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Land Use Policy Plan

for
Eastern Lake County

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October, 1979

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The preparation of this report was financed under the Ohio Coastal Energy Impact Program for Lake County, under the Coastal Zone Management Act of 1976.

Ohio Dept of Energy

LAKE COUNTY
LAND USE POLICY PLAN

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I. INTRODUCTION

The construction of the Perry Nuclear Power Plant currently poses as a significant force in the development of eastern Lake County. Generally, this facility is not expected to attract urban growth in the immediate plant site vicinity. It should, however, act as a major catalyst to the development of land throughout much of Lake County; accelerating an already strong growth rate. For example, the large influx of tax revenues generated by the operation of the power plant, enables the county, and local municipalities, to reduce their property taxing rate. This reduction in tax rate combined with the potential for substantially improved public facilities could be a major incentive to additional urban development in eastern Lake County.

The purpose of this report is to update the existing land use policy for eastern Lake County to reflect the impact created by the development of the Perry Plant. In doing this, the County is better able to make decisions regarding zoning changes, utility extensions, circulation improvements, land acquisition, and other related issues.

Funding for this research was provided under the Coastal Energy impact Program, established under the auspices of the Coastal Zone Management Act of 1976. The intent of the C.E.I.P. is to mitigate the effects of new or expanding coastal energy activity. In Lake County, the development of the Perry Plant represents this activity.

II. PLANNING CONSIDERATIONS

It is expected that the greatest impacts generated by the power plant will be felt in the rural areas of the county. This area consists primarily of Perry, Leroy and Madison Townships and the Villages of North Perry, Perry, and Madison. Although, rural in nature, these communities are projected to experience significant urban growth by the year 2000.

Channeling the location and extent of this growth is the purpose of updating the land use plan.

In order to update the land use plan for eastern Lake County, an inventory of existing conditions was developed. The analysis of this data was undertaken to project the potential for development and non-development within the study area. The following material summarizes the major planning considerations that were established from this analysis.

Current Local Growth Trends

- a. Based on Lake County population projections the eastern half of the county will experience a 5.7% growth rate per year from 1975 to 2000. This increase represents a substantial portion of the county's entire population growth. (The county-wide growth rate averages about 1.6% per year for the same 25 year period).
- b. In absolute numbers the eastern portion of the county (which includes eight eastern communities) has been projected to increase by over 60,000 people, 2/3 greater than the amount in the more urbanized western portion of the county. Clearly, the greater impact of population growth will be felt by the rural villages and townships in the eastern half of Lake County.
- c. The two largest increases in population are concentrated in Perry Village and Concord Township. In both communities, a relatively small population base in 1975 is expected to increase over three times by the year 2000. For the 25 year period 1975-2000, the average annual growth rate for these communities will be 9.4% for Perry Village, and 12.7% for Concord Township.

Existing Land Use/Land Cover

- a. Much of eastern Lake County is in open land, including farmland, forested areas, and open fields.
- b. The largest concentration of farmland, and nurseries is in Perry Township, and north of the Grand River in Madison Township. This cultivated land represents the county's major economic resource.
- c. Generally, residential areas have developed along the frontage of county and township roads, with some scattered subdivision development near Painesville and throughout Leroy Township.
- d. Commercial uses are largely spread out along North Ridge Road (U.S. 20) with a growing number locating on South Ridge Road (S.R. 84). The trend toward continuous commercial development has been firmly established.
- e. Most industrial development has been established along the lake and near the City of Painesville where access to highways and utilities is best.
- f. There is a variety of public and semi-public lands spread throughout the study area, including campgrounds, riding clubs, golf courses, gun clubs, recreation areas, and nature preserves. All of these uses are valued resources, providing the county with a unique and desirable environment.

Building Site Restrictions

- a. Due to poor soil conditions, about 25% of the study area has severe limitations to the construction of buildings. An additional 50% of the land area is moderately restricted as building sites. These limitations are largely economic constraints and can be overcome by more extensive construction techniques.
- b. The severe soil conditions generally follow along the lake shore plain, the Grand River valley, and below major ridge lines.

