City of Ishpeming Planning Commission
Master Plan Adoption
Resolution

WHEREAS, The Michigan Planning Enabling Act, PA 33 of 2008, provides that the Planning Commission may prepare a Master Plan for the use, development and preservation of all lands in the City; and

WHEREAS, The Planning Commission notified each municipality contiguous to the City, the County Planning Commission and each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, of its intent to adopt a Master Plan; and

WHEREAS, The proposed Master Plan was submitted to City Council, who authorized distribution of the proposed plan; and

WHEREAS, The proposed Master Plan was distributed to each municipality contiguous to the City, the County Planning Commission and each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, review and comment; and

WHEREAS, On February 2, 2010, after proper public notice, the Planning Commission held a public hearing on the proposed Master Plan, during which members of the public were given the opportunity to comment on the proposed Plan and written comments received were discussed; and

WHEREAS, The Planning Commission has determined that the draft of the Master Plan represents the long-range vision of the City.

THEREFORE BE IT RESOLVED, The Ishpeming Planning Commission hereby approves and adopts the Master Plan, as per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008.

Moved by: Commission Member Bruce Houghton, Seconded by: Commission Member Angelo Bosio

Yes: 6
No: None

MOTION CARRIED.
The Vice-Chair declared the resolution adopted.

By: Howard Robare
Planning Commission Secretary
RESOLUTION NO. 2010-2

RESOLUTION ADOPTING THE MASTER PLAN

A motion was made by Councilman Scanlon and seconded by Councilman Stone to adopt the following resolution.

Whereas, the Michigan Planning Enabling Act, PA 33 of 2008, provides that the Planning Commission may prepare a Master Plan for the use, development, and preservation of all lands in the City; and

Whereas, the Planning Commission notified each municipality contiguous to the City, the County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification of its intent to adopt a Master Plan; and

Whereas, the proposed Master Plan was submitted to the City Council, who authorized distribution of the proposed plan; and

Whereas, the proposed Master Plan was distributed to each municipality contiguous to the City, the County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, for review and comment; and

Whereas, on February 2, 2010, after proper public notice, the Planning Commission held a public hearing on the proposed Master Plan, during which members of the public were given the opportunity to comment on the proposed plan and written comments received were discussed, and the Planning Commission approved and adopted the Master Plan as per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008; and

Whereas, the Ishpeming City Council has determined that the draft of the Master Plan represents the long-range vision of the City.

Now, Therefore, Be It Resolved that the Ishpeming City Council hereby approves and adopts the Master Plan, as per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008.

Ayes: Five (5). Nays: None (0). Motion carried.

I certify that the above is a true and complete copy of a resolution passed by the Ishpeming City Council at a meeting held on March 3, 2010.

[Signature]
Jenifer M. Rajala
City Clerk
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Chapter 1.0  Introduction and Brief Historical Background

1.1  Planning Overview

This Master Plan is the result of extensive data collection and analysis providing a method to address issues throughout the City of Ishpeming. Master Plans are governed by the Michigan Planning Enabling Act (PA 33 of 2008). Community input has played a critical role in the formation of this plan to ensure that it represents the needs of the residents. The initial sections of the plan present an analysis of the current conditions in the City, including demographic statistics, economic climate and the existing land use. The remaining chapters of the plan are designed around the key issues highlighted by residents and community officials. Recommendations for Ishpeming officials addressing key issues are outlined in detail.

By analyzing the current condition of the area and factoring in desired outcomes, the plan provides a clear view and direction toward achieving the proposed goals. A future land use chapter will present the “preferred future” of how the City of Ishpeming would like to grow and will include recommendations on how development will be carried out. The future land use discussion will also include a zoning plan, which will guide the implementation of a zoning ordinance revision for the City.

To summarize, this plan is intended for use as a guide by local officials when considering matters related to development and land use. Planning is a process that requires ongoing review and analysis. This plan will remain a work-in-progress and will require timely and thoughtful revision to be of the greatest benefit.

1.2  Brief Historical Background

The beginning of Ishpeming coincides with the history of mining on the Marquette range. In 1846, explorer Philo Everett was led by a Chippewa Indian to a mountain made of ore 180 feet high and 1,000 feet wide. Today, this historic mountain is known as Jasper Knob, “The World’s Largest Gemstone,” and its discovery was the first step in the establishment of the city known today as Ishpeming.

Until 1862, the town was known only as "Lake Superior Location." When the town gained enough citizens to be a city, it was difficult to find a suitable name. The settlers decided upon "Ishpeming," a Chippewa word for "high" or "on the summit." This name was appropriate because Ishpeming sits on a ridge about 850 feet above nearby Lake Superior. A statue of a Native American figure has stood in the small town square since 1884 and is referred to as “Old Ish.” It is important to note, that although the City’s name has a Chippewa basis, the Native Americans had not settled in the area.
In the fall of 1856, Henry Ely employed the Longtine brothers of Marquette to clear timber on what was the Lake Superior Mine land. The first permanent building, a boarding house for miners (located in the SE corner of the current downtown area) was then built. Up until this time workers lived in tents and in the summer had to camp by smudge fires at night and deal with mosquitoes.

In 1860, the first store was established by Robert Nelson. This business occupied a portion of his boarding house, called "The Ishpeming House." Three years later, a post office was established in the same building. The Iron Cliffs Mining Company was formed in 1865 by financier Samuel J. Tilden and other influential New Yorkers. The company established the Barnum Mine in 1867, north of the Lake Superior Mine. The Barnum operated successfully for many years.

Clusters of homes, called locations, developed near the mines and were given names based on the mines, such as: Lake Superior, Cleveland, Lake Angeline, Barnum, New York, etc. In the fall of 1869, Ishpeming was incorporated as a village and the first town elections were held. In 1873, the village of Ishpeming was granted a charter.

Ishpeming was a boom town like the gold rush towns in California, only iron was the reason for the massive influx of settlers. The large amount of money in the area at the time drew in special and eclectic characters. In 17 years (1856 to 1873) Ishpeming grew from its first building to a population of 6,000. Robert Nelson, called the “Father of Ishpeming” had a major influence in developing downtown Ishpeming. In 1869, Nelson purchased the surface rights of the area now known as the original plat of the downtown area, from the Iron Cliffs Company for $470. This area was the middle of a large cedar swamp, but Nelson made the land usable by getting the waste rock from the Cliff Mine and used it as fill. Once filled in, the lots sold rapidly and within four months, there were ten businesses on Division Street and seven on Main Street. In 1870, Nelson also bought a parcel of land on Strawberry Hill from the Marquette & Bay De Noc Company for $200, and platted it for residential purposes.

In the early 1870's Ishpeming was growing fast; the community was in need of a hotel. The Barnum House was built in 1875 by Mr. Nelson. Unfortunately it burned to the ground four years after it opened. The Nelson House was built to replace it, with Robert Nelson as the owner. The Nelson House was built of solid brick and existed for 48 years before it was also razed by fire in 1928. The Mather Inn, which remains in existence to this day, was built in its place with assistance from William G. Mather, the longtime president of Cleveland Cliffs Mining Company. Currently, the Mather Inn is undergoing a mixed use redevelopment effort by its new owner.
In the late 1870s the Iron Cliffs Company began exploratory work in the north and drilled two holes. The first hole, given the name “A,” was started in March of 1877. No ore was found by February of 1878 and the drilling was stopped. The second drill hole, to the west, was started in June of 1877 and was named “B.” Hole “B” was completed in July of 1878 and ore was found. The two exploratory holes became mine shafts and the operation was called the “New Barnum.” In the early 1880s, along the shores of Lake Bancroft, a new engine house and boiler house were constructed, in addition to a set of wooden shaft houses. In 1886 the New Barnum’s name was changed to the Cliffs Shaft.

In May 1891, the Iron Cliffs Mining Company merged with the Cleveland Mining Company to form Cleveland-Cliffs Mining Company. William G. Mather was the first president of the newly formed merger. The Cliffs Shaft became the principle mine and worked continually long after the Old Barnum open pit mine was closed in 1897.

In 1919, the old wooden head frames were in need of replacement and Mather decided to change their appearance in the new construction. Architect George Washington Maher designed a 97-foot tall concrete Egyptian-revival Obelisk for both the “A” and “B” shafts. These structures are recognizable symbols of Ishpeming and the mining company.

In the 1950s the mine was in need of modernization and in 1955 a new shaft was placed into service. The “C” shaft was located between the “A” and “B” shafts and was marked by a 174-foot tall structure. The “A” and “B” shafts were retired the same year because they were no longer useful. The longest operation of an underground iron mine in the world ended in December of 1967. Over 100 years, the mine had produced 27 million tons of high grade ore.

Cleveland-Cliffs Iron Company had also established the Mather Mine in 1941, which produced ore until 1979. After its closure, there were no longer any mines in operation within the City limits. Some residents are still involved in the mining industry; many current Ishpeming inhabitants are employed at Cliffs Natural Resources Empire and Tilden Mines.

For years, Ishpeming prospered because of its mining industry. Nonetheless, many mines across the country began to compete with the mines surrounding Ishpeming. The main highway, US-41 was then rerouted. Originally, the road had run directly through downtown Ishpeming, making the area visible to people traveling through. When the road was rerouted, the town became essentially invisible to travelers. In the 1990s, an entrepreneur built the Country Village along the rerouted highway. This part of town is now thriving with many businesses.
A major challenge facing the City of Ishpeming is maintaining and improving the existing quality of life for residents while enriching the characteristics that make the City an attractive place to live. This plan seeks to find ways to attract redevelopment while maintaining the significant natural and cultural resources currently enjoyed by residents. The master plan can be viewed as a community blueprint for the future, a mechanism to help ensure each decision fits as part of the whole vision.

Sources:
http://www.ishpeming-michigan.com/
Ishpeming Development Authority, http://www.ishpemingdevelopmentauthority.org/history.php
Chapter 2.0  Cultural Heritage and Community Events

2.1  Cultural Heritage

The City of Ishpeming is rich in heritage, destinations and recreation opportunities. Ishpeming’s cultural heritage is a perfect example of the “melting pot” approach to community life exhibited throughout the United States. Early Ishpeming residents flocked to the area to work in the mines, bringing many unique personalities as well as their strong work ethics to the area.

The vast majority of settlers in the Ishpeming area were of European descent. For example, the 1870 Census reported a population of 6,103 residents, with 30% of residents being of Irish descent, 27% Cornish, and 18% of Swedish descent. In subsequent Census data, residents of Italian and Finnish heritage were strongly represented as well. Each group of immigrants brought their own special customs which have made Ishpeming the unique place it is today.

