Staebler Farm County Park
Site Master Plan

Washtenaw County Parks and
Recreation Commission

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Acknowledgements

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With great appreciation to Donald Staebler and his family.

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Executive Summary

The purpose of this Site Master Plan is to provide a vision for the development of Staebler Farm County Park that highlights the quality cultural, agricultural, and natural resources on site. The park is unlike any other owned and operated by the Washtenaw County Parks and Recreation Commission (WCPARC) and, thus, lends itself to offering unique recreational opportunities.

Since the park's purchase in 2001, former owner Don Staebler continued to occupy the site under a life lease until his passing in early 2017. Thus, until now, Staebler Farm Park has not been open to the public and has remained a hidden gem in Washtenaw County's growing park system.

Background

At one time, red barns and white country farmhouses were commonly found throughout Washtenaw County. As industrialized progress swept through the region in the mid-20th century, large tracts of farmland were razed to accommodate a growing community. Many of these iconic symbols of farm life began to disappear.

In 2001, Donald Staebler sold 86 acres to the Parks and Recreation Commission to prevent large-scale residential development and preserve a way of life quickly disappearing from the Washtenaw County landscape. Later that year, the Commission purchased an adjacent parcel from the Vera Heidt Trust, increasing the park to 98 acres.

The fact that Staebler Farm has remained an intact farmstead, including the farmhouse, outbuildings, barns, pastures, and farm fields, is part of the park's significance. These cultural assets, coupled with the site's abundant natural resources—including two natural lakes, Fleming Creek, two manmade ponds, woodlots, and wetlands—made the property a desirable location for establishing a park in northeast Washtenaw County.

The park is ideally located close to the principal urban areas of Washtenaw County (Ann Arbor/Ypsilanti) and about 40 miles from downtown Detroit. In addition, it is on a major road corridor (Plymouth Road) and adjacent to the M-14 expressway linking Ann Arbor and Detroit.

Planning Staebler Farm Park

Given the site's unique characteristics, extensive planning and research were necessary for the development of this Site Master Plan. To document the property's cultural significance, staff reviewed historical records and utilized the County's geographic information systems. WCPARC was also fortunate to gather a wealth of information through oral histories with Mr. Staebler himself, who occupied the property for more than 100 years, from 1912 to 2017. In addition, Mr. Staebler thoroughly documented his life on the farm in a memoir, addressing topics such as working on the farm, early 20th century family life, and changes to the land. Numerous site visits occurred over the years to develop a thorough inventory of features.

To determine community needs and educational opportunities, staff met with stakeholders, potential partners, Superior Charter Township officials, and members of the general public.

Recommendations

As planning proceeded, consistent themes emerged for the park's overall plan: a portion of the site should remain in active farming; the park should provide ample opportunities for cultural resource interpretation; and the park should provide access to and protection of the site's natural resources.

Because Plymouth Road provides a natural division of the property, recommendations for development are separated into two major zones – north of Plymouth Road and south of Plymouth Road. As described below, the property north of Plymouth Road will provide more traditional park amenities that will appeal to the broader public. The parkland south of Plymouth Road will focus on continued agricultural production and educational programming.

The area north of Plymouth Road, referred to as Zone 1, will feature recreational opportunities such as fishing, hiking trails, picnic tables, and a farm-themed playground. In addition, this area will include a small area, approximately seven acres, to remain in pasture of animals. Trails will lead patrons throughout the park. The site will be designed with sensitivity to its neighbors through appropriate trail design and active use area designation. Rehabilitation of the Fleming Creek streambank will be a priority. In addition, the farmyard will provide opportunities for interpretation of the historic farm buildings.

The area south of Plymouth Road, Zone 2, will have fewer traditional recreational amenities than Zone 1. As previously stated, this zone's development will focus on continued agricultural use and educational programming. Given the nature of these activities, as it is beyond WCPARC's capacity as a parks agency, a partner organization with expertise in agricultural operations and hands-on educational programming would be best suited to manage this area. A new multipurpose building may be needed to accommodate such uses.

In addition to agricultural use and educational programming, there will be limited trail development in Zone 2 that consists primarily of natural surface trails.

Throughout the park, historic structures will be rehabilitated for agricultural use and interpretive and educational programming. Any new construction will complement and be compatible with the existing historic features. In addition, zones 1 and 2 will be unified through the use of consistent signage and farm fencing and trees bordering Plymouth Road.

The park's development is planned to occur in several phases based on assessing estimated costs and community needs. The first priority is to construct elements that will allow for public access. In the first phase, entry drives and parking lots will be established, and basic recreational amenities will be installed to accommodate hiking and picnicking. If a partner organization can be secured, development of a multipurpose building in Zone 2 may begin simultaneously. Additional elements, such as fishing piers, pavilions, and a playground will follow. Larger projects, including establishing a farm museum, may occur several years later.

Conclusion

The Staebler Farm County Park Site Master Plan is designed to be flexible in order to adapt to changing community needs and funding sources. As opportunities are considered for implementation, great care will be taken to ensure they are compatible with the overall vision for the site. In the end, the Washtenaw County Parks and Recreation Commission has the opportunity to develop a unique recreational experience for its residents, while preserving its agricultural legacy for future generations.

Master Plan Purpose

The preservation of the Staebler Farm serves as a tangible reminder of Washtenaw County's agricultural heritage and provides an opportunity for residents to learn about past cultures, technologies, and ways of life.

Staebler Farm Park will contribute to the aesthetic quality of the Plymouth Road corridor and serve as a community landmark for local residents. The purpose of the Staebler Farm Park Site Master Plan is to guide the facility's long-term (10+ years) development, programming, and management; however, it is intended to be adaptable to changing recreation trends.

Implementation of the plan will proceed in various phases based on funding sources and needs of the site and community. Partnerships will serve a major role in the development of the property, including plan implementation and long-term management.

Mission of the Washtenaw County Parks and Recreation Commission:
… is to enhance the quality of life in the County by promoting a healthy lifestyle, efficiently providing high quality facilities and programs reflective of current and anticipated recreational needs of County residents and visitors—with particular emphasis on preserving fragile lands, water quality, wildlife habitat, creating pedestrian and greenway connections, and providing high quality services to those of all backgrounds.

Mission of Staebler Farm County Park as established on February 17, 2010:
Staebler Farm County Park, a community resource, fosters sustainable, healthy living and celebrates the rich farming traditions of Washtenaw County through historical collections, interpretive programming, agricultural uses, and a variety of recreational opportunities.

Park Goals

1. Develop a park that honors the agricultural heritage and historical character of the property.
2. Provide universal access to a broad range of passive and active recreation opportunities.
3. Preserve and enhance the park's cultural, agricultural, and natural resources.
4. Offer diverse programming opportunities that connect the community to the cultural, agricultural, and natural resources on the property.
5. Develop a sustainable funding model for long-term operations.

Planning Process

Washtenaw County Parks and Recreation Commission (WCPARC) staff had the primary responsibility for developing the Staebler Farm County Park Site Master Plan. Plan discussions began shortly after the Staebler and Heidt properties were purchased in 2001. Because the former owner Donald Staebler still occupied the house and surrounding two acres, WCPARC did not initiate a full-scale master plan until several years after purchase. Therefore, research included in the appendices covers a period of more than 15 years.

Developing the Site Master Plan involved extensive research and evaluation of the natural and cultural resources on site, as well as identifying community needs and recreation opportunities as detailed in this section. Cooperation and communication with Parks Commissioners, staff, Donald Staebler and family, important stakeholders, Superior Charter Township officials, and members of the public were critical in developing the plan.

Site Inventory and Analysis

Throughout plan development, staff visited the site to evaluate and document the significant natural, agricultural, and historic resources on the property.

In 2006, WCPARC hired an intern to research and document the Staebler buildings, landscape, and life on the farm. The intern, then a graduate student in the Historic Preservation Program at Eastern Michigan University (EMU), conducted several oral history interviews with Mr. Staebler, reviewed his memoir, and researched the family's historical documents. Additional research was conducted at various local historical repositories (Ypsilanti Historical Museum, Bentley Historical Library, and the Ann Arbor District Library) to garner information about the property prior to Staebler ownership.

In 2009, a second EMU graduate student intern was hired to catalog artifacts within the estate. The intern also conducted additional oral history interviews.

In 2013, a parks naturalist prepared a botanical inventory and wildlife report. A Floristic Quality Assessment of the woods and wetlands on site was conducted in 2015.

To support site inventory research, staff utilized Washtenaw County Geographic Information Systems (GIS) software to obtain aerial photographs, soils, wetland, and other data. Based on analysis of the data, challenges and opportunities for park development were identified.

Plan Development

This plan was developed with the understanding (as stated in the Staebler Warranty Deed) that "the property will be used as a farm and/or park in perpetuity for the benefits of Washtenaw County residents." Therefore, many plan elements focus on integrating farming with recreation.

Since 2001, various formal and informal meetings have been held with potential stakeholders and members of the public to gather input for the plan's development. Soon after the property was purchased, several neighbors stated their concerns about establishing a high-intensity use park.

Therefore, early discussions about traditional recreational amenities, such as a soccer complex with lighting, were not pursued. Many residents and Township officials did, however, indicate their desire for the park to maintain livestock.

One initial idea was to establish a petting farm. Early in the planning process, staff visited the Metroparks Kensington Farm Center to explore the idea of creating a petting farm. It was determined that the costs to operate a successful facility were too high. In addition, the Petting Farm at Domino's Farms is only five miles from the park, so there is not a demand for a similar operation in such close proximity.

Because WCPARC did not have experience developing a park that integrated agriculture and recreation, staff engaged diverse groups of stakeholders focused on local agriculture and food to identify possibilities and needs in the community. Groups included: MSU Extension, Washtenaw County Public Health, Growing Hope, USDA Natural Resource Conservation Service, 4-H, MSU Extension, Michigan Food and Farming Systems (MIFFS), and Brines Farm. These stakeholders helped to develop the park's goals, potential interpretive themes, and park amenities. From the meetings, ideas such as a farm stand, farm incubator, community gardens, artisan studio, apiary, and kitchen demonstration space were identified as possibilities. Throughout the years of planning, these ideas were further refined.

One concept that was further explored was the establishment of a farming incubator on a portion of the site. In 2012, staff hired a consultant to determine feasibility. Three case studies describing successful incubator farm models from around the United States were presented to the Parks and Recreation Commission. Since that time, Tilian Farm Development Center, a farm incubator in Ann Arbor Township, has been established. At this time, there is not a need for an additional farm incubator in the community. Therefore, WCPARC has chosen not to pursue this option.

The Staebler family was also given the opportunity to comment on their desired use of the park. Some potential amenities that were suggested included a farm history museum, produce stand, and informal sports fields.

As part of a group class project, students from the University Of Michigan's School of Natural Resources and the Environment prepared three master plans for the park. Elements included site analyses, program development, and conceptual designs. The plans provided a fresh perspective in developing the site and helped to confirm initial plan elements.

In preparing the concept Site Master Plan, staff considered stakeholder and public input, analysis of the site, existing WCPARC current recreational offerings, regional recreation amenities, and recreation trends.

Subsequently, cost estimates and a timeline for the site's Capital Improvement Plan (CIP) were developed (*Appendix 1*). The park's Site Master Plan was further refined based on anticipated costs. Potential grant funding and other financial opportunities, including partnerships, were also explored.

Public Input

During the public input phase, WCPARC followed a process similar to previously completed site master plans.

On January 23, 2013, staff presented the initial design concepts at the Superior Charter Township Planning Commission meeting. Township officials and members of the public were supportive of the park's initial plans.

On April 11, 2017, staff presented the draft of the Site Master Plan to the Washtenaw County Parks and Recreation Commission at its monthly meeting. Subsequently, the Plan was posted on

the Commission's website for public review and comment. It was also publicized on the Commission's Facebook page, on their website, and in their newsletter, which has a distribution of approximately 13,000 households.

On April 26, 2017, the Site Master Plan was presented to Superior Charter Township officials and staff. They were supportive of the plan and eager for the site to be open to the public. Supervisor Kenneth Schwartz also requested that, once developed, site plans for the property be presented to their Planning Commission at a regular meeting for a courtesy review. At that time, there will be an opportunity for public comment.

WCPARC staff held a public meeting on May 17, 2017, at Superior Charter Township Hall to present the draft plan and gather feedback. Staff published the meeting notice on the Parks and Recreation Commission's website, public online calendar, and Facebook. In addition, staff followed Superior Charter Township guidelines for holding public hearings by mailing a meeting invitation to neighbors located within 300' of the Staebler Farm Park property boundary.

Staff also presented the Site Master Plan to the Fleming Creek Advisory Council at its June 1, 2017, meeting. The Committee was in favor of the plan, with special interest expressed for some restoration work along the Fleming Creek corridor.

Staff provided a June 30, 2017, deadline for submission of public comments.

Plan Revisions

During the public input phase, staff received feedback in favor of the draft Site Master Plan, as well as concerns, mainly from some of the park's adjacent neighbors *(Appendix 2)*. These concerns may be summarized into five major categories: 1. Unauthorized access to Frains and Murray lakes and ponds; 2. Security/safety of neighbors' property; 3. Public input process; 4. General site plan details; and 5. Other.

Many of these concerns were initially stated before and immediately after purchase of the property in 2001. In considering comments for integration into the revised plan, staff evaluated practical solutions, where possible, such as providing additional fencing, without altering the overall vision of the plan. The final Site Master Plan and a map featuring probable near-term development (1-7 years) are included in the Final Plan section of this document.

Next Steps

The final Site Master Plan will be presented to the Washtenaw County Parks and Recreation Commission at their August 8, 2017, meeting for adoption. At that time, the public is welcome to provide additional input. Once the plan is adopted, staff will begin development of a more detailed site plan for the park. The site plan will be presented at a future Township public meeting for review and further public comment.

Site Inventory and Analysis

Site Overview

Staebler Farm County Park is located in the northeast quadrant of Washtenaw County in Superior Township, about midway between the cities of Plymouth (Wayne County) and Ann Arbor. The property is east of Prospect Road near the Superior Greenway, a collection of protected land owned and managed by public and private entities. It is also within the boundary of the Ann Arbor Greenbelt.

Data: Washtenaw County GIS

Figure 1: Washtenaw County Map

At 98 acres, Staebler Farm Park makes up a considerable portion of the NE ¼ of section 9 and a portion located in SE ¼ of section 4. The entire property is irregularly shaped, with M-14 expressway running in a southwest/northeast direction along its northern boundary. Additionally, Plymouth Road runs parallel to M-14 bisecting the property, separating the farmyard from the homestead. All buildings are located along the Plymouth Road corridor.

Data: Washtenaw County GIS

Figure 2: Aerial

The property contains a rich variety of natural and agricultural resources including cropland, pasture, upland woods, wet woods, wetlands, lakes, ponds, and Fleming Creek. There are also several historic structures on site.

Natural Resources

Geologic History

The existing landforms in Washtenaw County are a result of glaciers that covered the land thousands of years ago. Melting and receding glacial lobes crossed Michigan approximately 13,000 to 16,000 years ago during the Wisconsin Glacial Episode. The three principal glacial subsections in Washtenaw County are known as the Jackson Interlobate, Ann Arbor Moraines, and Maumee Lake Plain. Staebler

Farm Park is located within the Ann Arbor Moraines section of the County.

Ann Arbor Moraines

The Ann Arbor Moraines make up the largest glacial section in the County, extending from Salem and Dexter townships southwest to Saline and Manchester. Formed by glacial deposits of soil and rocks, the moraines consist of narrow parallel bands of both end and ground moraines. The topography of the end moraines is rolling and hilly, but less than 1% have slopes greater than 15%. End-moraine ridges may be either individual ridges one or more miles across and several miles long, or they may be broken into several smaller ridges separated by glacial outwash channel and postglacial drainages. More than 80% of ground moraines are flat, with only minor sloping. Ground moraines form an expansive plain and, although individual hills may be several miles wide, they are seldom higher than 80 feet.

Staebler Farm Park lies along the Defiance Moraine (inner ridge). On the northernmost portion of the property, a "band" of land following M-14 is made up of glacial outwash.

Topography

The park is relatively flat, except near the southern edge of the property, where a steep drop-off leads to woods and wetlands. The park's elevation ranges from approximately 824 feet to 848 feet above sea level (*Figure 3*). Based on topography, surficial water is generally expected to flow in a southwesterly direction.

Soils

Consistent with its glacial history, the property contains various soil types, some of which may pose building challenges due to wet or clay composition. Fortunately, the majority of the property, particularly along Plymouth Road, is suitable for development. See *Figure 4* for more information.

Soil Descriptions and Characteristics

Boyer Loamy Sand, 0 to 6 percent slopes

This soil type is found in broad uplands, and on outwash plains, kames, valley trains, terraces, and moraines. This soil is droughty and is subject to blowing when cultivated. Runoff is slow or very slow. This soil type is generally located in the central and northern portions of the property and is suitable for construction.

Houghton Muck

This soil type is found in depressional areas, in broad low-lying areas, and along waterways of lake plains, outwash plains, till plains, and moraines. It is generally unsuitable for agricultural purposes. This soil has a high water table and is subject to flooding. Runoff is very slow. This soil type is located in the very southern portion of the property and is not suitable for construction.

Kibbie Fine Sandy Loam, 0 to 4 percent

This soil type is found in depressional areas, in broad low-lying areas, and along drainage ways of lake plains and outwash plains. This soil has a seasonal high water table and is subject to ponding in nearly level areas. Runoff is very slow. This soil type is located predominately in the northern portion of the property adjacent to Fleming Creek and is not suitable for construction.

Sebewa Loam

This soil type is found in depressional areas, broad low-lying areas, and drainage ways of outwash plains, valley traines, and terraces. This soil is generally unsuitable for agricultural purposes. Runoff is very slow. This soil type is located predominately in the northern portion of the property adjacent to Fleming Creek and is not suitable for construction.

St. Clair Clay Loam, 2 to 6 percent slopes

This soil type is found in broad upland areas and on low rises and side slopes of till plains and moraines. This soil is wet during spring because permeability is very slow. Runoff is medium.

This soil type is generally located in the southeast portion of property and is not suitable for construction.

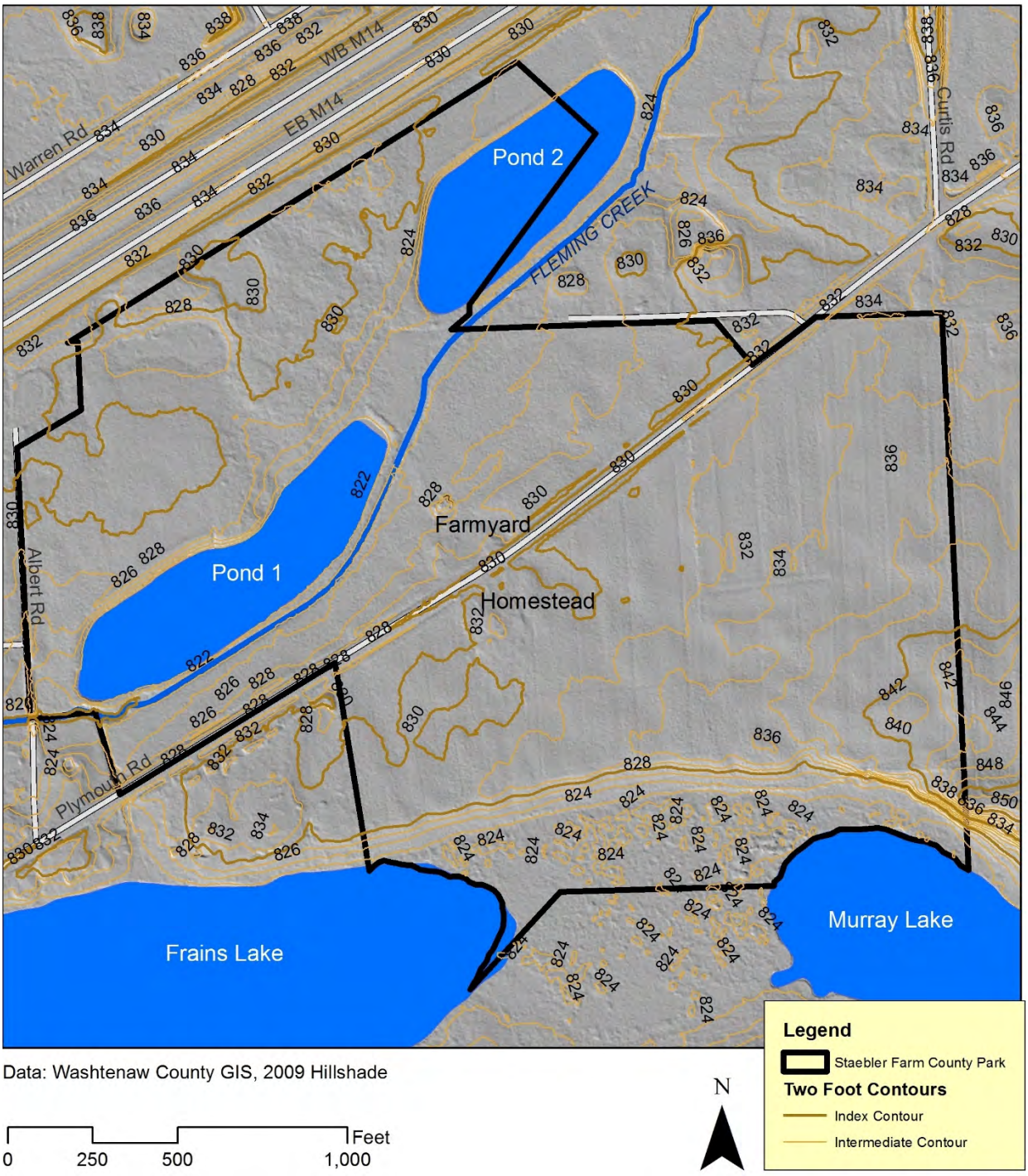
St. Clair Clay Loam, 18 to 35 percent slopes
This soil type is found along streams and drainage ways and in broad areas of till plains and moraines. Runoff is very rapid. This soil type is located in the southeast portion of property and is not suitable for construction.

Pre-Settlement Vegetation

Prior to European settlement, oak and oak-hickory forests dominated the well-drained soils in this area of Washtenaw County, with white oak being the dominant species. Black oak was typical on the drier ridge tops, and red oak was more common on lower slopes. Beech and sugar maple were found on the silt loams and clay loams, occurring only in the relatively flat and wet areas of ground moraines and on well-drained, irregular end moraines further north.

Forested wetlands were common in lower slope areas on both ground and end moraines. Common species included black ash, red maple, American elm, swamp white oak, bur oak, and basswood. On the floodplain, hackberry, red elm, red ash, and American elm were common (*Figure 5*).

Topography



Data: Washtenaw County GIS, 2009 Hillshade

Figure 3

Soils

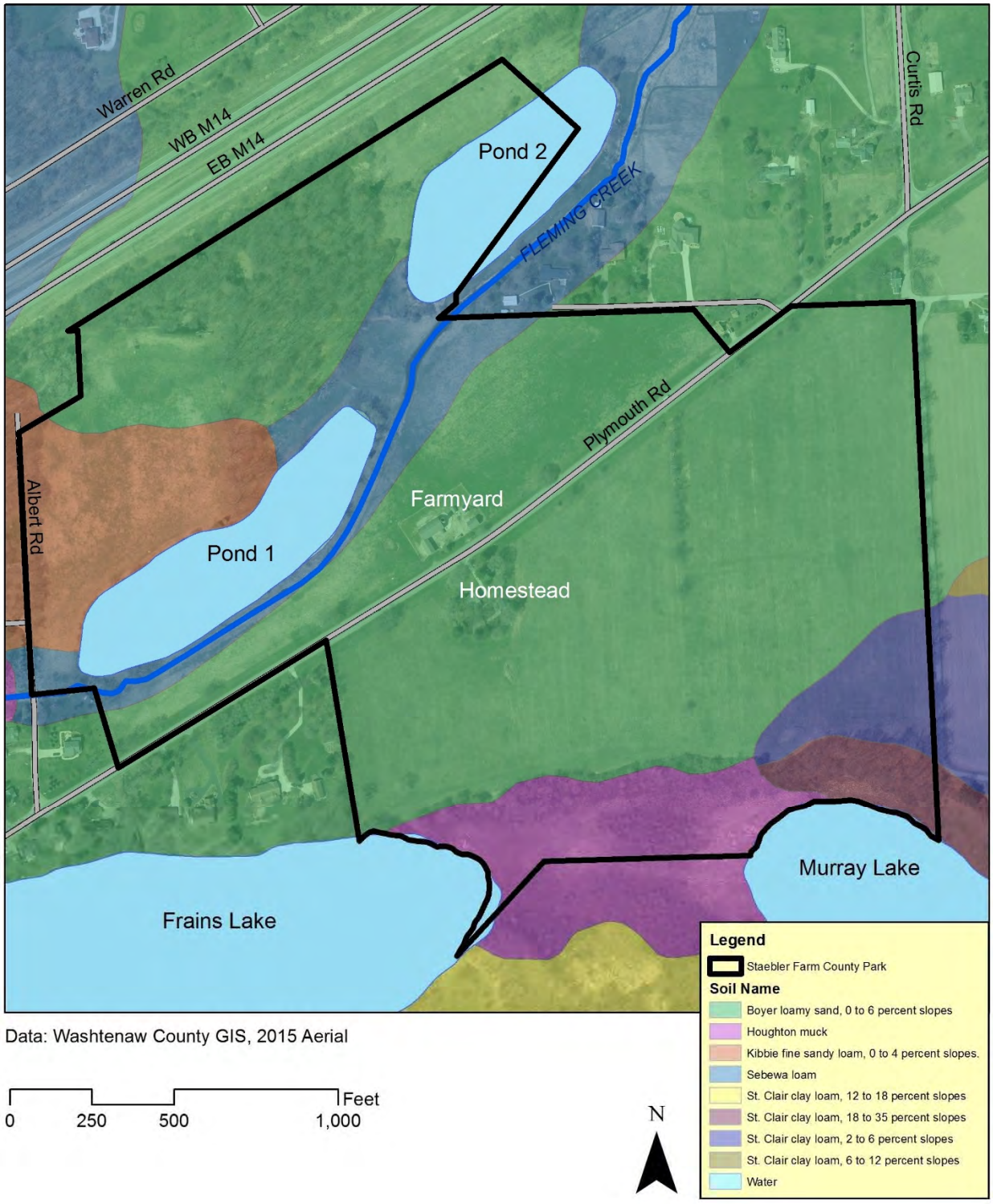


Figure 4

Pre-Settlement Vegetation

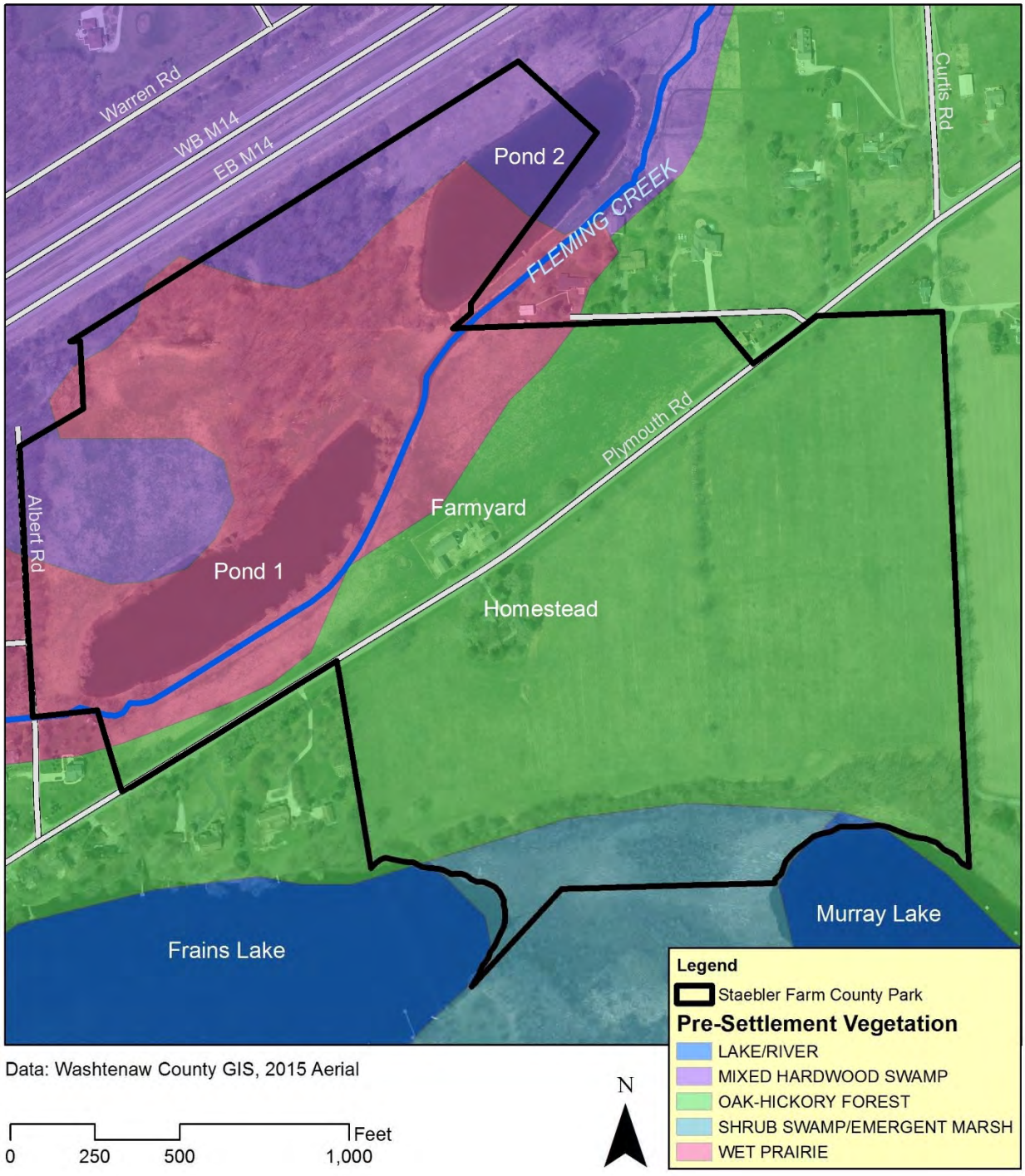


Figure 5

Present Vegetative Land Cover

Staebler Farm County Park contains a diverse combination of vegetation types, including woods, wetlands, and pastured and farmed fields.

North Woods (North of Plymouth Road)

The north woods are divided into two sections: the southern section is part of the Staebler parcel and the northern section is part of the Heidt addition. The Heidt woods were cropped some time prior to 1940. The woods have not been accessible since the construction of M-14 expressway in the 1970s, when development of the road created an orphan parcel. Due to the previous site disturbance, invasive plant species are common, including multiflora rose, garlic mustard, and buckthorn. Native plants include maple and cherry. There are at least two vernal ponds within this area.

The southern portion of the woodlot, immediately north of Pond 1, was most recently owned by Donald Staebler. According to Mr. Staebler, the trees are old growth and the woodlot was historically (and presently) only pastured. Specimens include large oak trees, cherry, and walnut. The understory is fairly clean, without a large presence of invasive plant species. Wildflowers include spring beauty, trout lily, and wild geranium. In 2001, it was recommended that the woods be a "nature preserve" zone due to the high quality of native plant composition and fairly soft soils that could easily be compacted with frequent use.

Northside Pasture Lands

For much of the 20th century, this area of wet soils was pastured because it was prone to flooding and did not make for productive cropland. Today, there consists a mixture of rich pasture grasses. A small patch of sedges (about a 30' diameter) is located in the pasture northwest of Pond 1.

Ponds/Fleming Creek Corridor

A portion of the Fleming Creek corridor within Staebler Farm contains very little vegetation, due to livestock. Downstream, on an embankment separating Fleming Creek from Pond 1, the area is fenced from farm animals and contains various hydrophilic trees and shrubs such as willow, cottonwood, red dogwood, and autumn olive.

Active Cropland

A significant portion of the southern part of the property is actively managed for hay.

Southside Upland Woods

Historically, the upland woods were pastured until the increased traffic and speeds on Plymouth Road prohibited cattle from crossing the road. Plants found in this area include wild black cherry, basswood, and wild geraniums. These woods are relatively free of invasive plant species.

Southern Boundary Wetlands

This high-quality wetland complex includes a number of native plants including American highbush cranberry and swamp milkweed. Tamarack trees are located immediately south of the property, with the possibility of some specimens found at the edge of the property's marsh.

View of Murray Lake and wetlands

Water Resources & Aquatic Life

Staebler Farm County Park has an abundance of water resources including Fleming Creek, two manmade ponds, and frontage on two kettle lakes, Murray and Frains (*Figure 6*).

Groundwater

In Washtenaw County, percolation from precipitation is the major source for groundwater recharge. Recharge from surface water bodies is also important, especially near the Huron River. Generally, the northeastern portion of Superior Township contains a high water table. Therefore, agricultural practices and development on this site must be sensitive to avoid polluting groundwater. In addition, development should be evaluated for its effect on groundwater recharge.

Fleming Creek (East Branch)

Staebler Farm Park lies within the Huron River Watershed. The east branch of Fleming Creek, a tributary of the Huron River, flows southwest through the property. The creek's average slope is about 16 feet per mile.

The headwaters for this high-quality creek are a few miles north of the property in Salem Township. The eastern branch is in fair condition due to channelization, and it has fewer habitats and more sediment than the western branch. The fish community is mostly composed of smallmouth and largemouth bass, northern pike, smaller species, and suckers, including blacknose dace, creek chub, mottled sculpin, rainbow darters, and hognose suckers (*Appendix 3*).