Historic Subdivision Development

- a. Historically, the pattern of subdivision development in eastern Lake County has generally been:
 - Linear subdivisions in rural areas, such as in Leroy Township
 - Small lot residential in lake front areas, such as in northern Madison Township.
 - Standard residential development east and north of Painesville

- b. More recent residential development has been
- East and northeast of Painesville
 - North of Madison Village
 - Scattered throughout Leroy Township

Natural Development Factors

- a. There are several environmentally sensitive areas within eastern Lake County which have been generally designated as natural protection zones. These designations were established to promote proper management and protection of valuable natural resources; encouraging certain limitations to urban growth and development in these areas. These protection zones include:
- the Coastal Zone Management area / which was established to protect valuable shoreland resources.
 - the Ohio Department of Natural Resources Preservation Study Area / set up to promote the preservation of the Grand River and Paine Creek valleys.
 - the Grand River / largely designated in Lake County, as a Wild River. This designation was established to discourage any man-made intrusion across or adjacent to the Grand River.
- b. Key natural features that are prominent in the study area include:
- Paine Creek Falls
 - Indian Point
 - Mason's Landing
 - Hell Hollow

Man-Made Development Factors

- a. The power plant is located on the boundary of North Perry Village and Perry Township, with the developed area of the plant totally within ½ mile of Lake Erie.
- b. By developing the power plant in this location; C.E.I. has terminated Lockwood Road from its connection with Parmly and Center Roads. This termination reduces access to/from North Perry Village.

- c. C.E.I. owns a larger quantity of land than what is needed for the power plant. It is possible that some of the excess land could be negotiated with C.E.I. for establishment of a buffer/park around the plant.
- d. Circulation in the study area is dominated by east/west highways, including I-90, U.S. 20, S.R. 84, and S.R. 86. Property that was "prime highway access" is generally located in the east-west corridor of land that surrounds these routes.
- e. The proposed Vrooman Road extension is an important north/south link to the Perry area. The need for this highway should not be superceded by development of the C.E.I. transmission lines across the Grand River Valley.
- f. Currently, centralized sewer service in eastern Lake County is limited to Painesville, Madison Village and north-ern Madison Township. Some extension of these sewer lines is possible within the capacity of existing treatment plants. Expansive residential growth, however, will make county sewer treatment expansion necessary.
- g. Individual septic systems are predominantly used throughout much of the land east of Painesville.
- h. Existing transmission lines are located largely in open land, including farmland and scattered rural residential areas. In these areas there is a potential to locate parallel transmission lines rather than to create a new transmission corridor somewhere else.

Generalized Zoning (Existing)

- a. There are large amounts of industrial zoned lands;
 - Along the lake, north of U.S. route 20 east to North Perry Village.
 - Along railroad lines in Perry and Madison townships and in Madison Village.
- b. There is commercial zoning along almost the entire length of U.S. 20/North Ridge Road.
- c. Commercial concentrations have been zoned around major highway interchanges.

- d. Single family zoning is established throughout the county, with low density regulations in two major portions of Madison Township.
 - North east of Madison Village - prime agricultural land
 - Along the Grand River and the southeast corner of the township (scenic /open space preservation area).

Projected Land Development

The "208" regional plan for Lake County, with data from 1974, projected that the future land development pattern will be largely a continuation of current and historic countywide development trends. The major components of this land use projection are indicated below.

- a. Most residential growth stemming from Painesville and from northern Madison.
- b. Continuation of rural residential and scattered linear subdivision development throughout Leroy Township and in southern Madison Township.
- c. Single family homes being constructed in much of the remaining vacant land in Perry Village.
- d. Uncoordinated commercial development along the frontage of North Ridge Road/U.S.20.
- e. Most industrial development North of Route 20 in Painesville and western Perry Townships.
- f. Minor industrial development projected for Perry Village, Madison Township, and Madison Village, complementing the small amount of manufacturing firms currently located there.

III. COMMUNITY GOALS

Through the evaluation of recent area comprehensive plans and the analysis of the aforementioned planning considerations the subsequent community goals were established. These goals set up the framework within which basic land use decisions could be made. With the understanding of what

is desired by the eastern communities, the County is better able to establish a positive land development concept to control growth and insure preservation.

Natural Environment

- Preserve areas of unique natural value, such as forested areas, swamps and wetland, scenic waterways, animal habitats, and historic buildings and sites.
- Encourage proper land development that protects the area's largely rural character and promotes green space/agricultural land within residential areas.

