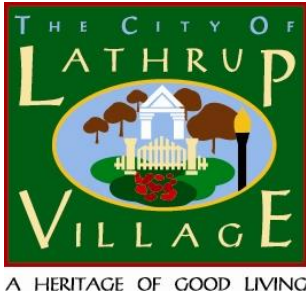


Planning Commission Agenda

Tuesday, March 18, 2025 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes**
 - A. February 2025 - Planning Commission Meeting Minutes
5. **Public Comment**
6. **Old Business and Tabled Items**
7. **New Business**
 - A. Capital Improvement Plan (CIP) 2025 - 2030
 - B. Schedule Public Hearing for 27700 Southfield Road Site Plan
8. **Other Matters for Discussion**
9. **General Communication**
 - A. Development Projects Update
10. **Adjourn**



Planning Commission Minutes

Tuesday, February 18, 2025 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** at 7:04pm

2. **Roll Call**

Present: Chair Stansbery, Commissioner Hillman, Commissioner Hammond, Commissioner Nordmoe, Commissioner Scussel

Absent: Commissioner Dizik and Co-Chair Fobbs

Others Present: DDA Director Colson, Planning Consultant Jill Bahm of Giffels & Webster, Attorney Kimberlin, City Clerk Emanuel

Motion by Commissioner Hammond, seconded by Commissioner Hillman, to excuse Commissioner Dizik.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

3. **Approval of Agenda**

Motion by Commissioner Scussel, seconded by Commissioner Hammond to approve the agenda.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

4. **Approval of Meeting Minutes**

A. January 2025 - Planning Commission Meeting Minutes

Motion by Commissioner Nordmoe, seconded by Commissioner Scussel to approve the minutes from the January 21, 2025 Planning Commission meeting.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A
Motion carried.

5. Public Comment

Diane Anderson, expressed concerns about development along Southfield Road, being inappropriate development and two tier citizenship based on whether you live near Southfield Road or farther in the neighborhoods in Lathrup Village, along with commenting that the heritage of the City has been trashed with more damage having been done during the last eight years than in decades.

Alicia Lundell, lives on San Jose, expressed concern about what will be along Southfield Road, if the zoning amendment is passed. She shared ideas of designs for the Annie Lathrup School Building renovation and said that she did not want the building to fall into decline, by doing nothing and mentioned compromise and working with the developer, and that first floor residential is more in line with a Bedroom Community and could help prevent more vacancies.

Leslie Valiant, who lives on Rackham, expressed confusion about how first floor residential units are keeping in line with the Village Center plan of having walkability downtown, and the MEDC report that CA Greene, referenced in the newsletter, compared Cities that she thought were not like Lathrup Village.

Don Eichsteadt, who lives on Redwood, thought the best use of the School Building should be as a School, and that there is no reason to subsidize Surnow with tax dollars, saying plans he had seen were not historic and had high priced materials.

Bruce Copus, looked over the changes considered for implementation of the zoning amendment, and thought none are really justified in this situation and stated his concerns including that there is no real need for housing in Lathrup Village, and that he doesn't think the apartment complex is consistent with the City's Master Plan.

6. Old Business and Tabled Items

A. Public Hearing - Zoning Ordinance Amendment First Floor Residential in Village Center

Jill Bahm partner with Giffels & Webster and one of the City's Planning Consultants, presented several Power Point slides and some videos, giving historic information and deep insight into the plans the City has had for both Lathrup Village and the Village Center/Southfield Road area of Lathrup Village from its origination through 2024. Ms. Bahm, referenced Master Plan reviews, and the 2012 Complete Streets Plan, as well as also sharing renderings from 2012, of the Annie Lathrup School building with four story units on both sides of it, and she explained parts of the Master Plan, the current Zoning Ordinance, and the proposed zoning amendment change to allow first floor residential units in the Village Center.

Commissioner Hillman and Commissioner Hammond, discussed the wording and crafting an ordinance specific to one project, and Planner Bahm, said the wording could be changed to say meeting all or some of the criteria that was listed, which would make it less specific.

Commissioner Nordmoe, expressed thoughts about the amendment change, including that he did not think we needed more commercial facilities, since we are not using ones that we have, and that he does not have a problem with first floor use, but wanted a green buffer by the units, he thought the amendment wording would be a guide to review proposed site plans, and if there is no investment in the Historic Structure it will dissolve, so we do need a plan to help preserve it.

Commissioner Hammond, expressed that focusing on ordinance language, in itself does not approve any project, and the Planning Commission has not seen any site plans, just renderings, but what was proposed, can't be approved, to rehabilitate a historic structure, but putting this amendment in place, makes it possible to consider it, and adding housing is consistent with the Master Plan, and Commissioner Scussel agreed that this would give the Planning Commission flexibility to approve projects, if the housing need can be proved.

Commission members discussed, how this tests the City's Master Plan, and that investments have not been made, that we do not want unused property, and we need better uses of frontage on Southfield Road.

Chair Stansbery, mentioned that there is thirty-one feet between the curb on Southfield Road and the sidewalk, and then the additional distance between the sidewalk and the building on the rendering that was shown, to emphasize that the building will not be right next to Southfield Road.

Diane Anderson, expressed that there was no mention of the two tier citizenship of residents who live farther from and closer to Southfield Road and how to accomplish getting rid of this, that there is no addressing Lathrup Village helicopter parenting, due to no spaces for children to play independently included in the plan, and asked where is the knowledge base, of the great demand for apartments?

Rick Wisz, expressed that he thought Giffels & Webster was supposed to be Lathrup Village's Engineering Firm, but it sounded like they were doing the presentation for Surnow, and he thought they were supposed to be on our side, not Surnow's. He asked how much time Giffels & Webster spent putting this together, and if we are spending our money to do Surnow's presentation?

Carold Greene, shared her thoughts about the demonstrated need for more housing in Lathrup Village, saying that it doesn't make sense to her, and the presented slides with the row homes and stacked flats, were much more attractive and reasonable to her, instead of this huge development, and that she would rather see something like that.

Jonathan Terra, spoke in support of the amendment change, stating he senses that the opposition is only for the purpose of obstruction to prevent development, he thought we should recognize that the 2012 plan for the Village Center, is obsolete and we are not going to slow down traffic on Southfield Road, as it was done in Birmingham, and that he did not find the Birmingham homes attractive. He thinks we need to come up with a new plan, for a City with a high speed road going through it, and he sees no reason against the first floor residential, but he recommended a Loft

style development that preserves more of the existing structure, saying there is a demographic that likes that kind of development with exposed conduit and underlying structure.

Lauren Beras, spoke in support of moving the development forward, after watching it decline over 25 years of living in Lathrup Village, and she thanked the Surnow Company for continued work on plans to develop the School. She thought this would be good for the City, and that we are not a bedroom community because Southfield Road goes through the City and she thanked Consultant Jill Bahm, for the great and informative presentation.

Autumn Sousanis, expressed her views on the zoning ordinance amendment, stating in part that she is not against first floor residential, as long as it is set back and allows green spaces to be preserved. She did not like the plans she has seen, but hopes for something good there and thinks the School building is a sense of place and it is irreplaceable, and disagrees with much of what the Planning Consultant presented, and thought the Surnow Company, is benefiting and not the residents who are stakeholders of Lathrup Village.

Chair Stansbery, closed the Public Hearing at 8:49pm

Commissioner Hillman, spoke in favor of first floor housing, but finds the wording overly specific and thinks it will be perceived as catering to the developer.

Commissioner Hammond and Commissioner Hillman, made suggestions on wording and making parts of the presented zoning ordinance amendment optional, mainly part A of A, B, C, and D.

Planning Consultant Jill Bahm, explained item A, as related to historic structures being challenging to rehabilitate, especially if they are going from one use to another.

Commissioner Hillman, expressed that approving this does not approve the Surnow plan, the Planning Commission, would need to take into consideration the other items and have to have proof of the housing need.

Motion by Commissioner Hillman, seconded by Commissioner Scussel to approve the zoning ordinance amendment for first floor residential in the Village Center, as written short of bullet point 3.1.8.i.1.a.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond
No: N/A
Motion carried.

7. New Business

A. 2024 PC Annual Report

DDA Director Colson, went over the 2024 PC Annual Report.

Motion by Commissioner Scussel, seconded by Commissioner Hillman, to send the 2024 Planning Commission Annual Report to City Council.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond
No: N/A
Motion carried.

8. Other Matters for Discussion

9. General Communication

A. Development Projects Update

DDA Director Colson, gave updates on the status of development projects.