Around 1976, the creek's alignment was altered to accommodate excavation of borrow pits for the construction of the M-14 expressway. An embankment separates the creek from the adjacent ponds.

Ponds

Pond 1

This former borrow pit is located entirely within Staebler Farm Park, north of Plymouth Road. The pond is spring fed and does not freeze completely in the winter. It is about seven acres in size and 25' deep. Mr. Staebler stated he used to stock the pond with panfish, largemouth bass, and pike.

Pond 2

This pond is located in the northeast corner of the property, and is also the result of the construction of M-14. At present, it cannot be accessed from the property without significant clearing of vegetation. The pond is shared with neighbors, and is visible to those traveling along M-14. It is about five acres in size and the depth is unknown. This pond contains many species of fish including, panfish, largemouth bass, and pike.

View of Pond 2 looking west

Lakes

Murray Lake

This lake is located along the southeast boundary of the park property (south of Plymouth Road). Steep slopes lead from the adjacent farmland through a woodlot down to the lake. This naturally formed kettle lake was created when the last glacier retreated about 10,000 years ago. It is approximately 17 acres in size and 40 feet deep. The dominant bottom surface type consists of pulpy peat. The lake is spring-fed with an intermittent drain flowing into Frains Lake; wetlands separate the two lakes. At the time of European settlement in the 1800s, the lakes were connected by a

narrow outlet and together called "Hourglass Lake." Historically, the lake contained blue gill, pumpkinseed, largemouth bass, common sucker, Lake Chub sucker, yellow bullhead, and mud pickerel species. Today, the fish species are unknown. The lake is shared with neighbors, one of whom operates a private swim club immediately east of the park. *The Warranty Deed for the park states that "launching and/or public use of watercraft is prohibited" on the lake.*

Frains Lake

This lake is located along the southwest boundary of the park property (south of Plymouth Road), and access is nearly level with the adjacent farmland. Like Murray Lake, this naturally-formed kettle lake was created when the last glacier retreated. It is approximately 17 acres in size and 30 feet deep. The dominant bottom surface type consists of pulpy peat. An intermittent drain connects Frains and Murray lakes. Historically, the lake contained blue gill, largemouth bass, common sucker, Lake Chub sucker, yellow bullhead, mud pickerel, blackchin shiner, and mud minnow species. Today, the fish species are unknown. Frains Lake has a small outlet flowing into Fleming Creek to the north. This lake is shared with neighbors. *The Warranty Deed for the park states that "launching and/or public use of watercraft is prohibited" on the lake.*

Murray Lake in 1949

Water Resources

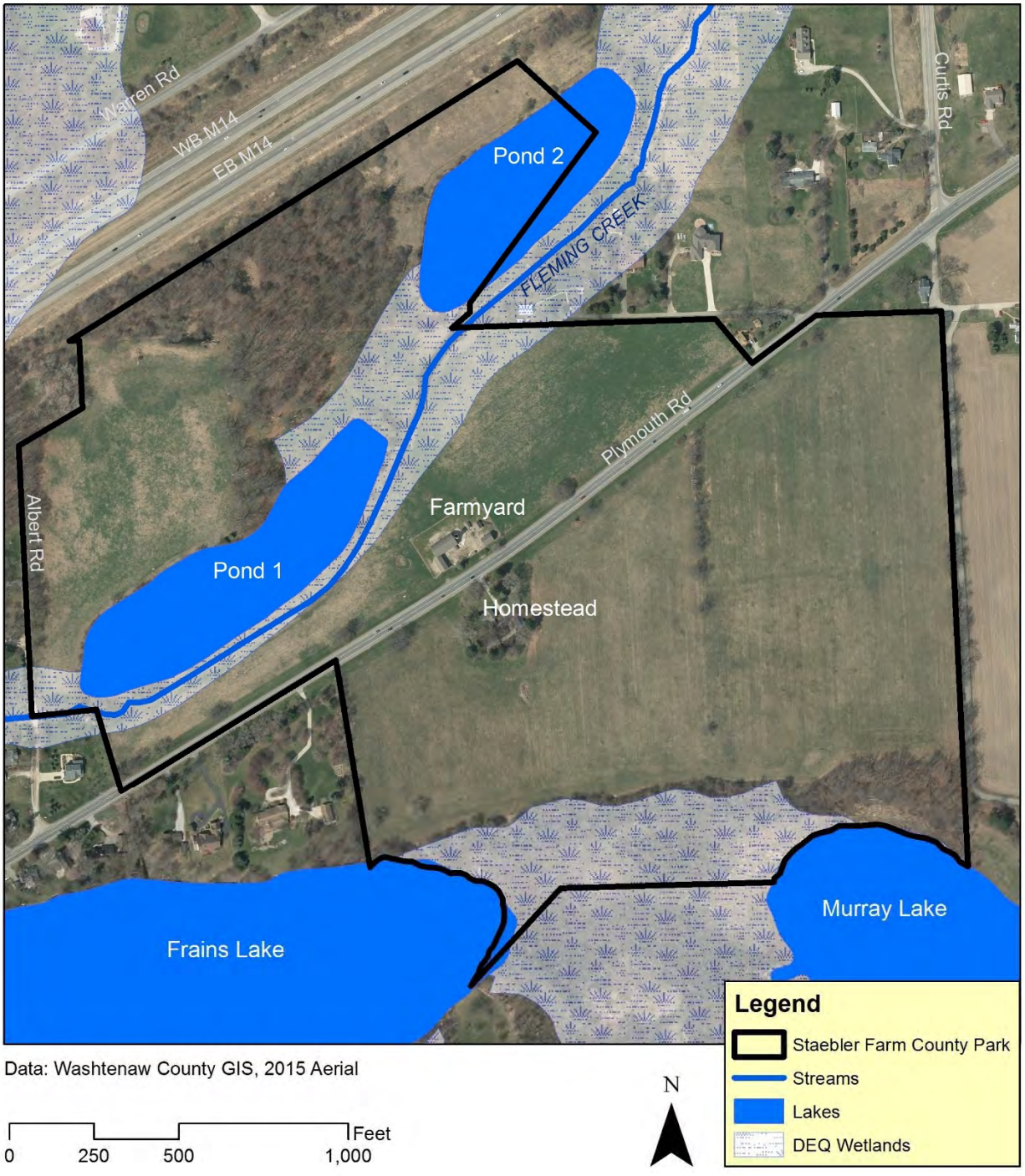


Figure 6

Cultural Resources

Historical Context

Superior Township is located in northeast Washtenaw County, Michigan. For centuries, this area served as hunting and camping grounds for various Native American cultures. In 1820, land became available for purchase from the Federal Government, and farms soon emerged throughout the township.

During the 19th century and into the mid-20th century, Superior Township remained largely rural. With the onset of World War II, parts of the community became industrialized and suburban. In more recent years, there has been increased development of residential subdivisions on former agricultural land. Superior Township has been progressively trying to preserve its rural character by addressing changes in the community through development of a Township Master Plan.

Staebler Farm was once part of Frains Lake Village. This small, unincorporated hamlet included a one-room school house (located about 1,000 feet from its western boundary), a gas station, and a country store; the latter two no longer exist.

Property History

There is evidence of human activity at the Staebler Farm site spanning millennia. Formal archeological investigations in 1976 and 2011 revealed evidence of two eras of prehistoric Native Americans: relics were found from the Archaic period (9,000 BC-1,000 BC) and Woodland cultures (1,000 BC-1,650 AD). Analysis of tools and pottery fragments suggest this site has been occupied for around 8,000 years. Based on the concentration of relics found during the investigations, it is believed that Native Americans camped along the ridge between Murray and Frains lakes. Nearby Plymouth Road was a former Native American route connecting the locations of which later became the cities of Detroit and Ann Arbor. The park's location along the road near two lakes on high ground would have made it a desirable stopping point. Experts also believe that the soils were suitable for prehistoric agriculture practices.

Once land in Superior Township was open for settlement, Justin Phelps purchased the property from the Federal Government in 1826. For decades, the property changed hands every few years, until early Superior Township settler, Stephen Geer purchased the property in 1862. Either Geer or subsequent owner, Frank Galpin, built the farmhouse after the Civil War. Several other farm buildings date to the late-1800s and early 1900s.

The Staebler family moved to the farmstead in 1912, and maintained a diversified farm with dairy cows, a kitchen garden, and crops planted to support livestock and generate income.

Staebler Farm before 1923

In 1952, Donald Staebler and his wife Lena purchased the property from his mother. In the mid-1950s, the farm transitioned from a dairy operation to beef cattle. Recognizing the land's historic value, Mr. Staebler sold 86 acres to the Washtenaw County Parks and Recreation Commission in 2001 to prevent large-scale development.

The 13 acre Heidt addition was also acquired in 2001. The landlocked parcel was created in the late 1970s during construction of the M-14 expressway, which severed it from the rest of the Heidt family farm north of the expressway.

Currently (2016), a local farmer is renting land from the Parks and Recreation Commission to pasture beef cattle and manage hay. The farm buildings are no longer utilized for farming. Mr. Staebler still occupies the domestic structures. Washtenaw County Parks and Recreation Commission maintains all structures. At present, the property is not open to the public; however, tours of the farm are available by appointment.

Native American Archeology

Until the 1970s, there were no significant findings of Native American artifacts on the property. This changed when a teacher and archeologist from Schoolcraft College, John Lesko, visited the farm after the land was freshly plowed to search for arrow and spear points. With the discovery of artifacts, Lesko organized archeological field work of the site in 1976, and included undergraduate students from Schoolcraft College and graduate students from the University of Michigan. A significant number of objects were recovered from the field work including, bear and deer teeth, pottery shards, human bones, and shellfish remains. These items are now in the collection of the University of Michigan Museum of Natural History.

In 2011, at the initiation of a local resident, a second formal investigation of the site was conducted by archeologist Richard Zurel. In his 2011 draft report, "The Archaeology of the Staebler Site," Zurel summarized Lesko's 1976 field work and analyzed his findings.

Besides what has already been documented, no additional prehistoric cultural resources are known to exist on the property.

1976 Archeological dig – John Lesko and students digging for Native American relics at Staebler Farm.

Built Environment

"Modern farming" has occurred on this property since at least 1850. Evaluation of various documents revealed that throughout its existence, it remained a diversified farm containing various crops and farm animals. However, for much of the 20th century its significant commodity was dairy, and then beef.

Plymouth Road separates the homestead from the farmyard. Farm buildings were sited along Plymouth Road for ease of transporting goods (i.e., milk, meat, and crops.). The farmhouse's location across the road offered separation from the animals, but still provided easy-access for managing farming operations. *Figure 7* shows a layout of the farmyard buildings.

Farmyard Layout

The following diagram was created in 2011 and is based on approximate field measurements. Individual buildings details may be found in *Appendix 8*.

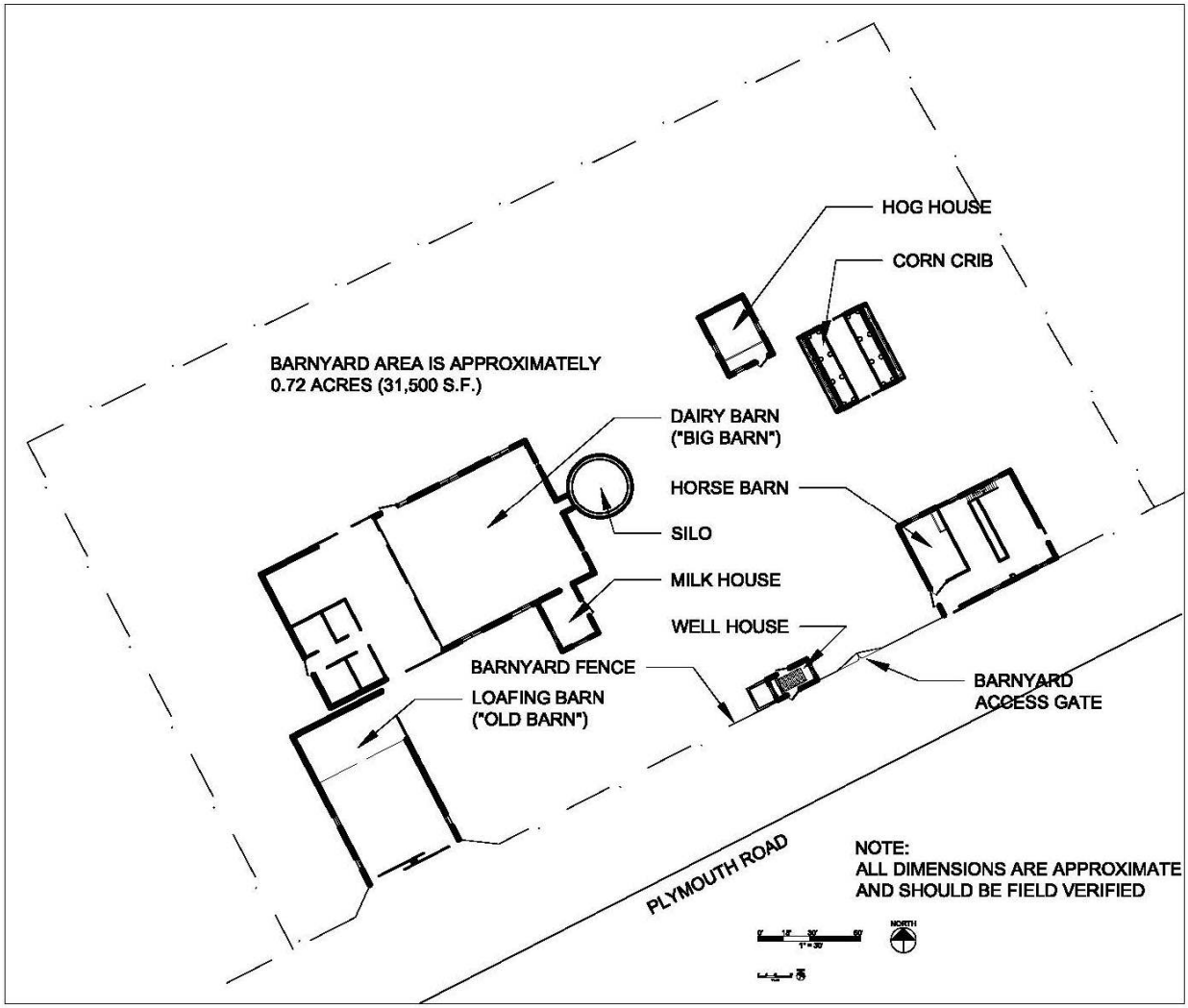


Figure 7

The following tables describe the built features on the property.

Structures North of Plymouth Road – Zone 1

Structure	Date Built	Physical Description	Condition	Contributes to Historic Landscape
Horse Barn	Unknown. Probably early 1900s; before 1912	Rectangular plan with gable roof; two stories; 24'x30'; floors are scored and uneven; staircase on north elevation; doors on south, east and west elevations; food chutes on north elevation.	Fair. Sill plates need to be replaced.	Yes
Loafing Barn	Unknown. Probably late 1800s	Gable roof; 24'x40'; 3-bay; hand-hewn beams sliding barn doors facing Plymouth Road and single sliding door into barnyard. Painted red with white trim.	Good. Structure was restored in 2008-2009. New foundation and sill plate. Replaced other structural members, siding, wood windows and paint.	Yes
Dairy Barn	1922	Gambrel roof; 36'x70'; rectangular plan; two stories with loft; vertical boards over balloon frame; concrete floors; large sliding doors on north and south elevations; two sliding doors on east elevation; hopper windows on north and south elevation; floors are uneven.	The structure is generally in good condition, but floor in granary may need to be raised or replaced. New wood windows and paint in 2009.	Yes
Silo	1937; extension 1952	13'dia.; no dome cap; constructed with concrete staves held together with steel rods; attached to Dairy Barn; ladder is located on silo near Dairy Barn.	Good	Yes
Milk House	Unknown. Probably early 1900s; before 1912	Former smokehouse originally located south of Plymouth Road.	Good. New wood windows and paint in 2009.	Yes
Well House	Unknown. Probably early 1900;s before 1912	6'x11'; corner boards, boxed-in eaves; 3' deep concrete tank on southwest portion; 5' x 6' concrete tank to west of building; door on north and south elevations (farmyard and street access).	Good. New wood windows and paint in 2009.	Yes
Pig House	Unknown. Probably early 1900s; before 1912	Rectangular building 12'x16'; 4'' h concrete floor divider on southern 1/3; animal doors on west, north and east elevations.	Good. New wood windows and paint in 2009.	Yes
Double Corn Crib	Unknown. Probably early 1900s; before 1912	18' at widest point (15' at base) x20'; horizontal wood slats over wood frame, and horizontal notched boards in gables; concrete piers.	Good. Structure was restored in 2009.	Yes

Table 1

Structures South of Plymouth Road – Zone 2

Structure	Date Built	Description	Condition	Contributes to Historic Landscape
Farmhouse	1860s-1870s	The farmhouse is a T-shaped, gabled-ell vernacular structure, with subtle Italianate ornamentation such as pediment-shaped window headers and double-arched doors. An addition was erected before 1912 to accommodate a dining room and kitchen. The farmhouse is clad in white asbestos siding and features red painted shutters. Mr. Staebler stated that the original clapboard remains under the asbestos siding. This house retains many features that were probably original. Photographic evidence authenticates the 4-over-4 sash windows, as well as many doors as pre-dating 1920. Mr. Staebler has listed changes to the house since the early 20th century in his memoir, "This I Remember."	Fair	Yes
Garage	1946	Concrete block. Pit to change oil for vehicles. Two large rooms.	Good	No, but has potential for reuse.
Tractor Shed	1922	Building is rectangular in shape and is clad in white, vertical boards. Asphalt shingles.	Poor	Yes
Chicken Coop	1920s	White side-facing shed roof and shiplap siding.	Fair	Yes

Table 2

Preservation of Historic Structures

When WCPARC purchased the Staebler Farm in 2001, most structures were in fair condition. Over time, structural decay and various repairs left the oldest barn—the former loafing barn—in poor condition and in danger of collapsing without intervention. In 2008, the Parks Commission hired Ken Brock of Legendary Timberworks to manage the rehabilitation project. The loafing barn received the most extensive intervention, which included pouring a new concrete foundation; replacing rotten beams and posts; and replacing most siding boards. Improvements were made to all structures, including repair or replacement of broken windows; replacement of rotten siding boards; and a fresh coat of paint.

Throughout construction, the project adhered to the Secretary of the Interior's Standards for Rehabilitation, specifically, Preservation Brief 20, *The Preservation of Historic Barns*. Work done during rehabilitation respected the buildings' structural framework and considered the design, color, visual appearance, and material of necessary replacement elements. Rehabilitation work was completed in 2009.

In 2011, the loafing barn received the "Barn of the Year" award from the Michigan Barn Preservation Network.

Restoring the loafing barn around 2008-2009

Additional Artifacts

With more than 100 years of occupancy by the Staebler family, it was Mr. Staebler's desire to donate numerous farming, cultural, and historical artifacts to WCPARC for future programming at Staebler Farm Park (though no formal agreement was established). Farm items include scythes, a potato planter, a John Deere Tractor Model B, and milk jugs. In addition, some personal artifacts may be donated to WCPARC upon the house being vacated including: rug beaters; a vintage telephone; and a homemade camper. In 2009, Mr. Staebler was filmed discussing many of these historic items, which will be valuable for programming uses. In addition, artifacts have been labeled, researched, and documented in WCPARC museum software.

Trailer built by Donald Staebler

Infrastructure

Environmental

An Environmental Site Assessment (ESA) has not been conducted to determine if there are any environmental hazards or contamination on the property. However, based on the extensive and documented history of use, no environmental concerns are anticipated.

An above ground storage drum is located between the workshop and chicken coop south of Plymouth Road, which supplied oil to heat the garage.

Wells

The well serving the residence is located in the front yard and was installed in 2001 after the Parks and Recreation Commission obtained ownership. Due to difficulty finding water below the 50-foot minimum required depth, the Washtenaw County Department of Environmental Health issued a permit and approved the 34-foot well depth.

There are three additional wells on the property, but they are currently not in use. One is located in the basement of the farmhouse and two are located in the farmyard in the well house and dairy barn. All unused wells should be properly abandoned; however, if it is determined that a well in the farmyard can accommodate livestock or other use, it should remain.

Septic

The septic tank serving the residence is located about 10 feet east of the existing driveway and is in excess of 150 feet from the house's well. The tank inlet is between 0.75"-1" higher than the pipe coming out of the house, meaning, that the waste needs to run uphill. The pipe has frozen on a couple of occasions, which then needed to be thawed out. After inspecting the tank, it was determined that a new tank would need to be set as the current one is cracked and would not hold together if removed.

Easements and Right-of-Way

The only known utility easement on the property is held by Detroit Edison (DTE) for overhead electrical wires and poles. These wires transect the property from the southeast corner near Frains Lake, cross Plymouth Road and Pond 1, then turn northeast and run off site near Pond 2. An overhead electrical branch-circuit comes off a pole at the north-east end of Pond 1 to provide electricity to the barns, and continues across Plymouth Road to power the house. It is DTE's responsibility to maintain the network; consequently, the company retains the right to remove or trim trees that interfere

with its performance. Permanent structures cannot be erected within the 12-foot wide easements.

In 2010, a new transformer, meter box, and service panel were installed in the farmyard to provide separate power to the farm buildings. Today, there are two billing addresses for Staebler Farm Park, one for the farmyard and the other for the house.

The Michigan Department of Transportation maintains a 300-foot Right-of-Way (ROW) along the M-14 expressway on the property's northern boundary. The Washtenaw County Road Commission maintains a 120-foot ROW along Plymouth Road bisecting the park, and a 66-foot ROW along Albert Drive on the far western boundary.

Site Access

Staebler Farm County Park is located on Plymouth Road—a main east-west road that links the cities of Ann Arbor and Plymouth, Michigan. Plymouth Road, at the intersection of Curtis Road (near the eastern property boundary), has an average annual daily traffic count of 7,200 vehicles. The property is also bordered by the M-14 expressway to the north, with the Ford Road exist one mile to the west. Therefore, the site is easily accessible by motor vehicle from much of Washtenaw County, and it is only a 45-minute drive from downtown Detroit. In addition, paved shoulders along Plymouth Road, which were developed through a collaborative effort between WCPARC and the Washtenaw County Road Commission, provide a safer route for cyclists traveling from the cities of Ann Arbor and Plymouth (Wayne County).

Public transportation

Public transportation is limited because the park is located in a rural setting. The closest bus stop is about four miles to the west. Although it is close to the Wayne County border, the lack of a regional transportation service limits public transportation between cities in different counties.

Plymouth Road looking west

Township Zoning

Both the Staebler and Heidt parcels are zoned Secondary Agricultural District (A-2), which, according to the Superior Township Zoning Ordinance (2008):

> *…was established as a Rural District to preserve lands that are agriculturally productive, and to allow use for specialized applications on land which, because of factors such as soil suitability, location, parcel size, and existing land uses, are not as suitable for production of staple crops as the lands included in the A-1 District.*

Parcels zoned A-2 may be used for conservation areas and/or recreational facilities. See *Figure 8* for the Superior Township Zoning Map.

In addition, the Staebler parcel is zoned Open Space Preservation Overlay District (OSP) in which Superior Township Zoning Ordinance states:

> *Woods and fields permit water infiltration, help maintain biological diversity, and provide habitat for wildlife. The rural landscape provides the benefits of nature to citizen mental health. The Open Space Preservation (OSP) Overlay District is hereby established as a Special District to preserve open space for the citizens of Superior Charter Township now and in the future.*

Adjacent Property Land Use

The Staebler Farm property originally consisted of additional acreage, but land was sold off throughout the years. Until the 1970s, most of the property surrounding the park consisted of family farms. Today, much of the surrounding land includes single family residences, as well as large estates south of Murray and Frains lakes.
The neighbor immediately to the east (south of Plymouth Road) currently farms traditional row crops on more than 260 acres of land.

Superior Charter Township Zoning Map

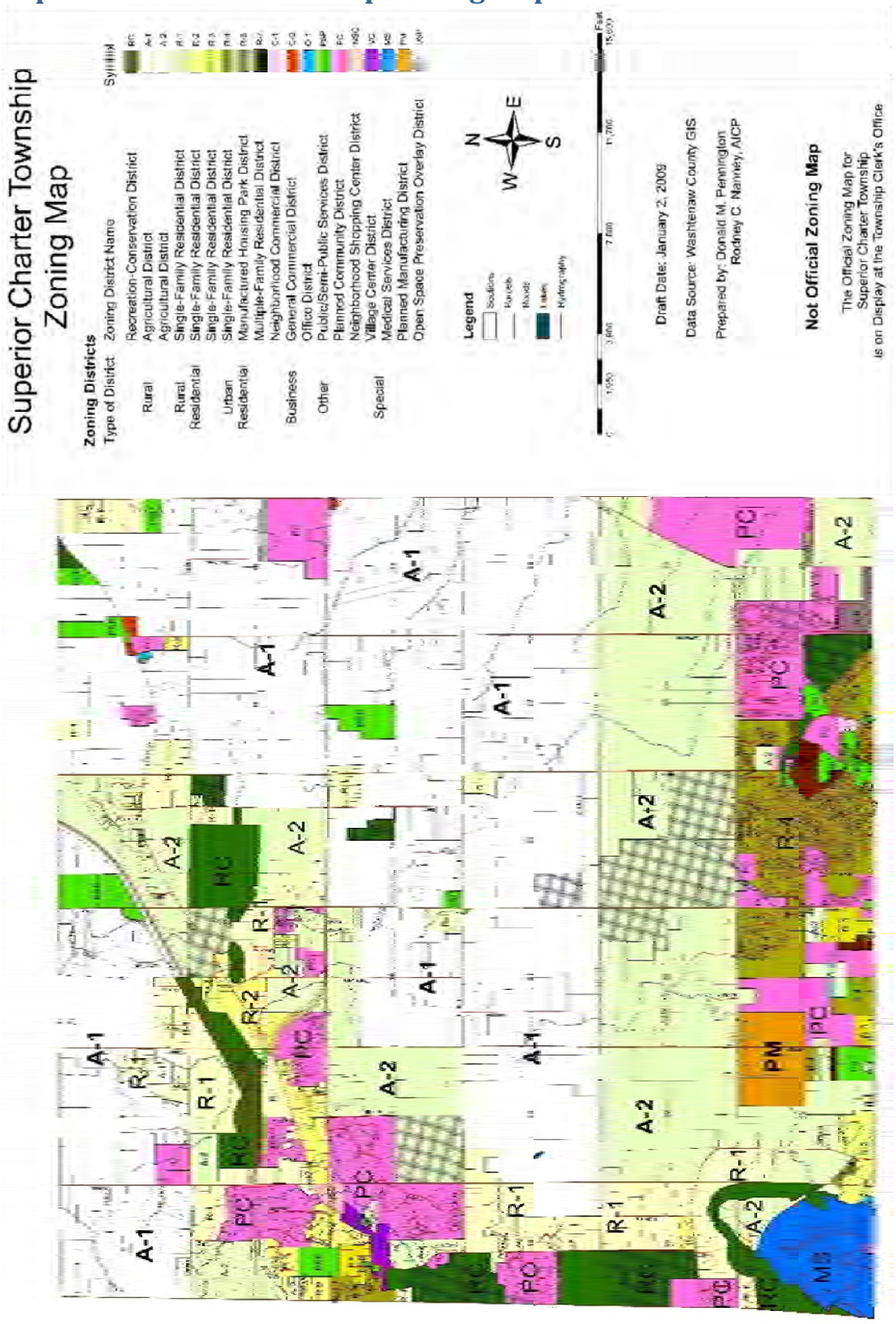


Figure 8

Staebler Farm County Park
Site Analysis

98+/- acres

February 2016

Legend

- Property Boundary
- Vehicular Traffic
- Site Access
- Best Views
- Water Flow
- Index Contour Lines
- Countour Lines
- Overhead Powerlines
- Floodplain

Wasthenaw County 2015 Aerial
USGS Topographic Contours (1:24,000)

Scale 1"=300'

0 300 600 Feet

N

Figure 9

Washtenaw County Parks and Recreation Commission

Credit: Willow Farm Park, Longmont, Colorado

Final Plan

Plan Development

Through the planning process some strong themes emerged for the park's plan: active farming, cultural resource interpretation, and natural resource protection. These important themes should be included as recreational opportunities.

Because of the abundance of existing agricultural land and adjacent private land use, continued farming would be a suitable activity on the site. However, because Staebler Farm is a park facility, the site must be available for public use. This represents a challenge of how to implement the concept of a "farm park": How does the Parks Commission balance the needs of an active farm, while providing a safe and enjoyable recreational experience? One way to accomplish this is by including an agricultural education component. Identifying a partner with the understanding of both farming and education should be pursued to provide the best experience for patrons.

The presence of rich cultural resources on site provides an opportunity for the park's plan to have a significant interpretation component. According to the *Parks and Recreation 5 Year Master Plan*, one of the Commission's goals is to "protect and interpret cultural resources to foster greater understanding of Washtenaw County's heritage." The Commission recognizes that the structures contribute to the uniqueness of the site and are an attraction for visitors. Therefore, careful attention should be given in determining their use and incorporating new site amenities.

The abundance of natural resources within the park, such as lakes, Fleming Creek, and high-quality woodlots and wetlands, provides the opportunity for more traditional park uses, such as trails and fishing. These natural resources should be accessible, but also protected and restored where possible.

Additional considerations were made in developing the park's plan, such as addressing Plymouth Road, which bisects the property, effectively creating two independent zones. This provides the opportunity to separate planned uses, which would help reduce conflicts between active farming and recreation. The land north of Plymouth Road (Zone 1) will offer more traditional park uses, which will appeal to the broader public. Conversely, active farming and interpretive activities will play a greater role the area south of Plymouth Road (Zone 2). Additionally, because of the bisected park, careful site planning and coordinating with the Washtenaw County Road Commission is necessary to control pedestrian crossings of Plymouth Road. Lastly, site elements and design details should unify both sides of the park and enhance the sense of place.

Taking these considerations into account, the following pages provide the framework for detailed site development with the goal of creating a "farm park."

Zone Map

This park is separated in two distinct zones, delineated by Plymouth Road. It is approximately 98 acres in total, with about 50 acres north of Plymouth Road and 48 acres south of the road. Zones and sub-zones are defined based on existing land use, as featured in *Figure 10*. A general description follows.

Zones 1 and 2

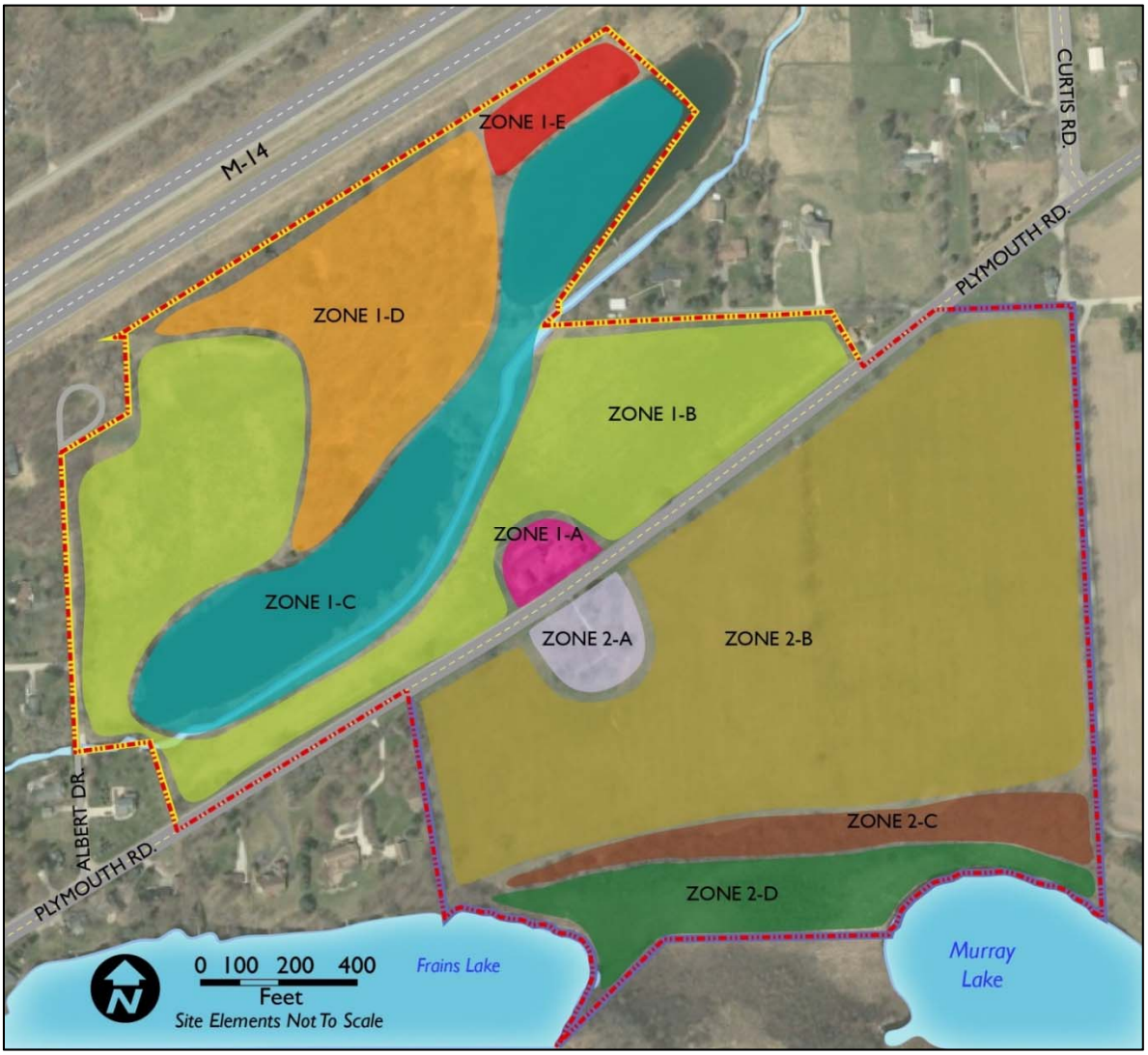


Figure 10

ZONE 1 – North of Plymouth Road

Most of Zone 1 was historically and is presently used for animal pasture. It is entirely enclosed by wire farm fence. The zone contains farm buildings, two manmade ponds, and Fleming Creek, as well as a woodlot and open pasture.