2.2  Famous Ishpeming Residents

- **Sam Cohodas**
  Sam Cohodas was born in Poland in 1895 and emigrated to Marinette, WI in 1903. At the young age of 13, Mr. Cohodas and his brother became the Copper Country agents for their uncle’s produce business; in 1915 the brothers started their own produce business in the Copper Country. Over the years, the brothers bought or merged with competitors and expanded their claim in the produce business.

  In 1933, Sam Cohodas lead a community effort to reopen the Miner’s First National Bank. This effort grew into a holding company that represented nine financial institutions in the Upper Peninsula. Over the years, Mr. Cohodas served on many boards of directors and was a member of many trade, service, civic and fraternal organizations.

- **Kelly Johnson**
  Clarence (Kelly) Johnson and his team of workers called “Skunk Works” from Lockheed Aircraft Corporation in California designed more than 40 aircraft. Kelly Johnson was born to Swedish immigrants in Ishpeming in 1910. Mr. Johnson earned his Bachelor of Science degree at the University of Michigan in 1932 and his Master’s Degree in aeronautical engineering in 1933. During the Great Depression, Mr. Johnson received a job offer from Lockheed Corporation in California. His team, “Skunk Works” produced the first combat-ready jet fighter. His team also developed the Constellation, which traveled quickly for great distances with room for 54 passengers, marking the first time people chose air travel over trains and boats.
Over the years Mr. Johnson and his “Skunk Works” team, developed over 40 aircraft and in 1958 earned the Collier Trophy for the greatest achievement in aviation. A top-secret project, the SR-71 Blackbird was a crowning career achievement and monitored trouble sports during the Vietnam War. In 1975, Mr. Johnson retired from Lockheed Martin. He received over forty awards and was honored by four presidents. Even after his death in 1990, his engineering philosophies continue to produce at Lockheed Martin.

- **Ted Mattson**
  Ted Mattson was known as “Mr. Baseball” in Ishpeming. He was instrumental in the organization of the Junior County Baseball League as well as the Ishpeming City Baseball League, Upper Peninsula Semi-Pro League, Ishpeming Midget Baseball League, Babe Ruth League, and the American Legion Baseball Program.

  Mr. Mattson served as the mayor of Ishpeming for five terms and was a city councilman for eight years. He also served as the president and vice-president of USWA Local 4950 before retiring from Cleveland-Cliffs Iron Company in 1972. Mr. Mattson was on the County Board of Commissioners from 1956 to 1972 and served as its chairman.

- **Robert Nelson**
  Robert Nelson was born in Ohio in 1821 and came to the Ishpeming area in the late 1840s, where he would become the “father of Ishpeming.” Mr. Nelson provided supplies to early settlers and later moved the business to become one of the first buildings constructed in the downtown area. He also opened the Barnum House, the area’s first hotel, which after its destruction by fire, was rebuilt as the Nelson House, now the site of the Mather Inn. In the early 1870s, Nelson established and operated the Ishpeming Bank, later changing careers and opening the Hematite Mine, which he sold to the Cleveland Iron Mining Company. Mr. Nelson was also responsible for platting the City’s downtown, beginning in 1869 and left a lasting impression on the area.

- **Dr. Glen T. Seaborg**
  Dr. Glen T. Seaborg, Nobel Laureate and chemist, was born on April 19, 1912 in Ishpeming. Dr. Seaborg began undergraduate studies at UCLA in 1929 and graduated in 1934 and moved on to graduate school at the University of California-Berkeley and received his Ph.D. in 1937. In 1941, Dr. Seaborg, along with several scientists, discovered plutonium-238, and later, plutonium-239m which would set the framework for the United States to create an atomic bomb, using plutonium. Seaborg would continue his scientific pursuits throughout the war and discovered 10 transuranium elements over the years.
In 1951, the King of Sweden awarded the Nobel Prize to Glen Seaborg and Edwin McMillan for their work in chemistry. The impact of Seaborg’s scientific discoveries resulted in an advisory role with ten presidents, beginning with Franklin Roosevelt and was a tireless promoter of nuclear arms control. He served as chancellor at the University of California-Berkeley for three years and also served on many state and national committees in an effort to improve education.

In 1994, the American Chemical Society honored Glen Seaborg by naming element 106, Seaborgium. Northern Michigan University established the Glen T. Seaborg Center for Teaching Science and Mathematics in 1985. Groundbreaking for the new Glenn T. Seaborg Science Complex was held in 1998. Dr. Seaborg was the recipient of over 50 honorary degrees and has left a lasting influence in nuclear disarmament and education.

- **Dr. James F. Tobin Jr.**

  Dr. James F. Tobin Jr. began practicing medicine in Marquette County in 1962 after moving to the Upper Peninsula from Queens, New York. Dr. Tobin was on staff at Bell Memorial Hospital maintaining a general surgery and family practice specializing in obstetrics and gynecology.


- **Ward L. Quaal**

  Ward Quaal is an Ishpeming native and the retired president of WGN Continental Broadcasting Company, now known as the Tribune Broadcasting Company. Mr. Quaal was elected to the Hall of Fame of Broadcasting & Cable magazine in 1991. He holds five honorary degrees and a multitude of honors from educational and civic groups. In 2000, Mr. Quaal was one of one hundred men and women selected by Broadcasting & Cable magazine as most influential persons in broadcasting and cable in the twentieth century. In 2003, the National Academy of Television Arts and Sciences honored Quaal as an inaugural inductee into the Management Hall of Fame for his pioneering work in broadcast station management.

- **Frank Valente**

  Frank Valente emigrated from Simbario, Italy to Ishpeming in 1934 at the age of 17. Even without the opportunity to obtain a formal education, Mr. Valente became a successful businessman and an influential politician. Mr. Valente owned several businesses throughout his career, the most famous being the restaurant he opened on Main Street in Ishpeming, the “Napoli.”
Mr. Valente’s career in politics began in 1955 when he was elected to the Ishpeming City Council. He served on the council until 1982, with a five year break from 1958 to 1963. He was the mayor of the City in 1970, 1971 and 1981 and served on the County Board of Commissioners from 1982 to 1988. Mr. Valente served on numerous boards and committees over the years and participated in several service organizations as well.

After his passing in 1988, the County Board of Commissioners, recognizing how diligently he worked to locate the Marquette County Medical Care Facility in Ishpeming, named the facility the Frank S. Valente Medical Facility in his honor.

- **John Voelker**

  John Voelker was a lawyer, author and a Michigan Supreme Court Justice. Mr. Voelker graduated from Ishpeming High School in 1922 and from the University of Michigan in 1928. He was the Marquette County prosecutor from 1935-1950. Voelker was appointed to the Michigan Supreme Court in 1956 and wrote 99 opinions while serving. He later resigned to write novels. Writing under the pen name Robert Traver, he penned several books, including Anatomy of a Murder. Filming of “Anatomy of a Murder” began in Marquette County in 1959. The movie was produced and directed by Otto Preminger. Several local citizens were cast as extras and several of the movie’s stars stayed at the Mather Inn. The movie received seven Oscar nominations.


### 2.3 Community Events

- **Renaissance Festival**

  The annual Renaissance Festival is held the first Saturday in August at Lake Bancroft. The event is generously supported by local sponsors and the City of Ishpeming. The day is filled with unique entertainment provided by quality art booths, authentic period performers, a variety of food and beverage vendors and costumes inspired by historical culture. The event includes arts and crafts booths, theme related merchants, food vendors, a children’s activity area (Kid’s Castle), and a broad variety of entertainment including dancers, musicians, singers, swordsmen and games from the Renaissance period. Past events have also included a blacksmith on hand for demonstrations all day as well as samurai swordsman. Different musical groups also perform throughout the day. This annual event attracts a large number of people of all ages and has historically attracted a great number of families. The event has been continuously increasing in popularity, with the last event drawing over 2,000 people.

- **Italian Fest**

  The annual Italian Fest is presented by the Italian American Mutual Aid Society of St. Rocco/St. Anthony Society in Ishpeming. The event is held at the Al Quaal Recreation
Area in late July. There is no admission to the event and the public is welcome. Events include: free pony rides, games of chance, ring toss and balloon darts, a dunk tank, the greased pole event, bingo, glide slide and arts and crafts. Different musical groups also perform throughout the day.

- **Gem and Mineral Show**
  The 34th annual Gem and Mineral Show will be held at the Ishpeming Elks Club Hall, located at 597 Lakeshore Drive in Ishpeming the first Saturday in August. The show presents displays, dealers, a silent auction, cracker barrel, and a children’s area. There is no admission for the Gem and Mineral Show and the public is welcome to the event. There are also field trips conducted around the area to excellent rock finding sites. The event draws people from around the Mid-west.

- **Noquemanon Ski Marathon**
  The “MGH Noquemanon Ski Marathon” and “mBank Half Noque” attract cross country skiers from around the nation and around the world. Thousands of skiers have taken the 51K or 25K trek from Ishpeming, the birthplace of organized skiing and home to the U.S. National Ski Hall of Fame to Marquette’s Superior Dome, the world’s largest wooden domed stadium along the shores of Lake Superior. Along the way, skiers experience the area’s celebrated wilderness. The marathon and half marathon offer separate classic and freestyle races with men’s and women’s divisions. The first Noquemanon was held in 1999 and attracted 669 skiers. Since that time, thousands of skiers have participated in the marathon and half marathon.

- **Torch Light Trek**
  Ishpeming’s annual Torch Light Trek youth ski event is typically seen as a kick-off for the entire Noquemanon weekend and serves to introduce a whole new generation to the sport of cross country skiing. The event is held on Main Street in downtown Ishpeming.