Commissioner Hillman, commented on Co-Chair Fobbs absences at meetings and hopes that it is not due to a severe health condition, but thinks the Planning Commission needs to find out if he intends to still be on it, or should seek a replacement.

Commissioner Hillman, gave a personal apology, for the last-minute change in the agenda, at the last meeting, and the confusion that it caused, saying they will be more diligent about the agenda in the future. He said that he took notes, on public comments, to address each one of them, but many commenters have left. Commissioner Hillman, responded to Diane Anderson, complimenting her incredible knowledge of Lathrup Village, and that he thinks it is tremendously valuable and he appreciates it. He also commented on her opinions on Birmingham and Berkley versus his thoughts regarding these Cities.

10. Adjourn

Moved by Commissioner Scussel, seconded by Commissioner Hammond to adjourn the meeting. Meeting adjourned at 9:08pm.



27400 Southfield Rd
 Lathrup Village, MI 48076
 (248) 557 - 2600
www.lathrupvillage.org

To: DDA Board of Directors
 From: Austin Colson, Director – Community & Economic Development/DDA Director
 Date: March 18, 2025
 RE: Capital Improvement Plan 2025 - 2030

As part of our commitment to long-term infrastructure planning and fiscal responsibility, the Planning Commission is set to review and consider the adoption of the City of Lathrup Village's 2025-2030 Capital Improvement Plan (CIP). This document serves as a strategic guide for identifying and prioritizing major capital projects over the coming years.

The CIP outlines key improvements across various program areas, including roads, water and sewer infrastructure, public safety, parks and recreation, and downtown development. Notably, it includes updates such as:

- **Alleyway Enhancements** to support the Downtown Development Authority's revitalization efforts.
- **Parks and Recreation Investments**, including playscape replacements and fitness courts.
- **Water and Sewer Infrastructure Upgrades** to ensure long-term service reliability.
- **Road Improvement Projects**, including resurfacing and reconstruction efforts.

The CIP aligns with the City's Master Plan and is a critical tool for securing external funding sources, including grants. Adoption of this plan serves as a framework to guide budget decisions and future project implementation.

Suggested Motion: *Accept 2025 - 2030 Capital Improvement Plan.*

Project Inventory - continued

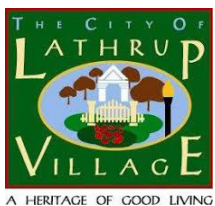
Project Number	Name	Fiscal year start	Funding source	Total
Sanitary and Storm Sewer				
S25-01	2025 Manhole Installation	2025	CIP Bond Issue	\$80,000
S25-02	Sanitary Sewer CIPD	2025	CIP Bond Issue	\$858,000
S25-03	2025 Sanitary Sewer CCTV	2025	Water / Sewer	\$200,000
S25-04	Storm Sewer Improvements & Repairs	2025	CIP Bond	\$150,000
S25-05	2026 Sanitary Sewer Improvements	2026	Water / Sewer	\$200,000
S25-06	2027 Sanitary Sewer Improvements	2027	Water / Sewer	\$200,000
S25-07	2028 Sanitary Sewer Improvements	2028	Water / Sewer	\$200,000
Sanitary and Storm Total				\$1,888,000
Water				
W25-01	Water Meter Replacement	2025	Water / Sewer	\$495,000
W25-02	2025 Water Main Replacment	2025	Water / Sewer	\$250,000
W25-03	Lead & Copper Abatement	2025	Water / Sewer	\$50,000
W25-04	2026 Water Main Replacement	2026	Water / Sewer / EPA Grant	\$380,000
W25-05	2027 Water Main Replacement	2027	Water / Sewer / Grant	\$800,000
W25-06	2028 Water Main Replacement	2028	Water / Sewer	\$500,000
W25-07	2029 Water Main Replacement	2029	Water / Sewer	\$980,000
W25-08	2030 Water Main Replacement	2030	Water / Sewer	\$500,000
W24-09	2031 Water Main Replacement	2031	Water / Sewer	\$500,000
Water Total				\$4,455,000

INTERACTIVE CIP DASHBOARD URL:

City of Lathrup Village 2025 - 2030 Capital Improvement Plan



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PREPARED FOR:

CITY OF LATHRUP VILLAGE
PLANNING COMMISSION
27400 SOUTHFIELD ROAD
LATHRUP VILLAGE, MI
48076

MARCH 2025

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Introduction

Introduction

The 2025-2030 City of Lathrup Village Capital Improvement Plan (CIP) will serve as a tool to assist the City in turning long-range policy planning into real improvements on the ground. A six-year capital improvement plan and an annual update of that plan is a requirement for the City of Lathrup Village under the Michigan Planning Enabling Act of 2008. The following report identifies the major capital improvements needed and/or planned for the community, the time frame for implementation of those improvements, and the budget and revenue sources that will make those improvements a reality. Capital improvements cover multiple departments within the City of Lathrup Village and include new facilities, water and sewer line replacements and improvements, police equipment, parks and recreation facilities, non-motorized pathways, and professional services.



Drainage ditch repair (Giffels Webster)

WHAT IS A CAPITAL IMPROVEMENT PLAN (CIP)?

A Capital Improvement Plan is a six-year schedule of public physical improvements which identifies the needs for improvements and the sources of funding to make those improvements. It provides a schedule of expenditures for constructing, maintaining, upgrading, and/or replacing a community's physical inventory. The CIP, therefore, is a tool to assess the long-term capital project requirements (the "big jobs") of Lathrup Village. Since capital improvement projects are spread across multiple community needs (fire protection, police, water and sewer, parks and recreation, municipal administration, etc.), the CIP prioritizes these projects across the entire community and over time, providing a comparison of the community's various needs and wants.



Residential City Street in Lathrup Village (Giffels Webster)

WHAT ARE CAPITAL IMPROVEMENT PROJECTS?

Capital improvement projects are major and infrequent expenditures, such as the construction of a new facility, a major rehabilitation or repair of an existing facility, or the purchase of major equipment. Capital improvement projects are non-recurring expenditures that tend to be large both in physical size and in cost, and have a long-term usefulness (10 years or more). Examples of capital improvement projects include:

- Construction of a new city hall
- Construction of a new police station
- Extension or replacement of a water/sewer line
- Major rehabilitation of a city's community center
- Creation of a new city park
- Large equipment and vehicles

Each city department is asked to take a long view look at future initiatives or improvements that may require capital purchases in order to be fully implemented. Each department works to improve the manner by which the City delivers services to its residents and stakeholders. Lists of needs are developed based on research and discussions with communities that have similar needs. The majority of the capital purchases in these categories are funded through the general fund or other dedicated city funds. Thorough knowledge and research of our future planned costs allows for the pursuit of grant and other outside funding sources to meet our policy goals. The following sections discuss the City's various needs and proposed funding by department.

The term "major expenditure" is relative; what is "major" to one community might be "minor" to another. The City of Ann Arbor, for example, sets a minimum threshold of \$100,000 for projects to be included in the City's CIP, while the City of Rochester Hills sets a minimum of \$25,000. Lathrup Village's policy for determining a Capital Improvement is defined in the following section.



Lathrup Village DPS yard (Giffels Webster, 2020)

WHAT IS THE CITY OF LATHRUP VILLAGE'S CAPITAL IMPROVEMENT POLICY (CIP)?

A capital improvement project is a major, nonrecurring expenditure that meets one or more of the following criteria:

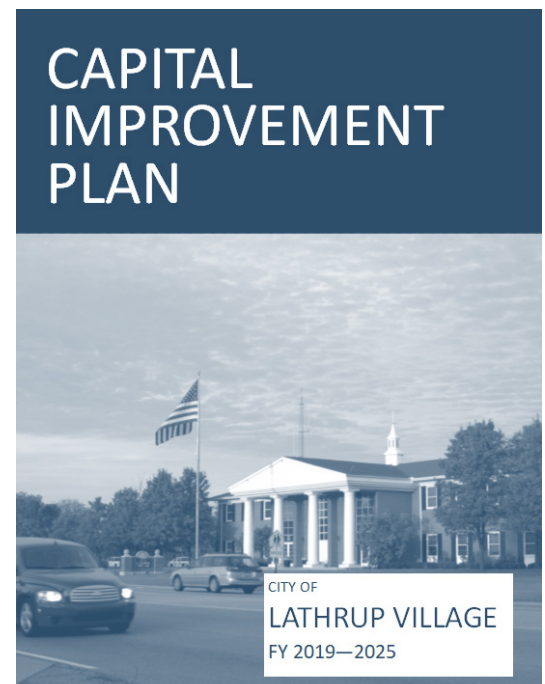
- Any acquisition of land for a public purpose which costs \$5,000 or more.
- Any construction of a new public facility (city building, water/sewer lines, pathways), or any addition to an existing public facility, the cost of which equals \$5,000 or more and has a useful life of three or more years.
- A nonrecurring rehabilitation (not to include annual/recurring maintenance) of a building, its grounds, a facility, or equipment, the cost of said rehabilitation being \$5,000 or more with a useful life of three or more years.
- Purchase of major equipment which, individually or in total, cost \$5,000 or more with a useful life of three or more years.
- Planning, feasibility, engineering, or design studies related to an individual capital improvement project, or program implemented through individual capital improvement projects, with a cost of \$5,000 or more and a useful life of three or more years.