Urban Growth

- Restrict urban development from locations of prime agricultural/horticultural capability, and encourage development locations that are adjacent to existing urban areas.
- Retain and promote neighborhood residential character throughout the Study Area.
- Ensure a diversity of residential opportunities.
- Prevent over-development of land, ensuring conscious decisions regarding the lands' capability.
- Establish distinct separations between residential and industrial development.
- Regulate the amount and location of new industrial and commercial development, promoting industrial parks and neighborhood scale commercial centers.

Circulation

- Maintain and improve the condition of areawide highways, county and township roads, and local streets. Improvements should be made only where structural deficiencies exist, and where the amount of traffic flow necessitates the up-grading.
- Improve north/south vehicular circulation in the Western end of the study area.

Public Facilities

- Maintain and improve the condition of county public facilities in the Study Area.
- Encourage local governments and private landowners to preserve and upgrade the level of community service they provide, such as in the use of parkland, gun and country clubs, campgrounds, nature preserves, and related public and semi-public lands.
- Encourage the location of neighborhood schools as residential areas develop.
- Encourage a balance between active recreation and passive oriented parkland.

IV. EXISTING PLANS

The next step in the process of developing a land use policy for eastern Lake County is the evaluation of existing area plans. An analysis was made of the Perry Plan (1976), the Madison Draft Plan (1978), and the Leroy Township Draft Comprehensive Development Plan (1979) to form a composite land use plan for eastern Lake County. This composite represents the County's most recent land use policy for the communities in the Study Area. Based on expected impacts resulting from the construction of the Perry Plant, these plans require further refinements to bring them up-to-date. One of the major findings identified in this analysis is the different patterns of development that would be promoted by implementation of these individual plans. It is felt that the county's best interests are protected through the development of a single consistent and comprehensive land use plan for its eastern communities.

The major features of the collective policy plan are listed below:

- Conservation and preservation districts generally situated along the Grand River and Paine Creek valleys. The Madison Plan projects more extensive natural protection for this area than the other two plans.

- Other major protected open space areas are located along parts of Lake Erie, around residential neighborhoods, surrounding the power plant, and along Red Mill Creek from Lake Erie to Perry Village; all in the Perry Area.
- Residential neighborhoods scattered throughout Perry Township, with urban density residential districts in the south Madison Village area, northern Madison Township, and in western Leroy Township.
- Rural residential districts, with lots size requirements of 1 to 3 acres spread throughout a large portion of the Madison and Leroy Areas.
- Greenbelt Agricultural/Horticultural areas surrounding the residential neighborhoods in the Perry Area.
- Agriculture or Farm Residential districts in the southern and northeastern portions of Madison Township.
- Commercial centers at various major intersections in Perry and Leroy Townships, and all along North Ridge Road (U.S. 20) and State Route 528 in the Madison area.
- Industrial concentrations south of the railroad near Perry Village, north of U.S. 20 in northwestern Perry Township, on the land surrounding the power plant, around several I-90 interchanges, and north of the railroad track in Madison Village.
- Proposed highway improvements; including the extension of S.R. 2, to be located north of existing U.S. 20, and the improvement and extension of Vrooman Road, to be located east of Perry Village, running from S.R. 86 on the south, to an extended S.R. 2 on the north.

This composite land development plan is largely implemented by the various local zoning resolutions. There are, however, many aspects of these local zoning codes that may not be consistent with the conceptual plan. For example, the current zoning for many properties along U.S. Route 20 indicate the potential for strip commercial development. This potential largely contradicts the County's objective of concentrating commercial development in central areas. Differences such as this, indicate the need for coordination between the County and local governments in producing a workable land use policy plan.

With the establishment of an updated Land Use Plan for the Study Area,

the county will need the support of locally administered zoning codes.

Another difference that can be noted between the local zoning codes and the current land use plans, is found in the pattern of expected industrial development. The large areas of industrially zoned land that exist within each community are expected to be only partially filled by the "moderate" amount of industrial growth. By establishing large land areas zoned for industrial use, these communities run the risk of encouraging indiscriminant industrial development. If more moderate amounts of industrially zoned land were adopted, the villages and townships would have more control over the disruption of their communities and natural environments.