Zone 1-A: Farmyard

The farmyard consists of structures historically used in the agricultural operation. See *Table 1* for more information.

Zone 1-B: Pasture

There are approximately 23 acres of pastureland (excluding the woodlot).

Zone 1-C: Water Interface

Fleming Creek bisects Zone 1 and separates pastureland from the manmade ponds. A primitive-style footbridge allows access across the creek.

One manmade pond is located entirely within the boundary of Staebler Farm Park (Pond 1); the other pond is shared with neighbors to the east (Pond 2). Both ponds are spring fed and do not contain an inlet or outlet. Pond 1 is separated from Fleming Creek by a 15 to 20-foot embankment. Consequently, the narrow distance separating water sources, paired with substantial groundwater exchange, has caused the embankment to erode and is in need of stabilization. Near the footbridge, the creek is lined with a concrete slab that has multiple fractures. Rip rap lines the southern edge of Pond 1.

Zone 1-D: Woodlot

There are approximately nine acres of woods north of Pond 1 and west of Pond 2 consisting of land once owned by the Staebler and Heidt families. The former Staebler portion was historically and is presently pastured. This understory is open and already provides a "park-like" feel. A fence separates the two former owners' sections of woods. The northernmost portions of the woods has wet soils.

Zone 1-E: Expressway Interface

The area north of the Pond 2 is about two acres and provides open views of the M-14 expressway.

ZONE 2 – South of Plymouth Road

Zone 2 consists of the homestead, cropland, woodlot, wetland complex, and frontage on Murray and Frains lakes.

Zone 2-A: Homestead

The homestead is comprised of the farmhouse, tractor shed and carport, workshop (garage), and former chicken coop. See *Table 2* for more information.

Zone 2-B: Cropland

There are approximately 36 acres of cropland currently planted in hay. The extreme northeast portion abuts the backyard of the eastern neighbor's house. A row of cherry trees running north-south bisects the cropland. There is a slope running east-west along the southern boundary of cropland where it meets the woodlot. The slope is steeper in the eastern portion of the field and gradually becomes level with Frains Lake to the west.

Zone 2-C: Woodot

Approximately four acres of woods border the southern portion of cropland. The elevation of this sub-zone changes drastically from the eastern to the western part. In the east, the elevation is around 848 feet, and contains a steep bank south to the wetlands and Murray Lake at about 824 feet. A hardwood bluff in the southeast part of the property provides scenic views of Murray Lake and the wetlands. To the west, the slopes are more gradual and the woods eventually become level with Frains Lake.

Zone 2-D: Southern boundary wetlands

Approximately four acres of wetlands define the extreme southern boundary of the property. An outlet drain connects Murray Lake to Frains Lake and marks the southern property boundary between the lakes.

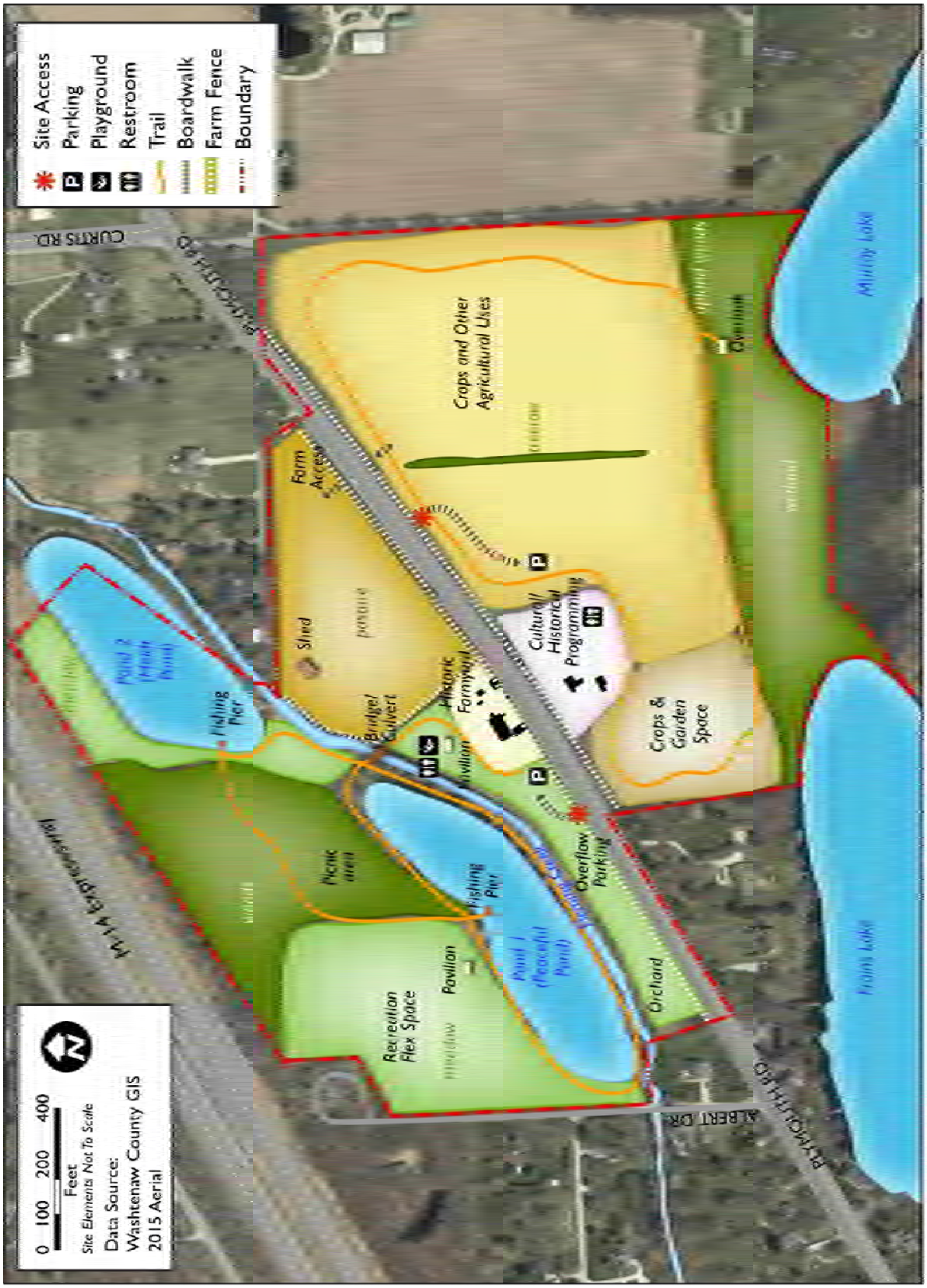


Figure 11 STAEBLER FARM COUNTY PARK – SITE MASTER PLAN JULY 2017

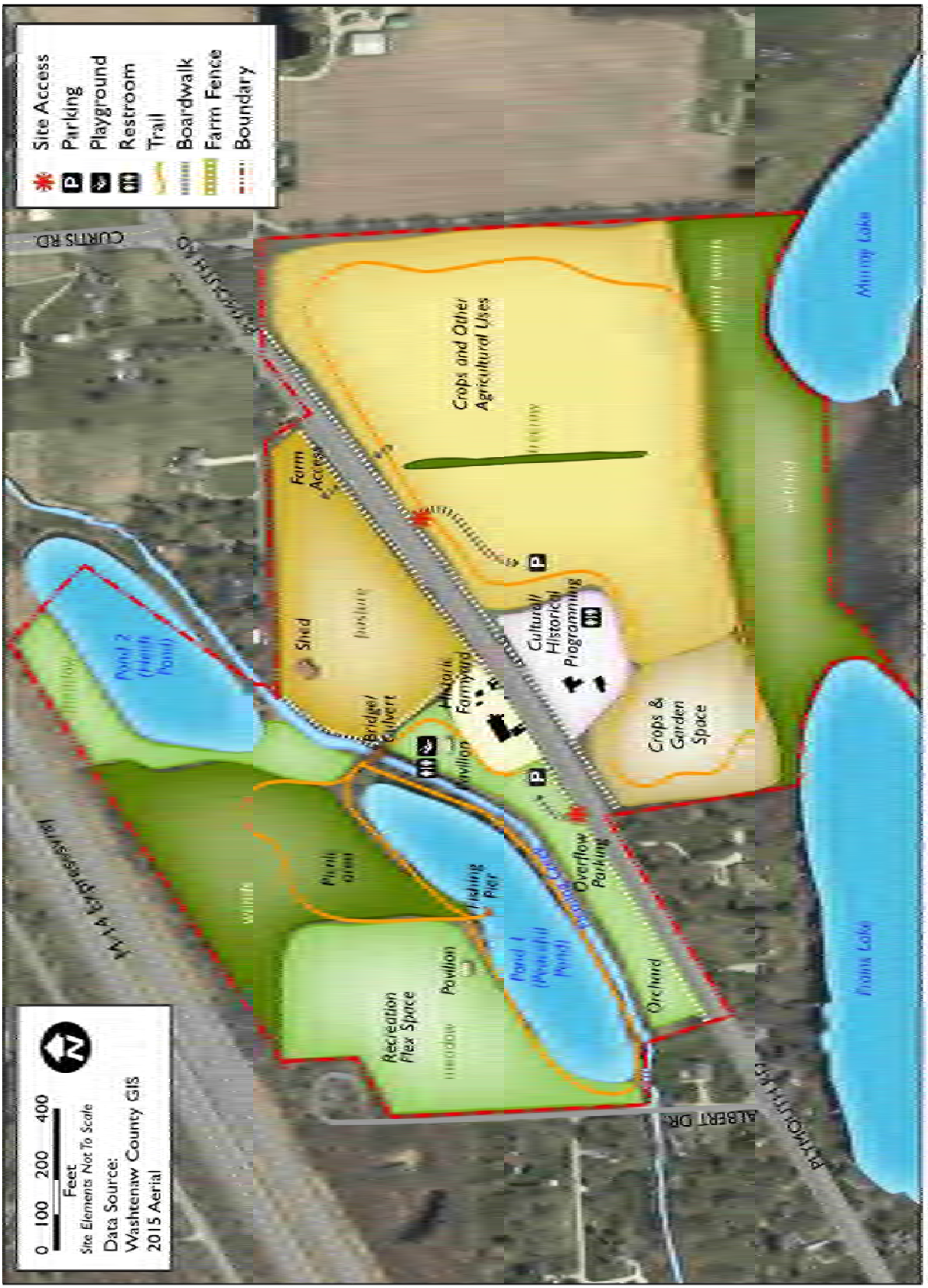
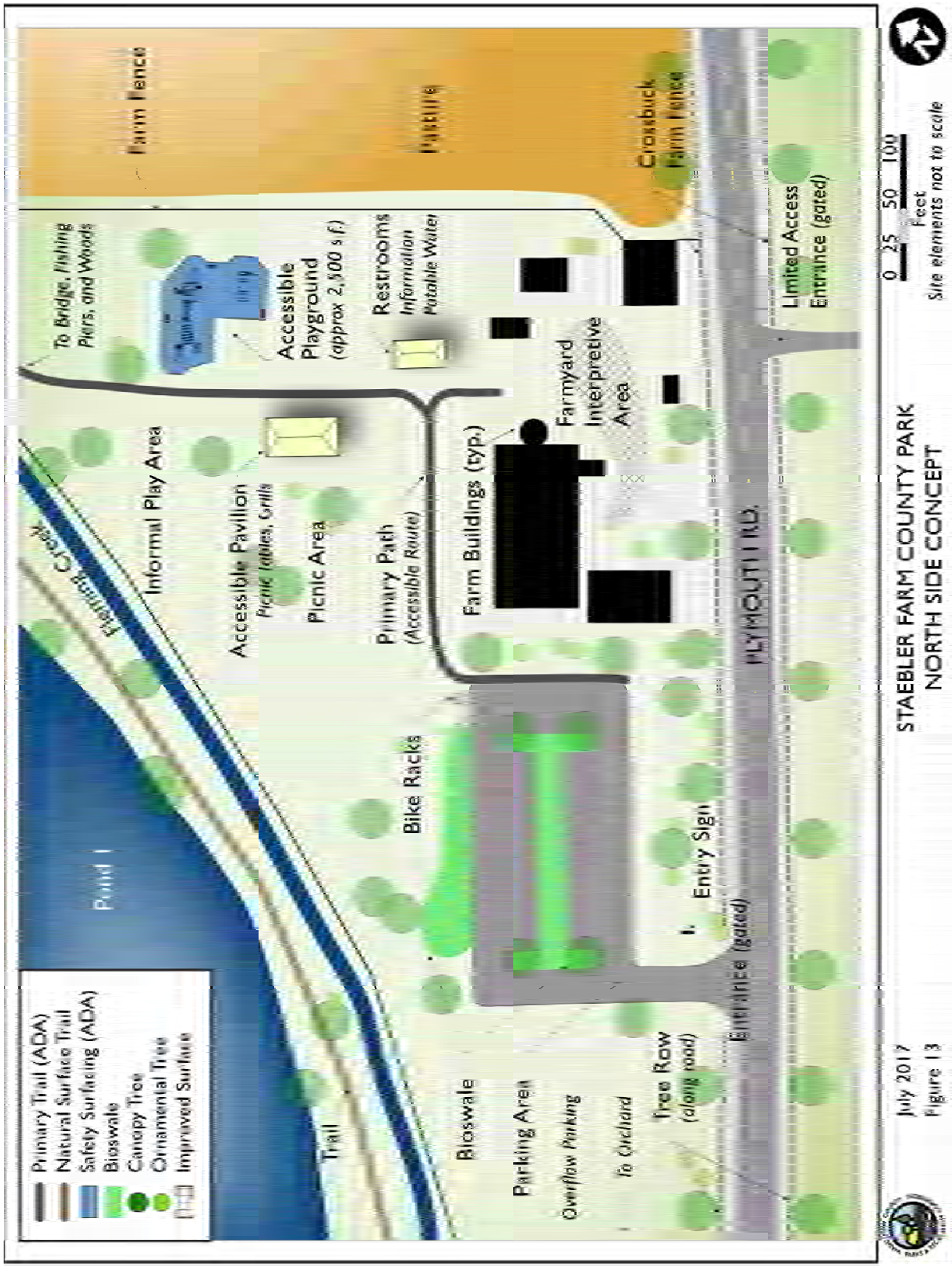


Figure 12 STAEBLER FARM COUNTY PARK – NEAR-TERM (1-7 YEARS) DEVELOPMENT JULY 2017


Primary Trail (ADA)
Natural Surface Trail
Safety Surfacing (ADA)
Bioswale
Canopy Tree
Ornamental Tree
Improved Surface
Pond 1
Trail
Bioswale
Parking Area
Overflow Parking
To Orchard
Tree Row
(along road)
Entrance (gated)
Entry Sign
Bike Racks
Primary Path
(Accessible Route)
Accessible Pavilion
Picnic Tables, Grills
Picnic Area
Informal Play Area
Farm Buildings (typ.)
Farmyard
Interpretive
Area
Accessible
Playground
(approx 2,500 s.f.)
Restrooms
Information
Potable Water
To Bridge, Fishing
Piers, and Woods
Pasture
Farm Fence
Crossbuck
Farm Fence
PLYMOUTH RD.
Limited Access
Entrance (gated)
STAEBLER FARM COUNTY PARK
NORTH SIDE CONCEPT
July 2017
Figure 13
0 25 50 100
Feet
Site elements not to scale

Plan Elements

Figure 11 features the long term vision for Staebler Farm County Park. Based on funding and community needs, *Figure 12* highlights anticipated initial development over the next seven years.

Site - General

Vehicular Circulation

The entry driveways to zones 1 and 2 will be separated by more than 750 feet to comply with Washtenaw County Road Commission requirements. The entry drive to Zone 1 will be west of the farmyard. Zone 2 entry drive will be east of the Cultural/Historical Programming area and be curvilinear in style to create an aesthetically pleasing entry into this portion of the park. Additionally, site features will be designed to obstruct visitors from walking across Plymouth Road.

Unifying Features

Plymouth Road bisects the park, effectively creating two independent parks. In order to visually connect zones 1 and 2, the park's design elements will unify both sides of the road. These include:

- A large entry sign will be installed at the entry drives on both sides of Plymouth Road.
- White farm fence installed along both sides of Plymouth Road. Historic photos indicate a crossbuck horse fence along Plymouth Road in the 1940s and 1950s.
- Flowering native fruit trees or hardy maples planted along the road will help define the boundaries of the park.
- Adopt a consistent look to all signage, including entry, wayfinding, informational, and interpretive. Also, interpretive sign content may reference features that are located in the opposite zone.
- Preservation of existing historic features on both sides of Plymouth Road will visually connect both zones.

1947. Donald Staebler driving a potato planter. Crossbuck horse fence shown in the background.

Zone 1 – North of Plymouth Road

Zone 1 will feature active recreational opportunities such as fishing and a children's playground, as well as approximately seven acres for pasture. The site will be designed with sensitivity to its neighbors through appropriate active use area designation. Trails will lead patrons throughout Zone 1, with the exception of the pasture. Primary trail surfaces may include asphalt and crushed limestone fines for universal access and easy maintenance. Secondary trails for lower use areas (i.e., north woodlots and northwest meadow flex space) will consist of natural surfaces to provide a more rustic experience. *Figure 13* highlights recreation amenities around farmyard.

Zone 1-A

Historic Structures

As part of rehabilitation of the farm buildings in 2008-09, the animals no longer have access to the farmyard. Although all buildings on site received attention, more work is needed to stabilize the dairy and horse barns to make them accessible for public use. Additional work should comply with the Secretary of the Interior's Standards on Rehabilitation. A Historic Structure Report or Condition Assessment Report will be needed from a qualified professional to determine the levels of intervention. Recommendations were based on their condition and potential for reuse.

Loafing Barn
Current Use: Farm equipment storage.
Historic Use: This was the original cow/dairy barn and probably the oldest structure in the farmyard. Once the large dairy barn was constructed, the Staeblers used the barn to house young cattle.
Recommended Use: This building features restored architectural elements; therefore, it should be used for interpretation and education of building techniques, as well as to display for antique farming equipment.

Dairy Barn
Current Use: None.
Historical Use: This was the main dairy and hay barn. The lower level housed animals, the loft above stored hay.
Recommended Use: Improve the flooring to allow for public use. Barn may be used for events such as receptions, dances, and craft sales.

Various structural repairs are needed to allow for public access. For example, the floor in the granary needs to be lifted. Also, the electricity needs to be updated to allow for appropriate amperage.

The lower level provides ample interpretive opportunities to showcase old farm equipment and implements. Interpretive signs will be installed in the interior and exterior of the barn.

In the loft area, a ramp should be installed on the north side of barn to provide universal access for events or general public use.

A specialist in historic buildings will need to evaluate the structure to determine the degree of structural intervention.

Example of barn used for reception space
Credit: Aartvark Studio & Gallery


Example of a farming exhibit
Credit: Stonefield Historic Site, Wisconsin Historical Society

Stave Silo
Current Use: None.
Historical Use: Stored corn for animal feed.
Recommended Use: Allow for public viewing into the structure. Paint a sign on the exterior advertising the park.

Milk House
Current Use: None.
Historical Use: Building was formerly the smoke house located south of Plymouth Road near the farmhouse. It was moved mid-20th century to be used to store milk.
Recommended Use: Interpreted as mid-century historical use and may function as an entrance vestibule to the barn.

Pig House
Current Use: None.
Historical Use: Housed pigs.
Recommended Use: Interpreted as historical use.

Double Corn Crib
Current Use: None.
Historical Use: Corn storage.
Recommended Use: Place interpretive sign by structure.

Horse Barn
Current Use: None.
Historical Use: Housed horses
Recommended Use: Barn provides access to adjacent pasture; rehabilitate for animal use. Loft may be used for storage. Sill plates need to be replaced.

Well House
Current Use: None.
Historical Use: The well house kept the milk cold. A concrete trough, which was the source of water for animals in the farmyard, is attached to the western end of the structure.
Recommended Use: Interpreted as historical use.

Farmyard
Current Use: None. Presently the farmyard surface is primarily gravel. Underneath, lies about 150 years of biodegraded manure; therefore, any paving materials will require subsurface stabilization. Today, a farm fence separates the farmyard from the adjacent pastures, as well as Plymouth Road.
Historical Use: Area for animals when not in pasture; surrounded by farm buildings. It also experienced vehicle and equipment use.
Recommended Use: The farmyard provides an opportunity for interpretation and a gathering space. A courtyard featuring shaded areas, flower beds, and a pathway of permeable pavers will provide accessibility, visual connection to the buildings, and an attractive setting.

Farm stand produce
Credit: Farmers Market, Cape May County, New Jersey

Interpretive signs will highlight the park's agricultural history, providing patrons the opportunity to learn about the site when the buildings are closed.

The space could also house a farm stand selling locally grown produce and other products.

While the farmyard is suitable for public gatherings, noise generated from nearby Plymouth Road will need to be addressed. Trees planted along the road, as well as vegetation within the courtyard, will create a visual buffer and reduce the sound of vehicles.

Zone 1-B

Agricultural features
Approximately seven acres east of the farm buildings will be dedicated to rotational pasturing of livestock. A shed to protect animals from the elements may be located in this area. A row of fencing will be required to separate the animals from the public; a double row may be needed for added safety. A well should be installed to provide a water source for the livestock.

Example of a shed
Credit: Klene Pipe Structures

Parking Lot
The gated parking lot will be west of the farm buildings and may accommodate 30-50 cars including accessible spaces. The lot will allow for expansion or overflow use to the west. It will also accommodate a bicycle parking and maintenance area. Stormwater management elements, such as bioswales, will mitigate runoff and protect nearby Fleming Creek.

Pavilions
A pavilion will be located near the parking lot and farm buildings and will be designed in a style that complements the existing structures. The pavilion will have a concrete floor and contain accessible picnic tables. An accessible trail will lead to the restroom and playground.

A small picnic pavilion north of Pond 1 will provide shade and a resting area.

Example of a small pavilion
Credit: Burlington County, New Jersey

Restroom
A restroom building will be located in close proximity to the playground, pavilion, and farm buildings. Trends suggest that restrooms should not be housed in the pavilion, but nearby, to provide a more pleasing experience.

Inclusive Playground
Staebler Farm County Park will be a destination for families. A farm-themed, universally-accessibly playground will accommodate children ages 5-12. There are no parks or public schools with a play structure located within a five mile radius. According to the 2010-2014 American Community Survey, there are nearly 2,900 children under age 15 who live in Superior Township. Therefore, a public playground in the community would be a welcome asset.

Example of a farm-themed playground
Credit: Cre8Play, Rutledge Wilson Community Park, Missouri

Programming and Flex Space
An area of open meadow will be dedicated to informal play such as Frisbee and other portable outdoor sports and activities. A portion of this zone may be vegetated with native prairie grasses. It will ultimately provide for an expanded woodlot.

Winter Use
In order to expand four-season use of the property, cross-country skiing would be a suitable activity during winter months.

Maintenance Access
An existing separate gated entry along Albert Drive will be maintained to allow maintenance

staff access to the area north of Fleming Creek. Doing so allows for a smaller bridge or culvert that will not have to accommodate a vehicle.

Zone 1-C

Supporting Amenities

A bridge over Fleming Creek will provide pedestrian and maintenance access to all of Zone 1. Likewise, a culvert would be an appropriate and less costly alternative. With either option, a hydrologic study to evaluate water flow rates and volume would be necessary.

Fishing

The only waterbody wholly contained within the park is Pond 1 (Peaceful Pond), which is located north of Fleming Creek. A mature woodlot borders the north side of the pond and provides opportunities for picnicking and relaxation. Pond 1 will provide an accessible fishing dock to accommodate most users, as well as ample opportunities for bank fishing. This pond is spring fed and does not freeze entirely in the winter; therefore, ice fishing will not be allowed.

If the demand for fishing is great, a pier may be added to Pond 2 (Heidt Pond) in the northeast area of the property on west side of pond.

Example of a fishing dock appropriate for Pond 1
Credit: Greenwood Pond, South Carolina DNR

Natural Areas Management

With implementation of this plan, animals will be restricted from accessing the creek to minimize erosion. Native plantings will stabilize the streambank and buffer the stream corridor to filter runoff. Conservative use of herbicide may be needed to control invasive species and promote native vegetation establishment. Work will be coordinated with the Fleming Creek Advisory Council.

Fleming Creek streambank erosion

Zone 1-D

Picnic areas

The mature woodlot north of Pond 1 is an idyllic spot for picnic tables under the mature trees. This area will also provide shade and a place to rest for patrons who are fishing or observing nature on the dock.

Natural Areas Management

Remove invasive plant species in the northernmost section of the woods (Heidt addition).

Zone 1-E

Marketing

This subzone allows for visibility of the farm buildings from the M-14 expressway. Roadside advertising, such as signage, along the expressway is regulated by the Michigan Department of Transportation and will require a permit for use.

Zone 2 – South of Plymouth Road

This zone will have fewer recreational amenities than Zone 1 and will be designed with sensitivity to its neighbors through appropriate active use area designation. The zone's development will focus on programming and agricultural use. Given the size of this zone, it would be suitable to partner with an organization for management and programming needs. The trail system in Zone 2 will be approximately one mile long and consist primarily of natural surface trails.

Zone 2-A

This subzone includes the homestead, which is the historic heart of the park. The homestead contains several historic buildings: the farmhouse, garage/workshop, chicken coop, and tractor shed. Any rehabilitation work should comply with the Secretary of the Interior's Standards on Rehabilitation.

Along with the historic buildings, this subzone once contained a small orchard (apples, cherries, and plums) behind the house, a kitchen garden, grapevines east of the driveway, and a raspberry patch. A recreated garden and fruit plantings would be appropriate for interpretation.

Any new construction in Zone 2 must be sensitive to and compatible with the historic nature of the site. Designs must not compete with or detract from the historic buildings and layout.

Farmhouse
Current Use: Duplex; separate living quarters on the first and second floors.
Historical Use: Single family housing for farming family. Integral to the farmstead.
Recommended Use: At the time of this writing, a definitive use for the farmhouse has not been determined. A Condition Assessment Report, completed by local architectural firm O|X Studio in early 2017, evaluated the structural integrity of the building. The report's Executive Summary is included as *Appendix 4*. Based on the costs outlined in the report, use will be determined at a later date. Potential concepts for re-use of the farmhouse include, but are not limited to, housing a caretaker and providing office and meeting space.

Chicken Coop
Current Use: Storage.
Historical Use: Housed chickens.
Recommended Use: Repair the roof, windows, and rotted boards. The structure would be appropriate for continued storage or additional interpretive programming space. In addition, it would be suitable to revert the building back to a farm use.

Tractor Shed
Current Use: Storage for tractors and vehicles.
Historical Use: Tractor storage.
Recommended Use: Shed is in poor condition and should be removed, which will open up views of the fields to the east and provide more space for parking or a new, useful structure.

Garage/Workshop
Current Use: Storage.
Historical Use: Workshop, storage, and oil change pit.
Recommended Use: Rehabilitate the building for interpretive programming space.

Modern Farm Structures
It is recommended that a modern shed be constructed for storage of farm implements and machines.

Parking Lot
The existing driveway to the farmhouse will be removed or blocked. A new, gated access road will be installed leading to a parking lot that may accommodate 50 cars including accessible spaces. Stormwater management elements, such as bioswales, will mitigate runoff and protect the nearby lakes. A pull around/loop should be designed to allow for bus drop offs.

Zone 2-B

Agricultural Use

This subzone is currently in agricultural use, and a portion will remain in farming. A large garden and hoop house for year-round growing would be suitable at this location. A separate gated access driveway will accommodate farm equipment and maintenance vehicles away from public interface.

Farmer educating children about crops
Credit: Seedstock

Programming

The area is large enough to allow for construction of additional buildings to accommodate farming and programming needs.

Natural Areas Management

Ground nesting birds have been found in the fields; therefore, cutting of hay should be prohibited until after July 15 to allow for young birds to be fledged.

Trails

A natural surface trail will begin at the parking lot leading to the adjacent woodlot.

Zone 2-C

Trails

A natural surface trail in the woodlot will lead visitors to views of Murray Lake. In the east, there is a steep slope leading into wetlands. This would be an ideal location for an elevated overlook; however, some vegetation may need to be removed to open views to the lake. The trail will continue to the west (where it is relatively flat) and be routed back to the parking lot.

Example overlook from Ervin-Stucki Preserve,
Washtenaw County Parks and Recreation Commission

Zone 2-D

This subzone contains wetland soils, standing water, and high-quality habitats. Any trail development that occurs will be appropriate for site conditions and ecologically sensitive.

Costs and Phasing

Staebler Farm Park will be developed in multiple phases due to general construction costs and community needs. The proposed phases and general associated costs are outlined below. Estimates are based on manufacturer costs and industry standards.

Table 3 - Phase 1 Costs – (Year 1)

Item	Zone	Total
Secure farmyard buildings	1-A	$35,000
Wire farm fence	1-B	$7,000
Crossbuck horse fencing (1,500lf)	2	$45,000
Critical farmhouse repairs per the Condition Assessment Report (CAR)	2-A	$30,000
Multipurpose building construction	2-B	$250,000
50 car parking lot	2-B	$125,000
Paved entry drive	2-B	$25,000
Signage	2-B	$13,000
Total		$530,000

Table 4 - Phase 2 Costs – (Year 2)

Item	Zone	Total
Crossbuck horse fencing (2,200lf)	1	$55,000
Assess farm buildings	1-A	$50,000
30-50 car parking lot	1-B	$125,000
Signage and Kiosk	1-B	$15,000
Pre-cast open bottom culvert over Fleming Creek	1-C	$40,000
Fishing pier/platform shoreline treatment	1-C	$35,000
Complete multipurpose building	2-B	$250,000
Total		$570,000

Table 5 - Phase 3 Costs - (Years 3-5)

Item	Zone	Total
8’ wide asphalt path	1	$55,000
Horse barn rehabilitation	1-A	$30,000
Water source for livestock	1-B	$12,000
Picnic pavilion and restrooms	1-B	$120,000
Interpretive signage	1-A	$5,000
Landscaping along Plymouth Rd. and parking lots	1 & 2	$100,000
Farmhouse repairs (as per CAR)	2-A	$150,000
Total		$472,000

Table 6 - Phase 4 Costs (Years 5-7)

Item	Zone	Total
Improve farmyard area	1-A	$100,000
Install limestone and mowed trails	1-B&D	$20,000
Install playground	1-B	$125,000
Plant orchard	1-B	$25,000
Habitat restoration	1-D	$25,000
Farmhouse rehabilitation (as per CAR)	2-A	$200,000
Total		$495,000

Table 7 - Phase 5 Costs (Years 7-10)

Item	Zone	Total
Rehab farmyard buildings	1-A	$250,000
Install museum in dairy barn	1-A	$100,000
Install overlook and boardwalk	2-C&D	$125,000
Total		$475,000

Table 8 - Phase 6 Costs (Years 10+)

Item	Zone	Total
Install fishing pier	1-D	$18,000
Hoop house or accessory structures	2-B	$200,000
Total		$218,000

Total Estimated Costs for Park Development	**$2,760,000**

Interpretive and Event Programming

Staebler Farm County Park offers an opportunity for residents to learn about Washtenaw County's agricultural heritage. Perhaps unlike any other facility managed by the Parks and Recreation Commission, the park's plan has been shaped by the many opportunities for interpretive and events programming.

Possible themes to explore through interpretive programming and signage include:

- Heirloom farming and historic agricultural methods
- Food systems and healthy eating
- Native American history
- Historic vernacular architecture
- Rural history and lifestyles
- Historic buildings
- Natural features and resources
- Staebler family history

Interpretive programs will provide a hands-on, personal learning experience. Partnerships with various experts will allow patrons to experience:

- Plowing with horses or oxen
- Traditional skills including canning, bee keeping, and tending an heirloom garden
- Tractor pulls
- Barn dances
- Antique car shows
- Traditional recreation activities such as fishing

Programs will be offered to a diverse audience including school groups, disadvantaged youth, Boy Scout and Girl Scout troops, and senior groups. Schools programs will be developed to complement the State of Michigan Grade Level Content Expectations.

Michigan Barn Preservation Network ¼ scale model of timber frame barn

In addition, Staebler Farm is already included in the Washtenaw County Historic District Commission's "Esek Pray Trail" Heritage Driving Tour, which highlights early settlements and historic farms in Superior Township.

Collaborations

The Washtenaw County Parks and Recreation Commission (WCPARC) strives to cooperate and collaborate with various partners to ensure the efficient development, operation, maintenance, and stewardship of Staebler Farm Park. Based on the size of and unique resources on the property, there is the potential for multiple partnerships.

