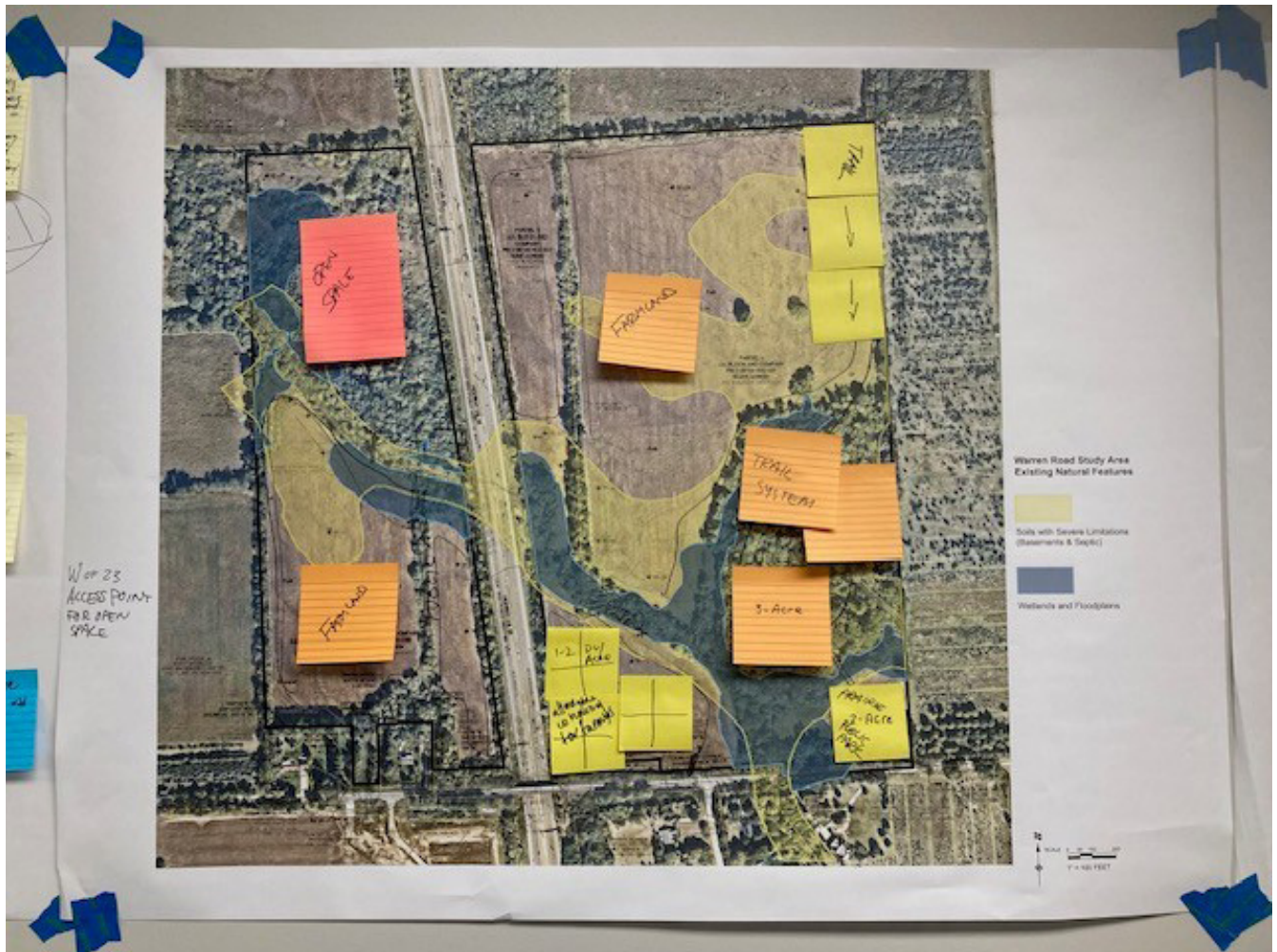
Land Use Locations

- **East Parcel:**
 - Overall: Regenerative agriculture plots under solar farm (sell power to DTE); partner with Tilian
 - Woodland: Restore and preserve; blackberries; food forest; nature preserve populated with wild birds.
- **West parcel:**
 - North of stream: Hiking trails; campsites & cabins (pay to use).
 - South of stream: Active recreation; soccer fields, baseball field; basketball courts; connect to woodland trails.
- **Group Notes from Aerial:**
 - No access to east parcel north of stream
 - Preserve stream corridor across both parcels; All preserve, or sell some of each side of highway
 - Partner with County and Greenbelt; Consult with the U on parkland design and maintenance (140 acres)