- **Ski Jumps at Suicide Hill**
  Ski jumping has been held in Ishpeming since 1887, and held at Suicide Hill since 1926. The ski jumps are presented by the Ishpeming Ski Club and have been for 122 years. Suicide Hill is a 90 meter jump with an official hill record of 328 feet and unofficial jumps of around 340 feet as of 2001. Junior Olympics events are also held at Suicide Hill. In past years, the Suicide Hill Ski-Jumping Competition has welcomed skiers from the United States, Finland, Germany, Japan, Austria, France, Norway, Canada, as well as other countries. The jumpers came to the United States as part of the ski-jumping circuit, earning points at each jump which applied towards their standing in the race for the individual cup. Suicide Hill is also the training site for ski jumpers involved in the U.S. Olympic Education Center program at Northern Michigan University in Marquette.
- **Ishpeming Fourth of July Celebration**
  The City of Ishpeming has a phenomenal turnout for its Fourth of July activities. The day kicks off with the annual Firecracker five-kilometer race and one-mile walk at the Al Quaal Recreation Area. The Ride for Glory five-kilometer bike race is also held at the recreation area. There is a “Kids Parade” starting at the Mather Inn and proceeding south on Main Street from Canda to Division. The Kids Parade ends with a balloon launch and goody bags for each child who participated by decorating bicycles or marching with their pets. The Ishpeming Fourth of July Parade follows the annual route beginning at Empire and Third Streets and ending at the former Bell Memorial Hospital building on Division Street. After the parade, a community picnic is held at the Al Quaal Recreation Area featuring food booths, activities, bingo, live entertainment and alumni softball games. Fireworks end the celebration, beginning at dusk at the recreation area.

- **Festival of Treasures**
  The Festival of Treasures is held in conjunction with Ishpeming’s Fourth of July Celebration. The Festival of Treasures put on by the Ishpeming Business Association is held on Main Street. The festival runs from 10am to 6pm with downtown stores having in-store and sidewalk specials throughout the day. In addition to sales, Ishpeming shuts down Main, Pearl and Cleveland streets to host several different events. Live music runs throughout the festival and demonstrations are held all day. Children’s events are also held.

- **Tilden Mine Tours**
  Three hour guided tours depart daily in the summer from the Lake Superior Community Partnership in Marquette. The first stop is at the National Ski Hall of Fame in Ishpeming, where participants receive a brief orientation, watch a video, meet the tour guide and get safety equipment (hard hats and safety glasses). The tour gives participants an overview of the precarious economics of iron mining today. The open pit and plant interior are viewed and the tour ends in the control rooms, where visitors have the chance to ask questions.

- **Buzz the Gut**
  Buzz the Gut is the largest classic car show in the immediate area, held in August in Ishpeming. The show is held in the lot adjacent to the Cliffs Mine Shaft. There is a car cruise through Ishpeming and Negaunee held in the evening. A dance follows the cruise.

- **US National Ski and Snowboard Hall of Fame and Museum**
  As the site of the longest, continually active ski club in the United States, Ishpeming is home to the US National Ski and Snowboard Hall of Fame and Museum. The Hall was
established in Ishpeming in 1954. It is dedicated to the preservation and promotion of America's skiing heritage through the permanent recognition of nationally outstanding skiers, snowboarders and ski sport builders from the United States, through the preservation of and providing public access to the artifacts and archives that make up that heritage and by providing leadership for snow sports in the United States. Visitors can take a tour through the history of skiing by visiting the Hall. There are two floors of exhibits, artifacts, and history. There is also an audiovisual presentation of exhibits showcasing the growth and development of Alpine and Nordic skiing. The museum also includes the Roland Palmedo Ski Library and the Hall Gift Shop. The Hall is open year round and hours vary according to season.

2.4 State and National Historic Sites

Heritage tourism, or tourism oriented toward the cultural legacy of an area, is becoming increasingly popular. The City of Ishpeming is rich in iron ore heritage as well as skiing. Heritage tourism involves visiting historical sites to gain an appreciation of the past. Special historical significance is recognized through listings of the State or National Register of Historic Places. Properties may receive designation from both. Identification and preservation of historical sites can enhance a community’s awareness of its past. Area historical sites are listed below.

**Birthplace of Skiing in America Informational Designation-National Ski Hall of Fame**
- 12/06/1957 Marker erected
- 01/19/1957 State Register listed

The sport of skiing was introduced to America in the nineteenth century by Scandinavian immigrants. The first ski club in Michigan and one of the first in the country was formed at Ishpeming in 1887. It held its first public ski meet on February 25, 1888. Since then this city has produced many famous ski jumpers who have gained their experience on renowned Suicide Hill. The National Ski Association was formed in Ishpeming on February 21, 1904. The National Ski Hall of Fame and Ski Museum is located here because of Ishpeming's historic role in developing skiing in America.

**Carnegie Public Library**
- 01/18/1980 State Register listed

The Carnegie Public Library was a gift to the city from wealthy philanthropist Andrew Carnegie. Designed by Chicago architect John D. Chubb in the Neo-Classical Revival style, the library has served Ishpeming and residents since 1904 as a place of quiet learning and community enrichment.
Cliffs Shaft Mine
- 03/14/1973 State Register listed
- 08/23/1973 Marker erected
- 07/17/1992 National Register listed
Cliffs Shaft Mine was opened by the Iron Cliffs Company in 1879 and was acquired by the present owner, the Cleveland-Cliffs Iron Company, in 1891. The Cliffs Shaft was the nation's largest producer of hard, specular hematite, a type of iron ore. Over twenty-six million tons were mined, and since 1887 ore was shipped every year but one. The mine was also one of the largest of Michigan iron mines, its sixty-five miles of tunnels running under most of Ishpeming and plunging to a depth of 1,358 feet. As late as the 1930s, there were eight iron mines in Ishpeming. The Cliffs Shaft was the last of these, and its closing in 1967 marked the end of an era.

Grace Episcopal Church Complex
- 04/18/1983 State Register listed
The Grace Episcopal Church Complex has historical significance as Ishpeming’s oldest Episcopal congregation and recalls its association with Ishpeming mining magnates as their company church, and the Episcopal worship center for Ishpeming mine workers.

Ishpeming Municipal Building
- 01/18/1980 State Register listed
- 07/09/1981 National Register listed
The City Hall has been the home of municipal affairs in Ishpeming since 1891 and is located at the corner of Main and Division Streets, the principal intersection of historic downtown Ishpeming. Constructed at the height of the iron-ore boom in Marquette County, the City Hall has architectural importance for its use of locally quarried Portage Entry sandstone. The hall originally housed the library, jail, and Marshall’s office in addition to city offices. The building continues to serve the City of Ishpeming.

Mather Inn
- 06/18/1976 State Register listed
- 12/20/1978 National Register listed
The Mather Inn is a valuable cultural resource primarily because of its associations with nationally renowned landscape architect Warren H. Manning of Massachusetts and Boston architect James H. Ritchie. Construction was initiated and financed mostly by William G. Mather, president of the Cleveland Cliffs Iron Company, to replace the Nelson House (the town’s finest hotel, destroyed by fire in 1928) and to house important guests of the company. The Mather Inn Preservation Society was created in the mid 1980’s, as part of an effort to sustain it. Finally, in 1987, the distressed landmark closed and was sold. The Mather Inn is located at 107 Canada Street. Today, The
Mather Inn is privately owned and undergoing a significant renovation effort. It is projected to open in mid 2009, returning to the Ishpeming community a first class establishment providing a hub of activity on downtown’s northern boundary.

2.5 Issues and Opportunities

- The City of Ishpeming is home to many influential and celebrated individuals.

- Throughout the year, Ishpeming holds numerous events celebrating the unique heritage and character of the area. The increasing popularity of these celebrations bring area residents, families and past residents to the City; providing an economic boost to local businesses.

- The City of Ishpeming possesses numerous historical sites, recognized by the State and National historic registers. Grant funding could be pursued to restore and preserve these pieces of cultural history. With the increasing popularity of heritage tourism, promotion of cultural attractions could bring a boost to tourism and to visits from residents.

- The cost of renovation and restoration of historic buildings often exceeds the property value when completed. Tax breaks and grants are often necessary for construction to occur. Buildings are often left to deteriorate without the essential incentives to renovate.
Chapter 3.0  Population

3.1  Introduction
Population change is a primary component in tracking a community’s past growth as well as forecasting future population trends. Population characteristics relate directly to housing, educational, recreational, transportation, health care, and future economic development needs of a community. The growth and characteristics of an area’s population are subject to changes in prevailing economic conditions.

Because communities do not exist in a vacuum, it is important to examine trends in the surrounding areas as well. Residents of one community may work in another community, send their children to school in a different place and travel to additional areas to purchase goods and services.

Demographics -- age, income, gender, education, and occupation, among other related factors -- shape the development of a community as well as its growth. Analysis of these trends and patterns are a useful tool to determine the needs and demands of the future population of the City of Ishpeming. Included in this chapter is a thorough review of the current population, historic population trends, population projections, and age distribution. Concluding each section of this chapter is a description and explanation of foreseen impacts of the analysis.

3.2  Area Population Trends
Table 3-1 presents a comparison of historic population trends for all Marquette County jurisdictions from 1940 to 2000. The population of the City of Ishpeming declined from 1940 to 2000 by nearly 30 percent. The population of Marquette County from 1940 to 2000 increased by 17,490 persons, or 37.1 percent. Of the County civil or political divisions, the townships of Chocolay, Ely, Forsyth, Ishpeming, Marquette, Negaunee, Powell, Sands, Skandia, Tilden and West Branch and the city of Marquette experienced growth during this period, with the largest growth occurring in Sands. Countywide, a significant portion of the population growth was attributed to K.I. Sawyer Air Force Base, with large population increases in Forsyth, Sands and West Branch townships, which encompass the former base. Between 1950 and 1960, for example, Sands Township population grew by over 800 percent. While the population of the city of Marquette has declined since 1990, the population in the surrounding townships of Marquette, Chocolay, Sands and Negaunee has increased significantly.

The six county CUPPAD Region experienced some population decline in the 1940s, which was then followed by steady growth from 1950-1980, with a population increase of 22 percent; however, from 1990 to 2000, the region lost 2,975 persons.
The State of Michigan in each of the decades from 1940 to 2000 incurred growth in population, with a 60 year period increase of 89.1 percent. Michigan’s population has steadily declined for the past three years (2006-2008). If the state maintains its losses for another year, its population could fall below 10 million for the first time since 2000. The U.S. Bureau of the Census has estimated the State of Michigan’s population as of July 1, 2008 at 10,003,422 persons. Driving the state’s decline is the steady increase in movement of residents to other states, many who left for economic reasons.
Table 3-1
Population and Percent Change, Selected Areas, 1940-2000

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</table>

Population change is the result of a combination of natural increase or decrease and migration. When births within a community within a period of time exceed deaths, a positive natural increase occurs. If deaths exceed births, a negative natural increase is the result. Communities with a relatively young population tend to have a high natural increase, because the birth rate is relatively high. Those communities with a large number of older people tend to have a small natural increase; a negative natural increase is uncommon.

