

memorandum

DATE: December 10, 2025

TO: Lathrup Village Planning Commission

FROM: Eric Pietsch, Jill Bahm, and Hannah Prins, Giffels Webster

SUBJECT: Comprehensive Plan Update

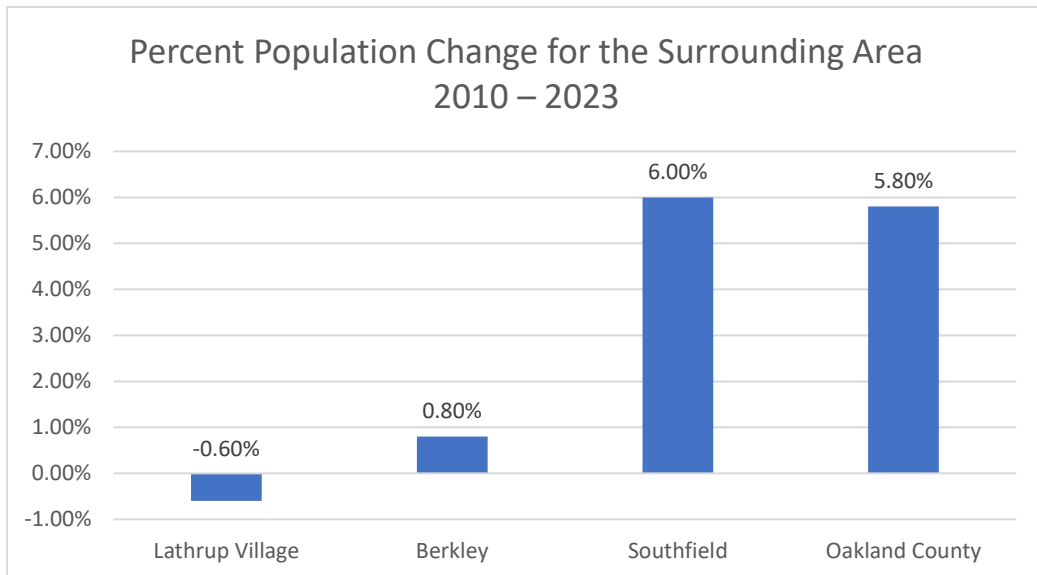
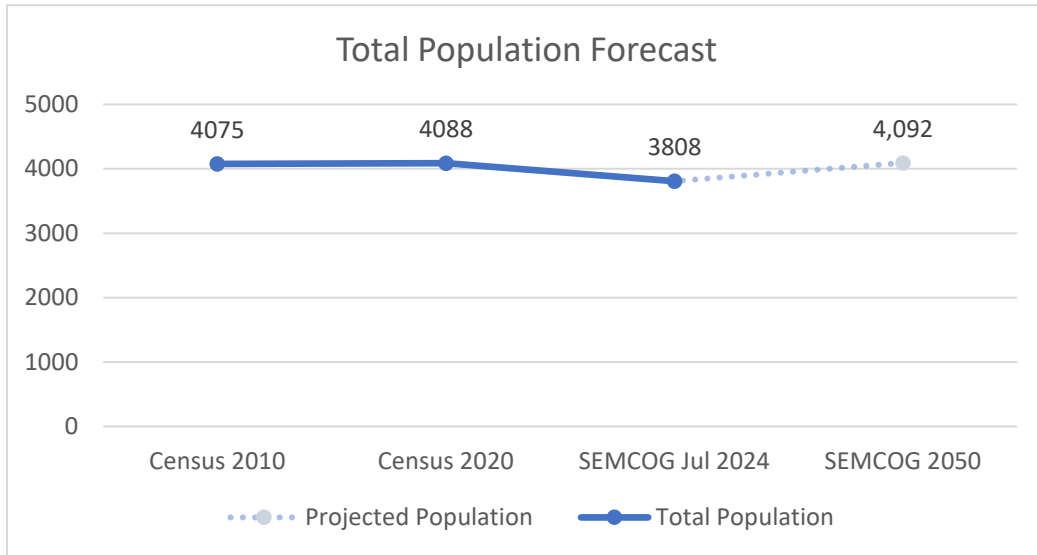
We will use our meeting on December 16 with the Planning Commission to move towards completing the Visioning phase of the 2026 Lathrup Village Comprehensive Plan Update process.