Warren Road Subarea Study

- Regenerative agriculture farm; mixed crops, nuts, farm animals; feed the community. Also have it so the community interacts/contributes to the farm; See Mark Shephard example. Dual use could preserve natural areas at same time to be productive.
- Transfer/sell development rights represented by current zoning from here to parcels/landowners/developers in sewer service area. They can develop more homes/corner stores/human scale neighborhoods down along Plymouth/Dixboro/Geddes/Earhart. Township can use \$ to recoup cost of purchasing this land and to manage land as park/preserve.

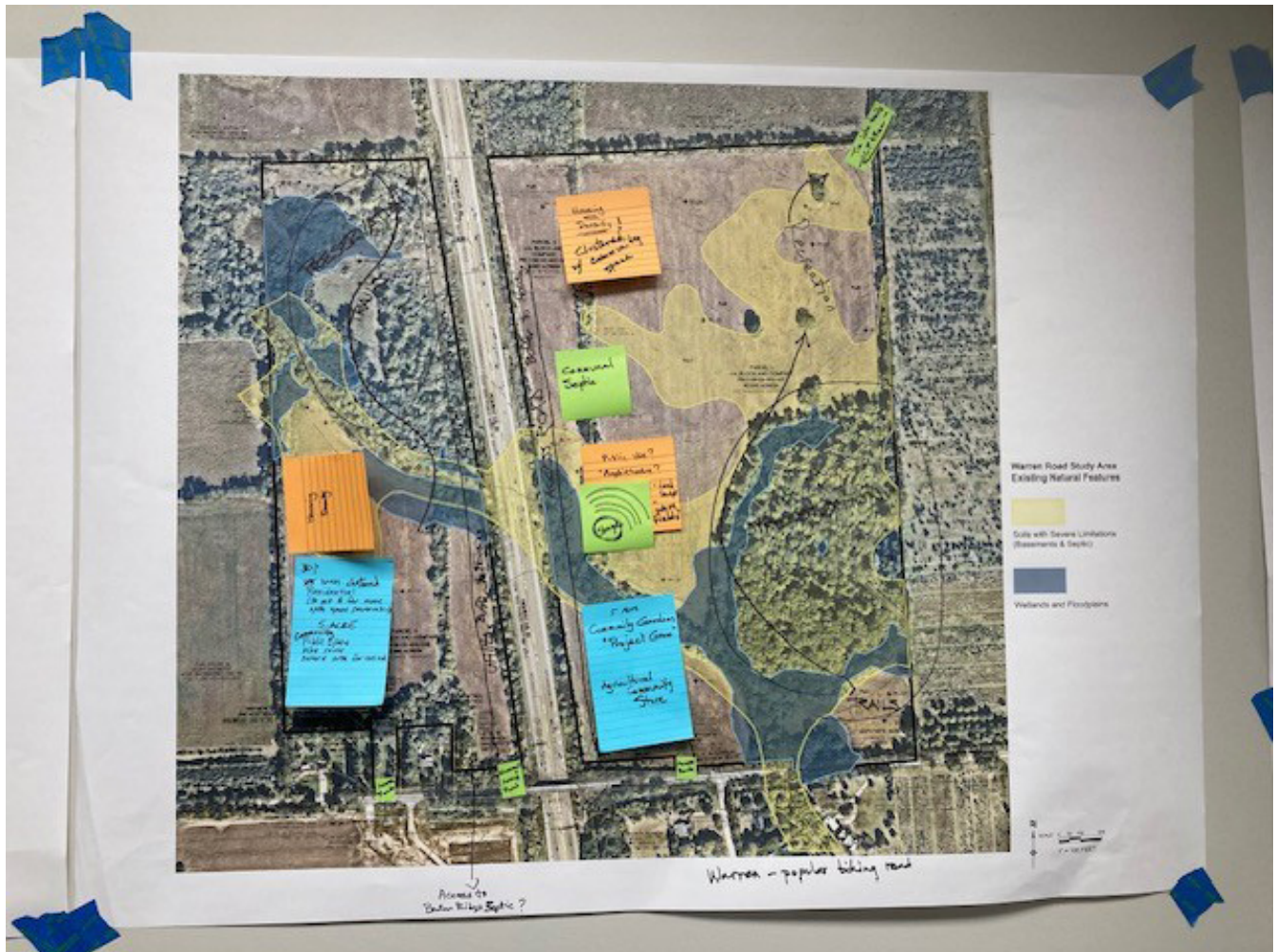
12-2-25 Workshop: Group C



Land Use Locations

- **East Parcel:**
 - North of stream: Farmland.
 - Woodland and northeast side: Preserve woodland and add trails; connect trails into Washtenaw County Park in northeast corner of property.
 - Southeast corner: Public park; prairie.
 - Southwest corner: Affordable co-housing for farmers.
- **West parcel:**
 - North of stream: Open space accessed via public access from Warren Rd.
 - South of stream: Farmland.
- **Group Notes from Aerial:**
 - West of US-23 access point for open space.

12-2-25 Workshop: Group D



Land Use Locations

- **East Parcel:**
 - Woodland and northeast side: Preserve woodland and add trails; recreation on northeast side of property; tie into Washtenaw County Park in northeast corner of property.
 - Northwest side: Housing; density!; clustered with community space; communal septic; access road along west property line/US-23; buffer housing along highway.
 - North of stream: Public use? Amphitheater?; land sculpture/wave fields.
 - Southeast corner: Access to trails on east side of site.
 - Southwest corner: Five-acre community garden ("Project Grow"); Agricultural community store.

- **West parcel:**
 - North of stream: Preserved area with trails.
 - South of stream: 30 (?) houses – clustered residential (to get \$ for more open space preservation); five-acre community public space; bike route; nature area for animals.
 - East property line: Access road; utilities/buffer to housing (access to Barton Ridge septic?).

- **Group Notes from Aerial:**
 - Warren Rd. – Popular biking road.