In addition, much of the industrially zoned land that is currently vacant in the Perry and Madison Areas, is located along the railroads, in anticipation of convenient rail access. Many of the locational factors are not favorable enough in this area to attract prime industrial development. The net effect of this industrial zoning could possibly be seen in the development of undesirable industrial operations (such as junk yards and auto repair facilities). A reduction of industrial zoning is not only reasonable, based on projected industrial growth, but it is also desirable to protect the environment and appeal of these largely rural communities.

A final discrepancy found in the existing land use plans, concerns the reasonable development of land near existing urban areas and proposed highway interchanges. Currently, much of the land adjoining

these areas, is depicted to remain in a rural use. While this may be desirable to preserve existing openland, in the long run this leapfrog growth would be more detrimental to areawide development. By encouraging more concentrated development toward existing urban areas and major highways the County is better able to protect the overall integrity of the communities in the Study Area.

V. RECOMMENDED LAND DEVELOPMENT CONCEPT

After reviewing these considerations, the following recommended land use concept was established. This conceptual plan addresses general growth and development patterns for eastern Lake County, providing a basic framework for county development decisions. While the nature of this plan is only to guide development trends, the ability to enforce these objectives lies largely with local decision makers.

Residential Development

It is generally acknowledged that the largest area of residential growth will be located just east and south of the City of Painesville. By concentrating the growth in these locations, the County can encourage the preservation of much of the areas semi-rural character. Yet, even with this concentration of urban development, there will be some pressures for additional residential construction in the more eastern communities of the county. Here, a limited amount of residential development is suggested. A synopsis of the basic residential policies for the Study Area is given below:

a. Permit urban density residential development:

- 1) In limited areas around northern Madison Township and within Madison Village
- 2) In the area between the city of Painesville and Perry Village, between North and South Ridge Roads,

including an area slightly larger than the existing Perry Village.

- 3) In an area south of Painesville in Concord Township, on either side of I-90.
- 4) In a limited area north of S.R. 2 west of Bowhall Road to connect with the existing residential area that lies along the Lake.

b. Promote rural residential uses throughout much of the county in:

- 1) Areas of limited vehicular access, where additional residential development will require extensive modifications to the existing street system.
- 2) Areas where soil limitations require large lot development.

c. Restrict any development within:

- 1) Prime agricultural areas, to protect the county's natural resources.
- 2) Environmentally sensitive areas (for example, high soil erosion hazard areas).

Industrial Development

Most of the eight communities in the study area have areas designated or zoned for industrial development in the hope of attracting revenue - producing industries. Due to the construction of the Perry Nuclear Power Plant, less industrial development may be needed to provide this revenue. Public policy and the use of public revenues may enable the municipalities to be compensated for lost revenue. Relocation of industrial expansion areas would retain industry near population centers (potential employees) and transportation network and would be consistent with the objective of preserving the county's semi-rural character and agricultural "industry." The general locations where industrial development would be encouraged would be as follows:

- a. Principal industrial locations include the land between U.S. 20 and the Lake from Painesville to the Perry Nuclear Power Plant, and with research/office and a limited amount of industry surrounding the S.R. 44 and I-90 interchange in Concord

Township. The factors that make these areas prime for industrial development include:

- Convenience to water and sewer lines.
 - Existing industrial zoning.
 - Excellent existing and proposed highway access.
 - Visibility from highways.
 - Proximity to existing industry.
 - Railroad spur through site.
- b. Secondary industrial sites are located southwest of Perry Village with the advantages of:
- Adjacent to railroad lines.
 - Good access to the proposed extension of Vrooman Road.
 - Proximity to existing industry.
 - Existing industrial zoning.
- c. Adequate locations for industrial expansion along the railroad line of Madison Village.

Commercial Development

The major objectives for making decisions regarding the location of commercial development include:

- a. Concentrating commercial development in proportion to residential and industrial developments to reflect the need for commercial goods and services.
- b. Aggregating commercial centers in suitable locations and reduce the potential for continued commercial strip development.
- c. Promoting neighborhood/community level commercial uses.

Growth "Trade-offs"

The policy of concentrating urban development towards Painesville produces both positive and negative results for the eastern communities.