Please note our progress for the 2026 Comprehensive Plan **Visioning phase**.

1. **Website.** We have established a homepage for the project so that the public may view planning & zoning documents, see the progress of the plan and how they can participate, and submit input and feedback. The link to the website is: <https://engage.giffelswebster.com/lathrup-village-comprehensive-plan-2026>
2. **Plan Preparation Notices.** The City staff will distribute a Notice of Intent to Plan as required by State law.
3. **Data Collection & Inventory.** Please continue to the next page for a short assessment of demographic data to understand changes since the last plan's adoption in 2021.
4. **Meeting 2: December 16, 2025.** We will discuss findings and suggestions from the joint meeting held on October 6, 2025 and talk about next steps.
5. **Community Engagement.** We will discuss the community input from the Project Kick-Off SWOT analysis and guiding principles activities at the December 16th meeting. We will discuss next steps for public engagement and determine the topics of interest to survey the public on.

Data Snapshot

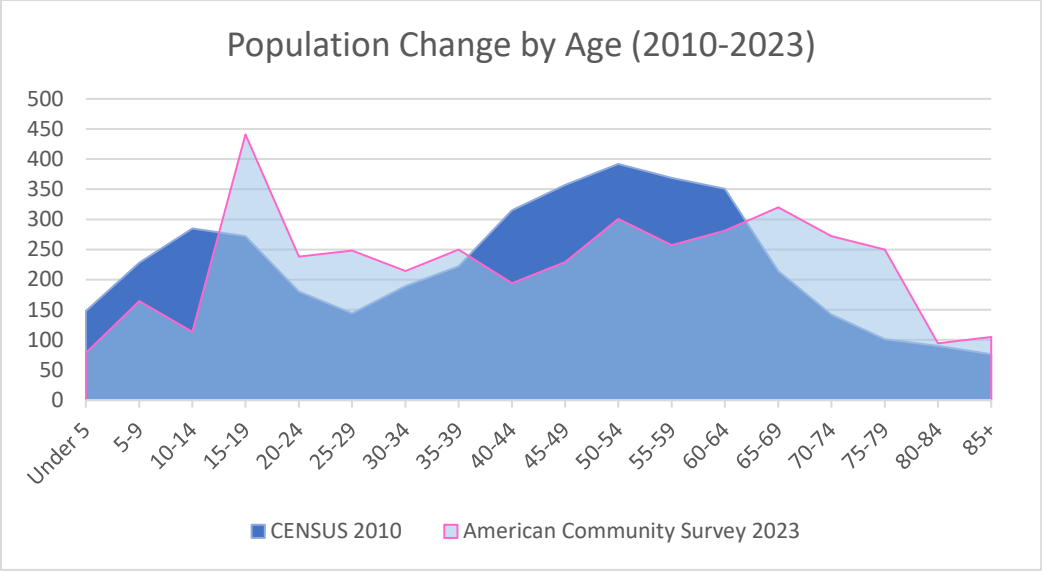
Population Trends, 2010 – 2023



Surrounding Area Population Trends and SEMCOG Projections 2010-2050					
	2010	2023	% Change 2010 – 2023	2050 projection	% Change 2023 – 2050 projection
Lathrup Village	4,075	4,049	-0.6%	4,092	1.1%
Berkley	14,970	15,084	0.8%	15,656	3.8%
Southfield	71,739	76,025	6.0%	83,490	9.8%
Oakland County	1,202,362	1,272,294	5.8%	1,387,838	9.1%