12-2-25 Workshop: Group E



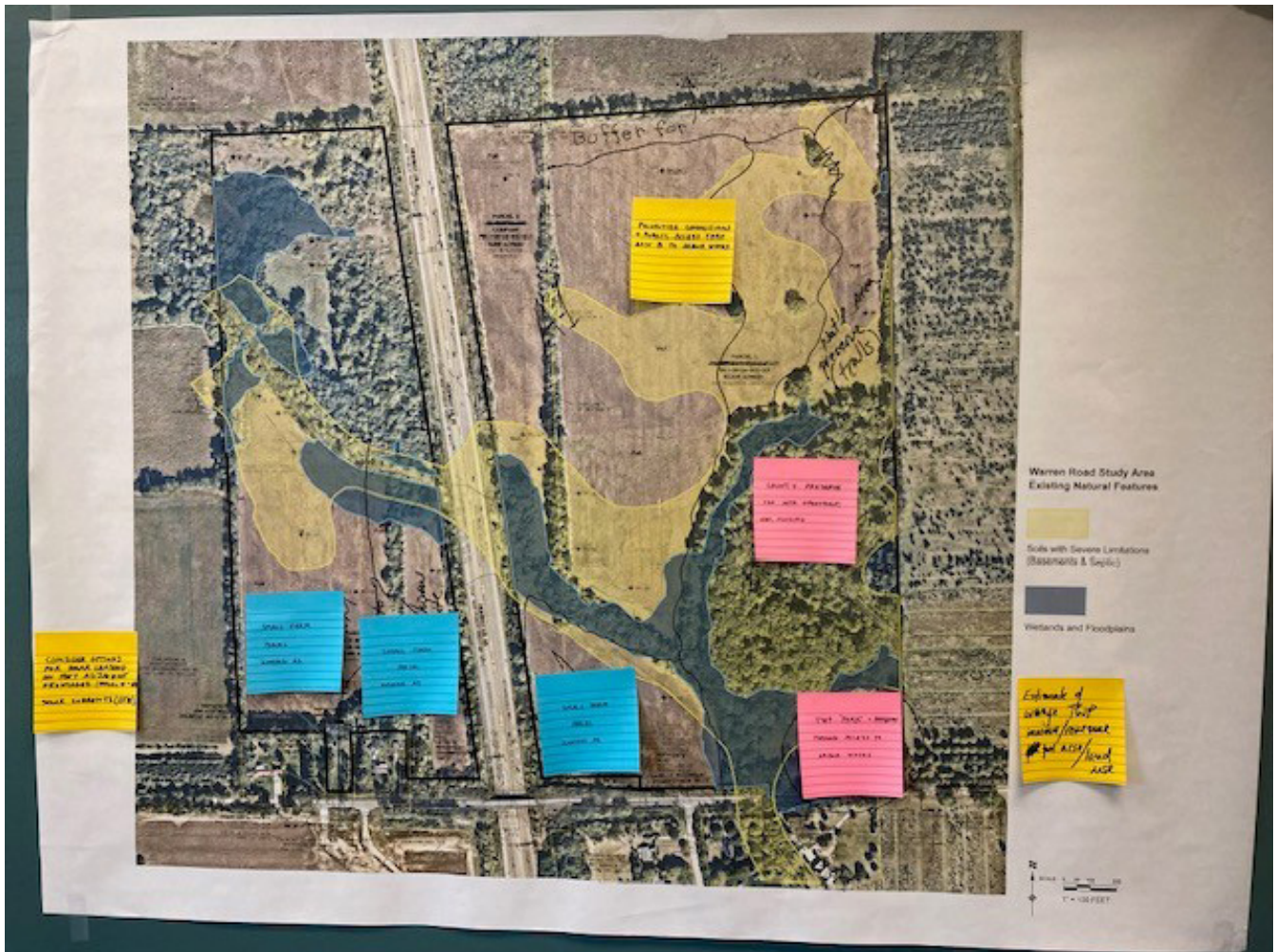
Land Use Locations

- **East Parcel:**
 - North of stream: farming, coop-style housing, machinery coop; accessed via road along west property line & US-23.
 - Path along stream; connecting to southwest/northeast bike trail; connecting to County Park.
 - Southeast corner: Co-housing coop style.
 - Southwest corner: Township Hall; community compost; farm stand.

- **West parcel:**
 - North of stream: Restored nature area with paths.
 - South of stream: Farmland with farm housing; farm stand.

- **Group Notes from Aerial:**
 - Align with Township Master Plan to support farmland; particularly beginning farmers with 5-10 acres with affordable house.
 - Protect Traver Creek waterway.
 - Connect Warren Rd. with County Nature Area
 - Woodland & wetland restoration projects – Twp. public habitat restoration, wildlife (i.e., Sandhill Cranes).

2-10-26 Workshop: Group 2



Land Use Locations

- **East Parcel:**
 - North of stream: Agriculture.
 - Woodland & along east property line: County preserve with trails .
 - Southeast corner: Township Park pavilion, parking, access to Arbor Woods.
 - Southwest corner: Small Farm Parcels zoning A-1.

- **West parcel:**
 - South of stream: Small Farm Parcels zoning A-1.

- **Group Notes from Aerial:**
 - Consider options for solar leasing on Hwy. adjacent frontages (Parcel W & E – Solar Currents DTE).
 - Prioritize connections & public access thru east B to Arbor Woods.
 - Tap into greenbelt, NAP funding.
 - Estimate of average Township income/revenue per acre/land use.
 - East Parcel: “Buffer area” written just south of northern property line, with arrow pointing to adjacent land north of subject site.