Net migration is the difference between the number of people moving into a community and the number of people moving out. Net migration is positive when more people move into an area than move out. Economically depressed areas often experience significant out-migration as residents leave for real or perceived employment opportunities elsewhere.

In Marquette County, births exceeded deaths in the 1960s, 1970s, 1980s and 1990s. From 1960 to 1969 and from 1970 to 1979 in-migration occurred, while out-migration has taken place from 1980 to 1989 and from 1990 to 1999. In the 1980s and 1990s, out-migration exceeded the natural increase, resulting in a declining population. Significant out-migration appears to have occurred after the closure of K.I. Sawyer Air Force Base in 1995.

According to the U.S. Bureau of the Census’s population estimates for 2008, births rose and deaths in Michigan declined for the third consecutive year, pushing the state’s “natural increase” up. It was the loss of movers to out of state locations, many driven by economic reasons that drove the state’s population down.

| Table 3-2 Components of Population Change, Marquette County, 1960-2000 |
|-----------------|-----------------|-----------------|-----------------|
| Live Births     | 13,733          | 12,781          | 11,558          | 7,445           |
| Deaths          | 5,694           | 5,380           | 5,039           | 5,285           |
| Natural Increase| 8,039           | 7,401           | 6,519           | 2,160           |
| Migration       | 493             | 2,014           | -9,733          | -10,709         |
| Total Population Change | 8,532          | 9,415           | -3,214          | -8,549          |

Source: Library of Michigan/LDDS, Department of History, Arts and Library

### 3.3 Population Estimates

Periodically, the Michigan Department of Management and Budget (DMB), along with the U.S. Bureau of the Census, prepare population estimates between the decennial censuses. County estimates of population developed by the U.S. Bureau of the Census are used by DMB to develop sub-county population estimates. These estimates are based on formulas which attempt to estimate migration, births and deaths in a
community and also respond, to a certain extent, to known local changes. An example is the mid-1990s closure of K.I. Sawyer Air Force Base and activities associated with the mining industry.

The population estimates for the City of Ishpeming from 2000 to 2007 indicate a slight population decrease of 212 persons, or a 3.2% decrease. Population estimates for the City of Negaunee indicate a population of 4,451, down 2.7 percent from 2000, while the City of Marquette experienced a very slight increase in population from 2000 to 2007 of 0.3 percent.

Of the Townships surrounding the City of Ishpeming, all predict minor growth in their population base. Ishpeming and Tilden Townships are estimated to have experienced increases around 4 percent, as have many other smaller townships in the County. Negaunee Township experienced a very slight population increase of 0.5%. This is a marked difference from the previous decade, when many townships in Marquette County reported growth near 40 percent.

Marquette County population was estimated at 65,216 persons in 2007, which was an increase of 712 persons or 1.1 percent from 2000. The majority of this increase occurred in the smaller townships of Ely, Ewing, Humboldt, Michigamme, Turin and Wells. In the previous decade, the county experienced a significant population decline. The majority of this decrease occurred in Forsyth, Sands and West Branch Townships, and can be related to the closure of K.I. Sawyer AFB.

The county estimates are prepared utilizing data from a number of sources including federal income tax returns, Medicare enrollment data, birth and death records, and counts of persons in prisons, hospitals, college dormitories and other group quarters. The Department of Management and Budget also responds to a certain extent to known local changes in a community such as the construction of a new nursing home or the closure of an air force base. The population estimates are approximate and more accurate information will not be available until the 2010 Census. The estimates are prepared as annual estimates from July 2001 to July 2007.
Table 3-3

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<td>3,553</td>
<td>3,558</td>
<td>3,570</td>
<td>3,569</td>
<td>3,598</td>
<td>3,597</td>
<td>2.1</td>
</tr>
<tr>
<td>Marquette City</td>
<td>19,661</td>
<td>20,681</td>
<td>20,653</td>
<td>20,801</td>
<td>20,663</td>
<td>20,763</td>
<td>20,781</td>
<td>20,748</td>
<td>20,780</td>
<td>0.3</td>
</tr>
<tr>
<td>Marquette Twp.</td>
<td>3,286</td>
<td>3,302</td>
<td>3,296</td>
<td>3,292</td>
<td>3,291</td>
<td>3,315</td>
<td>3,315</td>
<td>3,322</td>
<td>3,319</td>
<td>0.5</td>
</tr>
<tr>
<td>Michigamme Twp.</td>
<td>377</td>
<td>378</td>
<td>383</td>
<td>386</td>
<td>390</td>
<td>401</td>
<td>408</td>
<td>415</td>
<td>420</td>
<td>11.4</td>
</tr>
<tr>
<td>Negaunee City</td>
<td>4,576</td>
<td>4,569</td>
<td>4,544</td>
<td>4,524</td>
<td>4,505</td>
<td>4,510</td>
<td>4,487</td>
<td>4,475</td>
<td>4,451</td>
<td>-2.7</td>
</tr>
<tr>
<td>Negaunee Twp.</td>
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<td>2,707</td>
<td>2,709</td>
<td>2,708</td>
<td>2,707</td>
<td>2,726</td>
<td>2,724</td>
<td>2,726</td>
<td>2,720</td>
<td>0.5</td>
</tr>
<tr>
<td>Powell Twp.</td>
<td>724</td>
<td>726</td>
<td>734</td>
<td>739</td>
<td>745</td>
<td>762</td>
<td>771</td>
<td>780</td>
<td>786</td>
<td>8.6</td>
</tr>
<tr>
<td>Republic Twp.</td>
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<td>1,107</td>
<td>1,113</td>
<td>1,116</td>
<td>1,120</td>
<td>1,136</td>
<td>1,142</td>
<td>1,151</td>
<td>1,154</td>
<td>4.3</td>
</tr>
<tr>
<td>Richmond Twp.</td>
<td>974</td>
<td>975</td>
<td>980</td>
<td>983</td>
<td>986</td>
<td>1,001</td>
<td>1,006</td>
<td>1,013</td>
<td>1,015</td>
<td>4.2</td>
</tr>
<tr>
<td>Sands Twp.</td>
<td>2,127</td>
<td>2,115</td>
<td>2,135</td>
<td>2,145</td>
<td>2,153</td>
<td>2,178</td>
<td>2,183</td>
<td>2,190</td>
<td>2,187</td>
<td>3.6</td>
</tr>
<tr>
<td>Skandia Twp.</td>
<td>907</td>
<td>909</td>
<td>919</td>
<td>924</td>
<td>931</td>
<td>950</td>
<td>959</td>
<td>969</td>
<td>975</td>
<td>7.5</td>
</tr>
<tr>
<td>Tilden Twp.</td>
<td>1,003</td>
<td>1,006</td>
<td>1,017</td>
<td>1,023</td>
<td>1,031</td>
<td>1,052</td>
<td>1,061</td>
<td>1,071</td>
<td>1,077</td>
<td>7.4</td>
</tr>
<tr>
<td>Turin Twp.</td>
<td>131</td>
<td>132</td>
<td>138</td>
<td>141</td>
<td>146</td>
<td>155</td>
<td>161</td>
<td>167</td>
<td>172</td>
<td>31.3</td>
</tr>
<tr>
<td>Wells Twp.</td>
<td>292</td>
<td>294</td>
<td>302</td>
<td>306</td>
<td>312</td>
<td>325</td>
<td>334</td>
<td>343</td>
<td>349</td>
<td>19.5</td>
</tr>
<tr>
<td>West Branch Twp.</td>
<td>1,648</td>
<td>1,651</td>
<td>1,651</td>
<td>1,649</td>
<td>1,649</td>
<td>1,661</td>
<td>1,660</td>
<td>1,663</td>
<td>1,660</td>
<td>0.5</td>
</tr>
<tr>
<td>Marquette</td>
<td>61,63</td>
<td>64,612</td>
<td>64,639</td>
<td>64,792</td>
<td>64,676</td>
<td>65,138</td>
<td>65,122</td>
<td>65,222</td>
<td>65,216</td>
<td>0.9</td>
</tr>
</tbody>
</table>
Table 3-3  

| County | 4 |


3.4 Age and Male/Female Composition

The median age of Ishpeming residents in 2000 was 38.9 years (Table 3-3). This figure was about a year and a half older than the median age for the County. The City’s median age figure was lower than the City of Negaunee and only slightly higher than that of Negaunee Township. Between 1970 and 2000, the City’s median age increased 5.4 years; the most significant increase occurred between 1980 and 1990, when the median age increased by 3.5 years.

The term “Baby Boomers” can be used to describe those born between 1946 and 1964. Currently Boomers are approximately 100 million strong in the United States and by 2015 they will represent 35 percent of the US population. The term “Generation X” or “Gen Xers” is used to describe the age group of individuals born after the post World War II baby boom. The exact age range for this generation is in dispute but can generally be considered those born between 1965 and 1976; these individuals came of age in the 1980s. Generation X is much smaller than the Baby Boomers group or the Millenials. “Generation Y”, or the “Millenials” were born during a baby bulge which took place between 1977 and 1994. Millenials are 60 million strong, more than three times the size of Generation X and have grown up in a more media-saturated and brand-conscious world than any of their predecessors. Millenials are also the most racially diverse in history (one third are not Caucasian), 75 percent have working mothers and 25 percent live in a single family home. Access to information is perhaps the biggest difference between Millenials and their predecessors, as they are the first generation to grow up with the internet.

Retaining local Gen Xers and Millenials as well as attracting this age group to the area will be largely dependent on the availability of employment, technology and possibly even the environmental sustainability of the City. Utilizing New Urbanism or Smart Growth techniques may be beneficial as well. Smart Growth uses design concepts and tools that provide solutions to unsustainable urban and suburban growth patterns (sprawl). Some of the specific principles include mixed-use housing, preservation of historic buildings and surroundings that improve bicycling, walking, and use of public space.

Generally speaking, the aging population of the City is following state and national trends that result from a combination of factors. The City’s older age structure is most
like the result of young adults (Millenials and Gen Xers) out-migrating to other areas with larger populations in search of educational and job opportunities. It has been reported that many Gen Xers across the country are dropping out of the general workplace culture and starting their own businesses; therefore many may be moving out of the area seeking additional economic development opportunities. Millenials are considered to be extremely “tech-savvy” and many are seeking employment out of the area to meet those qualifications. Increased life expectancy, combined with the fact that the largest segment of the population, the “Baby Boomers” is aging is also contributing as well. A trend toward smaller families, with many people choosing to delay childbearing or not to have children, also contributes toward aging.