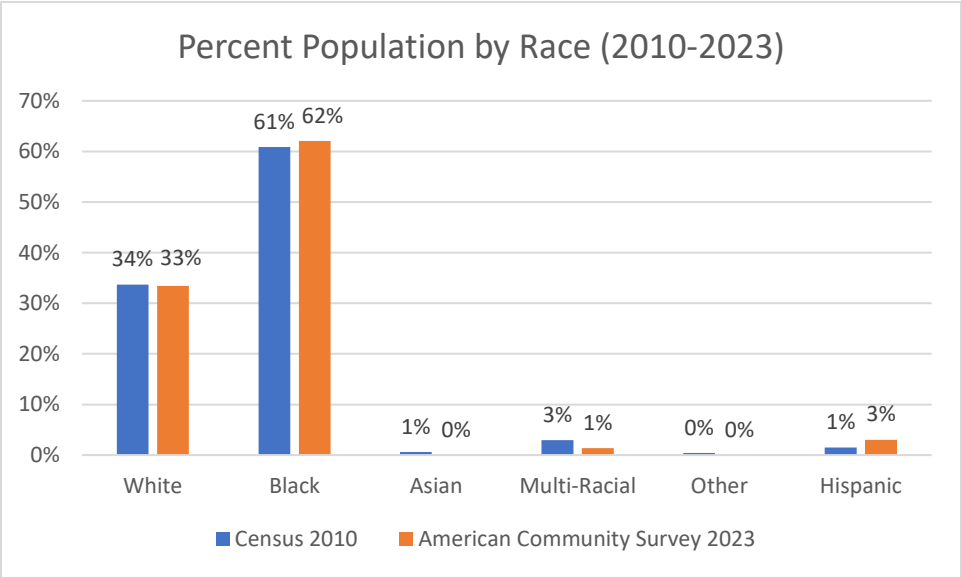
Population by Age Cohort Trends, 2010 – 2023

City of Lathrup Village Median Age Comparison: 2000 - 2023			
	2000	2010	2023
Lathrup Village	40.5	45.8	47.1
Oakland County	36.7	40.2	41.2
SEMCOG	34.6	38.3	40
Michigan	35.5	38.1	40.5
US	35.3	36.9	39.2

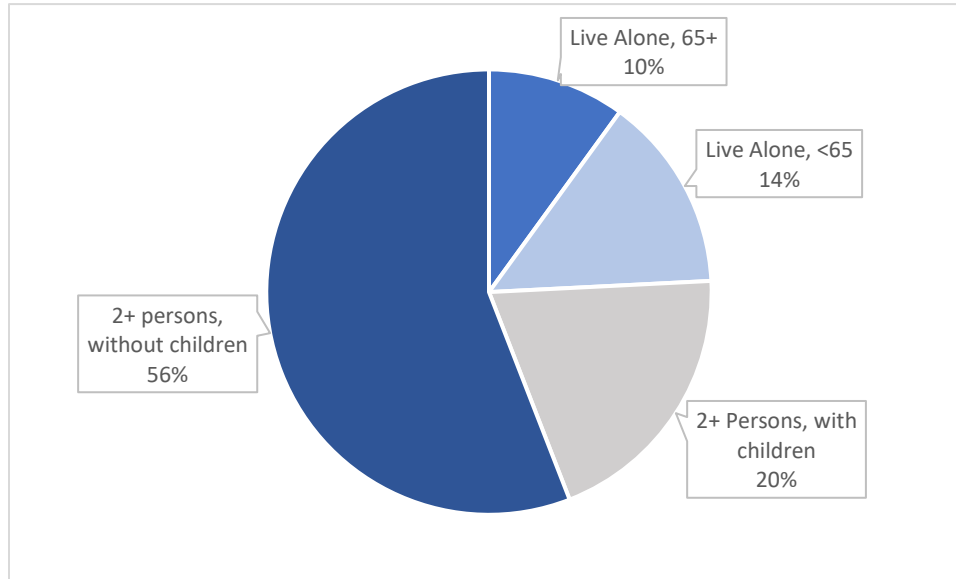


	Under 5	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
Census 2010	148	228	285	272	180	144	189	222	315	357	392	369	351	214	142	101	90	76
ACS 2023	78	164	113	441	238	248	214	250	194	229	301	257	281	320	272	250	94	105
Change 2010-2023	-70	-64	-172	169	58	104	25	28	-121	-128	-91	-112	-70	106	130	149	4	29