Below is a list of potential partners. The list is not exhaustive, and is based on relationships at the time of writing this report.

Potential Partnerships

Eastern Michigan University

The Eastern Michigan University (EMU) Historic Preservation program has been a supporter of the preservation and interpretation of Staebler Farm for more than three decades. Student participation includes inventorying the site's historical artifacts and making recommendations for preservation actions.

Although this partnership is informal, the parties regularly meet to discuss collaborations. The director of the EMU Historic Preservation program has expressed a strong interest in student participation in building restoration and park programming.

Michigan Folk School

The Michigan Folk School "*provides educational programs that promote learning, teaching, and renewal of traditional folk arts and promote the preservation of forest and farmland*." Located in Superior Township, the organization is seeking a permanent location at which to operate classes. Staff has met with representatives from the Folk School to discuss a potential partnership for assisting in the operations of the facility including site maintenance, farm management, and, interpretive programming. In December 2016, staff began negotiating a potential partnership agreement.

Michigan State University – Extension

The local Extension office could consult on farming practices and provide education programs, such as 4-H.

Southeast Michigan Land Conservancy

WCPARC and Southeast Michigan Land Conservancy (SMLC) have a long history of working together on projects in Superior Township. Although some agreements are informal, the two organizations meet on occasion to discuss items of mutual interest. At present, staff is working to acquire land to extend the Superior Greenway north to reach Staebler Farm Park.

Superior Township

Residents and officials from Superior Township, where Staebler Farm Park is located, have been very supportive of the Commission's plans to develop the park. The Township has agreed to sponsor and promote special events that highlight the park's natural resources and historical significance.

Community Youth Organizations

One of the Parks and Recreation Commission's objectives is to provide amenities to families and residents of all ages. By partnering with community youth organizations, WCPARC has the opportunity to provide an immersive and unique learning experience for children in

eastern Washtenaw County who may not have ever been exposed to agriculture or rural lifestyles.

For example, groups that service at-risk or disadvantaged youth, such as Washtenaw Alliance for Children and Youth, may learn valuable skills that are necessary to succeed in life.

Children enjoying the "fruits of their labor"
Credit: Acadia Farm Camp

Private Individuals

At present, the cropland and pasture is managed by a local farmer. Once the park is open to the public, the Commission may choose to continue to rent the farmland to individual farmers for continued land management and farming operations.

In addition, the farmhouse may be rehabilitated to accommodate a caretaker onsite or lease a portion to an organization to assist with maintenance and security.

Existing Agreements

At present, the property is managed by the Commission, with assistance from a local farmer. Until his passing, Mr. Staebler had been responsible for general upkeep and maintenance of the farmhouse and outbuildings (about two acres in size), including payment of utilities and securing homestead buildings.

A local farmer is under contract until December 31, 2018, to maintain farm operations. The farmer has the responsibility to provide custodial care for cattle, cut pasture grasses, and perform routine maintenance.

Funding

Washtenaw County Parks and Recreation Commission (WCPARC) facilities are primarily funded by two separate County millages (excluding the Natural Areas Preservation Program) at ¼ mills apiece, levied countywide. One millage primarily funds capital improvements (including land acquisition and park development) and the other is allocated to general park operations and expenses such as park maintenance, personnel, fuel, and utilities. The initial development of Staebler Farm Park will be funded through the Development Millage; however, it will be maintained primarily through the Operations Millage.

With the hope of becoming a self-sustaining facility, additional funding opportunities will be needed, as well as a careful strategy for implementation of plan elements. It is likely that Staebler Farm Park will not require a vehicle entry fee; therefore, grants and creative funding sources will be necessary to support park operations.

The following list is not exhaustive, but does highlight some opportunities for funding park development and operations.

Grants

WCPARC is limited to grants that are available to government agencies; however, through partnership with non-profit groups, there is the possibility for new sources of funding for park development. The following list contains a few potential sources for grant funding.

Federal Government

Community Forestry (U.S. Dept. of Agriculture)
Grants are available for up to $20,000 to fund forest activities such as tree inventories, management plans, planting, and other maintenance activities.

Land and Water Conservation Fund (National Park Service)
Grants are available for $30,000 - $150,000 for outdoor recreation.

Natural Resources Conservation Service (NRCS) (U.S. Dept. of Agriculture)
Grants are available to non-profit entities for implementing conservation farming practices.

Michigan Department of Natural Resources (MDNR)

Trust Fund
Development grants are available for $15,000 - $300,000 to fund natural resource protection and outdoor recreation.

Recreation Passport
Grants are available for $7,500 - $75,000 to fund local development projects to renovate and improve existing parks.

Invasive Species Grant
Grants are available for $25,000 - $400,000 to address issues of prevention, detection, eradication, and control for both terrestrial and aquatic invasive species.

Public/Private Grants

Historic Preservation

Various grants are available for rehabilitating historic structures in partnering with a 501(c)(3) organization; contact the State Historic Preservation Office (SHPO) for information.

Friends Group

WCPARC should consider working with the community to establish a "Friends Group" to support projects beyond the reach of reasonable funding. In addition to fundraising efforts, a Friends Group can assist with volunteer management, resource management, and marketing the facility.

Additional Operations Funding

Additional revenue may include:

- Event and program fees
- Site caretaker rent
- Meeting rental space
- Farm market
- Percentage of revenue for banquet fees
- In-kind labor
- Partnership lease fees

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Appendix 1:
Capital Improvement Plan, Staebler Farm County Park Projects

Washtenaw County Parks and Recreation Commission
Capital Improvements Plan
2017 - 2019 ***(Initial Draft)***

Staebler Farm Park Projects:	**2017**	**2018**	**2019**	**Future?**
Staebler Farm				
Begin Multi-use Building Construction	250,000			
Initiate Critical Repair Task on House	30,000			
Install crossbuck fencing (south-side Plymouth Rd)	42,000			
Install wire farm fencing (north of farmyard to creek)	7,000			
Construct 40 car paved parking lot - south side	100,000			
Construst 250LF paved driveway	25,000			
Secure Farmyard Buildings	35,000			
Signage	13,000			
subtotal 2017	502,000			
Complete Multi-use Building Construction		250,000		
Condition Assessment Report - (Farmyard bldgs)		50,000		
Install crossbuck fencing (north-side Plymouth Rd)		55,000		
Construct 30 car paved parking lot and access drive - north side		85,000		
Install pre-cast culvert over Fleming Creek		40,000		
Install fishing pier/platform or shoreline treatment		35,000		
Signage and kiosk		15,000		
subtotal 2018		530,000		
Address repairs on House (per CAR)			150,000	
Water source for livestock (i.e. well & trough)			12,000	
Horse barn rehabilitation			30,000	
Install asphalt surface trail (parking to fishing pier)			55,000	
Install picnic pavilion & restrooms near farmyard			120,000	
Landscaping both north and south areas			100,000	
Install interpretive signage			5,000	
subtotal 2019			472,000	
Install crushed limestone trail network - north side				20,000
Plant orchard along western area of Plymouth Rd.				25,000
Improve Farmyard area for public use				100,000
Habitat Restoration				25,000
Begin Renovations to Farmhouse				200,000
Renovate Garage				100,000
Install fishing pier/platform (Pond #2)				18,000
Overlook and boardwalk in southern wetlands area				125,000
Playground area				125,000

Facility totals not including "Future" values

Total: ***$1,504,000***

Appendix 2:
Meeting Notes and Public Input

SUBJECT OF MEETING: The sale of the Staebler Farm for use as a County Park
DATE: 1/7/01
ATTENDANCE: Approx. 30 area residents

MEETING FORMAT:

Ann Arbor News Article (1/3/01)
LAKE FRONTAGE TO BECOME PARK by Chong W. Pyen, News Staff Reporter.
Some parts of this article were inaccurate. The Ann Arbor News has been contacted regarding retraction.

LETTERS:
- Some Residential Concerns: per Kevin Conway
- County Park purchase positive move: per Coleen O'nea

PRESENTATION FOLLOWED BY Q & A PERIOD: Fred Barkley; Director, County Parks & Recreation Department

Rules: The County Parks Department has a solid set of rules, some of which are as follows:
no hunting
no alcoholic beverages
no off road motor vehicles
park closed at dark
park fenced and gated. Additional fences if a security problem develops
parks are staffed when open
later on a park person will reside in Staebler home
parks are open Memorial Day through Labor Day. After Labor Day open on weekends only for the rest of September, then closed for winter.
fees: Currently $3.00 per vehicle for county residents. $5.00 non residents

Committments made to Don Staebler: (Agreement a matter of public record)
Lifetime tenure for Don Staebler if he chooses
Fulltime caretaker in home following Don's departure
County will not sell the Staebler property. It will always remain a County Park
Presently the land will continue to be farmed (Don will oversee for now)
No boat ramps or public access to Frains or Murray Lake. (This was put into the Deed and signed on 1/8/01. Also, the Park Commission passed this resolution.) per phone verification with Fred Barkley

PARK DEVELOPMENT PLANS:

All County Park developments go through a local site plan review process. Mr. Barkley stated that the county only plans passive recreation for the park.

Basically the park will be developed in sections:

North Section:

The intention is to develop the Northern half of the property in the near future, perhaps two years down the road. Plans being developed; not firm:

Maintain the farm building and demonstration farm (low key)
Allow cross county skiing
Develop ponds for fishing and wading
No swimming area planned (lifeguard required for this, & they are hard to come by)
Picnic Area with tables (between pond and south part of creek in wooded areas)
Presently no plans for paddle boats on the ponds
No cows near the ponds or picnic areas; Maintain a few head at east end of property
A capacity of about 200 people. Perhaps a 50 car parking lot
Open meadows left open (every piece of land does not need to be used)
Planting additional trees
Develop woodchip pathways
no development along shoreline
no dredging

South Section (includes Frains & Murray Lakes)

This section of the park will be developed much later. Perhaps not for ten years.

Frains Lake and Murray Lake Development Plans:

No plans to build a pier on Frains Lake due to the close proximity of the wetlands and the possible disturbance of the fragile ecosystem.
Perhaps a handicap access boardwalk will be developed to observe the wetlands
No paddleboats on either lake
Handicapped fishing pier on Murray Lake (The lake bottom would not be disturbed. Pier placed on floats with rods to hold it down)

ACCESS TO PARKS:

Vehicle Parking Lots: Access from Plymouth Road only. Plans are not developed yet. Probably the parking lot will be West of the barn. (north section of the park)

ACCESS FROM INDIVIDUAL PROPERTIES: Gates can be considered if requested.

RESIDENT CONCERNS ANSWERED BY FRED BARKLEY:

Liability for damage to private property: The County Parks would be responsible.
Trespassing: Call the Sheriff.
Maintenance (Of park and litter on private lands): County Parks responsible.
Security Staff: Presently one deputy. Second deputy will be added next year. Also County Park staff will be monitoring the park.

Property Values: County parks are well maintained. One resident indicated that the Independence Lake property values increased when the county park was developed.

OTHER CONSIDERATIONS:
Land upstream; east of the north side portion of the park:
Owners made offer and the county is negotiating the purchase of additional pond property to add to the park.

Property on N.E. corner of Albert Drive and Plymouth Rd:
There is a reasonable probability that the county would be interested in purchasing this land.

LAKE ASSOCIATION:
If we form an association the county parks would join us. They are members of the Independence Lake Association.

QUESTIONS SHOULD BE DIRECTED TO:

Coleen O'neal, (Township Clerk & Board Rep. to Planning Commission) 482-6099

Bill McFarlane (Supervisor, Superior Township) 482-6099

Fred Barkley, (Director, Parks & Recreation Department) 97l-6337

The County Park Planning staff, along with the County Park Commissions will present the Park Development Plans to the Superior Township Planning Commission for review and comment. A public hearing will follow.

j&jk/kh

TRIP REPORT

Travel Destination- Kensington Metropark Farm Center
Purpose- Review and discuss HCMA experience in operating a farm life type of facility
Date- Wednesday, December 19, 2001
Attendees- Tom Freeman, Commission Planning Superintendent
Ray Essell, Commission Park Planner
Richard Kent, Commission Park Planner
David Moilanen, HCMA Interpretive Serv. Chief (248-227-2757 ext. 5108)
Debbie Cavallaro, Kensington Farm Center Manager (248-685-1561)

Summary Discussion/Observations-

- The Kensington Farm Center is the most visited (estimated 444,000 visitors in 2000) interpretive facility in the HCMA system (see attached brochure for general information on facility and hours of operation)
- The Farm Center allows the public to experience farm life (Wolcott Mill is another HCMA farm learning center under development-see attached)
- Unlike HCMA nature centers it receives a very significant amount of "repeat" visits
- The general pattern of visitation is heavy week day use by school groups (2,700 programs and 87,000 visitors) and heavy week end use by families and group bookings
- The busiest time period is May
- School programming is based on established state curriculum grade guidelines
- The facility requires a considerable amount of infrastructure to operate (see map)
- The Farm Center is very well equipped and afford a broad range of activities, year round
- Expenses exceed revenues (see attached financial information, also note that there is no entry admission other than the general park vehicle entry)
- Selling off surplus farm stock produces significant income for the operation
- Groups can schedule tours by appointment (and there is no charge for this service)
- Extensive programming (currently some 2,700 programs) has evolved over the years serving some 87,000 people annually
- HCMA visited and studied various similar facilities (e.g. Maybury State Park) prior to initial development of the Kensington Farm Center
- The most recent facility is a horse barn which was constructed by volunteers in a barn raising project
- The main barn (heated, approx. 40'x 50') is a 1999 replacement facility (replicating original at cost of $ 400,000) housing animal pens and feed storage on the lower level and a farm museum on the upper level
- The museum exhibits (many of which are housed in discarded cabinets obtained from Midland Chippewa Nature Center) are very popular
- Attached to the main barn is classroom/craft facility (with kitchenette) which is heavily used by scout groups for badge work, etc.

- There is an administrative office with restrooms and large work room
- The facility operates with 3 FT and 7 PT people
- There is also a farmhouse and food bar
- The food bar (offering sandwiches, soft drinks, hand-dipped ice cream and other snack items and run by concessionaire) operates daily in summer and on some weekends at other times of year
- A picnicking area is also provided on the grounds
- There are individual barns for each of the various types of farm animals and pen areas with low fencing for animal viewing and petting
- The complex is laid out in a looped fashion with wide paved interior for the public and gravel outside loop for service (see map)
- Although visitors may take self-guided tours, farm interpreter are available to assist
- The Center has many special events (e.g. 4-H fairs) and works extensive with other organizations on collaborative projects and activities
- A large percentage of farm implements and exhibit artifacts have been provided by various private and public donors (e.g. MSU)
- Horse drawn hayrides and sleigh rides programs are among the most popular activities at the center
- Maple sugaring and milk a cow are also very popular programs
- Volunteers provide a lot of help in building and grounds maintenance and even more might be accomplished with a full time volunteer coordinator
- The Center has a good relationship with state and local health department officials and enjoys there confidence as regards facility operation and management
- Patron misunderstandings have lead to a couple of annual visits (on average) from the local Humane Society
- Water management is a very critical issue in the care of farm animals
- Waste management and pen disinfections are another
- These and other management issues translate to a 24/7 operation for the facility
- The farm center has domestic farm only and unlike Domino's has no exotics
- An amphitheater/demonstration area is planned for the future
-

Thoughts from employees:

December 4, 2006

Tom Leabu

Maintenance workshop for vehicles
Farmer's market
Look at costs of other facilities to determine if farmstead will be kept
Have preservation architect or engineer evaluate cost to restore building
Repair tractor shed's roof

Faye Stoner

Develop themes for farming and agriculture
Trails
Type of cows and animals
Develop Indian theme (U of M)
Theme of future of farming
Role of fishing
Use of pesticides

Richard Kent

Interpretive signage for ponds
Introductory sign
Biological inventory

Staebler Farm – Family Planning Session

August 22, 2007

Attendance: Donald, Ruth, and David Staebler; Coy Vaughan; Richard Kent; and Kira Macyda

Staff and members of the Staebler family met to discuss potential recreation opportunities at Staebler Farm Park. The Staeblers suggested the following items:

- Fishing ponds or lake
- Hickory trees in picnic area
- Outdoor sports (informal) – north of ponds
- Sports fields (soccer) south side
- Petting farm
- Demonstration farm
- Historic farm operation (Mercer County, New Jersey)
- Gardening on south side
- Produce stand
- U-pick
- Farmers' market
- Museum (farm history)
- Family history – history of farmstead
- Trails with interpretive signs
- Ice skating
- Ice fishing
- Cross-country skiing

Farmers' Market at Staebler Farm

July 3, 2008

Attendance: Bob Bricault (MSU Extension), Tom Freeman, and Kira Macyda

Staff met with Bob Bricault to discussed possibility of developing a farmers' market at Staebler Farm Park.

Bricault's comments:

The parks' location on Plymouth Road is great
Gardeners could supply cut flowers
Have you-pick fruit growers
Duke Donahee has roadside stands in Salem Township
To state a farmers market, staff should meet with farmers and members of the public
There should be six vendors for every hundred people
Look at what the public wants in the area
Consider the access to vendor stalls
Look at the Bylaws for Ann Arbor's market
Need a Market Manager
Include in the Bylaws who should oversee operation (Commission, growers, etc.)
Could have a sugar shack for maple syrup operation

Staebler Farm

November 26, 2008

In attendance: Coy Vaughn, Kira Macyda, Brett Lenart (planning), Anya Dale (planning), Amanda Edmonds (Growing Hope), Sharon Sheldon (public health), Jenna Bacolor (public health), Bob Bricault (MSU Extension), and Ned Birkey (MSU Extension)

Staff and various stakeholders met to discuss potential recreation and programming opportunities at Staebler Farm Park.

Comments:

Bob: Bring teachers into group for input

Brett: Demonstration crops

Amanda: No Farmer's Market

Bob: Nebraska Stuhr Museum has demo equipment

Amanda: Bring other buildings onto the site; adaptive reuse examples

Ned: Feature a milking station; white barns were used for grade "A" milk; farmers used to put DEET in paint to keep flies off.

Ned: Involve Michigan Barn Preservation Network for planning

Sharon: Banquet facility

Amanda: Have an art fair on property

Amanda: a greenhouse is a permanent structure; hoop house is a plastic-covered structure with a hoop roof and walls

Brett: have a county Artist-In-Residence program; artist lives one year in house use structures as a studio; this is a way for the artist to build a reputation and for us to have community engagement; artists have an application process

Kira: Partner with the one of the universities for studio space

Sharon: Incubator model—The Intervale Center

Amanda: In order to get organic certification by MSU, students need to do an internship; they could do so on this property

Staebler Farm Master Plan

Staebler Farm Meeting

January 7, 2009

In attendance: Tom Freeman, Coy Vaughn, Richard Kent, Kira Macyda, Brett Lenart, Anya Dale, Ned Burkey, Bob Bricault, Amanda Edmonds, Shannon Brines, Molly Notarianni, Kevin Sharp, Adreanne Waller, Daniel Bair

Farm Animals

High maintenance
Labor intensive
Animals bite
Lease with local farmer
Learning opportunities
Expensive to get organic certification
"Sustainable" better than "organic", which has legal connotations
Dairy cows most labor intensive
Heirloom breeds
Animals may limit desire to hold banquet
Communal living; need for resident care-taker
Tractor clubs; may be interested in old style farming (Monroe & Lenawee, old-fashioned "plowing days" contact Jim & Linda Bogadine SEM Tractor Club)
Draft horses
Sheepdog herding
Ann Arbor Hands-on Museum programming
Teaching skills; fishing, archery—example: MSU Extension at Michigan State Fairgrounds
Not having animals on property in winter is better than them being there with no fields for food (pasture dormant)

Crops/Gardens

Sugar shack
Tantré Farm (example of local CSA)
Corn, soybeans, wheat, hay (typically alfalfa) common crops in Michigan
Demand greater than supply; need more vegetables and fruit
Many different types of corn
Watch for cross-pollination
Food Gatherers could have an active role in food production

Most lease farmers pay $100 an acre; vegetables would be about $200 an acre
Incubator farm could be any size—just need smaller farm equipment for smaller acreage
Incubator farm: space, nonprofit would run and sublease to young farmers; example—Intervale Farms Program has 13 farms on 100 acres in Vermont; Old state Hospital in Traverse City
Housing would be key; equipment; hoop house
Orchards need about 125 trees per acre for historic practice; modern orchard presents liability issues with ladders, equipment, etc.; historic production takes about 5-7 years to produce fruit; labor intensive— pruning takes place in the winter (allows for year-round interpretive opportunities)
Community cultivated land; provide for the underserved
Community garden—not common in rural area, plus they often spread disease; could cultivate cut-flowers, honey bees
Certified Local Government has grant money available
USDA Fund provides additional funding opportunities
Hoop house & greenhouse: great demand (size 30'x96'?); hoop house cost 10-15K; winter, cold season crops; passive solar only; greenhouses are heated (actual structure), could allow for seedling production; MSU extension has greenhouse specialists on staff to discuss costs, etc.

Farm Markets

Need for all types of markets; diversity of markets (then someone else said we have too many)
Feature farmers that are local
15,000 cars use Plymouth Road per day
Better to send crops to other markets
Don't have a market unless we can supply ourselves and send to other markets
Farmers don't want to spend time selling products at markets, would rather be farming
Incubator farm—start growing here then start a market if the need arises
Public Health can provide a map of area with access to healthy food
Farmers would rather sell directly to restaurants (one big client rather than numerous small retail clients at markets)
Ann Arbor Food Co-op partners with schools & other organizations for education
Issues with distribution
Culinary food historians Ivanna & Bill Lockwood of Ann Arbor—garden-side cooking demonstrations
Be sensitive to local farmers—don't compete, include them

Artisan Studio Space/Programs

Hidden Lake Garden—use gardens as inspiration & display for artists; (not sure if art is sold there) a percentage of proceeds go to the institution
Traverse City State Hospital has an artist-in-residence and a farmer-in-residence program

Farm Learning

Reception space is a great opportunity
Commercial kitchen space (there is a market need)—rent kitchen (Larry Mulnar?)
Build large classroom
Host musical events

Bring other buildings onto property—preserving buildings
Traverse City—Farm & Arts; http://www.littleartshram.org//

Comments

Park & Ride
Zoning to help determine potential uses
Clarify goals

Kira Macyda

From: Jackie Martin
Sent: Tuesday, September 01, 2009 9:26 AM
To: Kira Macyda
Subject: 4-H and Parks Partnership

Categories: Red Category

Hi Kira,
I sincerely apologize. I think I dropped the ball in getting back to you about a possible 4-H partnership at the Staebler Homestead. I was cleaning off my desk today and found some notes that had been buried. If it's not too late, we did brainstorm some possible ideas for a 4-H partnership at the location. I will summarize below. If this is too late, I'm sorry... hopefully it is still of some value to you.

- Master Gardeners/Jr. Master Gardeners- It might be nice to create some demonstration gardens that our master gardeners or Jr. Master Gardeners could maintain. This could also double as a teaching site. This could also take the form of a children's garden or butterfly garden.
- Raised Beds for Youth with Disabilities- I recently attended a powerful program in Lenawee County where youth with disabilities met at Hidden Lake Gardens and learned about gardening and the outdoors while maintaining some raised flower beds. While a program like does not currently exist in Washtenaw County- the capacity would need to be built for it- resources exist.
- Meeting Space- If there is a possibility for meeting space, we imagine it could be utilized through county-wide meetings and events as well as local club meetings.
- Kitchen/Demonstration Area- A meeting space with a demonstration kitchen has been very valuable for 4-H programs... I realize this is dreaming big, but an idea nonetheless.
- Water Quality/Fishing- 4-H has several programs related to water quality and fishing. I'm not sure if there is a body of water within the park but this could provide another opportunity.
- Shooting Sports- Our shooting sports program is growing. If there was a shooting range available (for archery or riflery), this could be utilized.

Let me know what you think, and don't hesitate to call if it's easier.
Thanks!
-Jackie

Jackelyn Martin
4-H Extension Educator
Washtenaw County MSU Extension
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Ann Arbor, MI 48107
734-222-3877 direct
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marti623@msu.edu

Staebler Farm County Park Planning

June 4, 2013

In attendance: Dr. Ted Ligibel (EMU Historic Preservation Program), Coy Vaughn, Meghan Bonfiglio, Richard Kent, and Kira Macyda

Staff met with Dr. Ted Ligibel to discuss potential Staebler Farm Park Site Master Plan elements and student involvement.

Staff presented a conceptual site plan and MNRTF grant proposal, and discussed potential amenities, reviewed the site map, and presented the project schedule.

Staff and Ligibel discussed other farm/historical recreation amenities and opportunities for the site.

- Ligibel mentioned the DeYoung Farm in upper Michigan.
    - The site's buildings are not open to the public, but there are signs in the windows with QR codes so people can learn about the property.
    - Community gardens
    - An architect/engineer can develop a building stability report
    - Jenee Rowe is the Stewardship Director

Ligibel also stated that we can open part of the structures for people to visit (Goll Farm does this)

Staff and Ligibel discussed potential EMU student involvement opportunities including holding a field school for building restoration, develop programming opportunities, creating interpretive signs, and preparing a Historic Structure Report.

Ligibel also suggested that we could sponsor a Graduate Assistant position for $15,000 for 20 hours a week.

Staebler Farm County Park Master Plan

Staff Update

April 12, 2016

Attendance: Coy Vaughn, Ginny Trocchio, Richard Kent, Jeff Dehring, Peter Sanderson, Allison Krueger, Faye Stoner, Kathy Squiers, Shawn Severance, Kira Macyda

Additional ideas / thoughts since last meeting in 2010

South Side / Agriculture focus

- Project Grow might want to offer larger plots – there is a waiting list for their current sites.
- Concern about farming two different types—animals and crops; see if same farmer could do both
- Prefer not to see row crops, but more diversified production
- Can we have a farm stand? Would that compete with Dixboro Farmers Market?
- Chicken or small animals on south side; use buildings for temporarily housing animals for programs
- Would we have ag programming on south side?
- Increase restoration area on south side (at slope)
- Learn about mistakes from other facilities, i.e. Kensington farm park, others?
- May use house for caretaker, and do long term lease with farmer. Maybe one graduating from Tilian Farm Incubator.
- Heirloom plantings with Slow Food of Huron Valley – tie into historical nature of farm?
- Pollinator garden?

North Side / Recreation focus

- If have public access on both sides, concerns about public road crossing – busy traffic
- How does recreation tie into farming and vice versa?
- Tax revenue for farming
- Additional parking for bike facility or people who use lot for carpooling
- No sod up to pond edge
- Concern about placement of barn / structure for cows. Can it be mobile until we decide use / layout for property?
- Concern about # of cows on north side and interaction with public – need for double fencing for separation of the 2. Will they be moved to different pasture areas or designate one area?
- Consultant to provide "historical value" in CAR
- Architect for CAR—include interview with supervisors who have knowledge of house

Staebler Farm County Park Master Plan

MSU Extension

June 2, 2016

Attendance: Ginny Trocchio, Kira Macyda, Tom Guthrie (MSU Extension)

Ginny and Kira met with Tom to discuss livestock on Staebler Farm. Tom's focus is equine and pork; however, he is somewhat knowledgeable about cattle, goats, and sheep.

Tom's Comments:

- Consult the manure plan from Extension or NRCS for use on corps
- Tom suggests no animals pastured in winter because of mud
- Determine water source; best not to use creek
- 2 acres a cow
- Barns should be a certain distance away from creek to prevent manure runoff (he wasn't sure of exact distance, but it may be as far as 200 ft.)
- Barn/lean to should open to the southeast
- Especially for the 8 acres north of Plymouth Road, be aware of stocking density so the area doesn't become over grazed.
- Shade is nice, but not necessary.
- Goats need more shelter and tend to escape.
- Livestock is an everyday job
- Having only 4 cows is a lot of investment and not a lot of return
- Think about watering spot and lean-to when siting; condensed area of manure will be a concern of neighbors
- Separate livestock so there is a few on the north side and the majority on the south side.

Staebler Farm County Park Master Plan

MIFFS and Tilian Farm

June 8, 2016

Attendance: Coy Vaughn, Ginny Trocchio, Kira Macyda, Jen Silveri – Assistant Director at Michigan Food and Farming Systems (MIFFS), Lacey Ingrao – Programs Manager at MIFFS, Stephanie Stauffer – Farm Program Manager at Tilian Farm Development Center.

WCPARC staff met with representatives of MIFFS and Tilian to discuss potential partnerships for farming at Staebler Farm.

- Tilian started in 2011 it is a beginning farmers business incubator that accommodates farmers for about 3-5 years
- Most farmers at Tilian grow small fruit, are bee keepers, manage small animals
- Smallest farmer grows on ¼ acre and the largest uses 7 acres; typical farmers use ½-1 acre
- Tilian offers mentorship, marketing, tractors, equipment, electric fencing, heated greenhouse, composting pit (vermicomposting that is about 6'x12'), and finds buyers
- Charge about $200 an acre per year for irrigated land; $35 sq. ft. for hoop house
- The Original Meat Farmer teaches at the Student Organic Farm
- MIFFS in Grand Blanc helps veterans groups
- Farmers post-Tilian are typically looking for about 5-10 acres
- Farmers would like a long-term lease at least 10 years; fruit producers need longer
- Apples are difficult to grow in Michigan because of fungus; either need to spray or very time intensive for organic
- Apiary is great for crops
- High demand for living options
- Access to water and electricity is VITAL
- Electric fence for deer management is needed
- Demonstration gardens would help educate public so they could learn about local crops; Slow Food has heirloom plantings
- Signage in different language (i.e., Spanish, Arabic) to learn about current/future farming
- For processing and managing animals we should be zoned "ag use by rights" but WCPARC is exempt because of government agency
- MAEAPS, Washtenaw County Conservation District can help with stocking density
- WCPARC can have existing experienced farmers mentor new farmers (veteran group)
- Agroforestry is very popular right now; forest management plans by the USDA-NRCS help steward woodlots in farms
- When asked if Tilian has a need to use the land, the answer was "not at this time." If they start to do cover crops, they may need the land. Right now they're looking to place farmers; we'd need to manages farmers and land
- MIFFS suggested we do a "Business Plan Contest" in order to determine who will lease land; mandatory experience

Staebler Farm County Park Master Plan

Natural Resources Conservation Services - NRCS

June 21, 2016

Attendance: Solomon Andrews – NRCS, Dextrin – NRCS, Ginny Trocchio, Kira Macyda

WCPARC staff met with representatives from the USDA's NRCS to discuss potential assistance in the development of Staebler Farm Park.

- Environmental Quality Incentives Program (EQIP) assists with integration of seasonal hot tunnels (hoop houses)
- Farmer applies to programs (WCPARC is not eligible due to being a government agency)
- Farmer will have to talk to FSA (Farm Services Agency) office and provide tract number when seeking assistance
- WCPARC could increase herd of animals if moved onto the south side of property
- Utilize rotational grazing (monies available for grazing)
- Wetlands Reserve Easement (WSE) can be placed on lands in wetlands that are not eligible to be farmed
- Wilf life area can be developed if specific grasses are planted
- Conservation Reserve Program (CRE) will provide money to farmers who take farmland out of production to plant filter strips (filter strips must not be mowed; therefore cannot be used as trails)
- Plant filter strips for pollinators and get funding
- NRCS will develop a Conservation Plan for Staebler Farm
- NRCS will assist in planning and construction of pipes for irrigation and water tanks to tap into creek
- North section of property could have a Forest Management Plan or Brush Management Plan for removal of invasive species
- Plan wind breaks by house (specific trees)
- Plant cover crops which will help with soil erosion and break up soil (improve commodity yields in future years)

Staebler Farm County Park Master Plan

North House Folk School

June 13, 2016

Attendance (phone): Kira Macyda and Greg Wright, North House Folk School – Grand Marais, MN

Macyda spoke on the phone with Greg Wright to discuss his organization's partnership with the city of Grand Marais, MN.

- North House was founded in 1997; they offered 23 classes and nowhere to house them
- The City had two buildings built in the 1930s which were given to them from the U.S. Forest Service when they left the city.
- The city of Grand Marais entertained proposals from residential developers, the historical society for storage, and the North House Folk School.
- The City approved a six month, automatically-renewing lease. The arrangement occurred for 4.5 years.
- This "first phase" lease allowed the organization to either pay rent or provide improvements to the buildings, in kind labor counted toward rent
- They eventually moved to a 5 years lease
- They would present to their city council yearly to maintain a good working relationship
- North House would seek approval from city council when making improvements to city-owned buildings
- After ten years North House launched a capital campaign; felt it was important to negotiate a 25-year lease. The new lease no longer requires rent, because the city feels as though they are a catalyst for economic development. They pay taxes, which is about the same as rent.
- North House has expanded to acquire more land. The City owns about ½ of the total 2 acres
- WCPARC should not negotiate a 25 year lease with anyone until there is proven viability
- WCPARC should have flexibility in the agreement and provide a creative structure (play to the best of the partner organization's ability)
- Partnerships between North House and City are important. In the early years, a city council member sat on the North House boards, but was a non-voting member.
- Greg Wright started with North House when the organization was four years old – he was the first paid staff member
- Greg works with the City Administrator, directly, on any issues. (It is a very small city with about 1,500 people)

Staebler Farmhouse CAR/Cost Opinions – O|X Studio

June 28, 2016

O|X Studio Staff: Robb Burrows
WCPARC Staff: Robert Tetens, Coy Vaughn, Ginny Trocchio, Jeff Dehring, Kira Macyda

1. Introductions
2. Project Background
3. Assessment Report
    a. BIM – Building Information Modeling
    b. Laser
    c. Energy Analysis
    d. Online Virtual Walkthrough

Infrared scanner will take measurements and produce a 3D virtual walkthrough of the space. Furniture and decorations may need to be moved in order to get a proper reading. WCPARC will receive a copy of the completed file for future use.