Table 3-3
Median Age, Selected Areas, 1970-2000

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Ishpeming</td>
<td>33.5</td>
<td>32.7</td>
<td>36.2</td>
<td>38.9</td>
<td>16.1</td>
</tr>
<tr>
<td>City of Negaunee</td>
<td>34.3</td>
<td>31.8</td>
<td>36.9</td>
<td>40.4</td>
<td>17.8</td>
</tr>
<tr>
<td>Negaunee Township</td>
<td>25.7</td>
<td>28.7</td>
<td>33.8</td>
<td>38.4</td>
<td>55.9</td>
</tr>
<tr>
<td>Marquette County</td>
<td>24.2</td>
<td>26.1</td>
<td>30.7</td>
<td>37.5</td>
<td>55.0</td>
</tr>
<tr>
<td>Michigan</td>
<td>26.3</td>
<td>28.8</td>
<td>32.6</td>
<td>35.5</td>
<td>35.0</td>
</tr>
<tr>
<td>United States</td>
<td>27.9</td>
<td>30.0</td>
<td>32.9</td>
<td>35.3</td>
<td>26.5</td>
</tr>
</tbody>
</table>


Table 3-4 indicates the 2000 population distribution of the City of Ishpeming by age and sex. The age group of 35-44 years made up the largest portion of the total population at 977 persons, or 14.6 percent. The age group of 45-54 years is second, at 906 persons, or 13.6 percent. The Baby Boomers consists of persons between the ages of 36-54 and were born approximately between 1945 and 1964. Persons of the Baby Boomer Generation comprise about 25 percent of the City of Ishpeming’s population. Generation X, those individuals born between 1965 and 1976 comprise about 12 percent of Ishpeming’s population. At the time of the 2000 Census, these individuals would have been between the ages of 24 and 35. The Millenials, ranging from ages 6 to 21 at the time of the Census, comprise about 20 percent of the City’s population.

Persons in the City over the age of 65 represent 1,267 residents or about 19 percent. As the working population ages, the type and amount of services the City provides may need to change to accommodate an older population. Many persons 65 and older are moving back to the Upper Peninsula after retirement and have at least some discretionary income.

Chapter 3-Page 9
### Table 3-4
**Age Distribution by Sex, City of Ishpeming, 2000**

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Male</th>
<th>Female</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>198</td>
<td>210</td>
</tr>
<tr>
<td>5 to 9</td>
<td>214</td>
<td>185</td>
</tr>
<tr>
<td>10 to 14</td>
<td>217</td>
<td>238</td>
</tr>
<tr>
<td>15 to 19</td>
<td>234</td>
<td>238</td>
</tr>
<tr>
<td>20 to 24</td>
<td>194</td>
<td>238</td>
</tr>
<tr>
<td>25 to 34</td>
<td>392</td>
<td>427</td>
</tr>
<tr>
<td>35 to 44</td>
<td>462</td>
<td>515</td>
</tr>
<tr>
<td>45 to 54</td>
<td>485</td>
<td>421</td>
</tr>
<tr>
<td>55 to 59</td>
<td>160</td>
<td>141</td>
</tr>
<tr>
<td>60 to 64</td>
<td>113</td>
<td>138</td>
</tr>
<tr>
<td>65 to 74</td>
<td>271</td>
<td>322</td>
</tr>
<tr>
<td>75 to 84</td>
<td>178</td>
<td>307</td>
</tr>
<tr>
<td>85+</td>
<td>41</td>
<td>148</td>
</tr>
<tr>
<td>Total</td>
<td>3,159</td>
<td>3,527</td>
</tr>
</tbody>
</table>

Source: U.S. Bureau of the Census, Table DP-1: Profile of General Demographic Characteristics.

### 3.5 Racial Composition

The racial make-up of the City of Ishpeming is primarily persons who are white. In 2000, the other race categories combined only accounted for 115 residents, or 1.7 percent of the total population (Table 3-5). This represents a slight increase from 1990. The largest minority group was the American Indian (there were no reported persons of Eskimo or Aleut race) race with 80 persons. Between 1980 and 2000, the number of minorities within the City of Ishpeming increased by sixty-three persons.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>7,538</td>
<td>7,200</td>
<td>6,686</td>
</tr>
<tr>
<td>White</td>
<td>7,490</td>
<td>7,117</td>
<td>6,505</td>
</tr>
<tr>
<td>Black</td>
<td>5</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>American Indian, Eskimo &amp; Aleut</td>
<td>31</td>
<td>58</td>
<td>80</td>
</tr>
<tr>
<td>Asian and Pacific Islander</td>
<td>14</td>
<td>16</td>
<td>13</td>
</tr>
<tr>
<td>Other Races</td>
<td>2</td>
<td>6</td>
<td>18</td>
</tr>
</tbody>
</table>

Source: U.S. Bureau of the Census, 2000 Census Table DP-1: Profile of General Demographic Characteristics; 1990 Census STF, 1A Table P8; and 1980 Census of Population STF 1, Table 007.

### 3.6 Educational Attainment

The number of Ishpeming residents over 25 years of age without a high school diploma in 2000 was 579 persons or 13 percent, which was higher than the County, but significantly lower than the State (Table 3-6). Overall, 87.0 percent of residents over 25
years of age in the City were high school graduates or higher, which was slightly lower than the County (88.5 percent), and much higher than the State (80.4 percent). The percent of residents in the City and County over 25 years of age with a bachelor’s degree or higher was slightly lower than the rate reported by the State, but rates are still relatively high. This may indicate that a high percentage of jobs within the City and County require higher education skills.

Recent trends indicate that employers are now requiring their employees to have higher educational levels. The economy is increasingly global, with companies both acquiring goods and services in foreign countries and selling their products internationally. In this regard employers certainly want individuals who have higher levels of technical competence. Employers are also looking for potential workers with high-level proficiency in more general higher-order skills, including communication, computation, problem solving, and critical thinking.

<table>
<thead>
<tr>
<th>Table 3-6</th>
<th>Educational Attainment Of Persons Over 25 Years, Selected Areas, 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Level</td>
<td>City of Ishpeming</td>
</tr>
<tr>
<td></td>
<td>Number</td>
</tr>
<tr>
<td>Less than 9th Grade</td>
<td>165</td>
</tr>
<tr>
<td>9th-12th Grade, No Diploma</td>
<td>414</td>
</tr>
<tr>
<td>High School Graduate</td>
<td>1,919</td>
</tr>
<tr>
<td>Some College, No Degree</td>
<td>860</td>
</tr>
<tr>
<td>Associate Degree</td>
<td>345</td>
</tr>
<tr>
<td>Bachelor’s Degree</td>
<td>558</td>
</tr>
<tr>
<td>Graduate or Professional Degree</td>
<td>186</td>
</tr>
<tr>
<td>Percent High School Graduate or Higher</td>
<td>--</td>
</tr>
<tr>
<td>Percent Bachelor’s Degree or Higher</td>
<td>--</td>
</tr>
</tbody>
</table>


### 3.7 Household Characteristics

The U.S. Census defines a *household* as all persons who occupy a housing unit; e.g., a single family, one person living alone, two or more families living together, or any group of related or unrelated persons sharing living quarters. A *family* consists of a householder and one or more persons living in the same household who are related by birth, marriage, or adoption.

From 1990 to 2000, the population of the City of Ishpeming decreased by 7.1 percent, however the number of housing units (by definition a household is the same as a
housing unit) decreased by 2.5 percent during the same time period (Table 3-7). This scenario was caused by a decrease in the average household size, which was the result of an increase in single-parent families and non-family households. As household size decreases, the number of households increases.

The number of single-parent family households increased by about 2 percent between 1990 and 2000, while the number of non-family households, including persons living alone, increased by about 4 percent. The number of non-family householders living alone increased from 955 to 990 between 1990 and 2000; about 15 percent of these households are elderly people living alone. The average household size decreased from 2.36 persons to 2.25 persons between 1990 and 2000.

<table>
<thead>
<tr>
<th>Household Type</th>
<th>1990</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Family Households</td>
<td>1,937</td>
<td>64.8</td>
</tr>
<tr>
<td>Married-Couple Family</td>
<td>1,512</td>
<td>50.6</td>
</tr>
<tr>
<td>Female Householder</td>
<td>337</td>
<td>11.3</td>
</tr>
<tr>
<td>Male Householder</td>
<td>88</td>
<td>2.9</td>
</tr>
<tr>
<td>Non-Family Households</td>
<td>1,053</td>
<td>35.2</td>
</tr>
<tr>
<td>Householder Living Alone</td>
<td>955</td>
<td>31.9</td>
</tr>
<tr>
<td>Householder 65 or Over</td>
<td>514</td>
<td>17.2</td>
</tr>
<tr>
<td>Total Households</td>
<td>2,990</td>
<td>100.0</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.36</td>
<td></td>
</tr>
</tbody>
</table>

Source: U.S. Census, 2000 Table DP-1: Profile of General Demographic Characteristics; 1990 Census of Population and Housing, STF 1A, P003, P016, and H017A; and 1980 Census of Population and Housing, STF 1, 003, 016, 022, and 035.

### 3.8 Population Projections

Population projections are very useful for units of government like counties for projecting future residential demands for public services. However, the major component for making population projections, future in- and out-migration, is very difficult to predict. The main problem is this data depends heavily on the future economic trends of the locality and other areas. The other components of population projections, fertility and mortality data, have less of an impact on population change, particularly for smaller jurisdictions.

In 1996, the Michigan Department of Management and Budget prepared baseline population projections to the year 2020 for counties of the state using a special formula that utilizes the three main components of population change; birth, death, and migration. These population projections assist counties in making predictions on future demographic trends.
The 30-year population forecast for Marquette County reveals downward population trend, with an overall 5.96 percent decrease from 1990 to 2020 (Table 3-1, Table 3-8). Though anticipated to grow from 1995 to 2000, the county is projected to experience a drop in population in the ensuing years. Marquette and Menominee Counties are the only counties in the central U.P. with an expected decline in the next three decades. Alger County to the east is projected to have the largest increase, at 13.74 percent during the 30-year time period. The populations of Delta, Dickinson and Schoolcraft counties are also predicted to grow during this time period.