The primary positive effects will be the continuation of Madison's semi-rural character and unique natural atmosphere. Additionally, significant portions of the county's prime nursery stock and farmland areas will be preserved under the adoption of this plan; providing the county with a valued economic resource. Negative results could be apparent, however, in the loss of potential local taxes generated by new urban growth. This negative aspect would be partially offset by

channeling power plan generated tax revenues to improve conditions in the Madison Area. These "growth trade-offs" could include:

- a. Sewer improvements.
- b. Park expansion.
- c. Street and bridge improvements.
- d. Building code enforcement.

Recreation and Open Space

Currently, there is an abundance of open space and recreational properties throughout this area of the county. Unfortunately, many of the facilities do not provide local residents with active recreational opportunities. One of the major objectives in this regard, is to encourage both private and public land owners to increase recreational facilities for county residents. This objective can largely be achieved on existing recreational properties. Many of these recreational needs have been, and should continue to be, included as projects in the County's capital improvement planning process.

In conjunction with the desire to encourage more active recreational facilities, there is a need to provide better community access. Predominantly, vehicular access to existing parks and recreational areas is adequate. However, with the emergence of new parkland, there may be a need to improve and expand the local street system. In addition, where possible, the County should encourage improvements to pedestrian accessibility, creating links between existing facilities and major urban concentrations. By accomplishing these links, residents can have better access to many of the open space and recreational opportunities that already exist.

Another aspect of the County's open space plan is the preservation of unique environmental areas. Two of the major areas that deserve

preservation are along the lake shore plain and the Grand River Valley. Objectives for the conservation of these natural environments include:

- a. Prohibiting all urban development within the sensitive areas of these zones.
- b. Promoting park and open space expansion in both public and semi-public use.
- c. Encouraging continued agricultural/horticultural use of the land (if soils are compatible).

Circulation

The major circulation needs in eastern Lake County include improving north/south circulation, relieving large traffic flows along U.S. 20, and upgrading the condition of some of the county's inadequate roads. These improvement needs support many of the aspects of this land use policy. For example, the extension of Vrooman Road improves the county's north/south access, while it supports the concentration of urban uses toward the western end of the Study Area. The construction of S.R. 2 east of Painesville provides better visibility, and more convenient access to the projected industrial area in northwestern Perry Township, while it relieves the vehicular congestion on U.S. 20.

VI. RECOMMENDED LAND USE PLAN

Based on the fundamental land use policies developed for the entire Study Area, a more detailed land use plan was established for the plant site vicinity. This plan identifies specific county actions regarding the mitigation of effects produced by the power plant, and the resulting pattern of development that is expected to occur. The elements established in this plan, include traffic and circulation, a land use pattern, and major capital improvement categories.

Traffic and Circulation

One of the preferred proposals for extending S.R. 2 through eastern Lake County positions the route to the north of existing U.S. 20 from its terminus in Painesville township to the county line. It is generally felt that this proposed alignment would be the least disruptive to existing communities, and would provide the best service to the county. In this regard, the county should actively promote the northern alignment of the Route 2 extension. Wherever possible, consideration should be given to an alignment which promotes a significant separation between the existing Route 20 and the new Route 2.

Since the extension of S.R. 2 is still in the "preliminary" stages, there has been much speculation as to where potential local interchanges will be positioned. One proposed location has been suggested to the northwest of Perry Village, to be aligned with the proposed extension of Vrooman Road. This proposal is seen as a Key element in implementing the concept of concentrating development toward the western portion of the Study Area. By developing that interchange (as well as the Vrooman Road Extension) the western portion of the county is afforded access to two major highways, providing excellent regional accessibility. In order to promote the land use plan, the County should actively pursue an interchange at this location.

Two other aspects of this land use plan concern local street circulation. The development of the power plant severs one of the few links to North Perry Village. In order to re-establish this local connection, the County should encourage a new road, to be aligned in some location to the east of the plant site. This re-connection of Lockwood and Center Roads would provide more efficient police and fire protection, and would provide convenient access for the potential park and open space buffer around the plant.

The other aspect regarding local circulation, concerns a park and open space system along Lake Erie. Currently, there is the potential to establish this lakeshore preserve for use by the public; building upon the recreational opportunity provided by the lake. If this system was pursued, the County should consider developing a road parallel to the shore. This road would be the established boundary between the lake shore preserve on the north, and the development area on the south. The road would provide views of the lake, and could be an integral part of a county-wide open space system along the lake.