Macyda will arrange for visits to the house. Expect about four assessment days: 1. capture day, 2. physical analysis, 3. structural evaluation (engineering), and 4. follow-up day. Macyda to confirm how many days' notice before a visit, and if the house could be vacated for ease of work.

Tetens asked about the assessment of the septic system and drain field. Work is not included in the proposal. Staff will need to contact an environmental company (i.e., Mannik & Smith) for a site assessment.

4. Cost Opinions – Expectations
    a. Modern materials may be considered; not a true restoration
    b. Single family house
    c. Office/meeting space option (commercial kitchen, standard office space)
    d. Mothballing for future use

Burroughs stated that the cost opinions will provide some options, within reason, in the opinions. Entire systems may be addressed such as electrical. Burrows can consider modern materials in the opinions, where appropriate. He stated that a baseline would be given for the house to be useable for any option.

5. Existing Documentation
    a. Asbestos Report – how to include in document
    b. Forward to Michael Kelly with Environmental Maintenance Engineers
    c. Oral histories

An asbestos assessment by Mannik & Smith, which was done in 2012, was located after proposals for the project were accepted. The report will be integrated into the CAR (in some form) and may allow for reallocation of fees to another area of the project. WCPARC recognizes that there will probably be other potential hazardous materials, such as lead, that will need to be documented by their subcontracted environmental scientist.

Staebler Farm County Park Master Plan

Natural Resources Conservation Services - NRCS

June 29, 2016

Attendance: Solomon Andrews – NRCS, Dextrin – NRCS, Ginny Trocchio, Kira Macyda

WCPARC staff met with representatives from the USDA's NRCS at Staebler Farm to evaluate the site and discuss potential assistance for site development.

- Potential grazing for small 8 acre area
    - NRCS will develop a grazing plan. They will evaluate: number of animals, types of grasses, and number of acres
    - This will determine how many paddocks they the site needs so it doesn't become over grazed
- Watering tanks – cows shouldn't need to walk more than 800' for a water source
- WCPARC should get a Farm and Tract number
- NRCS Grazing Program will pay for fencing
- Can add a pipeline from Fleming Creek for animal's water
- Installing a permanent tank is easier than having a temporary tank
- If we choose to have animals cross Fleming Creek, NRCS will have engineers develop a method for the animals to be channeled across the creek with rocks
- The Eqip Program will help with streambank stabilization
- Farming vendor would pay for improvements and then get reimbursed
    - Need to have farmer under contract
- Solomon thought cows would do well in back pasture
- Manure plan not developed by NRCS
- Depression of land near back of Staebler property is a small sedge meadow
- We need to determine if there's going to be farming west of the parking lot
    - Pumpkin patch?
- Can use solar system to pump water so we don't need electricity
- Can get water out of ponds
- Get more application points for the more items needed to improve site
- Grazing money comes from different program so that doesn't affect application points
- Disadvantaged/minority farmers (African Americans, Hispanics, etc.) get more money from program

Staebler Farm County Park Master Plan

Michigan Folk School

August 10, 2016

Attendance: Robert Tetens, Coy Vaughn, Ginny Trocchio, Kira Macyda, Jason Gold (Mi Folk School), Julia Gold (Mi Folk School), and Theo (intern with Mi Folk School)

WCPARC staff met with representatives from the Michigan Folk School to discuss a potential partnership between the organizations.

- Jason Gold explained their desire for folk school
    - John Campbell Folk School in North Carolina; Driftless Folk School in Wisconsin
- The focus of the Michigan Folk School is to help the homeowner learn traditional skills and crafts
- Working with WCC to develop certification program
- Present board is a "development board" and will evolve as the organization grows
- Staebler Farm provides easy access to out-of-state participants as well as a large base of regular students
- Discussed a need for a commercial kitchen; can be rented out
- The only conflict Jason sees with rentals is wedding receptions
- Tetens specified need to discuss partnership with corporation counsel; will discuss proposal concerns, lease options, etc.
- Gold would like to discuss partnership between parks and folk school with Donald Staebler
- Gold wants to begin "friend raising" and fundraising. Needs an agreement with WCPARC to begin fundraising.
- WCPARC will discuss next steps at a future meeting between staff

Kira Macyda

From: [redacted]
Sent: Wednesday, May 17, 2017 8:52 AM
To: Kira Macyda
Cc: [redacted]
Subject: re: Staebler Farm County Park

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Macyda,

We are property owners on Curtis Road, with the [redacted] borders of our property abutting the Staebler Farm County Park and Heidt Pond, which is referred to in the DRAFT plans as "Pond 2." First, we'd like to note that the summary of the history and geography of the Farm appears well researched and was very interesting. Overall, the Park plans look good, but we do have a few concerns.

While it may be a while before fishing is extended to Heidt Pond, it appears that it has been considered in the plan, complete with plans for dock construction at the northeast portion. We're not clear if this was a typing error, as the sketch shows a dock off the western portion of the pond. Are there plans for potentially two fishing piers on Heidt Pond? Ideally, from our perspective, there would be no public access to Heidt Pond, with fishing limited to Pond 1.

Looking at the plans we noticed that the lakes in the southern portion of the Park, Murray Lake and Frains Lake, are noted as not having public access. We were wondering why Heidt Pond was not provided with a similar designation as it is also surrounded by homes. Our primary concern is the safety of our children if Heidt Pond is open to the public. Until this time, they have been able to freely roam on our property without worry of strangers. Will there be clear demarcation of Park vs private property? How will these boundaries be established? Will there be boating on the pond? What mechanisms will be put into place to prevent after hour use of the Park, which could easily spill onto private property via Heidt Pond and the surrounding area.

Another safety concern regards the general public. The depth of these ponds can be deceptive. In Heidt Pond there is a rim of shallow area along the edge, but it quickly drops to extreme depths. Aside from the obvious issue of potential drowning, there is also an issue of possible hypothermia. Due to the depths of these ponds the water temperature is likely much lower than air temperature. Even on a fairly warm day hypothermia could be an issue for someone tempted to swim, or even from an accidental fall into the pond.

Personal liability is another concern. If someone is visiting the Park and ends up on our property - which can very easily happen if Heidt Pond is open to the public, and gets injured, there is the possibility that we could be held personally liable. Is there any plan in place protecting the Park neighbors from potential liability as well as trespassing?

Another consideration is if fishing is allowed on Heidt Pond, will the County be responsible for restocking and retaining the current ecosystem that has been established over the years? Also, this pond does freeze, and people that have water rights to the pond have been known to ice fish. Will the public be allowed to skate and/or ice fish on the Pond? And again, how will liability be addressed? One possible solution we propose is to extend the grazing land to encompass Heidt Pond, limiting public water access to Fleming Creek and Pond 1.

There is also the issue of traffic management. Plymouth Road is already quite busy. What plans are in place to handle the traffic that a park with 100 planned parking spaces will bring? While we strongly support the development of public parks, and have great respect for Mr. Staebler in making sure that his land as well as the parcel of Heidt land that is within the Park boundaries was preserved for public and/or farm use, we do have concerns as outline above.

Thank you for addressing these concerns.
Sincerely,

[redacted]

Kira Macyda

From: [redacted]
Sent: Thursday, May 18, 2017 1:00 PM
To: Kira Macyda
Subject: re: Staebler Farm Park - thank you

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Macyda,

I thought you and your co-worker did a very good job with managing last night's meeting. Thank you.

I am somewhat relieved regarding your statement concerning lack of personal liability should an individual wander onto private property from the park and subsequently sustain an injury on private land, although will need to confirm this.

Overall, the Park plans look good - and will be of benefit to many in the community. I was interested in hearing about the presence of unusual birds nesting and hope that the park plan includes a continuing focus on wildlife preservation (including placing a focus on wetlands protection over potential viewing spots) and perhaps a focus on birding - which is of "recreational" interest to many. My property is directly [redacted] of the park, with a common boundary on the north side of Heidt Pond. Great Blue Herons are frequently seen, and I have been fortunate enough to observe Sandhill Cranes on one occasion as well.

My main focus of concern remains the use of Heidt Pond for fishing. It was interesting, but not surprising to hear that there were different sets of conditions established regarding water usage provided in the sale from Mr. Staebler vs the Heidt Estate. I remember in conversation with Mr. Staebler him telling me that he denied an easement to the Heidts so that they would have no choice but to follow his lead in selling that parcel of land to the County, as opposed to dividing the parcel for private development. Mr. Staebler truly had preservation of the land he treasured in mind.

Perhaps I misinterpreted, but it appeared from meeting statements that there will be two different standards applied regarding water usage in the park. The standards required by agreement with Mr. Staebler vs less restrictive usage as supported by the sales contract with the Heidt Estate, as opposed to a set standard for water use for the entire Park.

I find that I strongly agree with my neighbor, [redacted] in her inquiries at the meeting regarding the need for fishing at all in the Park, or at least in limiting it to the body of water wholly contained within the Park borders. I understand recreation as a integral part of the Park mission, however, that term can be widely defined. Recreation clearly includes such things as the playground for children, viewing of wildlife and the ability to learn new information and skills. Lack of multiple fishing opportunities within the Park does not in anyway diminish access to other recreational activities.

Prior to August 2017, which appears to be a "deadline" regarding accepting Park development plans as it was stated (if I recall correctly) that the Park Commission will be having a vote at that time regarding adoption of the DRAFT plan, I intend to closely review the covenants that the residents who surround Heidt Pond are subject to, or at least those that were included when portions of the Heidt Estate were purchased by my neighbors and myself in 2001. I know that we are subject to multiple restrictions regarding Pond usage, which I would assume are applicable to the County as well.

Thank you,
Sincerely,
[redacted]

Washtenaw County Parks and Recreation Commission

STAEBLER FARM COUNTY PARK - SITE MASTER PLAN
PUBLIC MEETING FEEDBACK SURVEY

MAY 17, 2017

1. Do you feel that you have a good understanding about the development of Staebler Farm Park after having attended this meeting? (Yes) No

2. Please indicate your thoughts on the stated proposed amenities at Staebler Farm Park.
   I appreciate the thought + care, and look forward to working with you on this. Perhaps trails S. of Plymouth could be on the perimeter and not go through the fields - see below

3. Is there something you would you like to see at Staebler Farm Park that was not mentioned in the presentation/plan?
   See below - please contact us for more info. Untouched fields are so rare now and are perfect for dog tracking / training. Permission from partner farmer for tracking would be great.

4. Additional Comments:
   I am representing a group that uses the fields South of Plymouth road for dog tracking - the foundation of search + rescue. Please leave these fields as they are.

Optional: Provide your contact name and information

Name: [redacted]

Email address/phone: [redacted]

Thank you for attending today's meeting!

Washtenaw County Parks and Recreation Commission
2230 Platt Road / P.O. Box 8645
Ann Arbor, Michigan 48107-8645

Tel: (734) 971-6337
Fax: (734) 971-6386
parks.ewashtenaw.org

Washtenaw County Parks and Recreation Commission

STAEBLER FARM COUNTY PARK - SITE MASTER PLAN
PUBLIC MEETING FEEDBACK SURVEY

MAY 17, 2017

1. Do you feel that you have a good understanding about the development of Staebler Farm Park after having attended this meeting? Yes No

2. Please indicate your thoughts on the stated proposed amenities at Staebler Farm Park.
   - I like it. Thank you for your time
   - Please catch & Release fishing only on the ponds

3. Is there something you would you like to see at Staebler Farm Park that was not mentioned in the presentation/plan?
   As the plan progresses can you update the website as appropriate

4. Additional Comments:
   People are selfish and only concerned with their own benefit. Parks are benefical to the common good. Don't let angry bitter people sway public opinion

Optional: Provide your contact name and information

Name: [redacted]

Email address/phone: [redacted]

Thank you for attending today's meeting!

Washtenaw County Parks and Recreation Commission
2230 Platt Road / P.O. Box 8645
Ann Arbor, Michigan 48107-8645

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Washtenaw County Parks and Recreation Commission

STAEBLER FARM COUNTY PARK - SITE MASTER PLAN
PUBLIC MEETING FEEDBACK SURVEY

MAY 17, 2017

1. Do you feel that you have a good understanding about the development of Staebler Farm Park after having attended this meeting? Yes No BUT EVERYTHING IS UP IN THE AIR

2. Please indicate your thoughts on the stated proposed amenities at Staebler Farm Park.
NEED TO NOT PUT PAVEMENT ANYWHERE ON THE PROPERTY. DEFEATS THE "NATURAL" PURPOSE

3. Is there something you would you like to see at Staebler Farm Park that was not mentioned in the presentation/plan?

4. Additional Comments:

Optional: Provide your contact name and information

Name: [redacted]

Email address/phone: [redacted]

Thank you for attending today's meeting!

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STAEBLER FARM COUNTY PARK - SITE MASTER PLAN
PUBLIC MEETING FEEDBACK SURVEY

MAY 17, 2017

1. Do you feel that you have a good understanding about the development of Staebler Farm Park after having attended this meeting? Yes/No

2. Please indicate your thoughts on the stated proposed amenities at Staebler Farm Park.
DO NOT BELIEVE A FULL IMPACT ANALYSIS WAS PERFORMED AS TO EFFECT ON LOCAL RESIDENTS, E.G. PROPERTY VALUES, NOISE, TRAFFIC, ETC. OUR FAMILY HAS LIVED LOOKING FONDLY AT COWS FOR 7 48 YEARS.

3. Is there something you would you like to see at Staebler Farm Park that was not mentioned in the presentation/plan?
NOT AT THIS TIME – WELL [redacted] MAYBE LANDSCAPING AROUND AND THROUGH OUT PARK. MOVE ACTIVITIES TO MIDDLE AREAS AND LEAVE PERIMETER PRIVATE FOR LOCAL RESIDENTS

4. Additional Comments:
ADDITIONAL DISCUSSIONS AND COMMUNICATION IS NEEDED. DON'T EXPECT IT TO BE PERFECT BUT ACCEPTABLE / LIVEABLE!

Optional: Provide your contact name and information

Name: [redacted]

Email address/phone: [redacted]

Thank you for attending today's meeting!

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Washtenaw County Parks and Recreation Commission

STAEBLER FARM COUNTY PARK - SITE MASTER PLAN
PUBLIC MEETING FEEDBACK SURVEY

MAY 17, 2017

1. Do you feel that you have a good understanding about the development of Staebler Farm Park after having attended this meeting? Yes No

2. Please indicate your thoughts on the stated proposed amenities at Staebler Farm Park.
   I am looking forward to the park

3. Is there something you would you like to see at Staebler Farm Park that was not mentioned in the presentation/plan?

4. Additional Comments:
   I am concerned about keeping the capacity of any event space somewhat limited and imposing time and sound limits. I would also suggest proposing a reduced speed zone from beyond prospect to the new light at Curtis rd.

Optional: Provide your contact name and information

Name: [redacted]

Email address/phone: [redacted]

Thank you for attending today's meeting!

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Washtenaw County Parks and Recreation Commission

STAEBLER FARM COUNTY PARK - SITE MASTER PLAN
PUBLIC MEETING FEEDBACK SURVEY

MAY 17, 2017

1. Do you feel that you have a good understanding about the development of Staebler Farm Park after having attended this meeting? (Yes) No Better

2. Please indicate your thoughts on the stated proposed amenities at Staebler Farm Park.
   my concerns are for Pond 2. I live off of it and we like to fish & boat (small) on it. Fear of Breaking. How can we stop people from swimming across?

3. Is there something you would you like to see at Staebler Farm Park that was not mentioned in the presentation/plan?

4. Additional Comments:
   It look very nice but it's going to produce more traffic on an alREAY Busy Road

Optional: Provide your contact name and information

Name: [redacted]

Email address/phone: [redacted]

Thank you for attending today's meeting!

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Ann Arbor, Michigan 48107-8645

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Kira Macyda

From: [redacted]
Sent: Tuesday, May 23, 2017 4:24 PM
To: Kira Macyda
Subject: Staebler Park

Hi Kira-
Thank you for inviting community input. I appreciated your thoughtful consideration of my comments at the meeting regarding the development at the Southern end of the Staebler park. I expressed a view representative of many of the landholders on Murray and Frains Lakes. We are hopeful that this development does not disrupt the wooded area and the wetlands located there. As a naturalist and an avid photographer I have have observed the delicate and complex ecosystem in that area including the marsh between the two lakes. We are strongly discouraging the construction of a wooden walkway or even a simple path running through the wetlands. This wetlands is small and traffic would be highly disruptive of such a small and delicate ecosystem. It seems that the minimal benefit such a short walkway would not justify disrupting this ecosystem. This is particularly true given that the mission statement of this development is focused on "farm preservation". There are many other parks in Washtenaw County with a "nature path" focus that have relatively large land volumes, lessening the impact of such intrusion.
We are also concerned that this Southern development would evitably encourage traffic into the adjacent private lakes. We are grateful that you have already indicated a willingness to avoid placing the organic garden into proximity of the two lakes.
I don't believe the intent of this development is to create traffic into Frains and Murray lakes. We appreciate your foresight to develop a plan that does not promote that traffic.
As I said at the meeting, thank you for your efforts to preserve this farming heritage and insure that this land does not become more urban housing sprawl.
Regards,
[redacted]

June 28, 2017

To: Kira Macyda
Washtenaw County Parks and Recreation Commission

Re: Staebler Farm County Park Site Plan

Dear Kira,

Following are comments on the park site plan for consideration:

Section 1 – Wetlands and Lake Access

1. The plan documents say that the south zone (Zone 2) will focus on continued agricultural production and educational programming. It also says that there will be an emphasis on preserving fragile lands, water quality, and wildlife habitat. There should not be a trail of any kind along and through the wetlands on the south side of Zone 2. A trail is inconsistent with the goals mentioned above. These are sensitive well-established wetlands that should not be disturbed in any way. Part of the plan refers to a "natural trail" and then also shows/mentions a boardwalk, either of which would be extremely disruptive and damaging to the wetlands and plant and wildlife habitat. Any trail would disrupt the natural water levels in the wetland. It would also disrupt the wildlife habitat. Leave the south zone as a hay field (agricultural production).
2. Within Superior Township there has been recent/present creation of new wetland areas. It would be more appropriate to incorporate a trail through one of these wetlands in the construction/creation process if public access to wetlands is desired by the county. Please do not disturb the long existing wetlands in Zone 2 of Staebler Farm Park.
3. There should be no access to either Frains Lake or Murray Lake in the plan. It is mentioned that the deed specified no boat launching but there should be No Access at all. The residents with frontage/access rights to these lakes own their properties as being on a private, limited access lake. This is included in our property taxable values. Access from the park would turn these into public lakes. The mentioned trail through the wetland would provide this access along with access by anyone that decided to walk through the park to the lake(s). Any trail would be very close to the Frains Lake shoreline at the west end of the property. Lake access may not be intended in the park plan but there will be people that will take advantage of any possible access. Frains Lake is struggling with environmental issues as it is and does not need additional pressure from public access of any kind.
4. My residential property is exactly [redacted] of the Park. I do not want people accessing Frains Lake from the corner of the park [redacted]. This would be the most tempting access point since this is where the wetland is very narrow between the agricultural (hay) planting and the lake waters. I am implicitly being put in a position of "policing" the park activity as far as access to Frains Lake. You say that the deed precludes boat launching and

that there is no swimming in the parks without a lifeguard. However, there is no provision for oversight to ensure that these activities do not happen.

Section 2 – proposed Garden Area

1. As stated above, my property [redacted] of the park. I object to the proposed location of the Garden/hoop house area in the plan. There is no good reason to locate a garden in this area. Locating a garden next to the property of the [redacted] is hardly having the Park be a "good neighbor." (The neighbor to the [redacted] has primarily agricultural areas next to the park rather than residential.) It would make more sense to locate any garden area behind the farmhouse extending east and south of the proposed parking area. There are several reasons a) this would link the garden activities to the educational aspect of the farmhouse zone b) this would be less disruptive to the haying activity that is supposed to remain in place in the south zone since the section next to the farmhouse has already been partially disrupted by the parking c) any constructed activity along the [redacted] of the zone is reducing the value of my property (on which I pay property taxes that in part pay for county parks) d) the garden area should in no way extend as close to the wetlands as shown in the plan (runoff, invasive species, etc) e) the area to the [redacted] is shaded by the natural treeline after noon-1pm.

Section 3 – proposed Parking areas

1. I think the parking areas should be limited to 30 spaces as mentioned in the May 17th meeting rather than the 50 places in the plan. The plan states that there would be an option for expansion so start with 30 spaces.
2. The parking areas must be gated with the gates closed daily when the park is closed. Many neighbors have valid security concerns with "unknown" people parking at and wandering around the park. There is an existing corridor along Plymouth Rd. to Prospect Rd. to Ypsilanti that allows surveillance of our properties by criminals.
3. Please consider making the parking areas some sort of permeable surface (gravel) rather than asphalt except where absolutely necessary for accessibility required by law.

Section 4 – Revisions to the Plan

1. Changes to the plan, other than those supported by present comments from the neighbors to the park, should be open to review and comment by the park neighbors in a scheduled meeting with sufficient notice. The plan documents say that "Parks staff sought public input to help develop the goals, general plan concepts, and desired recreational amenities." However, as far as I know (being the neighbor [redacted] to the park) the neighbors did not input to or review the plan until the May 17, 2017, meeting. Plan documents say "various meetings have been held with members of the public" – maybe, but no meetings with the neighbors of the park.
2. Of particular concern is the statement that the park will be "adaptable to changing recreation trends." What does that mean? That could mean anything. I don't

want ball/soccer fields next to my property and I want a chance to comment. The stated goal is to promote the "rich agricultural heritage" and changing recreation is not necessarily consistent with that goal.

Section 5 – Security concerns

1. Although this does not address the specifics of the park plan, the County Parks Commission should be sensitive to the security concerns of the neighbors to the park. My home has been broken into/burglarized twice in the past ten years. Numerous neighbors talked about the same experience at the May 17th meeting. I know that my neighbor to the [redacted] has been broken into also. We are concerned about "unknown" people parking at and wandering around the park property giving an opportunity to surveil our residences. It sounds like there will be no caretaker or overseer for the Park. I think we have valid concerns. The Parks want to be a good neighbor. I hope the park will have a positive rather than detrimental effect on the crime problem.

I appreciate Don Staebler's action to maintain the park property as open land and the Parks planning efforts to maintain the agricultural heritage. Residing [redacted] to the park I obviously have concerns with use of the park.

Please let me know if you have any questions on my comments. I appreciate your consideration.

[redacted]

Kira Macyda

From: [redacted]
Sent: Friday, June 30, 2017 1:55 PM
To: Kira Macyda
Subject: Staebler farm county park site plan

Follow Up Flag: Follow up
Flag Status: Flagged

To: Kira Macyda,

I live on frains lake [redacted]. I strongly agree with the [redacted] letter dated June 28th, 2017.
She has addressed all my concerns very well.. It is extremely important that all neighbors near or adjacent to the Staebler farm be notified
of any meetings or plan revisions, in a timely matter.
I was not notified of the May 17th meeting and just happen to hear from a neighbor. This is not how public input for the plan site should be handled.

Sincerely,
[redacted]

Appendix 3:
Huron River Watershed Council Fleming Creek Report

Fleming Creekshed Report

www.hrwc.org/fleming

Creekshed Profile

In 1824, Robert Fleming built one of the first mills in the Huron River watershed – a sawmill on what is now known as Fleming Creek. This set the stage for Fleming Creek and the Huron River as an important source of power for the first European settlements in this area. Since that time the creekshed has supported agriculture, several gravel pits, and numerous parks. In recent years, the number of homes has increased substantially and several large research facilities, medical facilities, and golf courses have been built.

Located northeast of Ann Arbor, Fleming Creek meets the Huron River just east of US-23. Ann Arbor, Northfield, Salem, and Superior Townships; the City of Ann Arbor; UM Matthaei Botanical Gardens; Washtenaw County Parks; and the Office of the Washtenaw County Water Resource Commissioner are all major decision makers and landowners in the creekshed. Fleming Creek is also greatly influenced by the residential landowners of the area.

Fleming Creek is composed of 48 miles of branching stream channels, and it drains 31 square miles of land. Over its creekshed, the creek's elevation drops 184 feet. The average slope is 16 feet per mile, which is on par for the Huron River as a whole. The west branch of Fleming Creek is much steeper, averaging 31 feet per mile. A stream with a high slope like this will typically have well established riffle-pool sequences and excellent diversity in fish habitat and water flow.

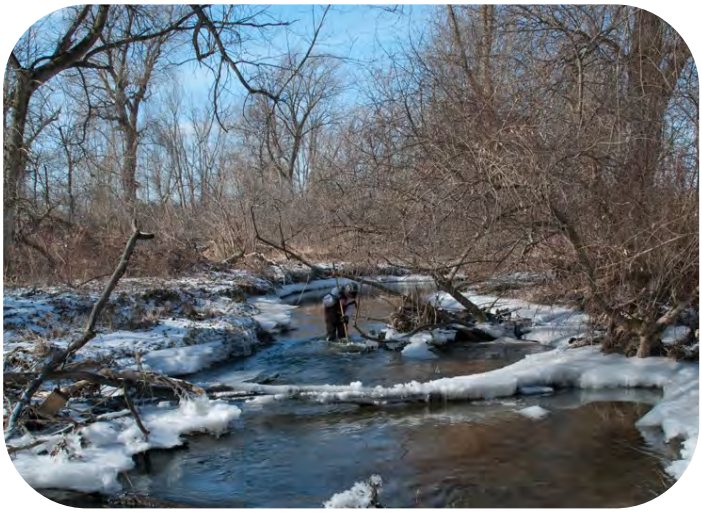
There are 14 lakes (open water > 5 acres) in the Fleming creekshed. The biggest, Frain Lake, is 17 acres. The creekshed holds 6 ponds (open water < 5 acres).

- Monitoring sites for Aquatic Insects, Stream Habitat, and Stream Temperature
- Monitoring site for Stream Flow, Phosphorus, Total Suspended Solids, and *E. coli*

For more details on these parameters, please see inside.

Huron River Watershed Council, 1100 North Main Street, Ann Arbor, MI 48104, (734) 769-5123, **Updated 2012**

Creekshed Status and Trends



A volunteer searches Fleming Creek at the Matthaei Botanical Gardens for stoneflies during the annual Winter Stonefly Search. Credit: John Lloyd

Creekshed Land Use

Encroaching impervious surface

For the year 2000:
Total creekshed Size: 31 square miles
Agriculture: 23%, *7 square miles*
Residential & Urban: 31%, *10 square miles*
Forest: 12%, *4 square miles*
Open: 26%, *8 square mile*
Wetland: 8%, *2 square miles*

Total Impervious surface: 11% , *3 square miles*

Numerous studies have shown that fish and insect communities are less diverse when the amount of impervious surface exceeds 10-12% of the total watershed area. Since 11% of the Fleming creekshed is currently impervious, this means that the system is at the tipping point of losing much of its biological diversity.

Creekshed Natural Areas

Many natural lands yet to be protected

The creekshed's forests, wetlands, and grasslands soak up rainwater and runoff, filter pollutants from runoff, and provide wildlife habitat and beautiful places for us all to enjoy. About 23% of the creekshed has natural areas. However, only a small fraction of these areas are protected from development (about 3% of the watershed, including Matthaei Botanical Gardens and Parker Mill County Park). 20% of the creekshed faces an uncertain future. It will be important to keep these lands natural, so they can continue to help keep the creek healthy.

Stream Habitat

Main and W. Branch excellent; E. Branch fair

Fleming Creek's main and west branches have the riffles, pools, bends, and runs that are characteristic of low human impact. However, parts of the east branch are channelized and have less habitat and more fine sediment. Throughout the creekshed, Fleming's banks are largely undisturbed and free from erosion, although particular areas of erosion do exist.

Dams and Impoundments

Present, but do not dominate the system

While dams provide recreational benefits they greatly alter a stream's hydrology, and can degrade fish and insect habitat. Three known dams block Fleming Creek. Two of these dams create small detention ponds and seem to have little impact. The biggest of these dams has created a 7-acre impounded pond east of the intersections of Plymouth and Dixboro Roads, and it physically separates the lower 25% of the watershed from the upper 75% of the watershed.

Fish Community

Small bodied cool-water fish community

Fleming Creek is home to smallmouth and largemouth bass and northern pike, but the stream is not known for great sport fishing. Smaller species and suckers compose most of the fish community, including blacknose dace, creek chub, mottled sculpin, rainbow darters, and hognose suckers. Also, the creek is home to a State endangered species, the redside dace.

Aquatic Insect Community

Main and W. Branch excellent; E. Branch fair

Overall, Fleming Creek has a very healthy insect community. The west branch is particularly diverse, being the second most diverse site in the Huron watershed after correcting for stream size. The upper east branch has more fine sediment, parts of it have been channelized, and as a result the aquatic insect community is not as abundant.

Stream Water Temperature

Cool water

Fleming Creek receives a mix of cold ground water and warmer surface runoff. Much of the stream is shaded by natural riparian areas. Temperature measurements show that the water temperature of Fleming Creek rarely gets above 71°F and rarely drops below 60 °F during July and August. This is a normal water temperature for a creek with these properties and in this area of Michigan.

Color Coded Ranking

Excellent | Fair | Poor

Total Suspended Solids

Low

Total suspended solids (TSS) is a measurement of the amount of material held by the stream. A high TSS indicates high turbidity and erosion problems. Good TSS values are below 80 mg/l. Fleming Creek's mean TSS is 41 mg/l.

E. coli

High after rainstorms

E. coli bacteria is a useful water quality indicator for the presence of fecal contamination. In the Fleming creekshed, *E. coli* is normally present in low concentrations that permit for partial body contact (no drinking, but recreational activities are fine). After heavy rain events, *E. coli* can reach levels that are above State standards due to animal and agricultural waste running off the land into the creek. It can take 48 hours for the *E. coli* to return to safe levels.

Conductivity

Normal

Conductivity is a measurement of the amount of ions (also known as salts) dissolved in water. Conductivity is a quick and easy measurement to make, and is useful as an indicator of potential problems, since conductivity is highly correlated with total dissolved solids (TDS). Conductivity levels in Fleming Creek are normal and have been normal since monitoring began in 1993.

Phosphorus

Elevated

Phosphorus is the limiting nutrient in most freshwater systems, meaning that too much phosphorus can cause algal blooms and water quality problems. The target for area streams is < 50 µg/l. Fleming Creek's mean total phosphorus (TP) is 66 µg/l, which is elevated, particularly after heavy storms (see below). This is likely due to residential and agricultural runoff.

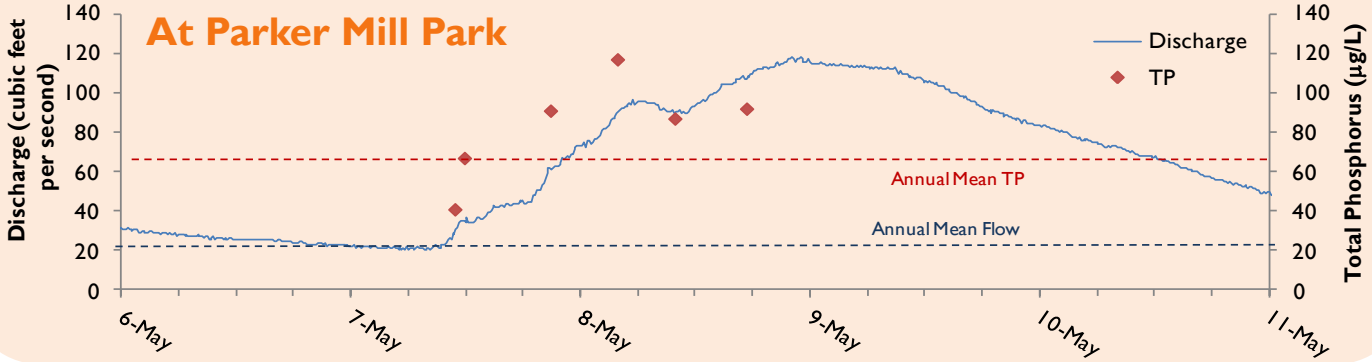
Stream Flow

Moderately flashy

Stream flow is an important underlying factor for determining likely erosion rates, stream habitat quality, and aquatic community diversity. An important measure is "flashiness" or the rate a stream rises and falls through a storm event (see below). Fleming Creek has a flashiness rating that is high for comparable Michigan streams, but average for the Midwest.

2010 Storm Event At Parker Mill Park

One inch of rain fell on May 7, between 8 AM through 8 PM.



Successes & Challenges

Successes

• The Fleming Creek Advisory Council (FCAC) advises Superior and Ann Arbor townships' Planning Commissions. These townships require FCAC review all proposed developments on their impact on the Creek.

• Superior and Ann Arbor townships have wetlands ordinances (for wetlands of ALL sizes) that provide a variety of protections to wetlands including development setbacks.

• At Parker Mill County Park, students and local businesses have participated in native riparian vegetation improvement projects and learned about the relationship between invasive species and water quality.

• UM Matthaei Botanical Gardens has installed "rock vanes" in a small section of the stream to stabilize the streambank and is working to restore American elms within the floodplain.

• UM has also worked to protect and restore critical habitat for the endangered Eastern Massasauga Rattlesnake within the Botanical Gardens.

Challenges

• Fleming creekshed's communities and residents must promote compact development and preserve natural areas and open spaces. It is extremely important to prevent the creation of more impervious surface in order to maintain the creek's integrity.