Table 3-8
Population Projections, Selected Areas, 2005-2020

<table>
<thead>
<tr>
<th>Area</th>
<th>2005</th>
<th>2010</th>
<th>2015</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alger County</td>
<td>10,009</td>
<td>10,114</td>
<td>10,192</td>
<td>10,205</td>
</tr>
<tr>
<td>Delta County</td>
<td>38,906</td>
<td>39,004</td>
<td>39,244</td>
<td>39,400</td>
</tr>
<tr>
<td>Dickinson County</td>
<td>27,547</td>
<td>27,746</td>
<td>27,942</td>
<td>28,096</td>
</tr>
<tr>
<td>Marquette County</td>
<td>68,916</td>
<td>68,393</td>
<td>67,016</td>
<td>66,661</td>
</tr>
<tr>
<td>Menominee County</td>
<td>22,518</td>
<td>21,497</td>
<td>20,565</td>
<td>19,581</td>
</tr>
<tr>
<td>Schoolcraft County</td>
<td>8,861</td>
<td>8,926</td>
<td>8,970</td>
<td>8,929</td>
</tr>
<tr>
<td>Michigan</td>
<td>9,963,788</td>
<td>10,121,298</td>
<td>10,284,960</td>
<td>10,454,737</td>
</tr>
</tbody>
</table>

Source: Department of Management and Budget, Population to Year 2020 in Michigan, 1996.

3.9 Population Density

With a 2000 population of 6,686 persons and a land area of 8.7 square miles, the City of Ishpeming population density was 769.8 persons per square mile (Table 3-9). This figure compares with a density of 35.5 persons per square mile at the county level and 175.0 persons per square mile at the state level. The City of Ishpeming has the second highest population density, behind Marquette within Marquette County.

Table 3-9
Population Densities, Selected Areas, 2000

<table>
<thead>
<tr>
<th>Place</th>
<th>Land Area (Sq. Miles)</th>
<th>Population</th>
<th>Persons Per Square Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Ishpeming</td>
<td>8.7</td>
<td>6,686</td>
<td>769.8</td>
</tr>
<tr>
<td>City of Negaunee</td>
<td>13.8</td>
<td>4,578</td>
<td>332.1</td>
</tr>
<tr>
<td>Negaunee Township</td>
<td>42.1</td>
<td>2,707</td>
<td>64.4</td>
</tr>
<tr>
<td>Ishpeming Township</td>
<td>86.5</td>
<td>3,522</td>
<td>40.7</td>
</tr>
<tr>
<td>Marquette Township</td>
<td>54.7</td>
<td>3,286</td>
<td>60.0</td>
</tr>
<tr>
<td>City of Marquette</td>
<td>11.4</td>
<td>19,661</td>
<td>1,724.6</td>
</tr>
<tr>
<td>Chocolay Township</td>
<td>59.7</td>
<td>7,148</td>
<td>119.7</td>
</tr>
<tr>
<td>Marquette County</td>
<td>1821.3</td>
<td>64,634</td>
<td>35.5</td>
</tr>
<tr>
<td>Michigan</td>
<td>56,809.2</td>
<td>9,938,444</td>
<td>175.0</td>
</tr>
</tbody>
</table>

3.10 Issues and Opportunities

- Census data indicates that the City of Ishpeming has experienced a relatively steady population decline from 1940 to 2000.

- Lack of career opportunities for local high school and college graduates have contributed to the declining population in the City of Ishpeming and Marquette County.

- From 1990 to 2000, the population of the City decreased by 7.1 percent, however the number of housing units only decreased by 2.5 percent during the same time period. This indicates that there is an increase in householders living alone in the City.

- The median age of Ishpeming residents in 2000 was 38.9 years. The age composition and distribution within the City indicates an older population base than the State, the nation and county averages.

- Baby Boomers account for about 25 percent of the City’s population, Gen Xers make up about 12 percent and Millennials comprise about 20 percent of Ishpeming’s population.

- Providing alternate modes of transportation in the City may help attract and retain Gen Xers and Millennials as well as new business development opportunities. Establishing a Park and Ride at the Ishpeming Senior Center has the potential to benefit all generations in the community. Adding bike and ski racks to the front of Marq-Tran buses also facilitates the use of alternate modes for transportation when possible.

- Nearly 20 percent of the City’s population is over the age of 65. Many of these residents have moved back to the area to retire and may have discretionary income to spend.

- The population estimates for the City of Ishpeming indicate a slight decrease in the number of residents, while county population projections also indicate an overall population decrease into the 21st Century.

- The relatively high percentage of high school graduates or higher in the City indicates that the City offers a well-educated work force to potential employers within the area.
The moderately large shift from family households to non-family households between 1990 and 2000 may indicate a change in the type of housing and other services demanded within the City. Most significant is the increase in the number of non-elderly persons living alone.

The City’s population density of 769.8 persons per mile is the second highest of the communities within the Ishpeming-Negaunee-Marquette urban area.
Chapter 4.0 Economic Base

4.1 Introduction

Community growth and stability are directly linked to the local economic base. Two major sectors make up an economy: one that provides goods and services for markets outside the community (basic or export sector) and one that provides goods and services for local consumption (non-basic sector). Economic vitality and balance rely heavily on the creation and retention of local basic sector jobs. The factors that affect the economic base in a community extend beyond its boundaries; increasingly so as they realize the effects of the global economy. In this chapter, data for the City of Ishpeming, the Marquette County area, the region and state will be presented for analysis and comparison.

Much of the economic information presented is available only at the county level. The high degree of personal mobility may affect the accuracy of some information regarding the local economy.

4.2 Area Economy

The City of Ishpeming is located on the west end of the Ishpeming-Negaunee-Marquette urban area, which contains the majority of Marquette County’s commercial and industrial development. A significant amount of development is located along the US-41/M-28 corridor. Developments are occurring both in the City and the adjacent Townships. Commercial development in the City of Ishpeming is centered in the downtown area and along the US-41 corridor.

For most of the City of Ishpeming and Marquette County’s history, the economy was principally based on the iron ore mining industry. Mining on the Marquette Iron Range in Marquette County goes back about 150 years. In the late 1800’s and early 1900’s, iron ore mining was by far the dominant industry within the City and the County. However, in the latter half of the 1900’s, the mining industry lost some of its economic dominance within the County, with the closing of several mines along the Iron Range.

Cliffs Natural Resources Inc., headquartered in Cleveland, Ohio, is the largest producer of iron ore pellets in North America and a major supplier of metallurgical coal to the global steelmaking industry. Cliffs Natural Resources operates the Tilden and Empire Mines in Marquette County (in Tilden Township and Richmond Township). Iron ore from the mine is shipped via railroad to either Presque Isle Harbor in Marquette or Escanaba for loading on lake ore carriers and delivery to various steel mills. There are about 1,545 individuals currently employed at the mine. The City of Ishpeming, along with the City of Negaunee, functions as living areas and retail and service centers for
many working at the mine.

London-based Rio Tinto Group (Kennecott) has opened an office in Ishpeming at the former CCI headquarters on Barnum Street. Rio Tinto is currently in the process of obtaining necessary permits to mine a large, high-grade nickel and copper ore body, located on the Yellow Dog Plains in Marquette County, called the Eagle Project. The company has also expressed interest in rehabilitating and modernizing the former Humboldt Mill and using it as a new rock refining facility. The project may also include construction of a road due south from the Eagle Project to US-41, as an alternative to moving the ore by truck via County Roads 510 and 550 to US-41.

The long-term future of the iron ore industry within Marquette County is uncertain. It will depend on the national demand for steel and steel products, popularity of steel substitute materials, international competition, federal governmental trade policies, labor productivity, availability and price of electric power and the other energy sources, environmental constraints, and financial considerations. However, in the foreseeable future, iron ore mining will continue to have a large impact on the County’s economy.

The economy within the City’s corporate limit is most influenced by the service and retail trade sectors, which accounts for 800 and 750 jobs, respectively. The City of Ishpeming, along with the cities of Negaunee and Marquette, serve as the retail trade and service center for Marquette County and nearby communities outside of the County. The two largest employers in the City are Bell Medical (~500 employees) and the Ishpeming School District (117 employees, not including substitute teachers). Both of these establishments are part of the County service sector.

The service and retail trade sectors are also the strongest industries at the County level and have experienced the greatest growth in the number of jobs in recent decades. Much of this growth can be attributed to an increase in the number of visitors to the Ishpeming/Negaunee area. The promotion of tourism has been the focus point for many businesses and governmental units within the area.

Tourism is a growth industry in the area that has become much less seasonal in nature. This is due, in large part, to the growing population of retirees who travel extensively and favorable economic conditions. Besides traditional summer vacationing, the autumn color of the northern hardwood forests and winter sports, especially snowmobiling (Michigan leads the nation in the number of snowmobiles licensed) attracts thousands of visitors to the area. The Lake Superior Community Partnership works with local communities throughout Marquette County to serve as a business, visitor and economic development partner.
Tourism and recreation have changed over the years as transportation means have increased personal mobility. Today’s tourists are more likely to travel frequently, take shorter trips and stay closer to home. Heritage-tourism and eco-tourism have increased in popularity. Heritage-tourism draws those interested in the historic and cultural offerings of a community or institution. With the paving of the section of the regional, multi-use Iron Ore Heritage Trail between Ishpeming and Negaunee in 2008, heritage tourism has come to the forefront in Ishpeming. Eco-tourism has gained popularity among those wanting to experience nature through activities such as bird watching, hiking, horseback riding and kayaking. The term “tourism” is comprehensive and includes a range of activities associated with natural and man-made attractions such as products and services for leisure and recreational pleasure.

### 4.3 Area Business Organizations

The City of Ishpeming has several organizations that aid area businesses. The Ishpeming Business Association (IBA) serves western Marquette County and serves to support and promote new and existing businesses through education and mentoring. The IBA also works to enhance community life through safe recreation and family oriented events. The main focus of the IBA is to promote and sponsor community events to provide an opportunity for families and other persons to take full advantage of the unique, small town environment while enjoying a different shopping experience with personal service. The IBA is supported with membership dues, fundraising efforts and donations. The IBA sponsors community events throughout the year, including: the Festival of Treasures, Ladies Night Out and Ishpeming’s Christmas activities. The IBA is located at 119 West Division Street in downtown Ishpeming. A comprehensive area event and business listing can be found at the IBA’s website, [www.ishpemingbusinessassociation.com](http://www.ishpemingbusinessassociation.com).

The Ishpeming Downtown Development Authority (DDA) is an organization committed to promoting economic development based on objective criteria while capitalizing on its natural beauty, historic past and small town atmosphere. It is a place where all share in the development of these ideals through open communication and cooperative effort. The mission statement adopted by the Ishpeming DDA in February 2008 states: “By planning and fostering economic development and fiscal responsibility, we will create an inclusive city that is proud of its heritage, honors its past and is actively building its future.” The Ishpeming Development Authority (IDA) is an arm of the DDA.