Lathrup Village public safety vehicles (Giffels Webster)

WHAT IS THE ROLE OF THE CITY PLANNING COMMISSION IN THE CIP PROCESS?

The Capital Improvement Plan is a dynamic planning document, intended to serve as a tool to implement the City of Lathrup Village's Master Plan. The Master Plan should correspondingly include capital improvement projects as well as guide long-term capital planning. The Planning Commission is uniquely qualified to manage the development and annual update of the City's CIP, based on their role in creating and updating the City's Master Plan. The Planning Commission's role will ensure that public works projects are consistent with the land uses identified within the Master Plan. By making a recommendation of approval for the CIP to the City Council, the Planning Commission agrees that the projects outlined within it reasonably address the City's capital improvement needs.



Lathrup Village 2019 CIP (Giffels Webster, 2020)

The CIP is an essential link between planning for capital improvement projects and budgeting for them. Once approved by the City Council, the CIP can be used to develop the capital project portion of the City's budget. Those projects included in the CIP's first year (2025) potentially form the basis for the upcoming year's capital project budget. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the City's annual budget. The annual update to the CIP will typically occur in advance of the preparation of the City's budget.

WHAT ARE THE BENEFITS OF PREPARING A CAPITAL IMPROVEMENT PLAN?

- Prudent use of taxpayer dollars
- Prioritizing projects across the needs of the community and across departments (an "apples-to-apples" comparison)
- Generating community support by inviting public input
- Promoting economic development
- Improving the City's eligibility for State and Federal grants
- Providing an implementation tool for the goals and objectives of the City's Master Plan
- Transparency in identification of high-priority projects
- Coordination / cost-sharing between projects



Lathrup Village DPS yard (Giffels Webster)



Damaged storm sewer culvert (Giffels Webster)

Program Areas

Program Areas

The following sections outline the Program Areas of the City of Lathrup Village’s CIP:

1. Data Collection Process
2. Data Compilation Process
3. CIP Adoption Process

The components of the CIP are compiled and reported by Program Areas. The following table (Figure 1) displays the Program Areas used in this CIP. These program areas represent the stakeholders in the CIP.



Sarrackwood Park (Google)

Figure 1. CIP Program Areas	
AD	Administrative
DPS	Department of Public Services
DDA	Downtown Development Authority
PR	Parks & Recreation
PD	Police Department
R	Roads
S	Sewer
W	Water

1. DATA COLLECTION. Each of the stakeholders outlined above has either a master plan or schedule that defines the needs and resource level within their respective area of responsibility. To more easily identify projects, standard forms were created that allow the stakeholders to define their projects and resource allocation levels. The standard forms used for data collection are found in the Appendix.

A definition of the standard CIP forms is provided as follows:

- **PROJECT APPLICATION FORM** - Consists of project descriptions, schedules, necessity, and possible sources of funding. The information provides an understanding of the overall scope of each project and how it is valued within its program area and within the City. While stakeholders may be aware of major projects further out on the horizon, only those planned for within the six-year window of the 2025-2030 CIP were included.
- **PROJECT COST DETAIL FORM** - Consists of a matrix of six (6) budget years across the top of the form and a listing of costing components along the side of the form. The form is split into two (2) parts; the upper half is the capital cost for the project and the lower half is the cost of operations or maintenance for that project if applicable. Recognition of the operations and maintenance costs of a project is a valuable tool in forecasting future needs for resource allocation. Investment in a new facility is only worthwhile if there are funds available to operate and maintain it.
- **PROJECT RATING FORM** - This form is used when new projects are identified but cannot all be funded within a given fiscal year. The forms are used to rate both the importance and impact of a project within its program area and within the City. The ratings are weighted with emphasis given to those projects that are mandated by law, by agreement, or because they are a matter affecting health safety and welfare. Projects without a ranking were not competing for funding, either because they are mandatory or because no other similar projects were proposed.

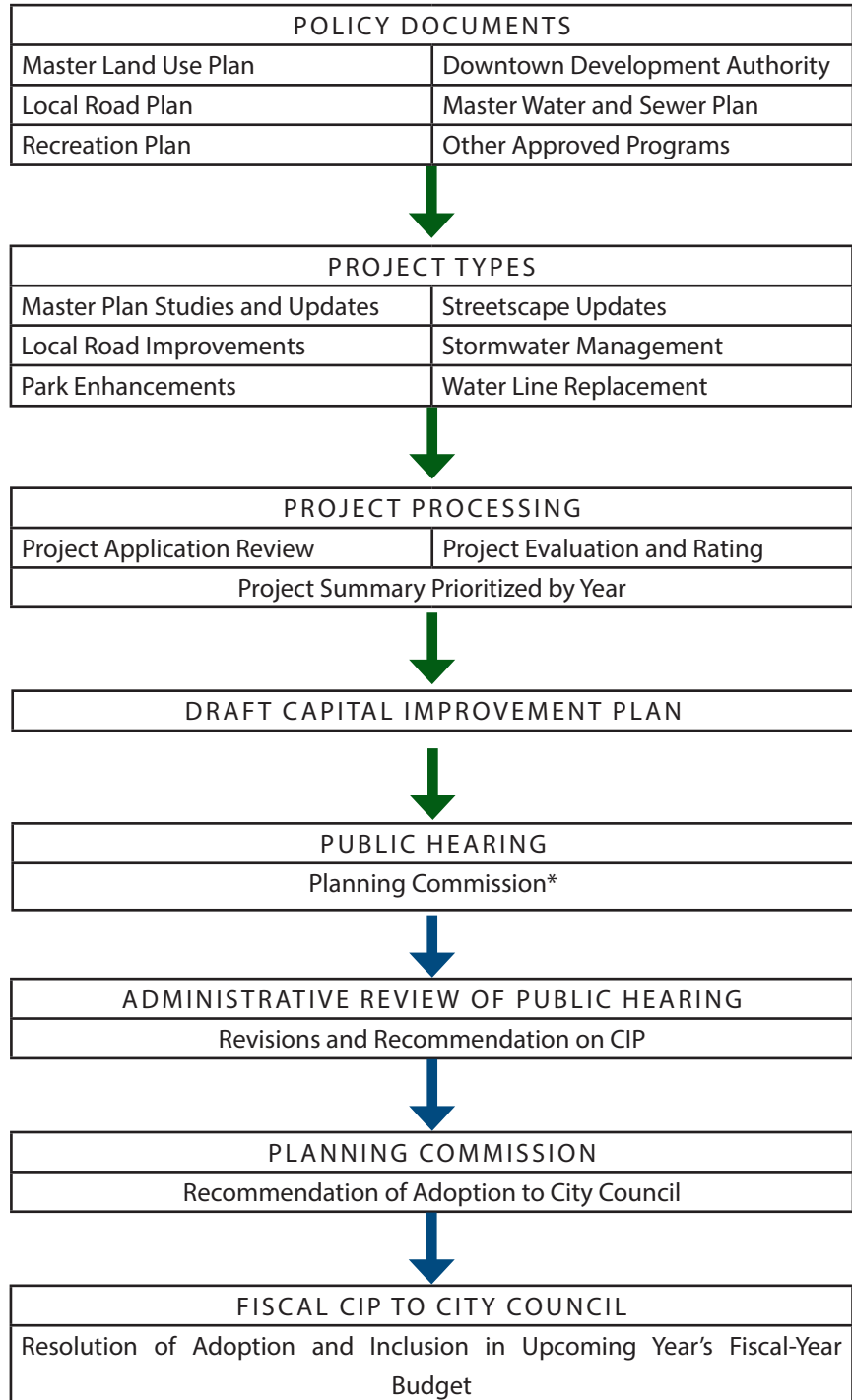
2. **DATA COMPILATION.** The information received from the stakeholders has been compiled into a Project Summary Worksheet. This worksheet contains all of the projects in the CIP over six (6) budget years with a cost summary of each budget year by program area and for the entire CIP. Included with the worksheet is the listing of possible funding sources and an estimate of the City's share for each project. The Project Summary Worksheet can be found in the Appendix of this CIP.