Lathrup Village Race Composition, 2023



Lathrup Village Household Composition, 2023



Household Composition Comparison, 2023				
Data: ACS	Lathrup Village	Oakland County	SEMCOG region	Michigan
Total Number of Households	1,552	528,681	1,932,658	4,040,168
Average Household size	2.56	2.38	2.44	2.43
Two or more persons with children	19.9%	26.9%	27.5%	18.8%
Two or more persons without children	55.9%	41.6%	40.7%	67%
Live alone	24.2%	31.4%	31.8%	14.2%
Live alone, under 65	14.2%	18.7%	19%	9.8%
Live alone, 65+	10%	12.7%	12.8%	4.4%

Economic Snapshot and Trends

Median Household Income: \$99,206

Unemployment Rate: 4.7%

Population Below Poverty Line: 5.6%

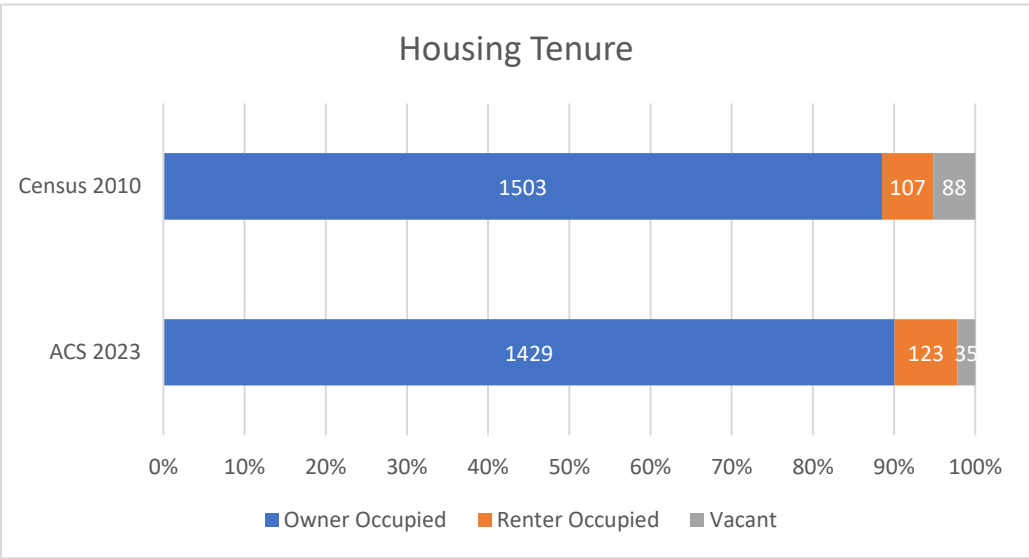
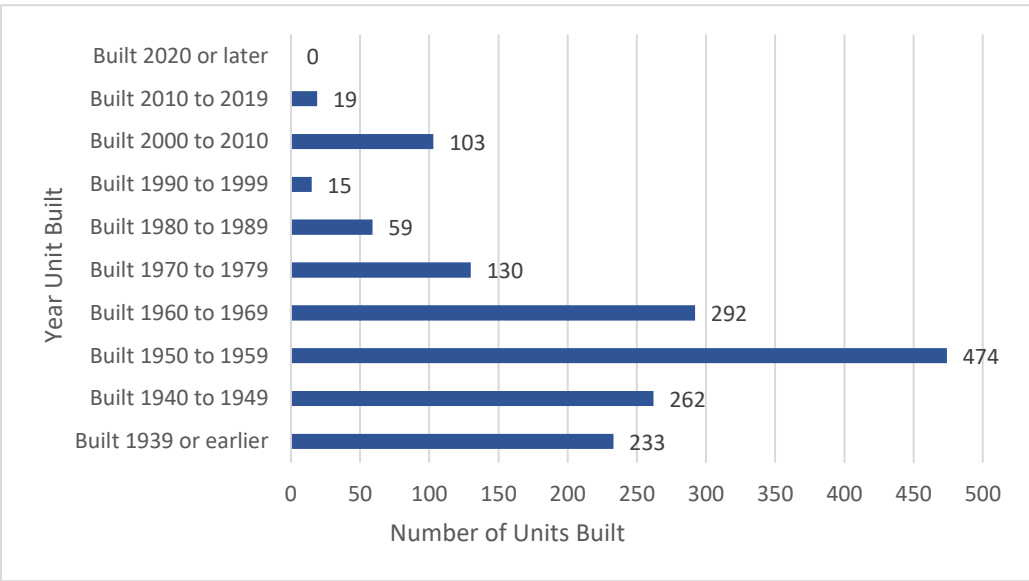
Lathrup Village Median Household Income Comparison: 2010 - 2023		
	2010	2023
Lathrup Village	\$114,034	\$99,206
Southfield	\$71,546	\$65,848
Berkley	\$91,594	\$113,103
Oakland County	\$92,771	\$95,296
SEMCOG	\$74,205	\$76,000