Land Use Pattern

While the preservation of the lake frontage should be encouraged, the County should be likewise actively promoting proper industrial development. In the area of land between the lake shore preserve and U.S. 20 industrial development can occur. Emphasis should be made on industrial park development, establishing orientation away from the existing residential community along North Ridge Road. C.E.I. could sell off portions of its property west of the Perry Plant transmission lines to industrial concerns.

To the east of these transmission lines, the County should encourage similar non-residential development. Part of this area, north of U.S. 20 and east of Center Road, could be developed as a commercial site since the land is convenient to both Perry Villages and has major east-west exposure.

Between Perry Village and Lake Erie there is a potential for developing a pedestrian link, to establish community access to the lakeshore. The preferred route could be made along Red Mill Creek north through C.E.I.'s land holdings to the lake. The disadvantage of this route is that a large

portion of the needed land purchase would have to be negotiated with individual land owners. An alternative link could be made along C.E.I.'s land that parallels the transmission lines. Although the land has less physical amenities than the preferred route, it has the advantage of being largely in one ownership.

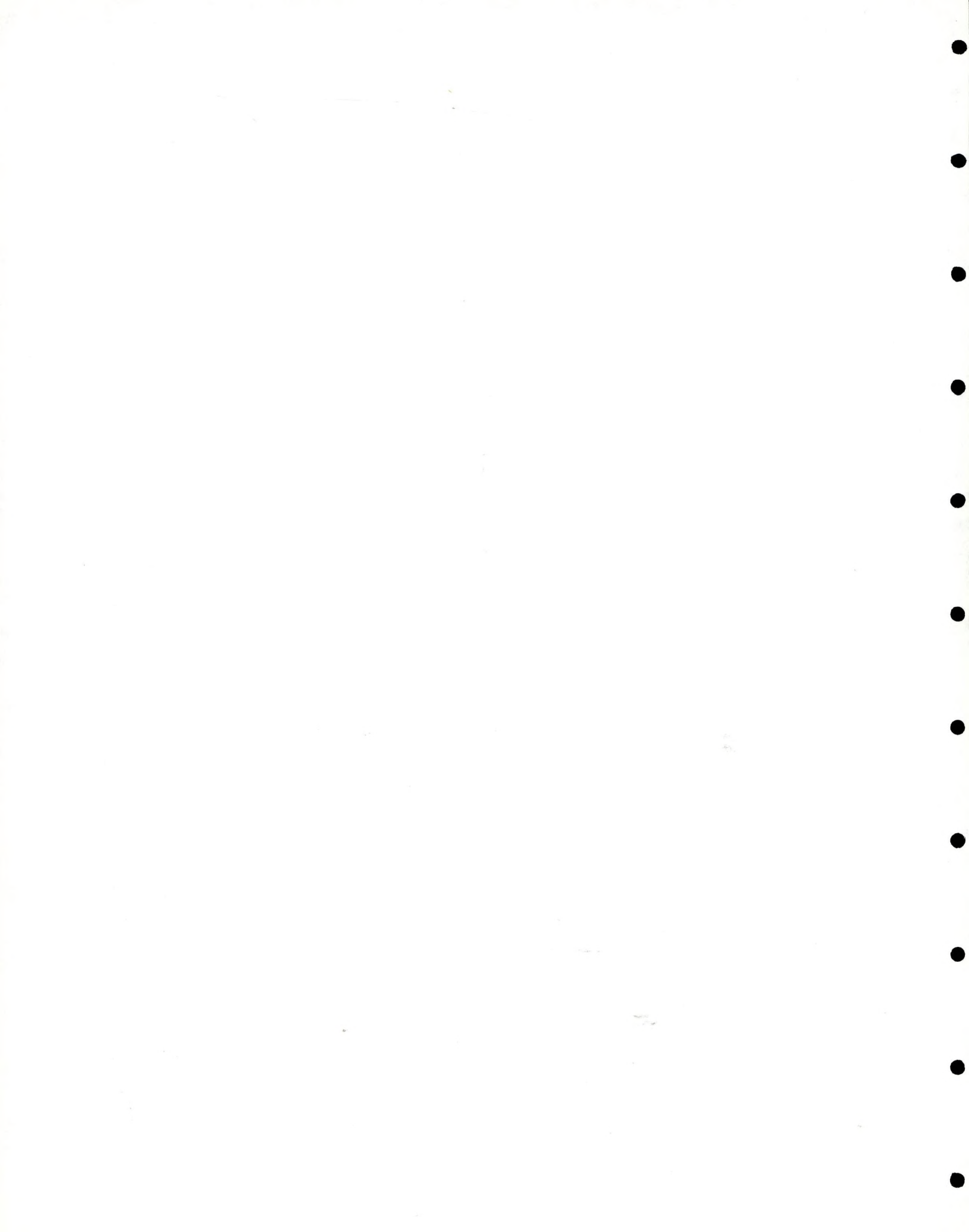
In conjunction with this pedestrian link to the lake, the County should promote C.E.I.'s excess land as some sort of buffer-park area. The use of this land, which is north of the proposed extension of S.R. 2 and east of Center Road, could be coordinated with the reconnection of Lockwood and Center Roads.