Lathrup Village welcome sign (Giffels Webster)

3. CIP ADOPTION PROCESS. The adoption process involves a public hearing to solicit citizen input. The CIP will then be modified (if necessary), approved by the City Planning Commission (via a formal recommendation for approval to the City Council), and forwarded to the City Council for adoption. Adoption of the CIP by the City Council does not constitute an authorization to commit resources to any project. This approval is recognition of a plan for projects within the community that may move toward implementation in the future. The projects included within Year 1 of the Capital Improvement Plan potentially form the basis for the upcoming year's capital projects budget. An outline of the process is displayed in Figure 2.

Figure 2 - CIP Adoption Process



Project Inventory

Below is a summarized list of all projects considered for the Capital Improvement Plan. Project details are shown on the following pages; they can also be viewed online via the [Interactive CIP Dashboard Map](#). Changes from 2024-2029 CIP are provided as applicable. New items added in are marked with an asterisks (*) in the tables below.

Project Number	Name	Fiscal year start	Funding source	Total
Administrative (AD)				
AD25-01	Facility Condition & Needs Assessment*	2025	General Fund / Water-Sewer	\$35,000
AD25-02	Community Room Remodel	2026	General Fund	\$50,000
AD25-03	Master Plan Update 2026	2026	TBD	\$32,350
AD25-04	BS&A Cloud Software	2029-2031	General, Water/ Sewer	\$80,000
AD Total				\$197,350
Department of Public Services (DPS)				
DPS25-01	City Hall Tables	2025	General Fund	\$11,000
DPS25-02	City Hall Public Chairs	2025	General Fund	\$15,000
DPS25-03	Verkada-Camera/Door Lock Lic. Fee	2025	General Fund	\$10,227.87
DPS25-04	Painting DPS Building	2025	General Fund	\$20,000
DPS25-05	Epoxy Floors	2025	General Fund	\$65,000
DPS25-06	Backhoe Tractor	2025	General Fund	\$97,750
DPS25-07	Cement Blocks	2025	General Fund	\$5,000
DPS25-08	Concrete Slab	2025	General Fund	\$25,000
DPS25-09	Kitchen Remodel	2025	General Fund	\$6,000
DPS25-10	Bathroom(s) Remodel	2025	General Fund	\$6,000
DPS25-11	Parking Lot Replacement Phase III	2025	General Fund	\$125,000
DPS25-12	City Hall Roof Repair	2025	General Fund	\$20,000
DPS25-13	Dump Truck	2025	General Fund	\$65,165
DPS25-14	Gutters & Downspouts	2025	General Fund	\$10,000
DPS25-15	DPS Building Roof Repair	2025	General Fund	\$130,000
DPS25-16	Building and Site Improvements	2025	General Fund	\$50,000
DPS25-17	Interior Garage Concrete Pavement	2025	General Fund	\$15,000
DPS25-18	Tow Behind Leaf Blower*	2025	General Fund	\$75,000
DPS25-19	City Hall Restrooms	2027-2028	TBD	\$35,000
DPS25-20	DPS Building - Remodel or New Build	2030-2031	Gen., Water / Sewer	\$1,700,000
DPS Total				\$2,486,142.87

INTERACTIVE CIP DASHBOARD URL:

<https://oakgov.maps.arcgis.com/apps/opsdashboard/index.html#/45dd43a3429a404b9d8287f40d2e7d57>

Project Inventory - continued

Project Number	Name	Fiscal year start	Funding source	Total
Downtown Development Authority (DDA)				
DDA25-01	City Hall Parking Lot Reconstruction	2025	DDA General Fund	\$350,000
DDA25-02	HAWK Pedestrian Crossing	2025	DDA General Fund	\$125,000
DDA25-03	Alleyway Improvements*	2025-2026	DDA General Fund	\$500,000
DDA25-04	City Hall Monument Sign Conversion	2026	DDA General Fund	\$10,000
DDA Total				\$985,000
Parks and Recreation (P&R)				
PR25-01	Annie Lathrup Park Fitness Court	2025	Gen. Funds / Grants	\$225,000
PR25-02	Municipal Park Playscape Replacement	2025-2026	Senator Peters	\$625,000
PR25-03	Sarrackwood Park Playscape Replacement	2026	Grant	\$400,000
PR25-04	Goldengate Park Playscape Replacement	2026	Grant	\$400,000
PR25-05	Recreation Plan Update 2026	2026	TBD	\$9,800
P&R Total				\$1,659,800
Police				
P25-01	Ballistic Plate Carrier Upgrade	2025	General Fund	\$16,000
P25-02	GeTac Video (In-Car Video)	2025	General Fund	\$76,000
P25-03	Power DMS Annual Accreditation Subscription	2025	General Fund	\$5,300
P25-04	Detective Bureau Vehicles	2025	General Fund	\$35,000
P25-05	Chief's Vehicle Replacement	2025	General Fund	\$35,000
P25-06	Patrol Vehicle	2026	General Fund	\$70,000
P25-07	Axon Taser - Replacement	2025 - 2030	General Fund	\$41,778
Police Total				\$279,078
Roads				
R25-01	Eastbound 11 Mile Road Resurface (Southfield Road to on ramp)	2025	General Fund / Federal Grant	\$307,000
R25-02	Lincoln Drive East Reconstruction	2026	General Fund / Major Road	\$450,000
R25-03	Crack Sealing of Streets Paved From 2021 to 2023 (+ / - 9 Miles)	2026	Local / Major Roads	\$27,000
R25-04	Eastbound & Westbound 11 Mile Road Resurfacing	2027	General Fund / Major Road	\$600,000
R25-05	Southfield Road Reconstruction (Meadowbrook to Cambridge)	2028	Grant / CIP	\$2,650,000
R25-06	11 Mile Road Resurface (Santa Barbara to Evergreen)	2029	Grant / CIP	\$225,000
Roads Total				\$4,259,000

INTERACTIVE CIP DASHBOARD URL:

Project Inventory - continued

Project Number	Name	Fiscal year start	Funding source	Total
Sanitary and Storm Sewer				
S25-01	2025 Manhole Installation	2025	CIP Bond Issue	\$80,000
S25-02	Sanitary Sewer CIPD	2025	CIP Bond Issue	\$150,000
S25-03	2025 Sanitary Sewer CCTV	2025	Water / Sewer	\$200,000
S25-04	Storm Sewer Improvements & Repairs	2025	CIP Bond	\$150,000
S25-05	2026 Sanitary Sewer Improvements	2026	Water / Sewer	\$200,000
S25-06	2027 Sanitary Sewer Improvements	2027	Water / Sewer	\$200,000
S25-07	2028 Sanitary Sewer Improvements	2028	Water / Sewer	\$200,000
Sanitary and Storm Total				\$1,180,000
Water				
W25-01	Water Meter Replacement	2025	Water / Sewer	\$495,000
W25-02	2025 Water Main Replacment	2025	Water / Sewer	\$250,000
W25-03	Lead & Copper Abatement	2025	Water / Sewer	\$50,000
W25-04	2026 Water Main Replacement	2026	Water / Sewer / EPA Grant	\$380,000
W25-05	2027 Water Main Replacement	2027	Water / Sewer / Grant	\$800,000
W25-06	2028 Water Main Replacement	2028	Water / Sewer	\$500,000
W25-07	2029 Water Main Replacement	2029	Water / Sewer	\$980,000
W25-08	2030 Water Main Replacement	2030	Water / Sewer	\$500,000
W24-09	2031 Water Main Replacement	2031	Water / Sewer	\$500,000
Water Total				\$4,455,000

INTERACTIVE CIP DASHBOARD URL:

Administrative

New to the 2025 CIP is the Community Room remodel at City Hall and the Master Plan Update for 2026. Carried over from the 2024 CIP is a focus on a needs assessment for prioritizing CIP and maintenance and the allocation of operating budgets and updates to the BS&A software to accommodate the conversion to an all cloud-based format.