The DDA can assist developers and business owners with financial incentives for building rehabilitation as well as for new construction. The City of Ishpeming has created a Neighborhood Enterprise Zone (NEZ) under Public Act 147 or 1992. The purpose of establishing NEZ’s is to promote home ownership and investment in areas where the greatest impact could occur and where such improvements may trigger additional
investment in adjacent neighborhoods. The benefit of the NEZ program to property owners in these areas results in lower property taxes. NEZ property tax abatements are available for rehabilitation of an existing property and new construction.

The DDA has instituted a grant program to assist businesses and building owners in renovating their facades. Grants up to $5,000 area available to businesses that want to upgrade their appearance. The City’s Design Guidelines must be followed to qualify for grant funding.

The DDA also participates in a Rental Rehabilitation Program. The purpose of the Rental Rehabilitation Program is to encourage the renovation of affordable, mixed-use housing within the area and to make the downtown a vibrant and attractive place to live and work. This program offers an option for property owners to rehabilitate rental units under a program sponsored by the Michigan State Housing Development Authority (MSHDA), while providing affordable housing for residents in the community.

The City of Ishpeming also maintains a Revolving Loan Fund (RLF). The primary goals of the RLF are to create and retain base jobs, encourage additional private and public capital investment in the City, diversify the economic base of the City, encourage revitalization of the Downtown and Ishpeming commercial areas and increase tax revenues. The Economic Development Corporation of Marquette County currently monitors a RLF that provides funds for financing economic development projects in Marquette County.

The DDA also offers assistance to business owners and developers in obtaining Federal Historic Preservation Tax Credits, 10% Rehabilitation Tax Credits, Tax Increment Financing for new construction, State Historic Preservation Tax Credits, State Brownfield Redevelopment Grants and Loans and Obsolete Property Rehabilitation Act tax incentives. The Ishpeming DDA Director’s office is also located at 119 West Division Street in historic downtown Ishpeming. The Ishpeming DDA maintains a comprehensive website with contact information at www.ishpemingdevelopmentauthority.org.

4.4 Civilian Labor Force Characteristics

The civilian labor force consists of persons currently employed and those currently seeking employment, excluding persons in the armed forces and those under the age of 16 years. Shifts in the age and sex characteristics of residents, seasonal changes, and employment opportunities can all cause fluctuation in the number of persons in the labor force. Throughout the chapter, the term “labor force” will refer to the civilian labor force. With the closure of the K.I. Sawyer Air Force Base in September 1995, the armed forces labor force is significantly small in the county with only 57 individuals (0.1
percent); there are 0 persons identified as being in the armed forces in the City.

In 2000, the percentage of persons within the City age 16 and older who were in the labor force (labor force participation rate) was 62.2 percent. The County’s labor force participation rate was 62.0 percent. Labor force participation rates at the regional and state levels during the same period were 60.7 percent and 64.5 percent respectively. Comparative employment information is provided in Table 4-1.

Labor force comparisons by gender are presented in Table 4-2. In 2000, the City’s civilian labor force consisted of 54.1 percent males and 45.9 percent females. Within the population of persons 16 years and over, males and females participated at rates of 52.2 percent and 47.8 percent, respectively.

<table>
<thead>
<tr>
<th>Table 4-1</th>
<th>Employment Status of Civilian Labor Force, Selected Areas, 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Characteristics</td>
<td>City of Ishpeming</td>
</tr>
<tr>
<td>Population 16 years and older</td>
<td>5,206</td>
</tr>
<tr>
<td>Civilian Labor Force</td>
<td>3,238</td>
</tr>
<tr>
<td>Female</td>
<td>1,485</td>
</tr>
<tr>
<td>Male</td>
<td>1,753</td>
</tr>
<tr>
<td>Employed in Labor Force</td>
<td>2,989</td>
</tr>
<tr>
<td>Female</td>
<td>1,428</td>
</tr>
<tr>
<td>Male</td>
<td>1,561</td>
</tr>
<tr>
<td>Armed Forces</td>
<td>0</td>
</tr>
<tr>
<td>Unemployed in Labor Force</td>
<td>249</td>
</tr>
<tr>
<td>Female</td>
<td>57</td>
</tr>
<tr>
<td>Male</td>
<td>192</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Table 4-2</th>
<th>Employment Status of Civilian Labor Force (Percent), Selected Areas, 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Characteristics</td>
<td>City of Ishpeming</td>
</tr>
<tr>
<td>Civilian Labor Force</td>
<td>3,238</td>
</tr>
<tr>
<td>% Female</td>
<td>45.9</td>
</tr>
<tr>
<td>% Male</td>
<td>54.1</td>
</tr>
<tr>
<td>Employed in Labor Force</td>
<td>2,989</td>
</tr>
<tr>
<td>% Female</td>
<td>47.8</td>
</tr>
<tr>
<td>% Male</td>
<td>52.2</td>
</tr>
<tr>
<td>Unemployed in Labor Force</td>
<td>249</td>
</tr>
<tr>
<td>% Female</td>
<td>22.9</td>
</tr>
<tr>
<td>% Male</td>
<td>77.1</td>
</tr>
</tbody>
</table>


Workforce participation by females is presented in Table 4-3. The percentage of women with children in the labor force in 2000 was slightly lower for the City of Ishpeming (54.3 percent) than for Marquette County (59.0 percent). Of those women in the labor force,
women with children ages 6-17 participate at a higher rate (87.6 percent) than women with children under 6 years of age (70.5 percent). It may be more convenient for women with school-age children to participate in the labor force when their children are attending school during the day and many women return to the labor force once their children reach school-age.

<table>
<thead>
<tr>
<th>Table 4-3</th>
<th>Labor Force Participation of Women, Selected Areas, 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Ishpeming</td>
<td>Number</td>
</tr>
<tr>
<td>Women 16 years and older</td>
<td>2,735</td>
</tr>
<tr>
<td>In labor force</td>
<td>1,485</td>
</tr>
<tr>
<td>Women w/children under 6 years</td>
<td>305</td>
</tr>
<tr>
<td>In labor force</td>
<td>215</td>
</tr>
<tr>
<td>Women w/children 6-17 years</td>
<td>491</td>
</tr>
<tr>
<td>In labor force</td>
<td>430</td>
</tr>
<tr>
<td>Marquette County</td>
<td></td>
</tr>
<tr>
<td>Women 16 years and older</td>
<td>26,335</td>
</tr>
<tr>
<td>In labor force</td>
<td>15,536</td>
</tr>
<tr>
<td>Women w/children under 6 years</td>
<td>1,587</td>
</tr>
<tr>
<td>In labor force</td>
<td>1,179</td>
</tr>
<tr>
<td>Women w/children 6-17 years</td>
<td>4,296</td>
</tr>
<tr>
<td>In labor force</td>
<td>3,662</td>
</tr>
</tbody>
</table>


The U.S Bureau of the Census reports employment information by broad economic division, with the categories listed in Table 4-4 below. The top three employment divisions are the same for the City, County and State. Nearly 22 percent of Ishpeming residents are employed in the Educational, Health and Social Services division. This is slightly lower than Marquette County as a whole (27.7 percent) and slightly higher than Michigan (19.9 percent).

Nearly 13 percent of Ishpeming residents are employed in the Retail Trade division, comparable to the County (13.6 percent) and the State (11.9 percent). About 11 percent of Ishpeming residents are employed Arts, Entertainment, Recreation and Food Services division, compared to 10.7 percent for the County and only 7.6 percent for the State.
### Table 4-4
Employment by Broad Economic Division, Selected Areas, 2000

<table>
<thead>
<tr>
<th>Broad Economic Division</th>
<th>City of Ishpeming</th>
<th>Marquette County</th>
<th>State of Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Percent</td>
</tr>
<tr>
<td>Agriculture, Forestry, Fishing and Hunting</td>
<td>9</td>
<td>0.3</td>
<td>0.6</td>
</tr>
<tr>
<td>Mining</td>
<td>249</td>
<td>8.5</td>
<td>4.6</td>
</tr>
<tr>
<td>Construction</td>
<td>193</td>
<td>6.6</td>
<td>5.7</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>255</td>
<td>8.7</td>
<td>6.2</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>115</td>
<td>3.9</td>
<td>2.2</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>372</td>
<td>12.7</td>
<td>13.6</td>
</tr>
<tr>
<td>Transportation, Warehousing and Utilities</td>
<td>114</td>
<td>3.9</td>
<td>5.2</td>
</tr>
<tr>
<td>Information</td>
<td>71</td>
<td>2.4</td>
<td>2.3</td>
</tr>
<tr>
<td>Finance, Insurance, Real Estate, Rentals and Leasing</td>
<td>133</td>
<td>4.5</td>
<td>4.7</td>
</tr>
<tr>
<td>Professional, Scientific, Management, Administrative</td>
<td>138</td>
<td>4.7</td>
<td>5.0</td>
</tr>
<tr>
<td>Educational, Health and Social Services</td>
<td>637</td>
<td>21.7</td>
<td>27.7</td>
</tr>
<tr>
<td>Arts, Entertainment, Recreation and Food Services</td>
<td>328</td>
<td>11.2</td>
<td>10.7</td>
</tr>
<tr>
<td>Other Services (except public administration)</td>
<td>175</td>
<td>6.0</td>
<td>5.4</td>
</tr>
<tr>
<td>Public Administration</td>
<td>147</td>
<td>5.0</td>
<td>6.1</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2,936</strong></td>
<td><strong>100.0</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>


#### 4.5 Employment by Place of Work

According to 2000 Census information, 96.6 percent of the City’s working age population were employed in Marquette County. Of the 52 individuals who are working outside of Marquette County, 47 individuals found employment in a different state. Most employment is found within the Marquette-Negaunee-Ishpeming urban area. Place of employment for Ishpeming residents is noted in Table 4-5.