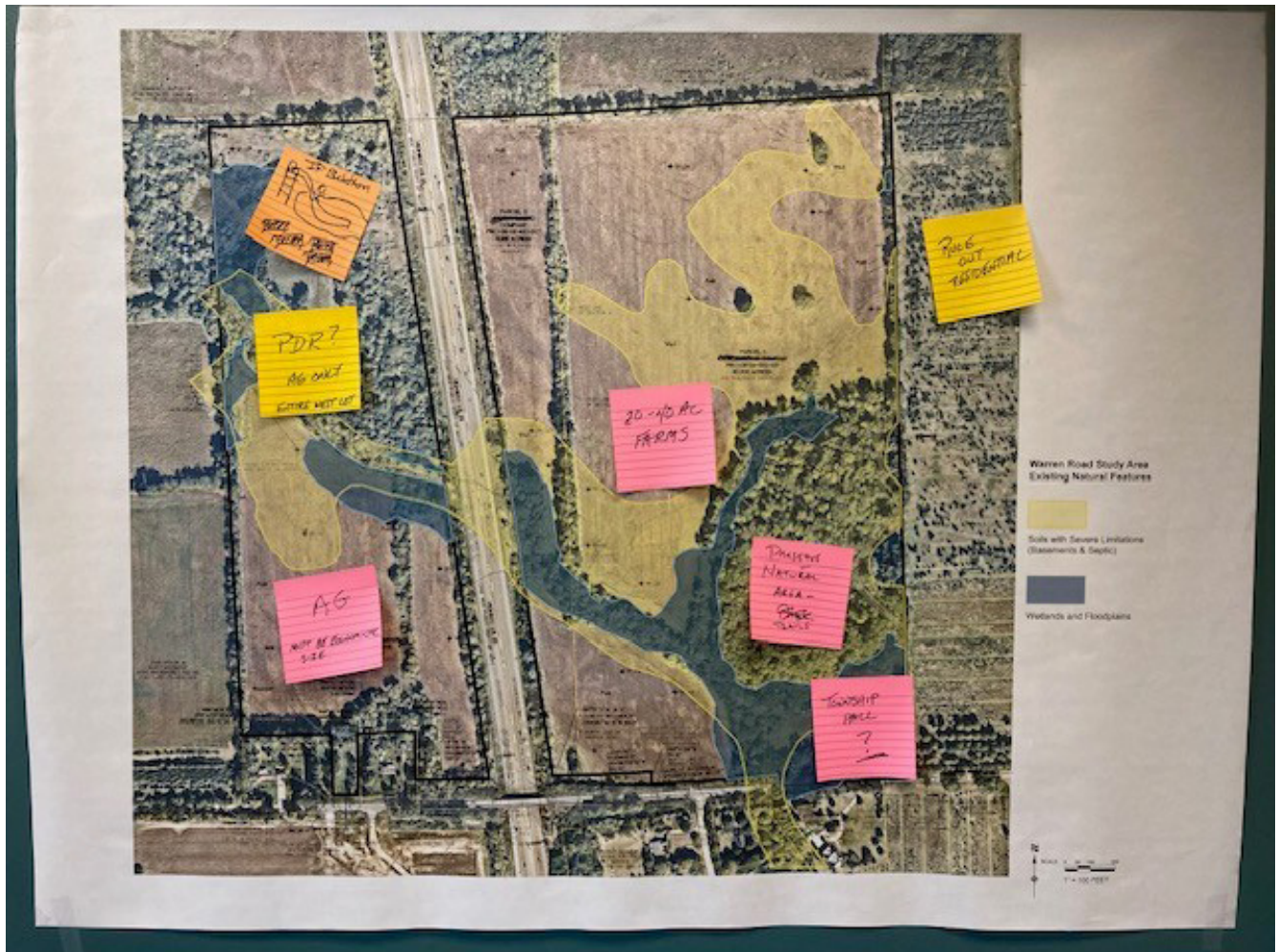
2-10-26 Workshop: Group 3



Land Use Locations

- **East Parcel:**
 - Overall: Park & walking paths (include parking lot for recreation/preserved land. Picnic areas?).
- **West parcel:**
 - South of stream: Farming.
 - North of stream: Solar panel.
- **Group Notes from Aerial:**
 - Bad ideas: Non-affordable housing; data center.