AD25-01		Facility Condition and Needs Assessment*
Project Year:	2025	As City facilities continue to age, the City should utilize qualified consultants to provide a facility condition and needs assessment (FCNA) of the existing City Hall and DPW facilities. The analysis would be utilized for prioritizing CIP and maintenance requirements as well as assisting with allocating operating budgets. The review would include exterior/interior systems, fire/life safety, HVAC, electrical, plumbing, and specialized equipment and systems.
Estimated Cost:	\$35,000	
Funding Source:	General Fund /Water-Sewer	
Ranking:	TBD	
AD25-02		Community Room Remodel
Project Year:	2026	The Community Room is currently showing its age and the wear and tear of the facility is in need of a face lift in order to be a community space the City is proud of. Necessary improvements include, cleaning tile replacements, light fixtures, flooring (tile and carpet), painting, fixtures, and technology (audio/visual).
Estimated Cost:	\$50,000	
Funding Source:	General Fund	
Ranking:	TBD	
AD25-03		Master Plan Update 2026
Project year:	2026	Updates to the plan will assist in guiding future growth, land use, and development. Update will assess current demographics, economic trends, and community needs while integrating public input to ensure an inclusive and forward-thinking vision for the city. Key components of the plan will include an updated Future Land Use Plan, a Market Analysis, and a Zoning Plan, ensuring alignment with the city’s evolving needs. Public participation is a critical element of this process, with multiple engagement opportunities, including surveys, stakeholder meetings, and an online platform for resident feedback. The final plan will include actionable strategies for land use, infrastructure, and economic development, ensuring the city remains a thriving and sustainable community.
Estimated cost:	\$32,350	
Funding Source:	TBD	
Ranking:	TBD	
AD25-04		BS&A Cloud Software
Project Year:	2029-2031	BS&A software has been in use at the City since 2010 and is used for taxes, utilities, building department, etc. The company launched a cloud based software in 2023 which has become their main focus in terms of platforms. This request is to ensure that the City continues a partnership with BS&A to include the latest cloud based software. Within the next few years it is anticipated that BS&A will cease their support of on-premise software and require all clients to transfer to cloud services.
Estimated Cost:	\$80,000	
Funding Source:	General, Water / Sewer	
Ranking:	TBD	

Department of Public Services

Lathrup Village has maintained a contract with the private company Lathrup Services to manage all of its public service provisions. Services such as water main repair, snow plowing, landscaping and general maintenance and repairs fall into this category. The City Hall tables and chairs and restroom remodel are new items for the 2025 CIP, and multiple items are carried over from 2024.

DPS25-01		City Hall Tables
Project Year:	2025	The tables utilized for the Community Room and public meetings have reached the end of their useful life and replacement is recommended. 15 round folding tables, 10 - 6' and 20 - 8' rectangle folding tables are necessary for maximum usage of the Community Room rental and meeting spaces within City Hall.
Estimated Cost:	\$11,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-02		City Hall Public Chairs
Project Year:	2025	The fabric chairs utilized for the Community Room and public meetings have reached the end of their useful life and replacement is recommended. 150+ chairs are necessary for maximum usage of the Community Room rental and meeting spaces within City Hall.
Estimated Cost:	\$15,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-03		Verkada - Camera / Door Lock License Fee
Project Year:	2025	Veranda surveillance camera license fee will expire in August of 2025 and the door lock license fee expires in January of 2027. If the City would like to continue using these products we will need to renew the license fee for the cameras this year. 3yr license - 27 cameras = 10,227.87 5yr license - 27 cameras = 16,748.37 10 yr license - 27 cameras = 33,515.37
Estimated Cost:	\$10,227.87	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-04		Painting DPS Building
Project Year:	2025	The building is ready for a new paint job inside and out.
Estimated Cost:	\$20,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-05		Epoxy Floors
Project Year:	2024	Epoxy floors throughout the entire building will keep office and shop floors clean. The carpet is very dirty and worn out - remove and replace with epoxy.
Estimated Cost:	\$65,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS24-06		Backhoe Tractor
Project Year:	2025	Current tractor is 13 years old and in need of replacement.
Estimated Cost:	\$97,750	
Funding Source:	General Fund	
Ranking:	TBD	

Department of Public Services

DPS25-07		Cement Blocks
Project Year:	2025	Improve yard and organization. Only have three bays to work with. Extra materials used for projects and dumped anywhere in yard.
Estimated Cost:	\$5,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-08		Concrete Slab
Project Year:	2025	Interior of DPS building is dirt and needs to be replaced with concrete for a cleaner environment.
Estimated Cost:	\$25,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-09		Kitchen Remodel
Project Year:	2025	Kitchen is not in good shape and needs to be replaced. Remove and replace old equipment and carpet.
Estimated Cost:	\$6,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-10		Bathroom(s) Remodel
Project Year:	2025	The bathrooms at the DPS building are in bad shape and in need of remodel.
Estimated Cost:	\$6,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-11		Parking Lot Replacement Phase 3
Project Year:	2025	Repave the northern portion of the parking lot and westerly drive patch.
Estimated Cost:	125,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-12		City Hall Roof Repair
Project Year:	2025	Roof leaks in several areas in the Community Room.
Estimated Cost:	\$20,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-13		Dump Truck
Project Year:	2025	Dump Truck in need of replacement it is 12 years old - no floor panel make current one very dangerous
Estimated Cost:	\$65,165	
Funding Source:	General Fund	
Ranking:	TBD	

Department of Public Services

DPS25-14		Gutters & Downspout
Project Year:	2025	Gutters are broken and are in need of replacement
Estimated Cost:	\$10,000	
Funding Source:	General Fund	
Ranking	TBD	
DPS25-15		DPS Building Roof Repair
Project Year:	2025	DPS building is in bad shape, it is leaking in many spots and might need an entire roof replacement
Estimated Cost:	\$130,000	
Funding Source:	General Fund	
Ranking	TBD	
DPS25-16		Building and Site Improvements
Project Year:	2025	West side entry and interior. Salt floor.
Estimated Cost:	\$65,165	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-17		Interior Garage Concrete Pavement
Project Year:	2025	Concrete paving of garage interior.
Estimated Cost:	\$15,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-18		Tow Behind Leaf Blower*
Project Year:	2025	The Department of Public Works utilizes tow-behind leaf loaders for yearly leaf pickups. The City currently has three (3) units with one (1) of the units past its useful life and currently out of service. While the City service can continue with two (2) units, the rate of service declines greatly, especially if a crew is pulled to another assignment.
Estimated Cost:	\$75,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS25-19		City Hall Restrooms
Project Year:	2027-2028	Installation of low- flow fixtures,including faucets, toilets, and urinals, installing touchless valves and other components improves cleanliness standards. The scope also includes new floor tile, paint, updated mirrors, waste receptacles, finish hardware, and stall doors. This renovation will be for men and women bathroom on each floor.
Estimated Cost:	\$35,000	
Funding Source:	TBD	
Ranking:	TBD	
DPS25-20		DPS Building - Remodel or New Build
Project Year:	2030-2031	The DPS building is at the end of its useful life as enumerated by the DPS building items listed in the CIP. A new facility is needed to address all the needs of personnel/contractors, and necessary DPS equipment.
Estimated Cost:	\$1,700,000	
Funding Source:	General, Water / Sewer	
Ranking:	TBD	

Downtown Development Authority

The DDA has proposed improvements to Southfield Road at the gateways to the City as incremental improvements while the Southfield Road improvement project awaits federal funding priority. These projects will bolster economic development efforts to keep Lathrup Village competitive and attractive for business development. The items below are carried over from the 2024-2029 CIP, and it is noted that the alleyway improvements combine the improvements planned for 2025 and 2026.

DDA25-01		City Hall Parking Lot Reconstruction
Project Year:	2025	Reconstruct the existing asphalt parking lot with spot curb and gutter repairs, ADA compliant walks, new asphalt parking surface, and pavement markings. This is part of a larger project to renovate municipal grounds which also includes new landscaping around City Hall & installing a new play structure. Total Project Cost is \$807,264
Estimated Cost:	\$350,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA25-02		HAWK Pedestrian Crossing
Project Year:	2025	This project involves the installation of 3 HAWK/Pedestrian Hybrid Beacons. These will dramatically improve the safety of those wishing to cross Southfield Road and will enhance the connectivity of the community. Approval by RCOC for installation near Margate Ave.
Estimated Cost:	\$120,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA25-03		Alleyway Improvements*
Project Year:	2025-2026	Reconstruct alleys and approaches per DDA CIP.
Estimated Cost:	\$500,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA25-04		City Hall Monument Sign Conversion
Project year:	2026	Convert the existing monument sign to a digital message board.
Estimated Cost:	\$10,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	

Parks and Recreation

New to the 2025 CIP is the Fitness Court addition to Annie Lathrup Park near City Hall. The City’s parks are in need of restoration and upgrades to maintain safety and accessibility. Several parks are in need of additional wood chips and landscaping around play equipment in order to ensure safety of use. Drainage improvements around recreational amenities are needed to reduce instances of standing water and to protect accessibility. The Goldengate, Sarrackwood, and Municipal Park playgrounds have all been moved ahead from the 2024-2029 CIP.