Capital Improvement Needs

As part of the land development process in the Study Area, the County must be prepared to make improvements to a variety of services and public facilities. Since much of the land in eastern Lake County is as of yet unincorporated, the County has the primary responsibility for providing for these capital improvement needs. In order to organize and evaluate these community needs, a list of capital improvement projects was established. The listed projects (as detailed in Appendix A) are those items which have a significant relationship to directly implementing the basic policy recommendations established in this plan. These improvements, however, do not represent a comprehensive capital improvement program, and do not, therefore, identify all the specific service or facility needs for all the communities in the area.

The basic improvement categories include parks and open space needs, transportation improvements (such as reconnecting Lockwood Road), and the

extension of public facilities and services. These improvements can be major catalysts in promoting proper development in the eastern Lake County Area.



<u>Project Description</u>	<u>Purpose</u>	<u>Approximate Cost or Reserve Amount</u>	<u>Source of Suggested Project</u>
4. Construction of an Overlook Park near the power plant and the lake shore providing active recreational facilities (<u>sports-fields</u>) as well as an educational and public interest facility (location: Probably North Perry Village)	To take advantage of a shorefront location with views of power plant site, to be integrated into the County's open space system.	\$500,000	H.A. Inc.
5. Open Space Reserve Fund -- reserve a "fund" of money to be used for acquisition and development of an open space link from Perry Village to Lake Erie (location: Perry and North Perry Villages and Perry Twp.)	To establish an open space system connecting the Perry area (and points south to the lake shore area, before extensive development prohibits such a link.	\$500,000 to 750,000	H.A. Inc.
6. Development of a Community Activities Center to include court games, public swimming pool, an auditorium, youth center and civic cultural center	To provide a much desired activities center that would be cost effective by being shared by the three local governmental units in the area of highest development expectation.	\$3,000,000 [±] (cost assumes that <u>all</u> suggested items will not be included)	County
7. Public Acquisition of Land Reserve Fund to be used throughout the Perry Area	To be used to <u>help</u> purchase unique historic and environmental sites that are special to the area in light of new development potential.	\$500,000 [±]	County
8. Industrial Utilities Sewer Reserve	To stimulate and direct Industrial development in the area west of the power plant	(Through a revenue bond, administered by County Sanitary Engineer)	H.A. Inc.

<u>Project Description</u>	<u>Purpose</u>	<u>Approximate Cost or Reserve Amount</u>	<u>Source of Suggested Project</u>
9. Utility extensions to meet development thrust	To extend sewer service to residentially developing areas, in locations which are consistent with the policy plan.	(Through a revenue bond, administered by County Sanitary Engineer)	H.A. Inc.
10. Development of Schools	To provide educational facilities for residential growth.	(undetermined)	H.A. Inc.
11. Development of a Fire Station	To provide more adequate fire protection for the Perry Area.	\$750,000 (does not include fire equipment)	County
12. Acquisition of approximately ½ mile of land from Perry High School to the Daykin Swamp for the development of a semi-hard surface pathway	To provide an open space connection between these two public uses.	\$250,000	County
13. Development of a Perry Area Safety Forces Dispatch System (police, fire, rescue, etc.)	To provide the area with adequate safety services dispatch on a local level.	\$250,000 ± (exact needs to be refined)	County

LEROY AREA

Leroy Township has a variety of public service needs which can be addressed through the following capital improvement projects. The greatest need in this area involves highway and road improvements. Many of the streets in Leroy Township require improvement to a safe and sanitary condition. A reserve of money to upgrade these roads should be the area's primary capital improvement concern. Other community needs mostly include public service facilities.