• Residential development, agriculture, and historical channelization of many stretches on the East Branch of Fleming Creek have taken their toll on the creek. Restoring natural streambanks and returning the creek to more natural flows will increase habitat diversity and make the creek more inviting to a wider variety of aquatic wildlife.

• We need to reduce phosphorus runoff to Fleming Creek. Likely sources of phosphorus are excessive fertilizers in residential areas and agricultural application.

• While erosion is not a major systematic problem throughout the creekshed, after storms we have observed erosion of streambanks and channel beds in some areas. These areas need to be stabilized.

The beauty of Fleming Creek is in full color on this autumn day at Parker Mill County Park. Credit: Ed Rasch

What you can do!

At home

• Minimize your turf lawn; instead put in deep rooted native plants that do not need to be fertilized or watered.

• Have your septic system checked regularly. Leaking septic systems can be a large source of phosphorus and *E. coli*.

• If you own property with a natural area, work with a land conservancy to establish an easement to protect it from future development.

In your community

• Talk to HRWC about joining the Fleming Creek Advisory Council.

• Learn to identify environmental impairments like algal growth in waterways and erosion on land— and follow up with HRWC when you see something wrong.

• Get out and enjoy the creekshed!

Appendix 4:
Farmhouse Condition Assessment Report (CAR)
Executive Summary and Cost Opinions, pages 4-5, 111-119

1. INTRODUCTION

1.1. Executive Summary

1.1.1. History

The Staebler farmhouse is a physical embodiment of the early agrarian history of Washtenaw County. It is exceptional for its simple architectural design and finishes as well as its cultural context within the development and maintenance of family-owned agrarian culture, which was the basis behind the expansion and growth of the county. Within the walls of the farmhouse and the fields and pastures of the surrounding farmstead is a history broad in the agrarian historical context and, more specifically, of its long tenure in the hands of one family. The Staebler family purchased the farmstead in 1912 and multiple generations farmed the soil and raised their herds on the property. With the sale of the property to Washtenaw County in 2001, the property shall retain the character of these agrarian open spaces in perpetuity.

The farmhouse itself is remarkably extant based upon the earliest recorded information and photographic documentation. While several notable changes have been implemented by the Staebler family during the 105 years the family has occupied and managed the property, the general scale and character of the farmhouse remain intact.

1.1.2. Condition Assessment Report (CAR)

The purpose of this CAR has been to evaluate the physical conditions of the farmhouse and the property immediately adjacent to the structure with the ultimate goal being to provide a series of formal recommendations for future preservation and use of the building. Based upon this primary goal, a series of prioritized responses have been established to assist the County with maintaining the structure in both the near- and long-term periods dependent upon uses and availability of funding sources.

1.1.3. CAR Findings

The outcome of this assessment report is that the overall condition of the farmhouse is fair. There are some key areas that have suffered the vagaries of deferred maintenance. Additionally, some of the contemporary modification have modified the structure in such a manner that is compromised. However, structure is always the first touchstone of any such analysis and it is clear that, with appropriate modifications, the current structure is stable and not in immediate danger of critical structural remediation. Based upon future use strategies, the structure will require reinforcing to allow alternate modes of occupancy beyond the current residential adaptation.

1.1.4. Treatment and Use Recommendations

The most important needs for the future use are critically related to the building's utilities and infrastructure, including the overhaul of the electrical system.

Based upon the potential uses and the opportunities for available funding, three key strategic approaches are presented as alternatives:

1) "Mothballing" the structure while a future use decision is made.
2) Maintenance of the structure as a single-family use.
3) Modification of the first floor of the house as an office/assembly type use.

A tiered approach to this hierarchical strategy is presented further within the document. The recommended treatments are presented as a series of prioritized action plans based upon the level of critical work required.

1.2. Research Background / Project Participants

This CAR and program plan is based upon a series of field visits to the building during which the physical condition of the major components of the building were observed and the physical conditions were documented and noted. These visits were conducted in various trips to the property beginning in late June of 2016 and concluding in September 2016. The team had the good fortune of meeting Donald Staebler during the course of one such visit. His insight into the history of the farmstead and the farmhouse, including the daily operation of the farm and daily life of the Staebler family during its heyday, provides an amazing first-person understanding of the manner and use of the farmhouse and its place at the center of the family's life.

The site visits were coordinated by Kira Macyda, Washtenaw County Parks & Recreation Commission Park Planner and the primary lead/contact for the project. The visits were conducted by Robb Burroughs, RA, of O|X Studio with O|X Studio associate Jon Stevens and Olaia Chivite-Amigo assisting with laser scanning, field documentation and photographic documentation. A non-destructive, visual assessment of the building structure was conducted by Cheryl Early, PE, and Kristen Koehlinger, PE, from the Detroit office of Wiss, Janney, Elstner Associates. Jason Cooper, a local construction manager, conducted a visual assessment of the property and assisted in establishing the overall conceptual construction budget for the varying recommended treatments.

A substantial amount of historic background information was provided to the team via the Washtenaw County Park & Recreation Commission team, including an original history of the property written by Kira Macyda (based in great part upon Donald Staebler's memoir "This I Remember"), archival imagery of the structure and oral histories of the pattern of use during the period that the Staebler family lived on the property. This CAR has been funded by the Washtenaw County Parks & Recreation Commission (WCPRC).

1.3. Building Location

The building is located in Superior Charter Township in the northeastern section of Washtenaw County. The specific property address is 7734 Plymouth Road. The property is approximately one-half mile east of the Plymouth and Prospect Road intersection. The farmhouse is situated on property that straddles Plymouth Road; the primary agrarian structures are located on the north side and the farmhouse and outbuildings are located on the south side of the roadway.

This area of the Township was originally settled in the early 1800s as large tracts of land primarily for agricultural production. The area still retains the vestiges of this early agrarian culture and includes other, original historic farmhouses and one-room schoolhouses. The closest settled community is Dixboro; however, Frain's Lake, which once included limited commercial buildings yet is now an unincorporated community of exclusively residential development, is the closest historic settlement.

When originally settled, the property was part of Ypsilanti Township. The northern portion of this area was split off and formed into the new Township of Panama. In 1831, this area was again divided into two separate townships with the property specifically falling under the jurisdiction of Superior Township. By 1835, most of the available property made available for purchase by the United States Government had been sold. The original transaction date for the property, when purchased from the Federal Government, was 1826. It was subsequently subdivided into smaller tracts as subsequent owners divided the property.

5.2. Estimate of Probable Cost

The following estimate is included for planning purposes only. Obtaining pricing from a well-qualified general contractor is recommended prior to proceeding with final budgeting for any anticipated project.

Summary

Phase One	
Immediate Improvements	$26,550.00
Construction Management Fee	$2,655.00
General Conditions	$5,310.00
25 % Contingency	$6,637.50
Architectural and Structural Detailing and Permit Drawings	$2,655.00
Phase One Total:	*$43,807.50*
Phase Two	
Practical Improvements	$81,150.00
Construction Management Fee	$8,115.00
General Conditions	$16,230.00
25 % Contingency	$20,287.50
Architectural and Structural Detailing and Permit Drawings	$8,115.00
Phase Two Total:	*$133,897.50*
Phase Three	
Long-Term Improvements	$49,000.00
Construction Management Fee	$4,900.00
General Conditions	$9,800.00
25 % Contingency	$12,250.00
Architectural and Structural Detailing and Permit Drawings	$4,900.00
Phase Three Total:	*$80,850.00*
Phase Four	
Ideal Future Improvements	$55,400.00
Construction Management Fee	$5,540.00
General Conditions	$11,080.00
25 % Contingency	$13,850.00
Architectural and Structural Detailing and Permit Drawings	$5,540.00
Phase Four Total:	*$91,410.00*
TOTAL	**$349,965.00**

Phase 1-Immediate Improvements

Item Number	Item Description	Total	
1.1	Remove all items in the attic space (by County Staff?)	$	500.00
1.2	Remove south chimney at Kitchen (Note: either repair and cover exposed substrate in a temporary fashion or replace in kind with new brick masonry chimney - reuse existing brick were possible)	$	3,000.00
1.3	Clean all organic material and additional debris off of asphalt roof shingles	$	300.00
1.4	Cut down and remove all foundation plantings immediately located adjacent to the existing foundation	$	500.00
1.5	Remove all ivy and other crawling vines presently encroaching onto finish surfaces of the house	$	300.00
1.6	Trim trees overhanging the house	$	400.00
1.7	Remove existing brick masonry chimney that penetrates the roof of the garage building (south of the house) in its entirety. Install plywood sheathing and asphalt shingles to match to ensure a weather tight closure to opening in the roof system	$	4,000.00
1.8	Replace all soffit boards with evidence of water damage, dry rot or insect infestation – match adjacent materials and finishes and prime all side and finish paint	$	3,800.00
1.9	Replace east porch plywood soffit material with 1x PT wood T&G soffit boards – prime all sides and finish paint	$	3,000.00
1.10	Replace all conditions of knob & tube construction	$	3,500.00
1.11	Provide PT wood post directly below the load transfer point from the second floor stair landing onto the east porch roof deck/joist system – provide appropriate blocking as required (Note: this is a temporary fix to mitigate any further stresses being inadvertently placed on the existing roof framing)	$	750.00
1.12	Split panel system between basement/first level and second floor to provide separate meters and circuit panels including new branch circuits and cabling throughout the house	$	3,500.00
1.13	Provide new power receptacles throughout house	$	3,000.00
	Improvements Subtotal	*$*	*26,550.00*
Soft Costs	Design, Testing & Related Costs		
10%	CM Fee (Fee, OH&P)	$	2,655.00
20%	General Conditions	$	5,310.00
10%	Construction Drawings (Architectural and Structural Detailing and Permit Drawings– No CA)	$	2,655.00
	Soft Costs Subtotal	*$*	*10,620.00*

Phase 2-Practical Improvements (within first year)

Item Number	Item Description	Total
2.1	Remove and replace existing flashing at chimneys and install new prefinished aluminum counterflashing stepped to match profile of roof	$ 1,400.00
2.2	Remove existing downspout and gutter system and install new gutters and downspouts – provide extension leads from termination points at grade and locate splashblocks at critical points to deflect and regulate storm water flow	$ 1,200.00
2.3	Contract a landscape architect and planner to establish both an historically specific landscape plan for immediate implementation and future needs/phasing as well as an overall site plan indicating preferred location(s) for future gravel parking zone	$ 5,000.00
2.4	Remove all trees and plantings near the house (overhanging branches, weakened or split trunk conditions, etc.) or that are not consistent with the historic representation of the residence from a landscaping perspective	$ 2,200.00
2.5	Confirm that leak that caused visible water damage in first floor ceiling (small bedroom) is repaired and no longer leaking	$ 750.00
2.6	Repair all water damaged conditions showing visible evidence of water issues including the roof, the primary structure and the plaster ceilings/walls	$ 2,300.00
2.7	Rehabilitate all exterior wood windows: repair and replace glazing caulk prior to refinishing - scrape, prime and paint all windows	$ 7,500.00
2.8	Rehabilitate all exterior wood storm sashes: repair and replace glazing caulk prior to refinishing - scrape, prime and paint all sashes – reinstall	$ 4,500.00
2.9	Scrape, prime and paint all existing exterior trim	$ 6,200.00
2.10	Tuckpoint central chimney – provide additional monitoring to ensure no further movement or separation of	$ 750.00
2.11	Conduct further hazardous materials testing to confirm presence of any lead-based paint or and lead water piping	$ 450.00
2.12	Conduct a historic paint analysis of both the interior and exterior finishes to determine historic paint colors and palettes	$ 650.00
2.13	Conduct further materials testing on existing mortar and existing brick masonry to provide specification for installation of new mortar	$ 400.00
2.14	Remove all spray foam insulation, or other non-mortar materials, installed at foundation walls	$ 600.00
2.15	Repoint the masonry foundation walls on both interior and exterior exposed	$ 1,500.00
2.16	Replace treads on the interior basement	$ 800.00
2.17	Replace handrails on interior basement stairs	$ 700.00
2.18	Install plywood gusset plates, glued and nailed to rafters at the ridge connection, in attic of south addition	$ 750.00
2.19	Infill crack at east wall of front porch stair adjacent to house – provide monitoring with monthly records to determine if further movement	$ 650.00
2.20	Modify grading at perimeter of house to remediate water	$ 1,500.00
2.21	Wire brush clean exposed steel in the cavity of the west chimney – paint with rust prohibitive paint	$ 250.00

2.22	Fill, seal and level crack in western slab of porch – visually monitor to determine if additional movement occurs once crack has been filled	$	750.00
2.23	Remove all existing carpeted floor finishes down to earlier linoleum or other resilient flooring conditions and/or directly to existing 6" wood finish floor (presume resilient on first level and wood on second level)	$	1,500.00
2.24	Remove exterior shutters	$	300.00
2.25	Reconstruct existing dry-rotted window sashes (west picture window in particular) – remove rotted sections to a point comfortably beyond the poor conditions and either install matching pressure treated wood section to match the adjoining profiles or, if small enough, filled with epoxy filler. Sand, prime and paint	$	3,500.00
2.26	Determine status of wood storms on site – if not available, replacement wood storm sashes should be constructed to match existing conditions and installed at open windows	$	3,500.00
2.27	Confirm functional operation of all exterior windows	$	150.00
2.28	Remove and reinstall all counterflashing at roof/wall intersections	$	750.00
2.29	Exterior doors: scrape, prime and paint all surfaces - test and tune all hardware including oiling of hinges, maintenance of key cores, etc.	$	1,800.00
2.30	Install additional weatherproofing at existing hatchway – install a pressure treated framing member at bottom edge of door to complete the perimeter seal	$	1,200.00
2.31	Replace and reinstall head flashing at hatchway/wall intersection	$	500.00
2.32	Add an air conditioning system to existing furnace	$	3,500.00
2.33	Clean existing furnace ducts and registers	$	750.00
2.34	Install a new centralized digital thermostat with remote connectivity for the purposes of establishing remote monitoring	$	800.00
2.35	Remove all interior wall finishes (paint excluded) to finish surface of plaster	$	2,200.00
2.36	Fill all cracks in plaster walls after house has been stabilized – monitor for further cracking or movement	$	1,200.00
2.37	Remove, clean and reinstall all aluminum storm windows to provide access to existing wood sashes and trim	$	900.00
2.38	Remove all contemporary floor finishes down to pre-war linoleum finish surfaces and exposed wood finish floors	$	900.00
2.39	Remove all ceiling finishes and faux timber framing in Kitchen	$	1,500.00
2.40	Remove all suspended ceilings in the western second floor bedroom	$	900.00
2.41	Renovate upper level bathroom	$	12,000.00
2.42	Engineer additional support (sistered joists, etc) to incorporate point load condition from existing stair post	$	2,500.00
	Improvements Subtotal	*$*	*81,150.00*
Soft Costs	Design, Testing & Related Costs		
10%	CM Fee (Fee, OH&P)	$	8,115.00
20%	General Conditions	$	16,230.00
10%	Construction Drawings (Architectural and Structural Detailing and Permit Drawings–No CA)	$	8,115.00
	Soft Costs Subtotal	*$*	*32,460.00*

Phase 3-Long-Term Maintenance Improvements (5-year maximum window)

Item Number	Item Description	Total	
3.1	Install perimeter French drain tile and connect to a dry well located a minimum of 10' from existing foundation system – provide connections at every downspout location to tie the complete storm water system into the drain	$	2,100.00
3.2	Install a new weathertight hatchway to basement	$	1,800.00
3.3	Develop a complete door inventory to assess what doors are from which period of habitation. Create potential list for reinstallation of doors to match approximation of their original condition	$	500.00
3.4	Provide formal investigation and evaluation of existing septic system	$	250.00
3.5	Clean, sand and prime all existing interior doors and ensure proper functioning of all hardware	$	1,750.00
3.6	Clean, sand and prime all existing interior trim	$	1,500.00
3.7	Provide hard-wired interconnected smoke and fire alarms throughout the residence	$	1,400.00
3.8	Remove and rebuild entire stair to provide new framing and support	$	2,200.00
3.9	Evaluate condition of the existing lightning protection system	$	500.00
3.10	Remove and replace existing kitchen appliances	$	4,500.00
3.11	Remove and replace kitchen cabinets	$	6,500.00
3.12	Remove ceiling and wall between Bedrooms 203 and 204	$	4,500.00
3.13	Install permanent handicap ramp rear entry condition	$	3,500.00
3.14	New appliance - second floor kitchen	$	4,500.00
3.15	Clean, paint and refurbish second floor cabinets and millwork in kitchen	$	3,500.00
3.16	Renovate to make accessible the first floor bathroom	$	10,000.00
	Improvements Subtotal	*$*	*49,000.00*
Soft Costs	Design, Testing & Related Costs		
10%	CM Fee (Fee, OH&P)	$	4,900.00
20%	General Conditions	$	9,800.00
10%	Construction Drawings (Architectural and Structural Detailing and Permit Drawings– No CA	$	4,900.00
	Soft Costs Subtotal	*$*	*19,600.00*

Phase 4-Ideal Future Improvements

Item Number	Item Description	Total	
4.1	Replace the front porch concrete slab in its entirety – repoint existing stone foundation beneath eastern portion of slab, provide new compacted drainable fill and pour new slab with expansion joints entire perimeter	$	2,100.00
4.2	Expose foundation of existing porch at northeast corner to determine extents of structural system – if necessary providing reinforcing of foundation thru new micropiles or other structural stabilization system	$	1,200.00
4.3	Provide a gravel parking lot zone for expanded parking opportunities, ideally behind the house and possibly at the location of the barn (to be removed by County in near future)	$	500.00
4.4	Replace existing furnace	$	4,000.00
4.5	Install new split HVAC furnace in upper level – new high velocity mini ductwork thru attic for both supply and return	$	18,000.00
4.6	Reinforce existing first floor joists to support assembly loading structural capacity – final engineering required to determine complete design assessment. Presume sistering of each joist at a minimum and/or new beams and posts (with foundations) at midpoint conditions of primary spans	$	1,500.00
4.7	Verify structural capacity (size and material type as well as bearing point conditions) for existing header at opening between LR and DR – provide further structural support or intervention as required to ensure structural stability of upper level load transition to grade	$	1,400.00
4.8	Verify structural capacity of existing roof joists of the south addition to meet or exceed current building code requirements for drift loads	$	2,200.00
4.9	Remove all directly adhered acoustic ceiling tile and contemporary crown moulding	$	2,500.00
4.10	Remove in the entirety the existing built-in hutch, desk and shelves to expose the existing substrate behind – patch and repair plaster and install new base mouldings to match existing	$	4,500.00
4.11	Provide additional lighting and power receptacles in the basement and crawlspace	$	3,500.00
4.12	Remove stair and eastern porch – reconstruct porch to match original conditions based upon archival imagery – rebuild stair to match existing conditions with a self-contained structure	$	2,500.00
4.13	Remove all exterior asbestos siding to expose existing exterior wood cladding – repair or replace any damaged siding and scrape, prime and paint	$	3,000.00
4.14	Estimated structural remediation to be confirmed after further design	$	8,500.00
	Improvements Subtotal	*$*	*55,400.00*
Soft Costs	Design, Testing & Related Costs		
10%	CM Fee (Fee, OH&P)	$	5,540.00
20%	General Conditions	$	11,080.00
10%	Construction Drawings (Architectural and Structural Detailing and Permit Drawings–No CA)	$	5,540.00
	Soft Costs Subtotal	*$*	*22,160.00*

Mothball Detail

Phase and Item Number	Item Description	Total	
1.1	Remove all items in the attic space (by County Staff?)	$	500.00
1.2	Remove south chimney at Kitchen (Note: either repair and cover exposed substrate in a temporary fashion or replace in kind with new brick masonry chimney - reuse existing brick were possible)	$	3,000.00
1.3	Clean all organic material and additional debris off of asphalt roof shingles	$	300.00
1.4	Cut down and remove all foundation plantings immediately located adjacent to the existing foundation	$	500.00
1.5	Remove all ivy and other crawling vines presently encroaching onto finish surfaces of the house	$	300.00
1.6	Trim trees overhanging the house	$	400.00
1.7	Remove existing brick masonry chimney that penetrates the roof of the garage building (south of the house) in its entirety. Install plywood sheathing and asphalt shingles to match to ensure a weather tight closure to opening in the roof system	$	4,000.00
1.8	Replace all soffit boards with evidence of water damage, dry rot or insect infestation – match adjacent materials and finishes and prime all side and finish paint	$	3,800.00
1.9	Replace east porch plywood soffit material with 1x PT wood T&G soffit boards – prime all sides and finish paint	$	3,000.00
1.10	Replace all conditions of knob & tube construction	$	3,500.00
1.11	Provide PT wood post directly below the load transfer point from the second floor stair landing onto the east porch roof deck/joist system – provide appropriate blocking as required (Note: this is a temporary fix to mitigate any further stresses being inadvertently placed on the existing roof framing)	$	750.00
1.12	Split panel system between basement/first level and second floor to provide separate meters and circuit panels including new branch circuits and cabling throughout the house	$	3,500.00
1.13	Provide new power receptacles throughout house	$	3,000.00
2.1	Remove and replace existing flashing at chimneys and install new prefinished aluminum counterflashing stepped to match profile of roof	$	1,400.00
2.2	Remove existing downspout and gutter system and install new gutters and downspouts – provide extension leads from termination points at grade and locate splashblocks at critical points to deflect and regulate storm water flow	$	1,200.00
2.4	Remove all trees and plantings near the house (overhanging branches, weakened or split trunk conditions, etc.) or that are not consistent with the historic representation of the residence from a landscaping perspective	$	2,200.00
2.5	Confirm that leak that caused visible water damage in first floor ceiling (small bedroom) is repaired and no longer leaking	$	750.00
2.6	Repair all water damaged conditions showing visible evidence of water issues including the roof, the primary structure and the plaster ceilings/walls	$	2,300.00

2.10	Tuckpoint central chimney – provide additional monitoring to ensure no further movement or separation of	$	750.00
2.14	Remove all spray foam insulation, or other non-mortar materials, installed at foundation walls	$	600.00
2.15	Repoint the masonry foundation walls on both interior and exterior exposed	$	1,500.00
2.18	Install plywood gusset plates, glued and nailed to rafters at the ridge connection, in attic of south addition	$	750.00
2.19	Infill crack at east wall of front porch stair adjacent to house – provide monitoring with monthly records to determine if further movement	$	650.00
2.20	Modify grading at perimeter of house to remediate water	$	1,500.00
2.21	Wire brush clean exposed steel in the cavity of the west chimney – paint with rust prohibitive paint	$	250.00
2.22	Fill, seal and level crack in western slab of porch – visually monitor to determine if additional movement occurs once crack has been filled	$	750.00
2.25	Reconstruct existing dry-rotted window sashes (west picture window in particular) – remove rotted sections to a point comfortably beyond the poor conditions and either install matching pressure treated wood section to match the adjoining profiles or, if small enough, filled with epoxy filler. Sand, prime and paint	$	3,500.00
2.30	Install additional weatherproofing at existing hatchway – install a pressure treated framing member at bottom edge of door to complete the perimeter seal	$	1,200.00
2.31	Replace and reinstall head flashing at hatchway/wall intersection	$	500.00
2.32	Add an air conditioning system to existing furnace	$	3,500.00
	Improvements Subtotal	*$*	*49,850.00*
Soft Costs	Design, Testing & Related Costs		
10%	CM Fee (Fee, OH&P)	$	4,985.00
20%	General Conditions	$	9,970.00
10%	Construction Drawings (Architectural and Structural Detailing and Permit Drawings–No CA	$	4,985.00
	Soft Costs Subtotal	*$*	*19,940.00*

Alternate Summaries

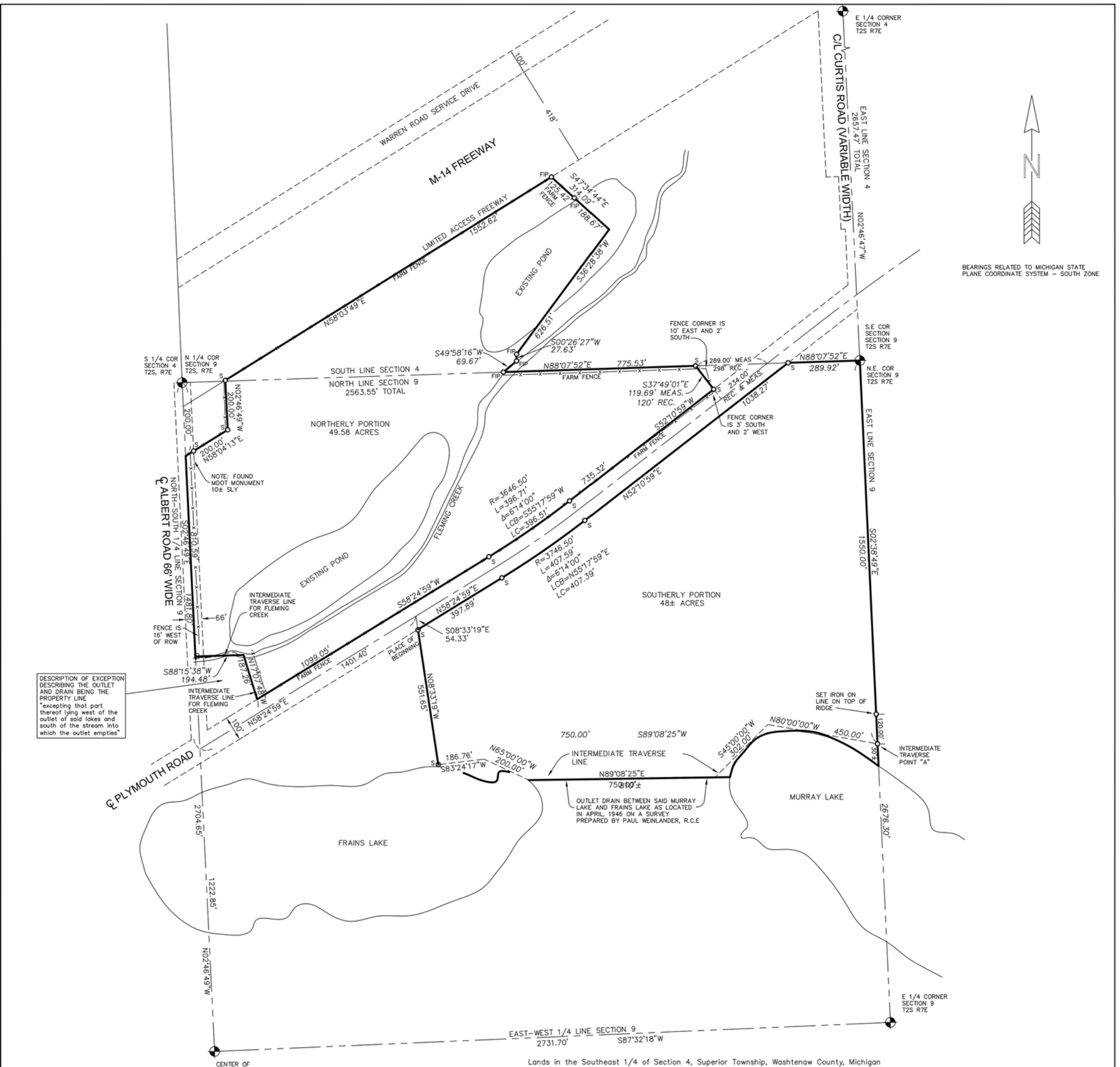
Mothball	
Improvements	$49,850.00
Soft Costs	$19,940.00
25% contingency	$12,462.00
Mothballing Total:	*$82,252.00*

Single Family	
Improvements	$77,000.00
Soft Costs	$30,800.00
25% contingency	$19,250.00
Single Family Total:	*$127,050.00*

Single Family + Commercial	
Improvements	$85,250.00
Soft Costs	$34,100.00
25% contingency	$21,313.00
Single Family Commercial Total:	*$140,663.00*

TOTAL	$349,965.00

Appendix 5:
Site Survey



Lands in the Northeast 1/4 of Section 9, Superior Township, Washtenaw County, Michigan

Land in the Township of Superior, Washtenaw County, Michigan, described as follows:

all that part of the Northeast 1/4 of Section 9, which lies north of the two lakes thereon and of the stream between them, excepting that part thereof lying west of the outlet of said lakes and south of the stream into which the outlet empties, excepting the following five parcels:

Parcel 1:
That part of the Northeast 1/4 of Section 9, T2S, R7E, Superior Township, Washtenaw County, Michigan, lying north of a line 150 feet south of, measured at right angles and parallel with the centerline of eastbound roadway of limited access of Highway M–14.

Also, beginning at intersection of south line of parcel described above with north–south 1/4 line of said Section 9; thence S02°19'27"E along quarter line 200.00 feet; thence N58°31'35"E parallel with limited access right–of–way 200 feet; thence N02°19'27"W 200.00 feet; thence southwesterly along limited access right–of–way to point of beginning.

Parcel 2:
Commencing at a point on the north section line of Section 9, T2S, R7E, Washtenaw County, Michigan, between the lands of Edward Lyke and the lands of Alber Staebler and where the centerline of the Ann Arbor and Plymouth Road intersects the said north section line of Section 9; thence west along the said north section line 298 feet; thence in a southerly direction in a straight line 170 feet to the center of the said Ann Arbor and Plymouth Road; thence in a northeasterly direction along the center of the said Ann Arbor and Plymouth Road 234 feet to the place of beginning.

Parcel 3:
Commencing at the north 1/4 post of Section 9, T2S, R7E, Meridian of Michigan; thence S01°41'30"E 1481.8 feet in the north and south quarter line of the above section to the centerline of the Plymouth Road; thence N59°35'30"E along the centerline of Plymouth Road 861.8 feet for a place of beginning; thence continuing along the last mentioned course 162.3 feet; thence S07°28'E about 617.0 feet to the waters' edge on the north side of Frains Lake; thence southwesterly along the waters' edge of the lake about 150.0 feet; thence N07°28'W about 550.0 feet to the place of beginning, the west line of this parcel being parallel to the east line and 149.3 feet distant therefrom, being a part of the northeast quarter of Section 9, Superior Township, Washtenaw County, Michigan.

Parcel 4:

Commencing at the north quarter post of Section 9, T2S, R7E, Meridian of Michigan; thence S01°41'30"E 1481.8 feet in the north and south quarter line of said section to the centerline of Plymouth Road (U.S. 12); thence N59°35'30"E 331.96 feet; thence S07°28'East about 457.0 feet to the waters' edge of Frains Lake; thence southwesterly about 312.0 feet along the waters' edge in Frains Lake to a point so located that a line drawn through this point having a bearing of N15°11'W will pass thru the place of beginning, the last course being along the east line of the school property. The land above described being a part of the northeast quarter of Section 9, Superior Township, Washtenaw County, Michigan.

Parcel 5:

Commencing at the north 1/4 post of Section 9, T2S, R7E, Meridian of Michigan; thence S01°41'30"E 1481.80 feet in the north and south 1/4 line of said section to the centerline of Plymouth Road (U.S. 12); thence N59°35'30"E along the centerline of Plymouth Road 620.51 feet (recorded as 640.50 feet) for a place of beginning; thence continuing along the last mentioned course 241.30 feet; thence S07°28'00"E about 535 feet (recorded as 550 feet) to the waters' edge on the north side of Frains Lake; thence Southwesterly along the waters' edge of the lake about 224 feet to a point so located that a line drawn thru this point and having a bearing of N07°28'W will be parallel to and 222.21 feet (recorded as 222.30 feet) distant, at right angles from the east boundary of the land conveyed; thence N07°28'W about 451 feet (recorded as 457 feet) to the place of beginning, being a part of the northeast 1/4 of Section 9, Superior Township, Washtenaw County, Michigan.

Lands in the Southeast 1/4 of Section 4, Superior Township, Washtenaw County, Michigan

That part of the southeast 1/4 of Section 4, T2S, R7E, Superior Township, Washtenaw County, Michigan south of M–14 right of way excepting therefrom:

* (a) the east 100 feet of the south 1810.70 feet of the north 1910.70 feet of the southeast 1/4;
* (b) the east 50 feet of the south 250 feet of the north 2160.70 feet of the southeast 1/4;
* (c) that part south of the centerline of Plymouth Road;
* (d) a parcel commencing at the southeast corner of section; thence north 364.58 feet to the place of beginning; thence west 259.09 feet; thence north 168.3 feet; thence east 259.09 feet; thence south 168.3 feet to the place of beginning.
* (e) commencing at the southeast corner of the section; thence west 813.38 feet to the place of beginning; thence north 384.97 feet; thence west 165 feet; thence southwest 600.78 feet; thence east 626.08 feet to the place of beginning.
* (f) beginning at a point on the east line of Section 4, distant N02°18'35"W 260.66 feet from the southeast corner of Section 4, T2S, R7E, and proceeding thence along the centerline of Plymouth Road on a curve to the left, radius 8185.50 feet whose chord bears S54°32'25"W 196.40 feet; thence continuing along the centerline of Plymouth Road S52°46'25"W 115.43 feet; thence N02°18'35"W 277.39 feet; thence N87°41'25"E 259.09 feet; thence along the east line of Section 4, S02°18'35"E 103.92 feet to the point of beginning;
* (g) the parcel conveyed by instrument recorded in Liber 3947, Page 293, Washtenaw County Records;
* (h) the parcel conveyed by instrument recorded in Liber 3947, Page 292, Washtenaw County Records;
* (i) the parcel conveyed by instrument recorded in Liber 3947, Page 294, Washtenaw County Records;
* (j) the parcel described as; Commencing at the southeast corner of Section 4, T2S, R7E, Superior Township, Washtenaw County, Michigan; thence S88°35'56"W 375.51 feet along the south line of said Section 4 to the centerline of Plymouth Road (100 Feet wide) for a place of beginning; thence continuing S88°35'56"W 183.90 feet along the south line of said Section 4; thence N02°18'35"W 668.91 feet; thence N88°13'05"E 318.83 feet; thence S01°53'11"E 141.97 feet; thence S87°41'25"W 17.51 feet; thence S02°18'35"E 445.69 feet; thence S52°46'25"W 141.93 feet along the centerline of said Plymouth Road to the place of beginning, being part of the southeast 1/4 of said section 4.