PR25-01		Annie Lathrup Park Fitness Court
Project Year:	2025	In affiliation with The National Fitness Campaign, the project will install outdoor fitness courts that promote healthy living and physical activity. This state-of-the-art fitness court is designed to be accessible to all, providing Lathrup Village with a space to engage in functional fitness routines while encouraging social connection and wellness.
Estimated Cost:	\$225,000	
Funding Source:	General Fund & Grants	
Ranking:	TBD	
PR25-02		Municipal Park Playscape Replacement
Project Year:	2025-2026	The playground equipment at Municipal Park has reached the end of its usable life. Since its installation, great strides have been made in creating inclusive playscapes to meet the needs of all children in a community. As the hub of community activities and events, an inclusive and accessible playscape is a necessity at Municipal Park.
Estimated Cost:	\$625,000	
Funding Source:	Senator Peters	
Ranking:	TBD	
PR25-03		Sarrackwood Park Playscape Replacement
Project Year:	2026	The playground equipment at Sarrackwood Park has reached the end of its usable life. Since its installation, great strides have been made in creating an inclusive playscape to meet the needs of all children in the community. Maintaining clean and safe playgrounds is a hallmark of desirable neighborhoods, assisting with retaining current residents and attracting new ones.
Estimated Cost:	\$400,000	
Funding Source:	Grant	
Ranking:	TBD	
PR25-04		Goldengate Park Playscape Replacement
Project Year:	2026	The playground equipment at Goldengate Park is not inclusive equipment. Since its installation, great strides have been made in creating inclusive playscapes to meet the needs of all children in the community. Additionally, Goldengate is currently the sole park that services the southern half of the city. Having accessible equipment in the only park on the south side of the city is necessary.
Estimated Cost:	\$400,000	
Funding Source:	Grant	
Ranking:	TBD	
PR25-05		Recreation Plan Update 2026
Project Year:	2026	Plan update will enhance & expand recreational opportunities for residents. Plan will be prepared according to MDNR guidelines, ensuring eligibility for future grant funding opportunities. Plan will include an inventory of existing parks & natural spaces, analysis of community rec. needs, & a set of goals & objectives focused on accessibility, sustainability, & inclusivity. Public input to be incorporated through surveys, open houses, & advisory board mtgs. to ensure plan reflects the community’s priorities. By identifying strategic improvements & investmest opportunities, plan will help the city create a vibrant & well-connected park system that enhances quality of life for all residents
Estimated Cost:	\$9,800	
Funding Source:	TBD	
Ranking:	TBD	

Police

The Lathrup Village Police Department offers full policing services to its residents including routine patrol, traffic enforcement, detective services, community relations, and other specialized functions. Lathrup Village holds the distinction of being one of Oakland County’s safest cities. The items below are carried over from the 2024-2029 CIP.

PD25-01		Ballistic Plate Carrier Upgrade
Project Year:	2025	The purchase of 4 Ballistic shields equipment for the 4 patrol vehicles to be utilized as needed (baricaded gunman, bank robberies, active shooter situations, etc.) These shields would be rated to stop rifle rounds which our current ballistic body armor will not stop.
Estimated Cost:	\$16,000	
Funding Source:	General Fund	
Ranking:	TBD	
PD25-02		GeTac Video (In-Car Video)
Project Year:	2025	Cloud storage for body camera video and in-car video. This allows us to archive video for high priority runs and citizen complaints.
Estimated Cost:	\$7,600	
Funding Source:	General Fund	
Ranking:	TBD	
PD25-03		Power DMS Annual Accreditation Subscription
Project Year:	2025	Software system that assists in managing all of the department policies and procedures, department memos, and the annual accreditation documents. This software is required through the MACP for accreditation certification.
Estimated Cost:	\$5,300	
Funding Source:	General Fund	
Ranking:	TBD	
PD25-04		Detective Bureau Vehicles
Project Year	2025	Detective bureau vehicle currently has 152,000 miles and has suspension and transmission issues. The replacement vehicle is a Chevy blazer at \$34,000 and \$1,000 for equipment change over.
Estimated Cost:	\$35,000	
Funding Source:	General Fund	
Ranking:	TBD	
PD25-05		Chief’s Vehicle Replacement
Project Year:	2025	Current vehicle has 142,000 miles with suspension and transmission issues. Vehicle replacement is a Chevy Blazer at \$34,000 and \$1,000 for equipment change over.
Estimated Cost:	\$35,000	
Funding Source:	General Fund	
Ranking:	TBD	
PD25-06		Patrol Vehicle
Project Year:	2026	Chevy Tahoe patrol vehicle replacement Mideals pricing is \$53,000 for vehicle Equipment change over and replacement of some equipment and vehicle lettering = \$17,000
Estimated Cost:	\$70,000	
Funding Source:	General Fund	
Ranking:	TBD	

Police

PB25-07		Axon Taser - Replacement
Project Year:	2025-2029	This will be the second year of the Axon taser equipment contract, which offers less than lethal option for gaining compliance for subjects being detained or arrested. The use of tasers reduces injuries for the officers and for the detainees/arrestees.
Estimated Cost:	\$41,778	
Funding Source:	General Fund	
Ranking:	TBD	



Existing Light pole banner on Southfield Road (Giffels Webster)

Roads

The City of Lathrup Village has 26.2 total miles of roads, of which 7.36 miles are major streets and 18.84 miles are considered local roads. In November 2020, Lathrup Village voters passed a millage for road repair to address the urgent needs of the transportation system. The millage funds a three-year project beginning in the spring of 2021 and was completed in the fall of 2023. The project is being paid for by the issuance of a bond and will be paid back over 10 years with an average millage rate of 3.9176 mills. Due to the significant cost savings, this project includes limited ditch grading, culvert replacement, and culvert cleaning. These additional tasks will ensure that the new roads will achieve their maximum lifespan and improve the flooding after moderate to significant rains. The projects below are being carried over from the 2024-2029 CIP.

R25-01		Eastbound 11 Mile Resurfacing (Southfield Road to on-ramp)
Project Year:	2025	Resurfacing of 11 Mile from Southfield Road to the east city limits; eastbound. Estimated cost of \$520,00 includes a \$213,000 grant (added 20% inflation).
Estimated Cost:	\$307,000	
Funding Source:	General Fund / Federal Grant	
Ranking:	TBD	
R25-02		Lincoln Dr. East Reconstruction
Project Year:	2026	Reconstructing the north half of Lincoln from the east city border to Southfield Road.
Estimated Cost:	\$450,000	
Funding Source:	General Fund / Major Road	
Ranking:	TBD	
R25-03		Crack Sealing of Streets Paved From 2021 to 2023. + / - 9 Miles
Project Year:	2026	
Estimated Cost:	\$27,000	
Funding Source:	Local / Major Roads	
Ranking:	TBD	
R25-04		Eastbound and Westbound 11 Mile Road Resurfacing
Project Year:	2027	Resurfacing eastbound 11 Mile Road from Santa Barbara to Southfield and westbound from Southfield to Santa Barbara. Estimate a 2 mill and overlay.
Estimated Cost:	\$600,000	
Funding Source:	General Fund / Major Road	
Ranking:	TBD	
R25-05		Southfield Road Reconstruction (Meadowbrook to Cambridge)
Project Year:	2028	In 2024, the RAISE Grant funding was unsuccessful. In 2025, the RCOC resubmitted for the BUILD Grant.
Estimated Cost:	\$2,650,000	
Funding Source:	Grant / CIP Funding	
Ranking:	TBD	

Roads

R25-06		11 Mile Rd. Resurface (Santa Barbara to Evergreen)
Project Year:	2029	The City, in partnership with Southfield, was successful in obtaining a Federal Grant to resurface EB/WB 11 Mile Rd. The City's section is WB from Santa Barbara to Evergreen. LV cost share = \$100,000 LV engineering cost share = \$125,000
Estimated Cost:	\$225,000	
Funding Source:	General Fund / Federal Grant	
Ranking:	TBD	

ROADS		
Total Number	25.8 miles (approx.)	
2023 Paser Rating	Poor	6.32 miles (24.5%)
	Fair	4.41 miles (17%)
	Good	6.21 miles (24%)
	Excellent	8.90 miles (34.5%)
Total in Need of Repair	6.32 miles to 10.72 miles (24.5 to 41.6%)	
Repairs to Date (2021 through 2024)		
Reconstructed	3.90 miles	
Rehabilitated	4.50 miles	
Paved Gravel	0.49 miles	
Repairs Planned (2025 through 2029)		
Road Repair	2.2 miles	
Total Cost (excl. Southfield Road)	\$1.582 million	

Sanitary and Storm Sewer

SANITARY SEWER

The Lathrup Village sanitary sewer system consists of approximately 145,000 linear feet (lft) of sewers ranging in size from 8 inches to 24 inches in diameter. Of the 145,000 lft of sewer, the older portion of the system is comprised of approximately 118,900 (82%) of vitrified clay pipe, while the newer portion of the system is comprised of approximately 26,100 (18%) lft of concrete pipe. Constructed in the 1920's as a combined sewer system, the City converted it to a dedicated sanitary sewer system in the 1960's (meaning that storm water and sanitary water are not permitted to mix). It is believed that all residents and businesses within the City are connected to the sanitary sewer and there are no known active septic systems. Since the City of Lathrup Village reached its full development capacity, the sanitary sewer system covers the entire city with no need for expansion.

