

Situated on 344 acres overlooking the Village of Empire and Lake Michigan, Leelanau Orchards was the first residential development in Empire Township to utilize conservation planning principles to preserve open space and protect sensitive lands.

The Leelanau site was, at one time, a productive apple orchard. However, the state of the fruit industry and declining profit margins pushed the landowner to consider other uses for the property.

Working closely with both the landowner and Empire Township officials, the Johnson Hill Land Ethics Studio developed a plan with clustered home-sites on small lots, situated to reduce the visual impact on the surrounding countryside. These lots are designed so that the houses enjoy spectacular views of Lake Michigan.

A total of 156 units will be built on 172 acres. The other half of the property will be preserved as common open space with tall grass woodlands, meadows, and a recreational trail network. Portions of the orchard will remain in active agricultural use in areas where orchard operations do not conflict with the proposed residential use.



Leelanau Orchards

*Empire Township
Michigan*

Graceland Fruit

1225 Forrester Road
Frankfort, Michigan 49635
231.352.7181



The
Johnson Hill
Land Ethics
Studio

516 East Washington Street • Ann Arbor, Michigan 48104
t: 734.668.7416 f: 734.668.2525 www.jhle-studio.com

153 East Front Street • Traverse City, Michigan 49684
t: 231.929.9438 f: 231.932.9250 www.jhle-studio.com