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### **Saugatuck Township and Singapore Dunes Announce Proposed Settlement**

Saugatuck Township and Singapore Dunes announce they are considering a proposed settlement to be discussed at a public meeting next month, July 18, 2011.

If approved by the Township Board and the U.S. District Court, the settlement would end the parties' federal court litigation and provide a framework for working together on the use of the former Denison Property and adjacent acreage.

The proposed settlement encourages a land use approach that:

- Concentrates a significant portion of the development on an approximately 12-acre former industrial site;
- Conserves approximately 80 percent of the 320 acre site as open space;
- Establishes housing in clearly defined buildable areas and limits the total number of units on the entire site to no more than 100;
- Preserves the opportunity to establish public access to the property.

The settlement also allows the sale of additional private land to the State of Michigan to expand Saugatuck Dunes State Park. Under the settlement, Singapore Dunes would reimburse certain Township planning and legal expenses.

“The Township Board is pleased to consider this proposed settlement. However, as promised, the Township Board will not make a decision on the proposed settlement until the public has had an opportunity to comment,” said Township Supervisor William Wester.

“The proposed settlement marks a step forward for the owner and the community as a whole,” said Stephen Neumer, the representative for Singapore Dunes. “This settlement supports a design concept that conserves open spaces, respects critical environmental features, and aspires to enhance economic opportunity.”

Under the proposed settlement, the Denison Property will not be re-zoned, as Singapore Dunes has requested in the federal litigation. Instead, the settlement provides an outline for the overall development of the land.

A substantial portion of the development would be concentrated in the general area of the former Broward Marine factory site, allowing for the construction of a 25-suite hotel, a 66-slip marina and a limited number of condominium units. Clearly defined areas of the remaining acreage may be used for additional housing units, as well as additional recreational amenities. The settlement will not allow more than eight additional dwellings to be constructed along the Lake Michigan shoreline.

The settlement also allows the owner to propose an environmentally-sensitive, nine-hole "walkers only" golf course for consideration by Township officials.

The settlement draws on years of study and design work undertaken by JJR, LLC, an Ann Arbor-based land planning firm recognized throughout the United States as one of the leaders in waterfront design, with input from leading architects Atelier Tilton, LLC and Sears Architects.

There is no timetable for development of the land. Other than single family dwellings outside the R 4 Zoning District, approval of the settlement by the Township and the District Court would mean any use on the property is subject to site plan review and, in some instances, special land use approval by the Township before building permits may be issued. Much of the acreage also is under the regulatory oversight of Michigan's Department of Environmental Quality.

The Township Board will receive public comment on the proposed settlement at 6 P.M. on July 18, 2011, at the Saugatuck High School.

The proposed Settlement and Release Agreement, together with the proposed Consent Judgment and Final Order and accompanying exhibits, are available for review at the Township website, [www.saugatucktownship.org](http://www.saugatucktownship.org), or at the Township Hall.

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