During the construction of I-696, the system was severed and divided into a northern and a southern system that are metered and discharged into the Evergreen Farmington Sewage Disposal System (EFSDS). The sewer system north of I-696 is routed to a 3-million-gallon retention tank which is located at the west end of Sunnybrook, near Evergreen Road north of I-696. This facility is currently receiving significant maintenance and repair in order to safeguard the operation of the system.

Lathrup Village has invested heavily over the past couple of decades in its sanitary sewer system. As a result, the system is in good condition, but it does require maintenance to keep it from degrading. In the fall of 2020, the City invested in having 30,000 linear feet of sewer pipe inspected via closed circuit television. As a result of this process, the assessment of approximately 11,000 linear feet of sanitary sewers have been lined at a cost of \$664,000 through a CIP Bond.

Sanitary Retention Tank

Lathrup Village has its own sanitary retention tank that is used to store inflow from the sanitary sewer system when the inflow rate is greater than the rate at which we are permitted to outflow to the Evergreen-Farmington Sewer Disposal System (EFSDS). In the past, there have been instances where the retention tank has filled up and the City was forced to allow the tank to overflow. As a result, the City is under a Consent Decree from the Michigan Department of Environment, Great Lakes and Energy (EGLE). In 2019, the City outsourced the operations and maintenance of the retention tank to the Oakland County Water Resource Commission (OCWRC). The County has notified us that the retention tank requires approximately \$850,000 in maintenance and repairs for safety and upgrades in order to obtain compliance with the Consent Decree.

SANITARY SEWER		
Total Number	27.5 miles (approx.)	
Size	8" - 24" diameter	
Material	Vetrified Clay	22.5 miles (82%)
	Concrete	4.90 miles (18%)
LFT of Sewer Lined (1994 - 2024)	13.92 miles (50%)	
Total in Need of Repair	1,750 LFT	
Replacements to Date (2021 through 2024)		
Cured-In-Place Pipe	About 2 miles	
Cost	\$664,000 (via CIP bond)	
Replacements Planned (2025)		
Dead End Sewers (manholes)	22 of 30 total (8 completed)	
Total Cost	\$150,000 (CIP bond issue)	

Sanitary and Storm Sewer

STORM SEWER

Of the four infrastructure categories of public infrastructure (sanitary sewer, storm sewer, roads, and water), the City’s storm sewer system has received the least amount of resources and attention in the last decade. Upkeep of ditches, culverts, and drains found in the right-of-way is, by City ordinance, the responsibility of the adjoining property owner.

For many blocks, ditches have not been properly maintained and the culverts have become damaged or have been shifted by the freeze/thaw cycle rendering them unable to perform their function. The result is a storm system that functions at a level below full capacity and leaves standing water in ditches for days following rainstorms. Poor maintenance on culverts have left them slow to drain or impassible, preventing storm water from reaching the proper drains which send water to the Rouge River. The current state of the storm and ditch system impacts the subsurface ground water levels and the volume of flow in the City’s sanitary sewer system.

In 2022, the City contracted for the cleaning, televising, and assessment of 50,000 linear feet of storm sewers. Recommended repairs are currently scheduled for 2025.

SS25-01		2025 Manhole Installation
Project Year:	2025	Install 11 sanitary manholes at sewer sections with no upper end manhole.
Estimated Cost:	\$80,000	
Funding Source:	CIP Bond Issue	
Ranking:	TBD	
SS25-02		Sanitary Sewer CIPD
Project Year:	2025	Install 1,750 LFT of CIPD on deteriorated sewers televised in 2024 as part of the manhole installation project.
Estimated Cost:	\$150,000	
Funding Source:	Sewer	
Ranking:	TBD	
SS25-03		2025 Sanitary Sewer CCTV
Project Year:	2025	Clean, televise, and assess approximately 30,000 linear feet of miscellaneous sanitary sewer sections throughout the city.
Estimated Cost:	\$200,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
SS25-04		Storm Sewer Improvements & Repair
Project Year:	2025	Perform required / recommended repairs based on the 2022 CCTV assessment.
Estimated Cost:	\$150,000	
Funding Source:	CIP Bond	
Ranking:	TBD	

Sanitary and Storm Sewer

SS25-05		2026 Sanitary Sewer Improvements
Project Year:	2026	Budget for sanitary sewer repairs required based on the 2025 Sanitary CCTV assessment.
Estimated Cost:	\$200,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
SS25-06		2027 Sanitary Sewer Improvements
Project Year:	2027	Budget for sanitary sewer repairs required based on the 2025 Sanitary CCTV assessment.
Estimated Cost:	\$200,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
SS25-07		2028 Sanitary Sewer Improvements
Project Year:	2028	Budget for sanitary sewer repairs required based on the 2025 Sanitary CCTV assesment.
Estimated Cost:	\$200,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	

Water

Lathrup Village has approximately 31 miles of water main. Of that mileage, 17 miles of water main were installed prior to 1930 with the remaining 14 miles originally installed prior to 1972. The expected useful life of a water main is approximately 50 years. Because most of the system has already significantly outlived its useful life, the City experiences a much larger than expected number of costly water main breaks each year.

The City has been addressing this issue on an ongoing basis. In the fall of 2020, the City completed the Santa Barbara water main project, which installed about a mile of new water main to increase pressure and volume to the west side of the City. However, a large portion of the water system still needs to be replaced. As discussed in a prior recommendation, the opportune time to replace water mains is simultaneous to road replacement. This dramatically reduces the cost of water main replacement and also eliminates any need to damage existing roadway in order to replace a water main. The residents recently approved a three-year road replacement project and it is recommended that the City replace as much water main as possible during this three-year project. By the end of 2023, the City completed the replacement of 9,000 linear feet of water main since 2021.

WATER MAINS		
Total Mileage	32.62 miles	
Useful Life	50 years	
Age	Before 1930	15.35 miles
	1931 – 1958	3.16 miles
	1959 – 1972	5.42 miles
	1973 – 2000	4.69 miles
	2000 – 2024	4.00 miles
Total in Need of Replacement	Approx. 15.35 miles (47%)	
Replacements to Date		
2018 through 2020	7,211 linear feet (1.4 miles): 4.5%	
2021 through 2024	8,985 linear feet (1.70 miles): 5.2%	
Replacements Planned		
2025 through 2029	12,925 linear feet (2.45 miles): 7.5%	

Water

Fire Hydrants.

Lathrup Village has approximately 243 fire hydrants and approximately 60% of those were installed prior to 1930. The City estimates that 120 hydrants need to be replaced or refurbished in order to provide optimal functionality should their use be required to extinguish a fire. It is estimated that 60 hydrants will need to be replaced and 60 will be able to be refurbished. The estimated cost per hydrant is \$4,540. This equates to a total project cost of \$545,000. Completing this project (along with water main improvements) will help to improve safety and ultimately improve the City's fire rating, which should result in lower insurance rates for businesses and residents. By the end of 2023, the City has replaced 80 hydrants and installed 20 new hydrants.

FIRE HYDRANTS		
Total Number	243 (approx.)	
Age	94+ years	145 (60%)
Total in Need of Replacement	120 (49%) 60 replaced, 60 refurbished	
Estimated Cost per Hydrant	\$4,540	
Estimated Total Cost	\$545,000 (ea. x 120)	
Replacements to Date (2021 through 2024)		
Refurbished	2	
Replaced	95	
New Installs	28*	
Replacements Planned		
2025 through 2029	10	

*NOTE: Some new installs were part of the watermain replacement program.

Water

Water Main Gate Valves.