2-10-26 Workshop: Group 4



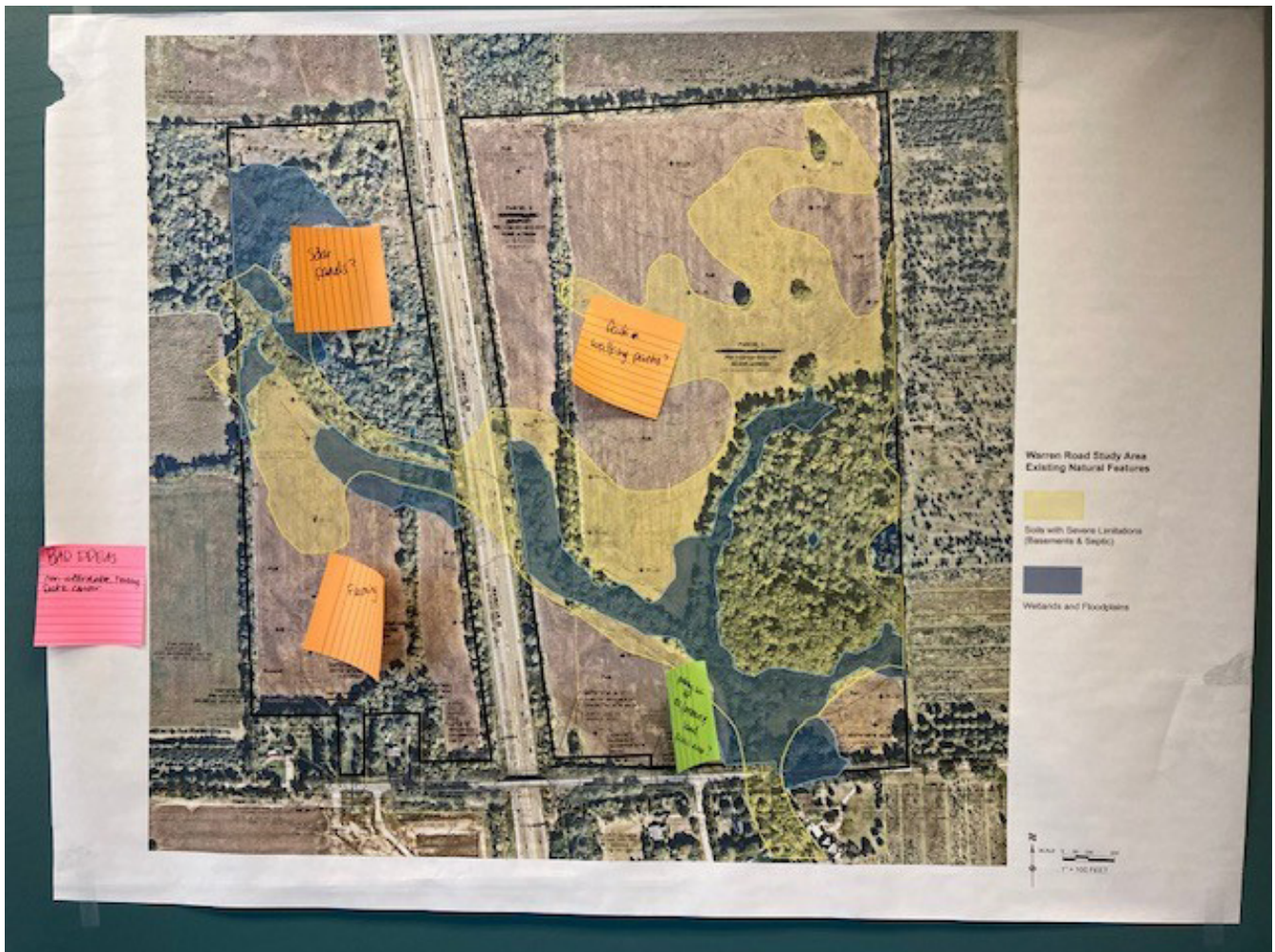
Land Use Locations

- **East Parcel:**
 - North of stream: 20-40 acre farms.
 - Woodlands: Preserve natural area– trails.
 - Southeast corner: Township Hall (?)
- **West parcel:**
 - Overall: Agriculture.
- **Group Notes from Aerial:**
 - Agriculture must be economical size.
 - PDR?
 - Rule out residential.