Inflow/Outflow (OnTheMap, 2021)



Educational Attainment, 2023			
	Lathrup Village	Oakland County	Michigan
High school graduate or higher	94.8%	94.9%	91.9%
Bachelor's degree or higher	51.1%	50.2%	31.8%

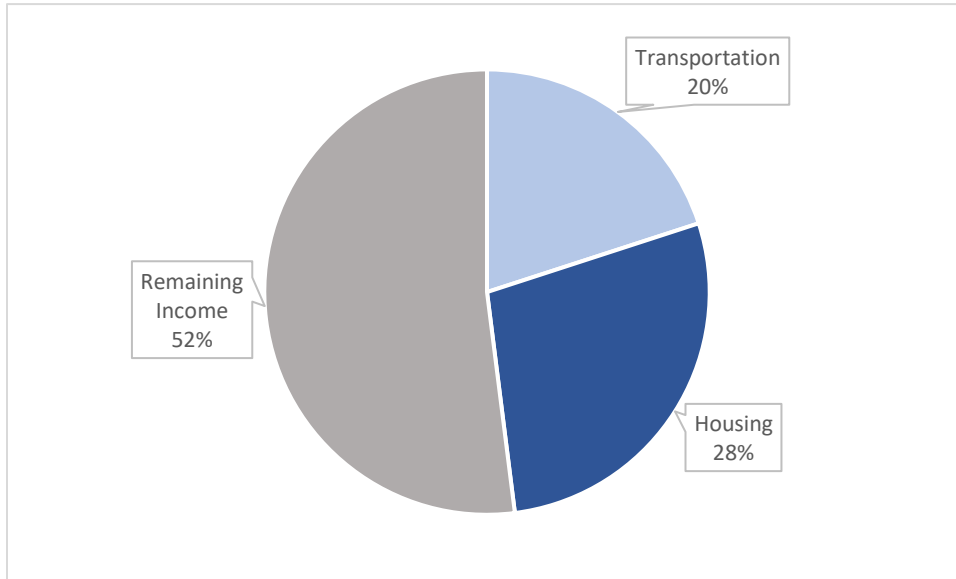
Housing



Lathrup Village Housing Tenure Comparison, 2023			
	Owner Occupied	Renter Occupied	Vacant
Lathrup Village	90.0%	7.8%	2.2%
Southfield	47.9%	44.4%	7.7%
Berkley	83.1%	13.8%	3.1%
Oakland County	68.5%	26.3%	5.2%
SEMCOG	64.6%	27.3	8.1%



Cost of Transportation in Lathrup Village



Lathrup Village Land Use, 2020 (SEMCOG)		
	Acres	Percent of Total
Single-Family Residential	521.3	54.1%
Attached Condo Housing	12.1	1.3%
Multi-Family Residential	1.8	0.2%
Mobile Home	0	0%
Agricultural/Rural Residential	0	0%
Mixed Use	0	0%
Retail	13.0	1.3%
Office	20.1	2.1%
Hospitality	0.5	0.1%
Medical	5.8	0.6%
Institutional	47.8	5.0%

Industrial	0.4	0.1%
Recreation/Open Space	7.6	0.8%
Cemetery	0	0%
Golf Course	0	0%
Parking	1.1	0.1%
Extractive	0	0%
TCU	2.0	0.2%
Vacant	12.3	1.3%
Water	0	0%
Not Parceled	317.2	32.9%
Total	963.1	100%