More recent description of lands Southerly of Plymouth Road (Bearings based on Michigan State Plane Coordinate System – South Zone)

Commencing at the North 1/4 Corner of Section 9, Township 2 South, Range 7 East, Superior Township, Washtenaw County, State of Michigan; thence S02°46'49"E 1481.80 feet along the north–south 1/4 line of said Section 9 and the centerline of Albert Road; thence N58°24'59"E 1401.40 feet along the centerline of Plymouth Road; thence S08°33'19"E 54.33 feet for a Place of Beginning; thence N58°24'59"E 397.88 feet along the southerly right–of–way line of said Plymouth Road; thence continuing along said right–of–way 407.59 feet along the arc of a 3746.50 feet radius circular curve to the left having a central angle of 06°14'00" and a chord which bears N55°17'59"E 407.39 feet; thence continuing along said right–of–way N52°10'59"E 1038.27 feet; thence N88°07'52"E 289.92 feet along the north line of said Section to the Northeast Corner of said Section 9; thence S02°38'49"E 1550.00 feet along the east line of said Section to an iron pipe being Point A of an intermediate traverse line; thence continuing along said section line S02°38'49"E 30 feet, more or less, to the waters's edge of Murray Lake; thence Westerly along said water's edge 670 feet, more or less to an outlet drain between said Murray Lake and Frains Lake as located in April of 1946 on a survey prepared by Paul Weinlander, R.C.E. thence Westerly 810 feet, more or less, along the centerline of said outlet drain as previously located; thence Westerly 400 feet, more or less, along the Northerly waters' edge of Frains Lake to an iron pipe on the waters' edge of Frains Lake, said iron pipe bears the following four (4) courses from said Point A, N80°00'00"W 450.00 feet, S45°00'00"W 302.00 feet, S89°08'25"W 750.00 feet, N65°00'00"W 200.00 feet, and S83°24'17"W 186.76 feet; thence N08°33'19"W 551.65 feet to the Place of Beginning. Being a part of the Northeast 1/4 of said Section 9.

More recent description of lands Northerly of Plymouth Road (Bearings based on Michigan State Plane Coordinate System – South Zone)

Commencing at the North 1/4 Corner of Section 9, Township 2 South, Range 7 East, Superior Township, Washtenaw County, State of Michigan; thence S02°46'49"E 200.00 feet along the north–south 1/4 line of said Section 9 and the centerline of Albert Road for a Place of Beginning; thence N58°04'13"E 200.00 feet; thence N02°46'49"W 200.00 feet; thence N58°03'49"E 1552.62 feet along the southerly right–of–way line of limited access highway M–14; thence S47°34'44"E 314.09 feet; thence S36°28'38"W 626.51 feet; thence S00°26'27"W 27.63 feet; thence S49°58'16"W 69.67 feet; thence N88°07'52"E 775.53 feet along the south line of Section 4; thence S37°49'01"E 119.69 feet; thence along the northerly right–of–way line of Plymouth S52°10'59"W 735.32 feet; thence continuing along said right–of–way 396.71 feet along the arc of a 3646.50 feet radius circular curve to the right having a central angle of 06°14'00" and a chord bearing S55°17'59"W 396.51 feet; thence continuing along said right–of–way S58°24'59"W 1099.05 feet; thence N17°07'48"W 187.26 feet along an intermediate traverse line representing the approximate centerline of the Frains Lake outlet drain; thence S88°15'38"W 194.48 feet along said intermediate traverse line representing the approximate centerline of Fleming Creek; thence N02°46'49"W 810.59 feet along said north–south 1/4 line and said centerline of Albert Road to the Place of Beginning.

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FOR FREE LOCATION OF PUBLIC UTILITY LINES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

SECTION CORNER	WATER MANHOLE	OVERHEAD ELECTRIC
FIP FOUND IRON PIPE	BEEHIVE CATCH BASIN	GAS MAIN
FIR FOUND IRON ROD	CATCH BASIN	WATER MAIN
S SET IRON PIPE	OR STORM MANHOLE	STORM LINE
SMN SET MAG NAIL	OS SANITARY MANHOLE	SANITARY LINE
FMN FOUND MAG NAIL	LIGHT POLE	CHAIN LINK FENCE
ØU UTILITY POLE	SURFACE FLOW	WOOD FENCE
T TELEPHONE RISER	(M) MEASURED DIMENSION	BARBED WIRE FENCE
G GAS MAIN RISER	(R) RECORDED DIMENSION	CABLE TV
FIRE HYDRANT		PHONE
GATE VALVE		

CLIENT: WASHTENAW COUNTY PARKS

SURVEY OF LANDS IN THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 OF SECTION 9, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

STABLER FARM PARK

STATE OF MICHIGAN PAUL V. SCHWIMMER No. 24018 PROFESSIONAL LAND SURVEYOR

Arbor Land Consultants, Inc.
Registered Land Surveyors
2936 Madrono Ct.
Ann Arbor, Mi 48103
Tel 1–734–669–2960
Fax 1–734–669–2961

SCALE 1 INCH = 200 FEET	JOB No. 08114	DATE	10–03–2014
	SHEET 1 OF 1	REVISION	10–10–2014

Appendix 6:
Botanical Inventories

Date: 4/16/01
To: Bob Tetens, Director
From: Matt Heumann, Coordinator,Nature and Interpretive Services
Re: Staebler Farm Natural Features

I walked the Staebler Farm property with Mr. Staebler last Friday to identify and evaluate any valuable natural areas or natural features which might need preservation or that have good interpretive programming potential discovered two distinct areas:

1-Hardwood Swamp and Remnant Tamarack Swamp: located on the south end of the property between Murray's and Frain's Lakes. The swamps have very high native composition and some exceptional examples of less common species such as Michigan Holly (Ilex verticillata). The seasonal nature of the flooding makes this a good candidate for an interpretive boardwalk.Whether he tamaracks are on or off the property is unclear because the south property line is a creek, which is now obscured and undefined. Also the hardwood bluff in the southeast corner overlooking the swamp has a good native composition, with native wildflowers and few alien species.

2- The North Woodlot: the oldest portion of this woods has been grazed of most of its understory yet retained an amazing ground cover of spring wildflowers such as spring beauty, trout-lily, and wild geranium. The large trees are very mature oaks, walnut, and ash. While visually there will be a temptation by planners to use this as a picnic area, it has greater value as forested nature area and could be fully restored with the addition of conservation plantings of small trees and shrubs to reestablish an understory. The secondary portion of the woods is second growth ash, maple, and cherry with a newly invading population of multiflora rose. The understory flowers are noticeable, even at this time of year. I feel the rose could be removed in under a week with a concentrated maintenance effort and the woods fully reclaimed for nature preserve. The natural separation of these wooded areas from the "open recreation" areas of the property by the creek and fences would make it easy to delineate this small but vital area as an interpretive and preserve zone. The soils in this area are fairly saturated and soft and would not lend themselves to heavy compaction that results in our picnic grounds.

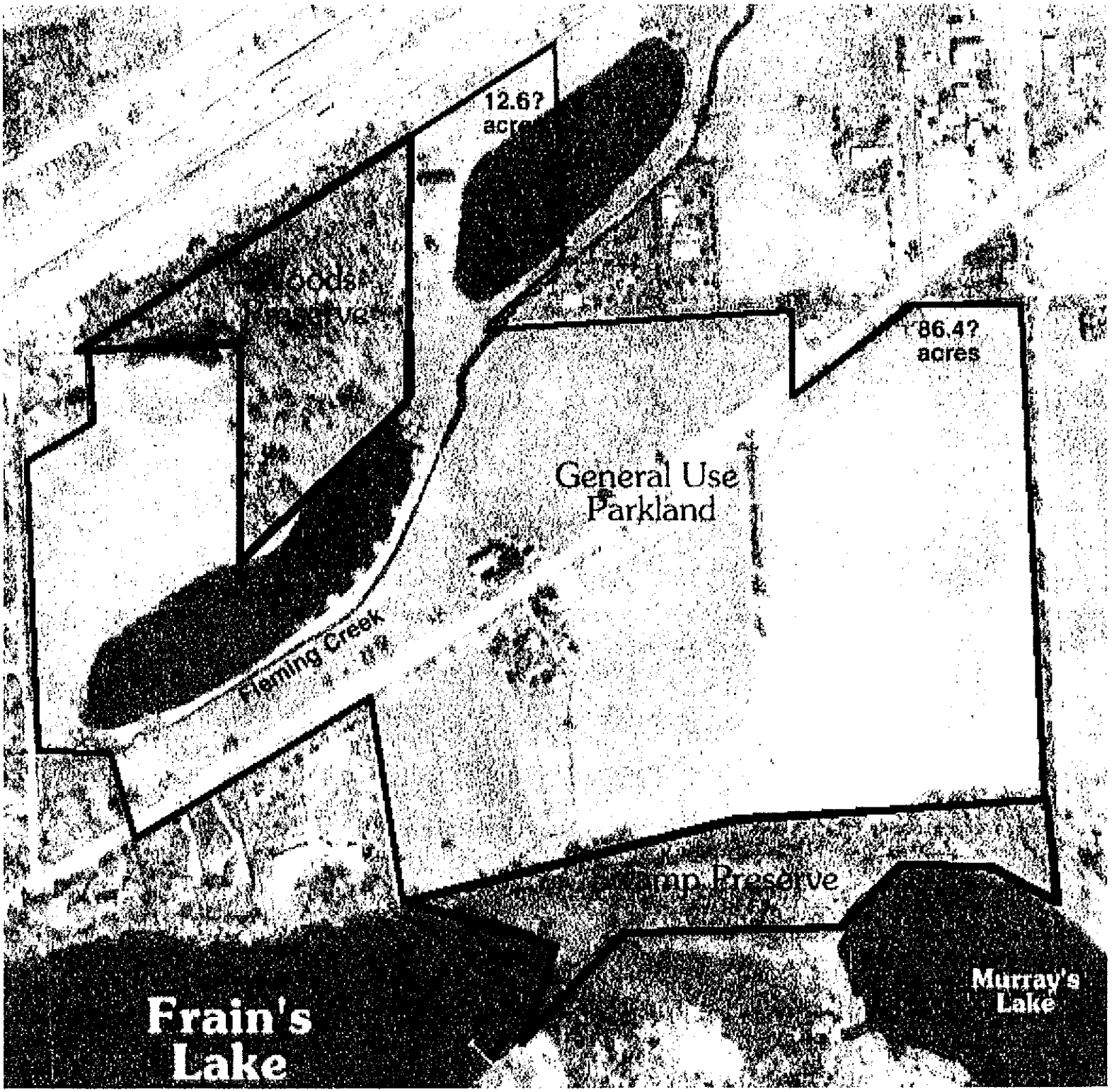
Recommendation: To establish two "Nature Preserve" zones on the property which include the swamps at the south end and the woodlot at the north end. Also, to restore the shoreline vegetation along at least the north shore of Fleming Creek which is currently so bare that the water is over-exposed to solar heating, runoff, and bank erosion. The renaturalization would also help to reestablish the fish and herptile populations in this shallow portion of the creek. The fact that the north woods is already fenced off from the rest of the property, and accessible by footbridge over Fleming Creek, makes implementation of this nature preserve zone very easy and natural.

This will still leave the largest portion of the property and ponds available for recreation, picnicking, and fishing, while retaining the existing natural features for preservation. I highly recommend the park masterplan include the planting of new

clusters of trees (suitable for picnicking and tolerant of the compaction it creates) in several locations throughout the open sunny fields. The old growth trees on the site are not well suited for picnicking and adapt poorly to sudden changes in soil density and drainage. We have all too often killed off our best old trees in the parks by subjecting them to sudden intense picnicking activity. Younger planted trees would adapt readily to this activity and serve us better in the decades to come.

Included is a map of my findings and recommendations

cc: Ray Essell, Tom Leabu


12.6? acres
86.4? acres
General Use Parkland
Fleming Creek
Frain's Lake
Murray's Lake

Natural Resources Information

Staebler Farm County Park, North Woods

Spring Beauty *Claytonia virginiana*

Hop Hornbeam *Ostrya virginiana*

Tufted Titmouse

Wildlife Observations

- Birds seen/heard included black-capped chickadee, tufted titmouse, American robin, northern cardinal, American goldfinch, Canada goose, red-winged blackbird, dark-eyed junco, sandhill crane. Chickadee, titmouse and cardinal were all singing their spring territorial song.

- Much evidence of eastern cotton-tail rabbit was found on the property, both scat and branch chews, coyote scat was found, deer trails and two buck rubs on trees were seen, evidence of muskrat activity was seen at the edge of the east pond, including burrows in the west of the pond.

- This first property survey, being conducted in mid-March with temperatures in the low 30's on the survey day, provided no evidence of reptiles or amphibians. However, the very northern portion of the woods has a small vernal pond, and with the presence of the two larger ponds on the property, it is very likely that some reptiles and amphibians do live on the property.

Botanical Survey

This botanical survey was conducted on March 17, 2013.

Doing a survey in March is one of the least productive times for noting herbaceous plants on properties in southeastern Michigan. The time of the year, plus the amount of snow that covered the ground this past winter, makes it extra challenging to find evidence of last year's plants. Some plants were identified to genus, but not to species and therefore are not included in the inventory list. An inventory conducted some weeks into the growing season would allow for a much more thorough botanical survey. Note: there are three plants on the inventory list that were not seen on the survey but they are listed in a report of the Staebler Farm North Woods done by previous Washtenaw County Parks Naturalist in 2001.

The total number of species found in this March survey was 41, with 32 species being native species. The highest Coefficent of Conservatism (C) value noted on the inventory list is 6. Two plants were found in the very northern woods with this (C) value.

See the attached spreadsheet for the complete list of the plant survey done for this report.

Report by Faye Stoner, County Parks Naturalist

Inventory Assessment

Edit This Inventory | Download Report | Done

WCPARC Staebler Farm North Woods

» Date & Location:

2014-08-24
WCPARC Staebler Farm
Superior twp.
Washtenaw, Michigan

» FQA Database:

Region: **Michigan**
Year Published: **2014**
Description:
Reznicek, A.A., M.R. Penskar, B.S. Walters, and B.S. Slaughter. 2014. Michigan Floristic Quality Assessment Database. Herbarium, University of Michigan, Ann Arbor, MI and Michigan Natural Features Inventory, Michigan State University, Lansing, MI. http://michiganflora.net

» Details:

Practitioner: **WCPARC Faye Stoner**
Latitude:
Longitude:
Weather Notes: sunny, 70's
Duration Notes: 2.5 hours
Community Type Notes: Oak Hickory Woods Small Marsh, Vernal Pools
Other Notes:
This assessment is **public** (viewable by all users of this website).

» Conservatism-Based Metrics:

Total Mean C: **3**
Native Mean C: **3.5**
Total FQI: **25.5**
Native FQI: **27.6**
Adjusted FQI: **32.5**
% C value 0: **18.1%**
% C value 1-3: **34.7%**
% C value 4-6: **44.4%**
% C value 7-10: **2.8%**
Native Tree Mean C: **3.9**

Native Shrub Mean C: **2.5**
Native Herbaceous Mean C: **3.5**

» Species Richness:

Total Species: **72**
Native Species: **62 (86.1%)**
Non-native Species: **10 (13.9%)**

» Species Wetness:

Mean Wetness: **0.9**
Native Mean Wetness: **0.7**

» Physiognomy Metrics:

Tree: **20 (27.8%)**
Shrub: **10 (13.9%)**
Vine: **4 (5.6%)**
Forb: **32 (44.4%)**
Grass: **3 (4.2%)**
Sedge: **2 (2.8%)**
Rush: **0 (0%)**
Fern: **1 (1.4%)**
Bryophyte: **0 (0%)**

» Duration Metrics:

Annual: **2 (2.8%)**
Perennial: **67 (93.1%)**
Biennial: **3 (4.2%)**

Native Annual: **2 (2.8%)**
Native Perennial: **59 (81.9%)**
Native Biennial: **1 (1.4%)**

» Species:

Scientific Name	Family	Acronym	Native?	C	W	Physiognomy	Duration	Common Name
Acer negundo	Sapindaceae	ACENEG	native	0	0	tree	perennial	box-elder
Acer nigrum; a. saccharum	Sapindaceae	ACENIG	native	4	3	tree	perennial	black maple
Acer rubrum	Sapindaceae	ACERUB	native	1	0	tree	perennial	red maple
Acer saccharinum	Sapindaceae	ACESAI	native	2	-3	tree	perennial	silver maple
Acer saccharum	Sapindaceae	ACESAU	native	5	3	tree	perennial	sugar maple
Agrimonia parviflora	Rosaceae	AGRPAR	native	4	0	forb	perennial	swamp agrimony
Alisma triviale; a. plantago-aquatica	Alismataceae	ALITRI	native	1	-5	forb	perennial	northern water-plantain
Alliaria petiolata	Brassicaceae	ALLPET	non-native	0	3	forb	biennial	garlic mustard
Anemone quinquefolia	Ranunculaceae	ANEQUI	native	5	3	forb	perennial	wood anemone
Arisaema triphyllum	Araceae	ARITRI	native	5	0	forb	perennial	jack-in-the-pulpit
Boehmeria cylindrica	Urticaceae	BOECYL	native	5	-5	forb	perennial	false nettle

Bromus inermis	Poaceae	BROINE	non-native	0	5	grass	perennial	smooth brome
Carex lacustris	Cyperaceae	CXLACU	native	6	-5	sedge	perennial	sedge
Carex pensylvanica	Cyperaceae	CXPENS	native	4	5	sedge	perennial	sedge
Carya cordiformis	Juglandaceae	CARCOR	native	5	0	tree	perennial	bitternut hickory
Cinna arundinacea	Poaceae	CINARU	native	7	-3	grass	perennial	wood reedgrass
Circaea canadensis; c. lutetiana	Onagraceae	CIRCAN	native	2	3	forb	perennial	enchanters-nightshade
Claytonia virginica	Montiaceae	CLAVIR	native	4	3	forb	perennial	spring-beauty
Cornus amomum	Cornaceae	CORAMO	native	2	-3	shrub	perennial	silky dogwood
Cornus sericea; c. stolonifera	Cornaceae	CORSER	native	2	-3	shrub	perennial	red-osier
Daucus carota	Apiaceae	DAUCAR	non-native	0	5	forb	biennial	queen-annes-lace
Dioscorea villosa; dioscorea villosa	Dioscoreaceae	DIOVIL	native	4	0	forb	perennial	wild yam
Elaeagnus umbellata	Elaeagnaceae	ELAUMB	non-native	0	3	shrub	perennial	autumn-olive
Erythronium americanum	Liliaceae	ERYAME	native	5	5	forb	perennial	yellow trout lily
Fragaria virginiana	Rosaceae	FRAVIR	native	2	3	forb	perennial	wild strawberry
Fraxinus americana	Oleaceae	FRAAME	native	5	3	tree	perennial	white ash
Fraxinus pennsylvanica	Oleaceae	FRAPEN	native	2	-3	tree	perennial	red ash
Geranium maculatum	Geraniaceae	GERMAC	native	4	3	forb	perennial	wild geranium
Hackelia virginiana	Boraginaceae	HACVIR	native	1	3	forb	biennial	beggars lice
Hesperis matronalis	Brassicaceae	HESMAT	non-native	0	3	forb	perennial	dames rocket
Ilex verticillata	Aquifoliaceae	ILEVER	native	5	-3	shrub	perennial	michigan holly
Impatiens capensis	Balsaminaceae	IMPCAP	native	2	-3	forb	annual	spotted touch-me-not
Juglans nigra	Juglandaceae	JUGNIG	native	5	3	tree	perennial	black walnut
Liriodendron tulipifera	Magnoliaceae	LIRTUL	native	9	3	tree	perennial	tulip tree
Maianthemum racemosum; smilacina r.	Convallariaceae	MAIRAC	native	5	3	forb	perennial	false spikenard
Onoclea sensibilis	Onocleaceae	ONOSEN	native	2	-3	fern	perennial	sensitive fern
Ostrya virginiana	Betulaceae	OSTVIR	native	5	3	tree	perennial	ironwood; hop-hornbeam
Oxalis stricta; o. fontana	Oxalidaceae	OXASTR	native	0	3	forb	perennial	yellow wood-sorrel
Packera aurea; senecio a.	Asteraceae	PACAUR	native	5	-3	forb	perennial	golden ragwort
Parthenocissus inserta	Vitaceae	PARINS	native	4	3	vine	perennial	thicket creeper

Parthenocissus quinquefolia	Vitaceae	PARQUI	native	5	3	vine	perennial	virginia creeper
Persicaria virginiana; polygonum v.	Polygonaceae	PERVIR	native	4	0	forb	perennial	jumpseed
Phalaris arundinacea	Poaceae	PHAARU	native	0	-3	grass	perennial	reed canary grass
Phytolacca americana	Phytolaccaceae	PHYAME	native	2	3	forb	perennial	pokeweed
Picea abies	Pinaceae	PICABI	non-native	0	5	tree	perennial	norway spruce
Pilea fontana	Urticaceae	PILFON	native	5	-3	forb	annual	bog clearweed
Pinus sylvestris	Pinaceae	PINSYL	non-native	0	3	tree	perennial	scotch pine
Podophyllum peltatum	Berberidaceae	PODPEL	native	3	3	forb	perennial	may-apple
Potentilla simplex	Rosaceae	POTSIM	native	2	3	forb	perennial	old-field cinquefoil
Prunus serotina	Rosaceae	PRUSER	native	2	3	tree	perennial	wild black cherry
Quercus alba	Fagaceae	QUEALB	native	5	3	tree	perennial	white oak
Quercus rubra	Fagaceae	QUERUB	native	5	3	tree	perennial	red oak
Rhamnus cathartica	Rhamnaceae	RHACAT	non-native	0	0	tree	perennial	common buckthorn
Rhus glabra	Anacardiaceae	RHUGLA	native	2	5	shrub	perennial	smooth sumac
Ribes cynosbati	Grossulariaceae	RIBCYN	native	4	3	shrub	perennial	prickly or wild gooseberry
Rosa multiflora	Rosaceae	ROSMUL	non-native	0	3	shrub	perennial	multiflora rose
Rubus allegheniensis	Rosaceae	RUBALL	native	1	3	shrub	perennial	common blackberry
Rubus occidentalis	Rosaceae	RUBOCC	native	1	5	shrub	perennial	black raspberry
Sassafras albidum	Lauraceae	SASALB	native	5	3	tree	perennial	sassafras
Scutellaria lateriflora	Lamiaceae	SCULAT	native	5	-5	forb	perennial	mad-dog skullcap
Sium suave	Apiaceae	SIUSUA	native	5	-5	forb	perennial	water-parsnip
Solidago altissima	Asteraceae	SOLALT	native	1	3	forb	perennial	tall goldenrod
Solidago caesia	Asteraceae	SOLCAE	native	6	3	forb	perennial	bluestem goldenrod
Solidago gigantea	Asteraceae	SOLGIG	native	3	-3	forb	perennial	late goldenrod
Tilia americana	Malvaceae	TILAME	native	5	3	tree	perennial	basswood
Toxicodendron radicans	Anacardiaceae	TOXRAD	native	2	0	vine	perennial	poison-ivy
Typha angustifolia	Typhaceae	TYPANG	non-native	0	-5	forb	perennial	narrow-leaved cat-tail
Ulmus americana	Ulmaceae	ULMAME	native	1	-3	tree	perennial	american elm
Urtica dioica	Urticaceae	URTDIO	native	1	0	forb	perennial	stinging nettle

Inventory Assessment

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WCPARC Staebler Farm South Uplands

» Date & Location:

2014-06-24
WCPARC Staebler Farm
Superior twp.
Washtenaw, Michigan

» FQA Database:

Region: **Michigan**
Year Published: **2014**
Description:
Reznicek, A.A., M.R. Penskar, B.S. Walters, and B.S. Slaughter. 2014. Michigan Floristic Quality Assessment Database. Herbarium, University of Michigan, Ann Arbor, MI and Michigan Natural Features Inventory, Michigan State University, Lansing, MI. http://michiganflora.net

» Details:

Practitioner: **WCPARC Faye Stoner**
Latitude:
Longitude:
Weather Notes:
Duration Notes:
Community Type Notes:
Other Notes: Inventory incomplete. Further inventory of the genera Geum, Lonicera, and Carex necessary.
This assessment is **public** (viewable by all users of this website).

» Conservatism-Based Metrics:

Total Mean C: **3.7**
Native Mean C: **4.1**
Total FQI: **17**
Native FQI: **17.9**
Adjusted FQI: **39**
% C value 0: **9.5%**
% C value 1-3: **28.6%**
% C value 4-6: **57.1%**
% C value 7-10: **4.8%**
Native Tree Mean C: **4.1**

Native Shrub Mean C: **3**
Native Herbaceous Mean C: **4.5**

» Species Richness:

Total Species: **21**
Native Species: **19 (90.5%)**
Non-native Species: **2 (9.5%)**

» Species Wetness:

Mean Wetness: **2.1**
Native Mean Wetness: **2.2**

» Physiognomy Metrics:

Tree: **12 (57.1%)**
Shrub: **3 (14.3%)**
Vine: **1 (4.8%)**
Forb: **3 (14.3%)**
Grass: **0 (0%)**
Sedge: **2 (9.5%)**
Rush: **0 (0%)**
Fern: **0 (0%)**
Bryophyte: **0 (0%)**

» Duration Metrics:

Annual: **0 (0%)**
Perennial: **21 (100%)**
Biennial: **0 (0%)**

Native Annual: **0 (0%)**
Native Perennial: **19 (90.5%)**
Native Biennial: **0 (0%)**

» Species:

Scientific Name	Family	Acronym	Native?	C	W	Physiognomy	Duration	Common Name
Acer nigrum; a. saccharum	Sapindaceae	ACENIG	native	4	3	tree	perennial	black maple
Amelanchier arborea	Rosaceae	AMEARB	native	4	3	tree	perennial	juneberry
Carex cephalophora	Cyperaceae	CXCEPP	native	3	3	sedge	perennial	sedge
Carex laxiculmis	Cyperaceae	CXLAXC	native	8	3	sedge	perennial	sedge
Carya ovata	Juglandaceae	CAROVA	native	5	3	tree	perennial	shagbark hickory
Circaea alpina	Onagraceae	CIRALP	native	4	-3	forb	perennial	small enchanters-nightshade
Corylus americana	Betulaceae	CORAMA	native	5	3	shrub	perennial	hazelnut
Fraxinus americana	Oleaceae	FRAAME	native	5	3	tree	perennial	white ash
Geranium maculatum	Geraniaceae	GERMAC	native	4	3	forb	perennial	wild geranium
Juglans nigra	Juglandaceae	JUGNIG	native	5	3	tree	perennial	black walnut
Morus alba	Moraceae	MORALB	non-native	0	3	tree	perennial	white mulberry
Parthenocissus quinquefolia	Vitaceae	PARQUI	native	5	3	vine	perennial	virginia creeper
Prunus serotina	Rosaceae	PRUSER	native	2	3	tree	perennial	wild black cherry

Inventory Assessment

Edit This Inventory | Download Report | Done

WCPARC Staebler Farm South Wetlands

» Date & Location:

2014-06-24
WCPARC Staebler Farm
Superior twp.
Washtenaw, Michigan

» FQA Database:

Region: **Michigan**
Year Published: **2014**
Description:
Reznicek, A.A., M.R. Penskar, B.S. Walters, and B.S. Slaughter. 2014. Michigan Floristic Quality Assessment Database. Herbarium, University of Michigan, Ann Arbor, MI and Michigan Natural Features Inventory, Michigan State University, Lansing, MI. http://michiganflora.net

» Details:

Practitioner: **WCPARC Faye Stoner**
Latitude:
Longitude:
Weather Notes:
Duration Notes: 1.0 hours
Community Type Notes: Tamarack Swamp, Cattail Marsh, Open Water, Wet Woods edge
Other Notes: Inventory incomplete, repeat visits necessary
This assessment is **public** (viewable by all users of this website).

» Conservatism-Based Metrics:

Total Mean C: **3.8**
Native Mean C: **4.1**
Total FQI: **20.5**
Native FQI: **21.3**
Adjusted FQI: **39.6**
% C value 0: **10.3%**
% C value 1-3: **37.9%**
% C value 4-6: **41.4%**
% C value 7-10: **10.3%**
Native Tree Mean C: **2.7**

Native Shrub Mean C: **4.2**
Native Herbaceous Mean C: **4.3**

» Species Richness:

Total Species: **29**
Native Species: **27 (93.1%)**
Non-native Species: **2 (6.9%)**

» Species Wetness:

Mean Wetness: **-3**
Native Mean Wetness: **-3**

» Physiognomy Metrics:

Tree: **3 (10.3%)**
Shrub: **9 (31%)**
Vine: **1 (3.4%)**
Forb: **11 (37.9%)**
Grass: **2 (6.9%)**
Sedge: **1 (3.4%)**
Rush: **0 (0%)**
Fern: **2 (6.9%)**
Bryophyte: **0 (0%)**

» Duration Metrics:

Annual: **2 (6.9%)**
Perennial: **27 (93.1%)**
Biennial: **0 (0%)**

Native Annual: **2 (6.9%)**
Native Perennial: **25 (86.2%)**
Native Biennial: **0 (0%)**

» Species:

Scientific Name	Family	Acronym	Native?	C	W	Physiognomy	Duration	Common Name
Acer rubrum	Sapindaceae	ACERUB	native	1	0	tree	perennial	red maple
Acer saccharinum	Sapindaceae	ACESAI	native	2	-3	tree	perennial	silver maple
Asclepias incarnata	Apocynaceae	ASCINC	native	6	-5	forb	perennial	swamp milkweed
Betula pumila	Betulaceae	BETPUM	native	8	-5	shrub	perennial	bog birch
Carex lacustris	Cyperaceae	CXLACU	native	6	-5	sedge	perennial	sedge
Cornus amomum	Cornaceae	CORAMO	native	2	-3	shrub	perennial	silky dogwood
Cornus foemina	Cornaceae	CORFOE	native	1	0	shrub	perennial	gray dogwood
Cornus sericea; c. stolonifera	Cornaceae	CORSER	native	2	-3	shrub	perennial	red-osier
Dasiphora fruticosa; potentilla f.	Rosaceae	DASFRU	native	8	-3	shrub	perennial	shrubby cinquefoil
Eutrochium fistulosum; eupatorium f.	Asteraceae	EUTFIS	native	8	-3	forb	perennial	hollow-stemmed joe-pye-weed
Impatiens capensis	Balsaminaceae	IMPCAP	native	2	-3	forb	annual	spotted touch-me-not
Iris versicolor	Iridaceae	IRIVER	native	5	-5	forb	perennial	wild blue flag

Appendix 7:
Historic Aerials

Staebler Farm County Park
1940 Aerial

Data: Washtenaw County GIS, 1940 Aerial

Staebler Farm County Park

0 250 500 1,000 Feet

Washtenaw County
Parks and Recreation
Commission

N

Staebler Farm County Park
1960 Aerial

Data: Washtenaw County GIS, 1960 Aerial

Staebler Farm County Park

0 250 500 1,000 Feet

Washtenaw County
Parks and Recreation
Commission

N

Staebler Farm County Park
1990 Aerial

Data: Washtenaw County GIS, 1990 Aerial

Staebler Farm County Park

0 250 500 1,000 Feet

Washtenaw County
Parks and Recreation
Commission

N

Staebler Farm County Park
2015 Aerial

Data: Washtenaw County GIS, 2015 Aerial

Staebler Farm County Park

0 250 500 1,000 Feet

Washtenaw County
Parks and Recreation
Commission

N

Appendix 8:
Miscellany

OFFICE OF
KAY WILLIAMS
CLERK
KAYWILLIAMS@SUPERIOR-TWP.ORG

Richard -

TOWNSHIP HALL
3040 NORTH PROSPECT STREET
COR. PROSPECT & CHERRY HILL RDS.
YPSILANTI, MICHIGAN 48198
TELEPHONE: (734) 482-6099
FAX: (734) 482-3842

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

September 6, 2006

Dear Superior Township Landowner:

The Superior Township Board is considering making Plymouth-Ann Arbor Road a designated Heritage Corridor.

What does that mean? It means keeping what we have now and controlling what is proposed for new building in the future. It could mean extending the setbacks for new buildings further back from the road, perhaps 200 feet for the area east of Vorhies. If this were implemented, the regulations would include specifications to protect current structures in the 200 foot setback. It could mean planting more trees and flowers along the road. It could mean other things to enhance the natural beauty of the landscape. We don't want to adversely affect our residents who currently live here, or even stop any new people from coming. We just want to maintain the character of the area for everyone's benefit and pleasure.