<u>Project Description</u>	<u>Purpose</u>	<u>Approximate Cost or Reserve Amount</u>	<u>Source of Suggested Project</u>
1. Road improvement Reserve Fund to be spent on road repair and maintenance, and widening where necessary	To upgrade existing inadequate road conditions.	\$1,000,000	County

LEROY AREA (con't)

<u>Project Description</u>	<u>Purpose</u>	<u>Approximate Cost or Reserve Amount</u>	<u>Source of Suggested Project</u>
2. Purchase and installation of recreational facilities and equipment on existing Leroy Township park land or Painesville School District property	To provide for active recreational needs for township residents.	\$200,000	County
3. Construction of a new elementary school facility to house 400 to 500 additional grade school students	To upgrade inadequate educational facilities.	(undetermined)	County
4. Preservation of open space along Grand River	To purchase and to encourage to purchase land to expand the preservation zone along the Grand River.	\$2,000,000	H.A. Inc.

MADISON AREA

The intent of the proposed Capital Improvements in the Madison Area is largely to improve existing inadequate conditions, rather than the extensions of public services. There are four kinds of improvement for this area; sewer repair and replacement, road improvement, public service facility improvement, and public acquisition of land.

<u>Project Description</u>	<u>Purpose</u>	<u>Approximate Cost or Reserve Amount</u>	<u>Source of Suggested Project</u>
1. Sanitary Sewer Reserve Fund for the engineering, repair, and reconstruction of sanitary sewers (location: Madison Twp.)	To be aimed at improving the sub-standard conditions that exist in the Madison-on-the-Lake area, especially in the area built before 1950.	\$2,000,000 to \$3,000,000 (could go substantially higher)	H.A. Inc.
2. Road improvement Reserve Fund to be spent on road repair and maintenance, and widening where necessary.	To upgrade existing inadequate road conditions.	\$2,000,000	H.A. Inc.

MADISON AREA (con't)

<u>Project Description</u>	<u>Purpose</u>	<u>Approximate Cost or Reserve Amount</u>	<u>Source of Suggested Project</u>
3. Installation of a traffic control system at S.R. 528 and Middle Ridge Road	To improve traffic safety (high traffic accident intersection).	\$100,000 to \$200,000	County
4. Development of recreational facilities on existing Madison Twp. and Village land (possible on High School property), to include: - Several football and baseball fields - Tennis courts - skating area	To provide for active recreational needs for area residents.	\$2,000,000 ⁺ (not all facilities to be built)	County
5. Development of recreational facilities in Madison Village (possible land acquisition cost)	To establish a community oriented recreation center in Madison Village.	\$2,000,000 (more if theatre facility to be built)	County
6. Improvement to U.S.R. 20 including funds for engineering and construction of a widened surface (where necessary)	To relieve traffic pressure on U.S.R. 20 by providing better access to existing commercial and residential areas that front on the route.	(likely to be a State project beyond scope of local improvement funding)	County
7. Construction of a police substation south of the Grand River	To provide more effective police service to the southern Madison Area.	\$500,000 \$1,000,000	County
8. Public acquisition of land:			
a. The property south of Madison Village Water Plant	To protect the village water supply, since this land is a significant part of the aquifer recharge area, which replenishes clean water supply for the village.	\$100,000 to \$200,000 (depends on amount of average required)	County

MADISON AREA (con't)

<u>Project Description</u>	<u>Purpose</u>	<u>Approximate Cost or Reserve Amount</u>	<u>Source of Suggested Project</u>
8. b. Establish a Reserve Fund for purchase of property that is historic or environmentally sensitive.	To preserve unique conditions that are special to this area of the county.	\$500,000	County
9. Development of County Water Treatment Plant	To improve the water supply for eastern Lake County.	(would be funded through a revenue bond, administered by Sanitary Engineer)	County