- **Group Notes from Aerial:**

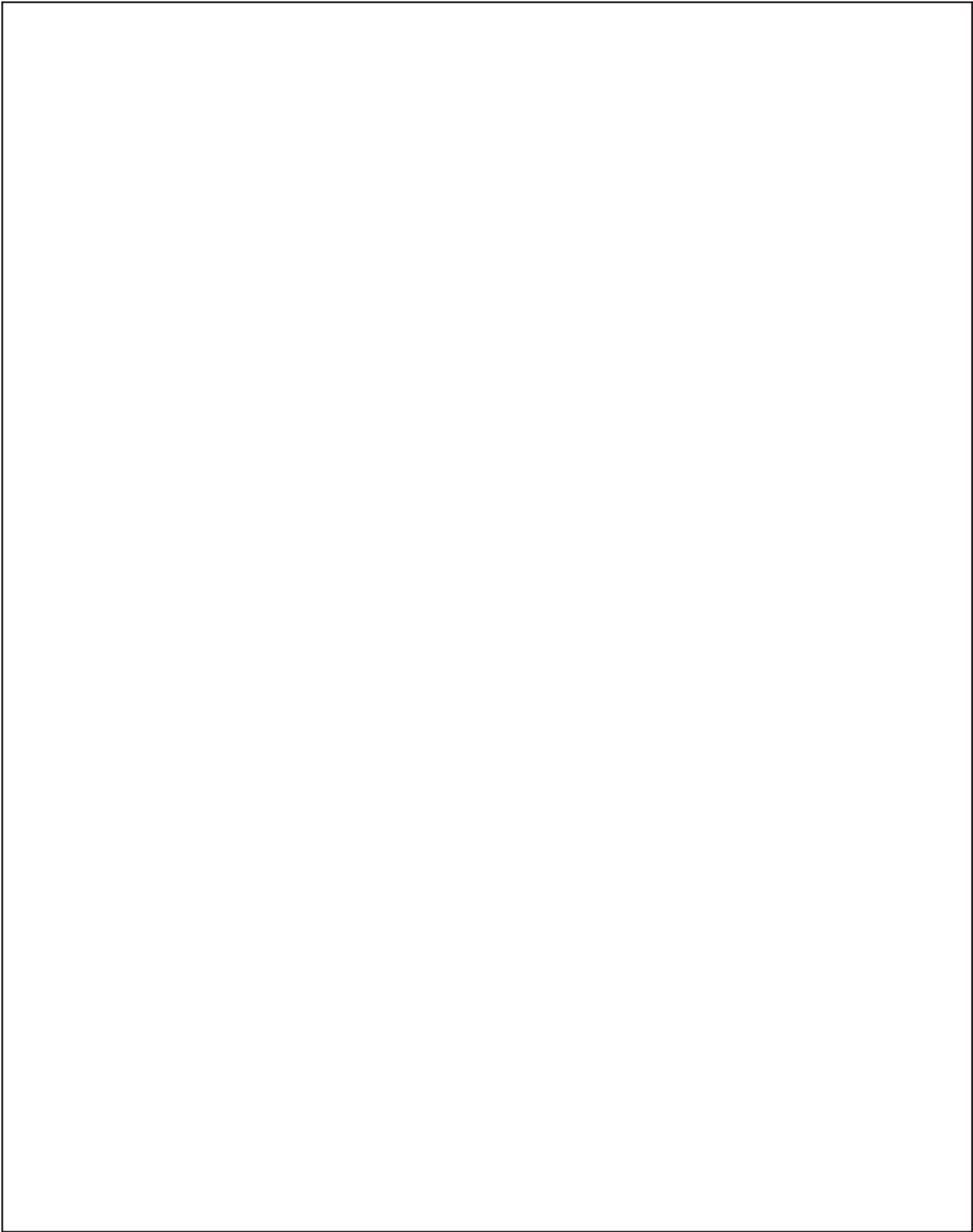
- Density swap? Cluster?
- Housing? Septic capacity?
- New Township Hall on Barton Ridge donated parcel (south side of Warren Rd.).

2-10-26 Workshop: Group 6



Land Use Locations

- **East Parcel:**
 - North of stream: Leave the big farm as one!!
 - Woodland, stream corridor and wetlands: Preserve, make park for walking.
 - Southeast corner: Parking.
 - Southwest corner: Preserved open space.
- **West parcel:**
 - North of stream: Preserved natural area.
 - South of stream: Leave as all big ag!!
- **Group Notes from Aerial:**
 - Small farms will not work without a road put in down the middle of the property. The layout of the property doesn't constitute being broken up into small farms.
 - Put small farms down on Pontiac Trail that is already organic and set up for small farmers.
 - Preserve the land to recoup some of the \$.





Carlisle | Wortman

ASSOCIATES, INC.

COMMUNITY PLANNERS