Gate valves are used to provide isolation capability for water mains. When water mains require maintenance or repair, a gate valve can be closed to shut off the water supply to the water main in question. Lathrup Village has over 300 gate valves of which 60% were installed prior to 1930. Due to their age, a large number of these gate valves no longer function. This is a huge problem, especially because of the large number of water main breaks the City experiences every year. In many instances, when a water main breaks, the contractor cannot shut off the water upstream because of a non-functioning gate valve. This means the repair must be done under pressure, which results in added expense for the repair, additional time that residents are without water, excessive water loss for which the City is liable, and safety risk for the water department staff. The City Engineer estimates that 162 gate valves require replacement. The cost of each replacement is estimated to be \$5,925, which equates to \$960,000 for the entire project. The 2021 CIP had plans to replace 54 gate valves per year for the next three years. By the end of 2023, the City has refurbished 99 gate valves and installed 32 new valves.

Distribution Service Material Inventory (DSMI) and Lead\Galvanized Water Service Abatement.

In response to the Flint water crisis, the State of Michigan adopted a variety of new regulations related to lead in the water system. As a result of these regulations, by 2025, the City is required to identify the material of all water service pipes leading into all homes and businesses in the City. Any service line that consists of lead or galvanized steel is required to be replaced with the cost born completely by the City. Starting in 2021, the City must replace a minimum of 5% of its lead/galvanized service lines each year for the next 20 years.

In 2024, the City completed and submitted the Complete Distribution Service Material Inventory (CDSMI).

WATER MAIN GATE VALVES		
Total Number	303 (approx.)	
Age	94+ years	180 (59%)
	< 94 years	120 (40%)
Total (est.) in Need of Replacement	162 (53%)	
Replacements to Date (2021 through 2024)		
Refurbished	104	
Replaced	0	
New Installs	44*	
Replacements Planned		
2025 through 2029	28	

*NOTE: Some new installs were part of the watermain replacement program.

Water

Lead and Copper Exterior Identification.

Service line material verification is required at both the water stop box (usually by the sidewalk in front of each home) and where the water service physically enters the home/business. The City has already launched a self-identification campaign for residents to identify the material inside their homes and businesses. Identifying the material at the stop box is a significantly more intensive process. It requires digging five feet down on both sides of the stop box and visually inspecting the pipes leading to and going from the stop box for 18 inches on each side. The estimated cost for each stop box identification is \$650. This estimate includes repairing the sidewalk when it is damaged during the identification process. In addition, most of the stop boxes in the City are over 75 years old and do not function well or at all. Because most of the work to replace the stop box will already be completed in the identification process, it is the opportune time to replace these old and failing devices. The additional cost to replace each stop box is \$75, bringing the total cost to \$725 per water service line. The City was required to verify 315 randomly generated services. At the end of 2023, all 315 excavations have been complete and only 4 lead or galvanized services were found. The City received nearly \$232,000 in grant money from EGLE to cover the expense of this project.

In addition, the City will be required to replace the lead and galvanized lines that are identified via the aforementioned methods. The cost of this abatement is estimated to run about \$4,500 to \$5,000 per line. While there is no way to accurately estimate how many lead and galvanized lines there are in the City, it does appear to be relatively low. The CIP is budgeting approximately \$500,000 to be utilized for this abatement. At the end of 2023, 24 water services have been abated.

Water Loss and Water Meters.

Over the last five to ten years, the City has had larger than expected water losses. Lathrup Village purchases its water from Southeast Oakland County Water Authority (SOCWA), who meters the volume that the entire City uses. The City, in turn, bills residents and businesses based upon their individual metered usage. The City had been experiencing 40% water loss for several years. The City found a leak in the high school athletic fields and identified commercial properties that were not properly metered. Since resolving these issues, the City's water loss has been less than 5%.

Water

W25-01		Water Meter Replacement
Project Year:	2025	The meters throughout the City have reached the end of their useful life. As part of the program, new meters are recommended to ensure accurate billing and accurate water loss records can be tracked.
Estimated Cost:	\$495,000	
Funding Source:	Water & Sewer Department	
Ranking:	TBD	
W25-02		2025 Water Main Replacement
Project Year:	2025	Replace approximately 900 linear feet of water main on various streets south of I-696 (Arrowhead, Middlesex, Ramsgate).
Estimated Cost:	\$250,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W25-03		Lead & Copper Abatement
Project Year:	2025	Abate + / - 10 lead service leads.
Estimated Cost:	\$50,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W25-04		2026 Water Main Replacement
Project Year:	2026	Replace approximately 2,400 linear feet of 8" water main on the east side of Southfield Road (Lincoln to 11 Mile). Total cost = \$1,380,000 City match = \$200,000 Engineering = \$180,000
Estimated Cost:	\$380,000	
Funding Source:	Water / Sewer / EPA Grant	
Ranking:	TBD	
W25-05		2027 Water Main Replacement
Project Year:	2027	Replace 5,400 linear feet of 8" water main on the east and west sides of Southfield Road (11 Mile to 12 Mile Roads). Total cost = \$2,800,000 City match = \$400,000 Engineering = \$400,000
Estimated Cost:	\$800,000	
Funding Source:	Water / Sewer / Grant	
Ranking:	TBD	
W25-06		2028 Water Main Replacement
Project Year:	2028	Replace approximately 1,625 linear feet of water main on Rainbow and Lathrup Boulevards.
Estimated Cost:	\$500,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W25-07		2029 Water Main Replacement
Project Year:	2029	Replace approximately 2,800 lineal feet of 6" - 8" watermain on El Dorado.
Estimated Cost:	\$980,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	

Water

W25-08		2030 Water Main Replacement
Project Year:	2030	Place holder for future water main projects.
Estimated Cost:	\$500,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W25-09		2031 - 2032 Water Main Replacement
Project Year:	2031	Place holder for future water main projects.
Estimated Cost:	\$500,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	





27400 Southfield Rd
 Lathrup Village, MI 48076
 (248) 557 - 2600
www.lathrupvillage.org

To: DDA Board of Directors
 From: Austin Colson, Director – Community & Economic Development/DDA Director
 Date: March 18, 2025
 RE: Public Hearing – 27700 Southfield Road

The applicant for 27700 Southfield Road, Surnow Group, is finalizing their site plan for 27700 Southfield Road. To ensure proper public engagement and review, the Planning Commission must schedule a public hearing to consider the proposal and gather feedback from residents and stakeholders.

Suggested Motion It is recommended that the public hearing be scheduled for the April 15, 2025, Planning Commission meeting, allowing sufficient time for public notice and preparation.

Lathrup Village - Site Development Status

PZE Process #	Address	Applicant Name	PZE Process Type	Started	Date Completed PZE Process	Completed Construction (Yes/No)	Notes
PZE23-010	27300 Southfield Rd	Sadier Abro	Site Plan Review	6/15/2023	2/20/2024	No	<p>The Planning Commission reviewed and issued a zoning interpretation confirming that a laundromat is a permitted use, allowing the project to proceed. Following this decision, the building plans were reviewed and approved, and the site plan received formal approval on February 20, 2024. The exterior façade renovations are in the final phase of completion.</p> <p>The first tenant, laundromat, is now in the final stages of interior remodeling. Meanwhile, two additional tenants have begun the site plan review process. A nail salon is currently undergoing an engineering review to obtain a building permit for interior build-out, while a vape and smoke shop is in the process of submitting additional information before beginning the planning and engineering review process.</p>
PZE23-013	27601 Southfield Rd	Oakland Development, LLC	Site Plan Review	8/30/2023	11/21/2023	Yes	<p>Construction is complete, and the business is now open. In accordance with the Planned Unit Development (PUD) agreement, outdoor amenities, including two benches and a bike rack, have been installed. The PUD agreement is currently under review to ensure all requirements have been met before closing out the Planning and Zoning (PZE) review.</p>

3/18/2025

PZE24-013	26600 Southfield Rd	Hatem Hannawa	Site Plan Review	8/1/2024		No	The revised site plan was approved by the Planning Commission on January 21, 2025. The engineering review for both interior and exterior build-out has been completed, and the necessary building permits have been obtained. Construction is now underway.
PZE24-019	27700 Southfield Rd	Akiva Investments, LLC	Site Plan Review	10/22/2024		No	The applicant is requesting site plan approval for the historic preservation and adaptive reuse of Lathrup Village's former high school, proposing its transformation into multi-family housing, co-working space, and an activity/event space. The project received approval from the Lathrup Village Historic District Commission (HDC) on February 19, 2025. A public hearing is scheduled for April 15, 2025, where the applicant will present the site plan to the Planning Commission for review and consideration.
PZE24-020	28317 Southfield Rd	Lantei Takona	Site Plan Review	11/4/2024	12/17/2024	No	The site plan for a golf simulator business was approved by the Planning Commission on December 17, 2024. Since no interior construction is required, the business is currently in the process of installing golf simulator equipment in preparation for opening. CED staff are working with their selected sign company for final approval.