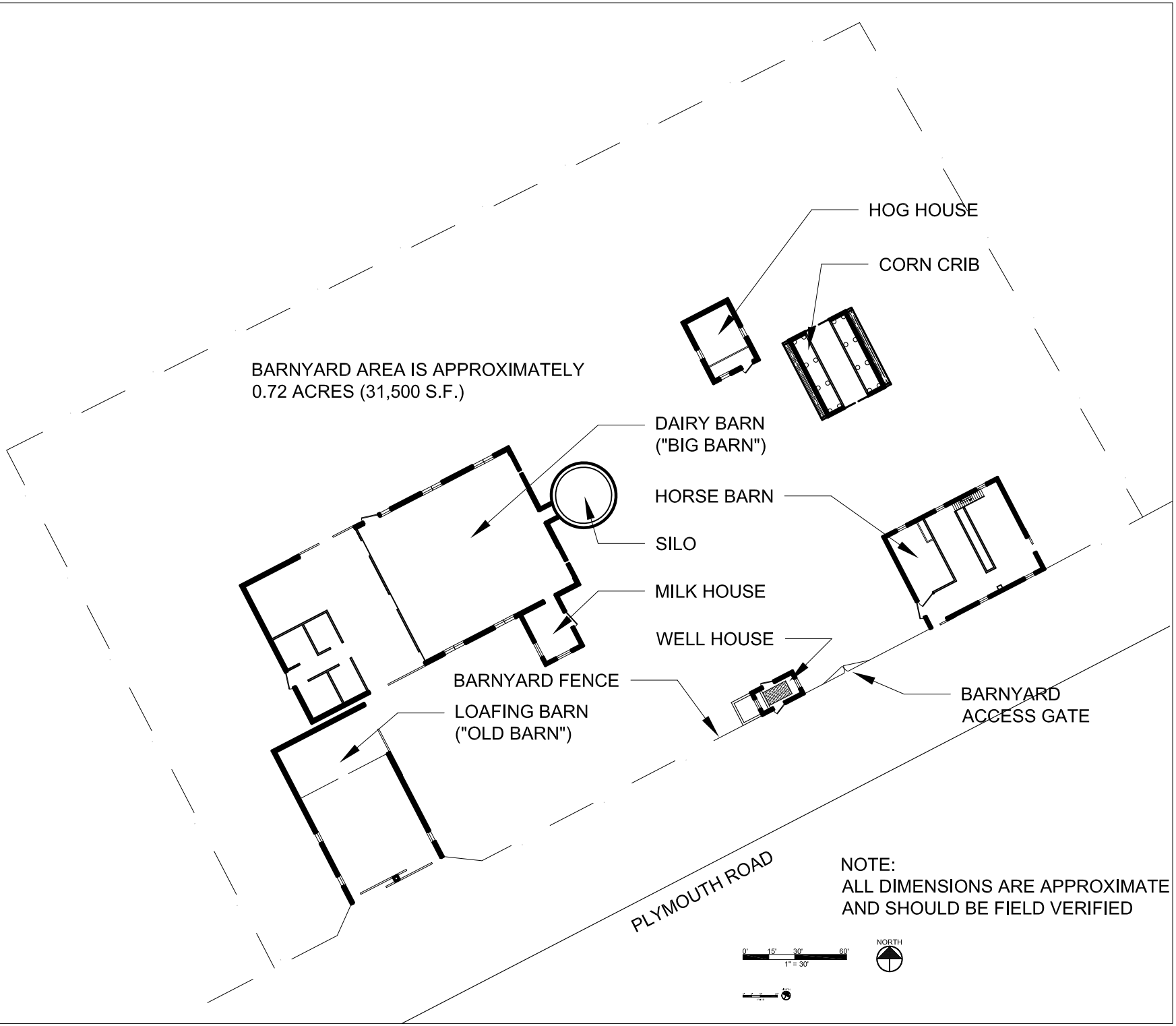
Please come to share your thoughts and ideas about the proposed Plymouth-Ann Arbor Road Heritage Corridor at a Public Forum on Wednesday, September 20, at 7:30 p.m. at the Superior Charter Township Hall, 3040 N. Prospect. All property owners affected by this proposal will be receiving this invitation.

Your input is important to us. We hope to see you there.

Respectfully,

Kay Williams

Kay Williams



WASHTENAW COUNTY PARKS & RECREATION COMMISSION
2230 PLATT ROAD, P.O. BOX 8645
ANN ARBOR, MICHIGAN 48107
PHONE: 734-971-6337
FAX: 734-971-6386
parks@ewashtenaw.org

PROJECT NAME
2011 - STAEBLER FARM

SHEET TITLE
BARNYARD LAYOUT

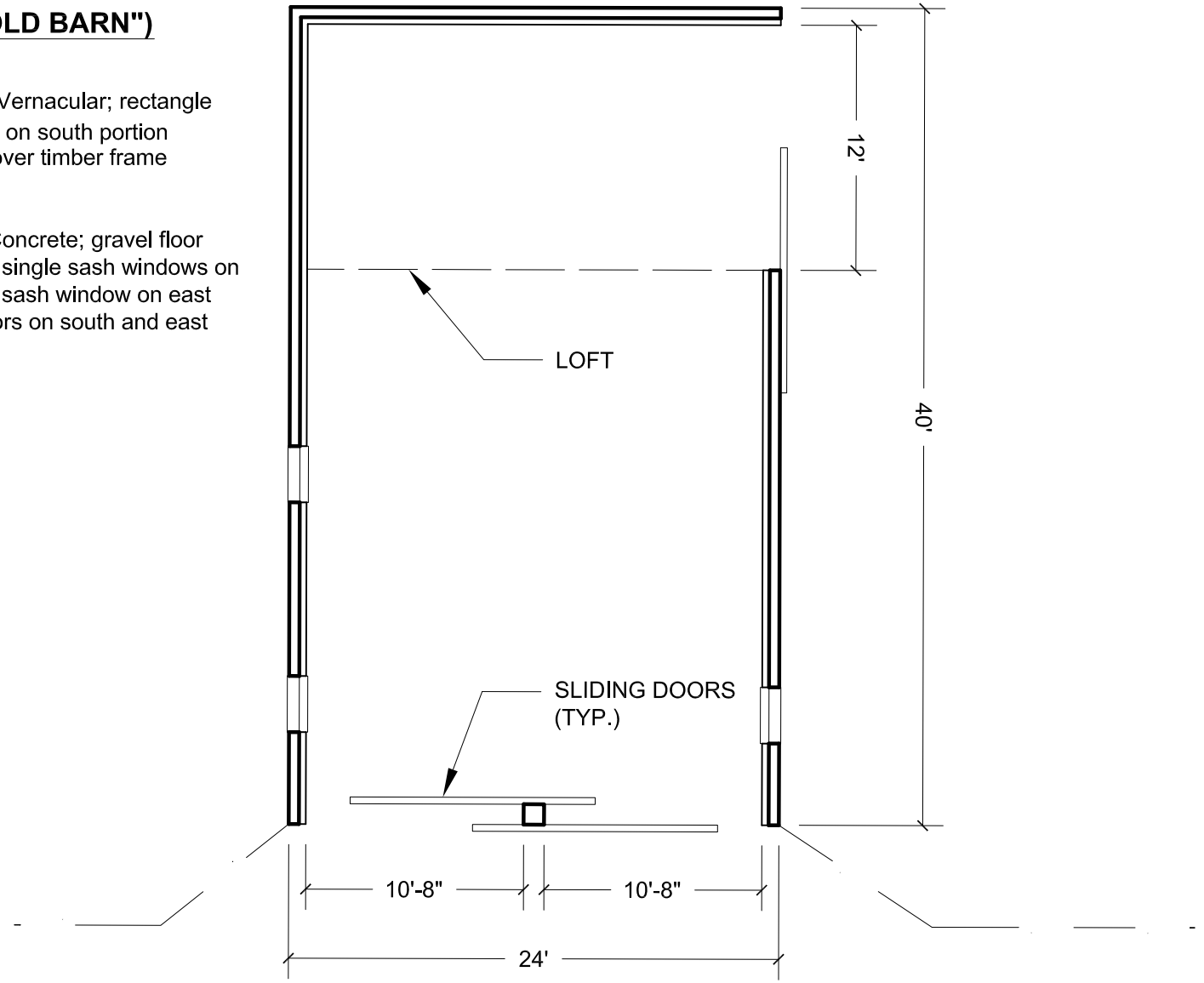
REVISIONS DATE

ISSUED FOR DATE

DRAWING NUMBER
SFS- 1

LOAFING BARN ("OLD BARN")

BUILT: 19th Century
STYLE AND MASSING: Vernacular; rectangle plan with gable roof, ⅔ loft on south portion
WALLS: Vertical planks over timber frame structure
ROOF: Asphalt shingles
FOUNDATION: Poured Concrete; gravel floor
COMMENTS: Two small, single sash windows on west elevation; one single sash window on east elevation; large sliding doors on south and east elevations



NOTE:
ALL DIMENSIONS ARE APPROXIMATE
AND SHOULD BE FIELD VERIFIED

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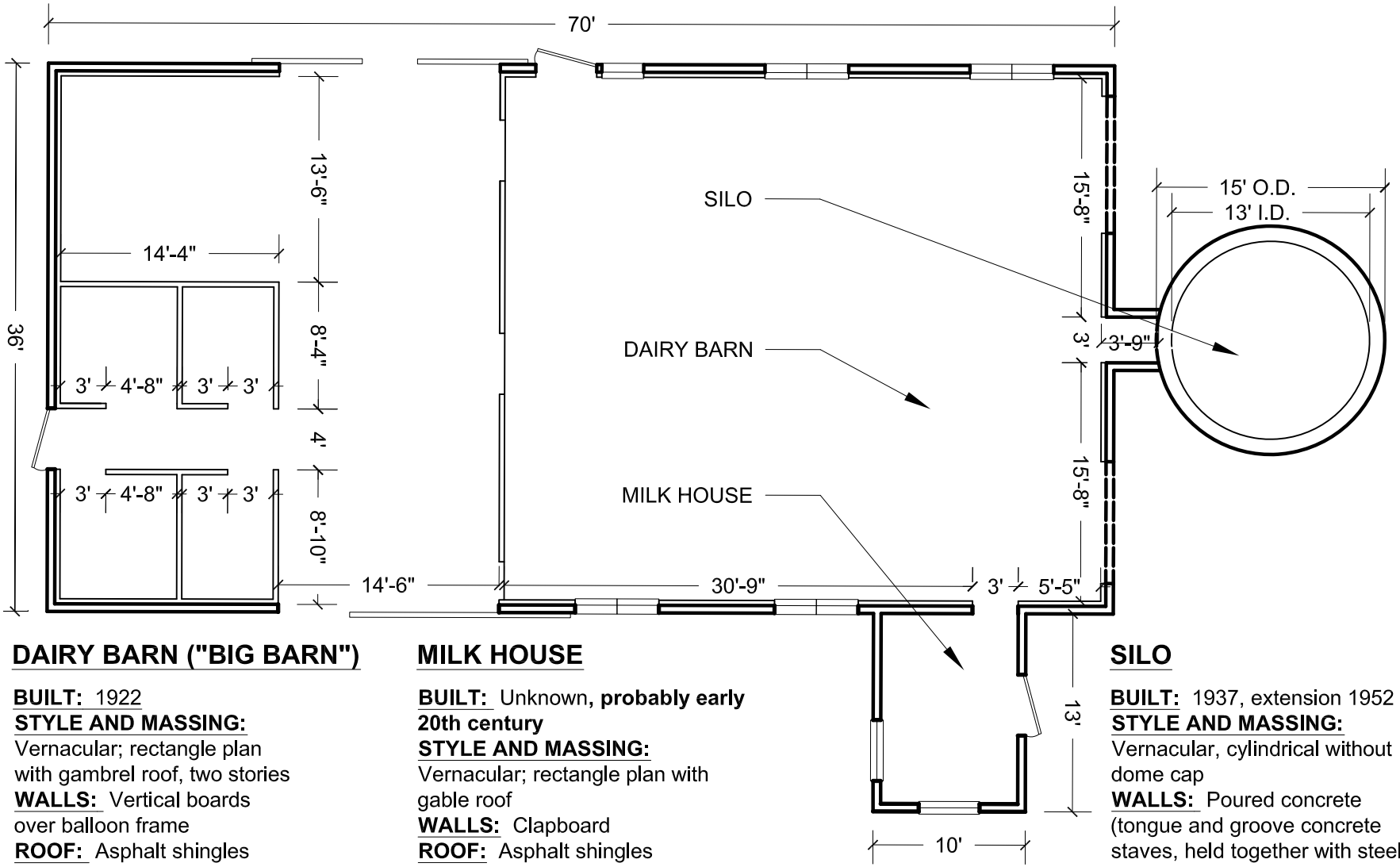
PROJECT NAME
2011 - STAEBLER FARM

SHEET TITLE
LOAFING BARN DETAILS

REVISIONS DATE

ISSUED FOR DATE

DRAWING NUMBER
SFS- 2



DAIRY BARN ("BIG BARN")

BUILT: 1922
STYLE AND MASSING: Vernacular; rectangle plan with gambrel roof, two stories
WALLS: Vertical boards over balloon frame
ROOF: Asphalt shingles
FOUNDATION: Poured Concrete; concrete floors
COMMENTS: Large sliding doors on north and south elevations; tow sliding doors on east elevation; hopper windows on north and south elevations; floors are uneven; ceiling on lowest level is 87", 75" to center beam

MILK HOUSE

BUILT: Unknown, **probably early 20th century**
STYLE AND MASSING: Vernacular; rectangle plan with gable roof
WALLS: Clapboard
ROOF: Asphalt shingles
FOUNDATION: Poured Concrete; concrete floors
COMMENTS: Attached to Dairy Barn on its north elevation; door on east elevation; window on south and west elevations; formerly the smoke house; ceiling is 8'.

SILO

BUILT: 1937, extension 1952
STYLE AND MASSING: Vernacular, cylindrical without dome cap
WALLS: Poured concrete (tongue and groove concrete staves, held together with steel rods)
ROOF: N/A
FOUNDATION: Poured Concrete
COMMENTS: Attached to Dairy Barn on its west elevation; ladder is located on silo near dairy barn

NOTE:
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0' 5' 10' 20'
1" = 10'

NORTH

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parks@ewashtenaw.org

PROJECT NAME
2011 - STAEBLER FARM

SHEET TITLE
DAIRY BARN, MILK HOUSE AND SILO DETAILS

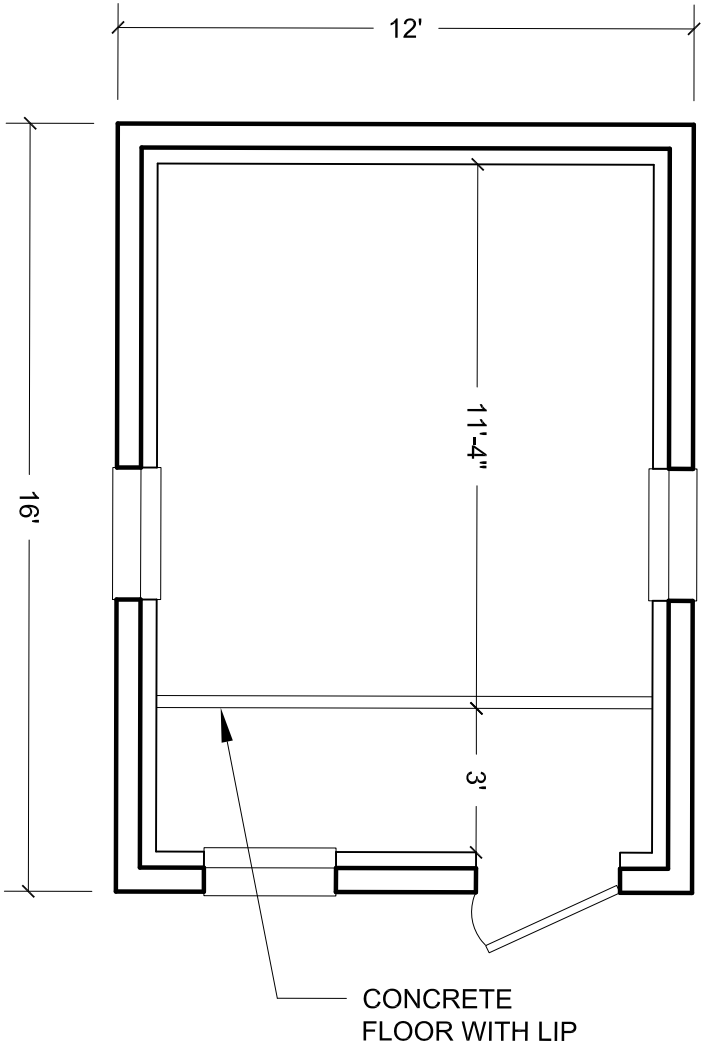
REVISIONS DATE

ISSUED FOR DATE

DRAWING NUMBER
SFS- 3

HOG HOUSE

BUILT: Unknown, possibly early 20th century
STYLE AND MASSING: Vernacular; rectangle plan with gable roof
WALLS: Horizontal V-notched boards
ROOF: Asphalt shingles
FOUNDATION: Poured Concrete
COMMENTS: 4" High concrete floor divider on southern ⅓; animal doors on west, north, and east elevations



NOTE:
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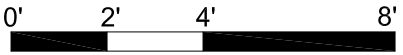
AND SHOULD BE FIELD VERIFIED



¼" = 1'

NORTH

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PROJECT NAME
2011 - STAEBLER FARM

SHEET TITLE
HOG HOUSE DETAILS

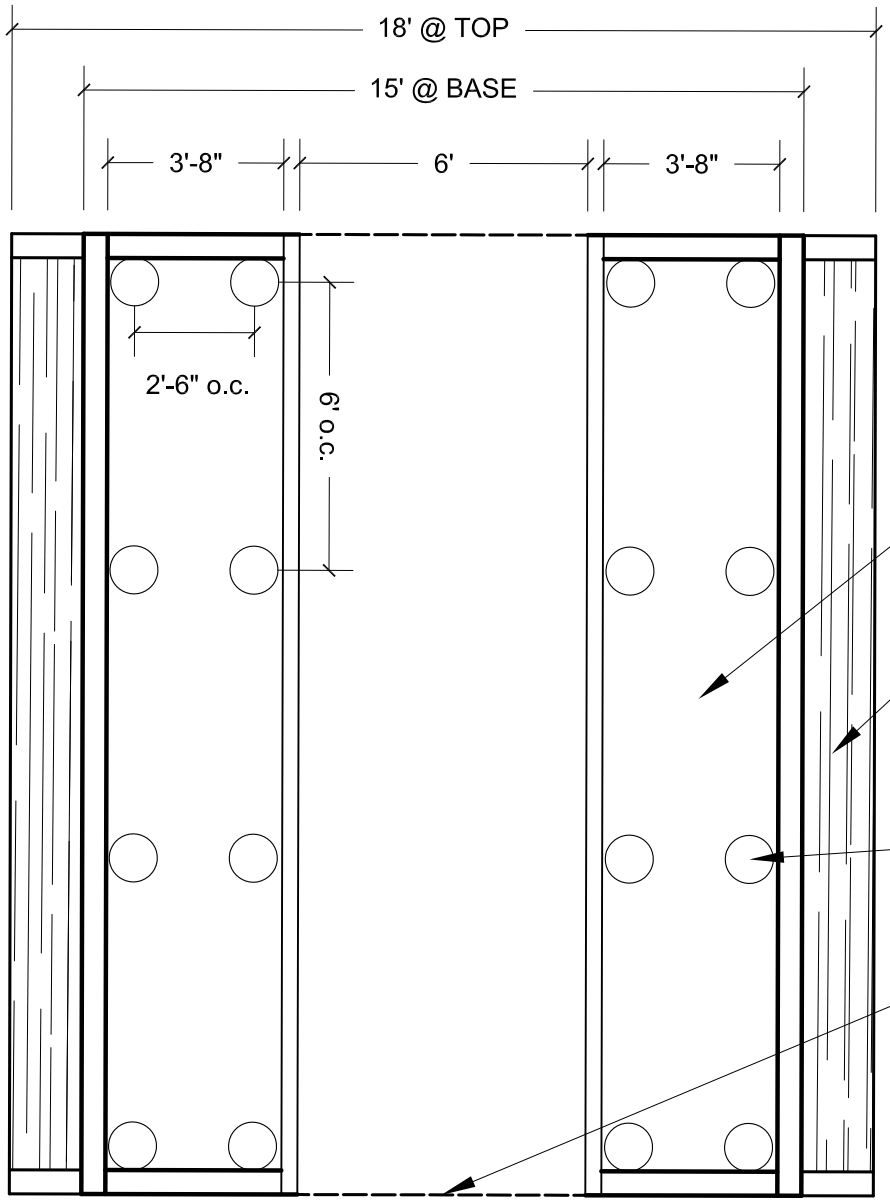
REVISIONS DATE

ISSUED FOR DATE

DRAWING NUMBER
SFS-4

CORN CRIB

BUILT: Unknown, possibly late 19th century
STYLE AND MASSING: Vernacular; wide rectangle plan with gable roof, sides taper toward bottom (18' widest point, 15' at base)
WALLS: Horizontal wood slats over wood frame, and horizontal notched boards in gables
ROOF: Asphalt shingles over wood shingles
FOUNDATION: None, concrete piers
COMMENTS: Two small, single sash windows on west elevation; one single sash window on east elevation; large sliding doors on south and east elevations



NOTE:
ALL DIMENSIONS ARE APPROXIMATE
AND SHOULD BE FIELD VERIFIED

0' 2' 4' 8'

¼" = 1'

NORTH

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parks@ewashtenaw.org

PROJECT NAME
2011 - STAEBLER FARM

SHEET TITLE
CORN CRIB DETAILS

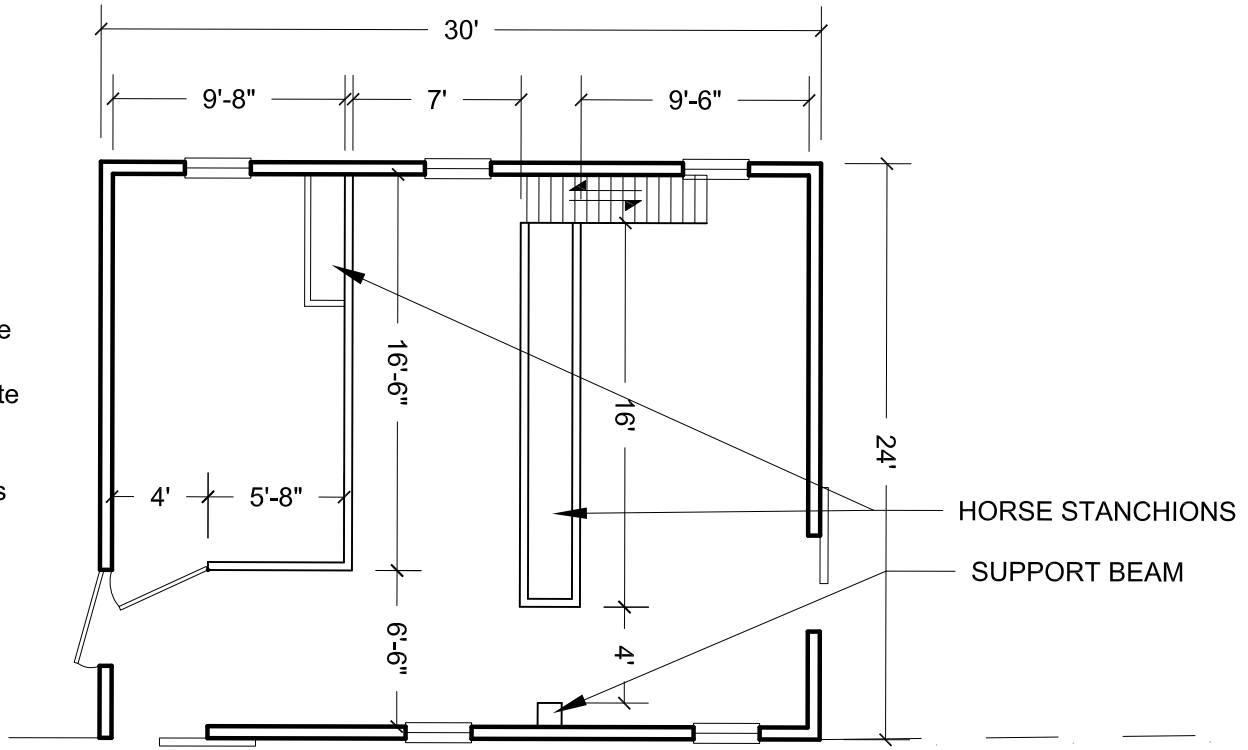
REVISIONS DATE

ISSUED FOR DATE

DRAWING NUMBER
SFS- 5

HORSE BARN

BUILT: Late 19th Century
STYLE AND MASSING: Vernacular; rectangle plan with gable roof, two stories
WALLS: Vertical boards over timber frame
ROOF: Asphalt shingles
FOUNDATION: Poured Concrete; concrete floor
COMMENTS: Floors are scored and uneven; staircase on north elevation; doors on south, east, and west elevations; food chutes on north elevation; ceiling on first level 8'



NOTE:
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0' 4' 8' 16'

1/8" = 1'

NORTH

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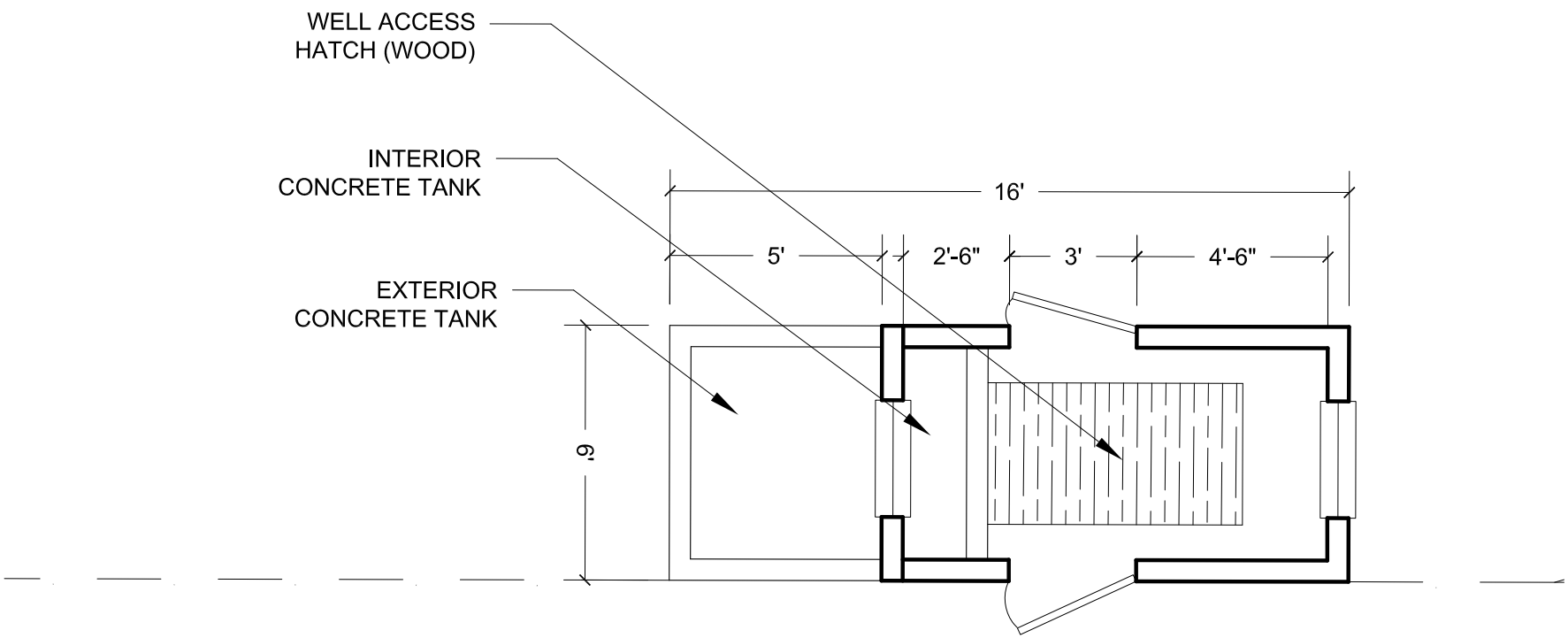
PROJECT NAME
2011 - STAEBLER FARM

SHEET TITLE
HORSE BARN DETAILS

REVISIONS DATE

ISSUED FOR DATE

DRAWING NUMBER
SFS-6



WELL HOUSE

BUILT: Unknown, probably early 20th century
STYLE AND MASSING: Vernacular; rectangle plan with gable roof
WALLS: Vertical boards
ROOF: Asphalt shingles
FOUNDATION: Poured Concrete; wood floor
COMMENTS: Corner boards, boxed-in eaves; 3' deep concrete tank on southwest portion; 5'x6' concrete tank to west of building; door on north and south elevations (barnyard and street access)

NOTE:
ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED

NORTH

0' 2' 4' 8'

¼" = 1'

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parks@ewashtenaw.org

PROJECT NAME
2011 - STAEBLER FARM

SHEET TITLE
WELL HOUSE DETAILS

REVISIONS DATE

ISSUED FOR DATE

DRAWING NUMBER
SFS-7

Michigan Barn and Farmstead Survey

PROPERTY # _____ PROPERTY ADDRESS _____

OWNER'S NAME _____ OWNER'S ADDRESS _____

COUNTY _____ TOWNSHIP _____ SECTION _____

SURVEYOR _____ DATE _____

COMMON NAME _____

BARN

CONDITION
- ☐ good
- ☐ fair
- ☐ poor
- ☐ altered
- ☐ ruins

ROOF SHAPE
- ☐ gable
- ☐ gambrel
- ☐ gothic
- ☐ half monitor
- ☐ mansard
- ☐ monitor
- ☐ ogee
- ☐ round
- ☐ shed

ROOF COVERING
- ☐ asphalt shingle
- ☐ slate
- ☐ steel: corrugated
- ☐ steel: ribbed
- ☐ steel: standing seam
- ☐ wood shake
- ☐ wood shingle
- ☐ other: _____

SIDING
- ☐ steel: corrugated
- ☐ steel: ribbed
- ☐ wood: battens
- ☐ wood: horizontal
- ☐ wood: v-groove
- ☐ wood: vertical
- ☐ other: _____

PAINTING / DECORATION

Painted?
☐ no ☐ yes. Color: _____

Names/dates/decoration?
☐ no ☐ yes. Describe: _____

OTHER FEATURES
- ☐ cupola
- ☐ dormer
- ☐ lightning rod
- ☐ ventilator
- ☐ weather vane
- ☐ other: _____

FOUNDATION
- ☐ bank
- ☐ bridged
- ☐ on grade
- ☐ piers
- ☐ raised
- ☐ ramped

FOUNDATION MATERIALS
- ☐ boulders
- ☐ cement block
- ☐ field stone
- ☐ field stone – split
- ☐ field stone – dressed
- ☐ glazed tile
- ☐ poured concrete

FARMHOUSE

CONDITION
- ☐ good
- ☐ fair
- ☐ poor
- ☐ altered
- ☐ ruins

ROOF SHAPE
- ☐ gable
- ☐ gambrel
- ☐ gothic
- ☐ hip
- ☐ mansard
- ☐ shed
- ☐ other: _____

ROOF COVERING
- ☐ asphalt shingle
- ☐ slate
- ☐ steel: corrugated
- ☐ steel: ribbed
- ☐ steel: standing seam
- ☐ tile
- ☐ wood shake
- ☐ wood shingle
- ☐ other: _____

SIDING

color: _____
- ☐ aluminum
- ☐ brick
- ☐ concrete block
- ☐ stone
- ☐ vinyl
- ☐ wood: horizontal
- ☐ wood: vertical
- ☐ other: _____

OTHER FEATURES
- ☐ cupola
- ☐ dormer
- ☐ lightning rod
- ☐ porch
- ☐ weather vane
- ☐ other: _____

FOUNDATION MATERIALS
- ☐ cement block
- ☐ field stone
- ☐ field stone – split
- ☐ field stone – dressed
- ☐ glazed tile
- ☐ poured concrete
- ☐ other: _____

SKETCH OF FARMSTEAD LAYOUT

FARMSTEAD BUILDINGS

If building does not exist, check the N/A box.

CONDITION	ROOF SHAPE	ROOF MATERIAL	SIDING MATERIAL	FOUNDATION TYPE	FOUNDATION MAT'L	OTHER FEATURES (color, trim, etc.)
CHICKEN COOP ☐ good ☐ fair ☐ poor ☐ altered ☐ ruins ☐ N/A						
CORNCRIB ☐ good ☐ fair ☐ poor ☐ altered ☐ ruins ☐ N/A						
GRANARY ☐ good ☐ fair ☐ poor ☐ altered ☐ ruins ☐ N/A						
HOG HOUSE ☐ good ☐ fair ☐ poor ☐ altered ☐ ruins ☐ N/A						
MACHINE SHED ☐ good ☐ fair ☐ poor ☐ altered ☐ ruins ☐ N/A						
MILK HOUSE ☐ good ☐ fair ☐ poor ☐ altered ☐ ruins ☐ N/A						
OUTHOUSE ☐ good ☐ fair ☐ poor ☐ altered ☐ ruins ☐ N/A						
SILO ☐ good ☐ fair ☐ poor ☐ altered ☐ ruins ☐ N/A						
WINDMILL ☐ tower ☐ wheel ☐ gearbox ☐ tail ☐ N/A						
OTHER: _____ ☐ good ☐ fair ☐ poor ☐ altered ☐ ruins ☐ N/A						
OTHER: _____ ☐ good ☐ fair ☐ poor ☐ altered ☐ ruins ☐ N/A						