### Table 4-5
Residents Aged 16 Years or Older by Place of Work, City of Ishpeming, 2000

<table>
<thead>
<tr>
<th>Characteristics</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total City Residents Employed</strong></td>
<td>2,918</td>
<td>100.0</td>
</tr>
<tr>
<td><strong>Worked in Michigan</strong></td>
<td>2,871</td>
<td>98.4</td>
</tr>
<tr>
<td>Worked in Marquette County</td>
<td>2,819</td>
<td>96.6</td>
</tr>
<tr>
<td>Worked Outside of Marquette County</td>
<td>52</td>
<td>1.8</td>
</tr>
<tr>
<td>Worked Outside of Michigan</td>
<td>47</td>
<td>1.6</td>
</tr>
</tbody>
</table>


Commuting times from census data shows that 56.1 percent of Ishpeming’s working population lives less than 20 minutes from their place of employment (Table 4-6). About 4.2 percent travel an hour or more to work, a rate about 1 percent higher than that of the County as a whole. About 2.1 percent of employed persons are working at home, a percentage similar to that for Marquette County.
Table 4-6
Residents 16 or Older, Travel Time to Work, Selected Areas, 2000

<table>
<thead>
<tr>
<th>Home to Work Travel Time</th>
<th>City of Ishpeming</th>
<th>Marquette County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Less Than 5 Minutes</td>
<td>253</td>
<td>8.7</td>
</tr>
<tr>
<td>5 to 9 Minutes</td>
<td>583</td>
<td>20.0</td>
</tr>
<tr>
<td>10 to 14 Minutes</td>
<td>385</td>
<td>13.2</td>
</tr>
<tr>
<td>15 to 19 Minutes</td>
<td>413</td>
<td>14.2</td>
</tr>
<tr>
<td>20 to 29 Minutes</td>
<td>764</td>
<td>26.2</td>
</tr>
<tr>
<td>30 to 39 Minutes</td>
<td>271</td>
<td>9.3</td>
</tr>
<tr>
<td>40 to 59 Minutes</td>
<td>37</td>
<td>1.3</td>
</tr>
<tr>
<td>60 Minutes or More</td>
<td>122</td>
<td>4.2</td>
</tr>
<tr>
<td>Worked at Home</td>
<td>60</td>
<td>2.1</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,918</td>
<td>100.0</td>
</tr>
</tbody>
</table>


Technological advances and economic globalization are having a tremendous influence on the workplace as we have known it. It is predicted that fully one-third of the 21st Century workforce will be independent with regard to location; telephone and electrical services will be the only requirements. Places that can offer quality living environments will be the locations of choice for these types of work arrangements.

Over three quarters of Ishpeming workers drive alone to work as depicted on Table 4-7. According to the 2000 Census, 14.6 percent of the commuters are part of a carpool; carpool participation is higher than the county-wide rate. With recent high gasoline prices, 2010 Census data may demonstrate higher rates of carpooling.

Table 4-7
Means of Transportation to Work, Residents 16 or Older, Selected Areas, 2000

<table>
<thead>
<tr>
<th>Means of Transportation</th>
<th>City of Ishpeming</th>
<th>Marquette County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Car, Truck, Van-Drive Alone</td>
<td>2,282</td>
<td>78.2</td>
</tr>
<tr>
<td>Car, Truck, Van-Carpool</td>
<td>427</td>
<td>14.6</td>
</tr>
<tr>
<td>Public Transportation</td>
<td>33</td>
<td>1.1</td>
</tr>
<tr>
<td>Motorcycle</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bicycle</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Walk</td>
<td>98</td>
<td>3.4</td>
</tr>
<tr>
<td>Other Means</td>
<td>18</td>
<td>0.6</td>
</tr>
<tr>
<td>Worked at Home</td>
<td>60</td>
<td>2.1</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,918</td>
<td>100.0</td>
</tr>
</tbody>
</table>


4.6 Unemployment

County unemployment and labor force data are collected and analyzed by the Michigan Department of Labor and Economic Growth. Comparative data is presented in Table 3-8. Unemployment data is not available at the sub-county level. Prior to 1965, United
States Bureau of the Census data was used in the computation of unemployment figures.

Labor force requirements are determined by economic conditions. The civilian labor force in Marquette County has expanded steadily over the past decade, increasing by 1,448 since 2000, suggesting an improving economic climate. Unemployment rates for Marquette County for the past three years have been increasing; for 2006 the rate was 6.0 percent increasing slightly to 6.1 percent in 2007. The most recent (2008) Marquette County annual average unemployment rate of 7.1 percent is lower than the rate for the Upper Peninsula and lower than the rate for the state of Michigan as a whole, it does compare unfavorably with the United States. Unemployment data released in January 2009 report the State of Michigan has the nation’s highest unemployment rate at 10.6 percent and the Upper Peninsula’s unemployment rate has increased to 9.4 percent.

<table>
<thead>
<tr>
<th>Year</th>
<th>Marquette County Labor Force</th>
<th>Unemployment Percent Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Employed</td>
<td>Unemployed</td>
</tr>
<tr>
<td>1970</td>
<td>20,225</td>
<td>1,425</td>
</tr>
<tr>
<td>1975</td>
<td>24,775</td>
<td>2,275</td>
</tr>
<tr>
<td>1980</td>
<td>26,650</td>
<td>3,925</td>
</tr>
<tr>
<td>1985</td>
<td>24,875</td>
<td>3,575</td>
</tr>
<tr>
<td>1991</td>
<td>29,725</td>
<td>2,750</td>
</tr>
<tr>
<td>1992</td>
<td>30,825</td>
<td>2,775</td>
</tr>
<tr>
<td>1993</td>
<td>31,375</td>
<td>2,350</td>
</tr>
<tr>
<td>1994</td>
<td>31,450</td>
<td>2,400</td>
</tr>
<tr>
<td>1995</td>
<td>29,900</td>
<td>2,625</td>
</tr>
<tr>
<td>1996</td>
<td>29,775</td>
<td>2,000</td>
</tr>
<tr>
<td>1997</td>
<td>30,075</td>
<td>1,925</td>
</tr>
<tr>
<td>1998</td>
<td>30,325</td>
<td>1,625</td>
</tr>
<tr>
<td>1999</td>
<td>30,900</td>
<td>1,875</td>
</tr>
<tr>
<td>2000</td>
<td>31,757</td>
<td>1,600</td>
</tr>
<tr>
<td>2001</td>
<td>31,350</td>
<td>1,975</td>
</tr>
<tr>
<td>2002</td>
<td>30,075</td>
<td>2,325</td>
</tr>
<tr>
<td>2003</td>
<td>30,675</td>
<td>2,225</td>
</tr>
<tr>
<td>2004</td>
<td>33,054</td>
<td>2,149</td>
</tr>
<tr>
<td>2005</td>
<td>33,689</td>
<td>2,064</td>
</tr>
<tr>
<td>2006</td>
<td>34,001</td>
<td>2,173</td>
</tr>
<tr>
<td>2007</td>
<td>33,835</td>
<td>2,216</td>
</tr>
<tr>
<td>2008</td>
<td>33,205</td>
<td>2,548</td>
</tr>
</tbody>
</table>

4.7 Major Employers

Most major employers, those employing over 100 persons, are located in the Marquette area. There are six major employers located in the Ishpeming area. A sampling of the area’s larger employers is listed in Table 4-9. The majority of the employers listed provides a service, rather than create a manufactured product. The iron mining industry remains as a substantial portion of the local economy providing direct employment for about 1,545 people. All employee counts are estimated.

<table>
<thead>
<tr>
<th>Employer Name</th>
<th>Product</th>
<th>Estimated Number of Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marquette General Health System</td>
<td>hospital</td>
<td>2,573</td>
</tr>
<tr>
<td>Cliffs Natural Resources</td>
<td>iron ore mining</td>
<td>1,545</td>
</tr>
<tr>
<td>Northern Michigan University</td>
<td>university</td>
<td>934</td>
</tr>
<tr>
<td>Peninsula Medical Center</td>
<td>medical services</td>
<td>630</td>
</tr>
<tr>
<td>Westwood Mall Merchants Association</td>
<td>retail</td>
<td>500</td>
</tr>
<tr>
<td>Bell Medical</td>
<td>hospital</td>
<td>500</td>
</tr>
<tr>
<td>Marquette Branch Prison</td>
<td>correctional institution</td>
<td>427</td>
</tr>
<tr>
<td>Wal-Mart Store</td>
<td>department store</td>
<td>434</td>
</tr>
<tr>
<td>Marquette Area Public Schools</td>
<td>education</td>
<td>425</td>
</tr>
<tr>
<td>Marquette County</td>
<td>local government</td>
<td>283</td>
</tr>
<tr>
<td>Alger-Marquette Community Action Board</td>
<td>community action agency</td>
<td>250</td>
</tr>
<tr>
<td>AMR Regional Aircraft Maintenance Facility</td>
<td>aircraft maintenance</td>
<td>233</td>
</tr>
<tr>
<td>Pioneer Surgical</td>
<td>medical device manufacturing</td>
<td>217</td>
</tr>
<tr>
<td>Marquette County Medical Care Facility</td>
<td>nursing care</td>
<td>254</td>
</tr>
<tr>
<td>WE Energies</td>
<td>electric generation</td>
<td>205</td>
</tr>
<tr>
<td>Pathways</td>
<td>mental health counseling</td>
<td>200</td>
</tr>
<tr>
<td>Marquette City</td>
<td>local government</td>
<td>190</td>
</tr>
<tr>
<td>PCBM Management-Country Village</td>
<td>retail and service</td>
<td>188</td>
</tr>
<tr>
<td>Lowes</td>
<td>hardware store</td>
<td>175</td>
</tr>
<tr>
<td>Econo Foods</td>
<td>supermarket</td>
<td>160</td>
</tr>
<tr>
<td>D J Jacobetti Home for Veterans</td>
<td>nursing care</td>
<td>165</td>
</tr>
<tr>
<td>Menards, Inc.</td>
<td>hardware store</td>
<td>159</td>
</tr>
<tr>
<td>Mather Nursing Home</td>
<td>nursing care</td>
<td>147</td>
</tr>
<tr>
<td>Metz Baking Company</td>
<td>commercial bakery</td>
<td>144</td>
</tr>
<tr>
<td>Ojibwa Casino</td>
<td>gaming</td>
<td>143</td>
</tr>
<tr>
<td>Peninsula Sanitation</td>
<td>solid waste collection</td>
<td>139</td>
</tr>
<tr>
<td>Shopko Properties</td>
<td>department store</td>
<td>139</td>
</tr>
<tr>
<td>A. Lindberg and Sons, Inc.</td>
<td>road construction</td>
<td>127</td>
</tr>
<tr>
<td>Negaunee Schools</td>
<td>education</td>
<td>120</td>
</tr>
<tr>
<td>Super One Foods</td>
<td>supermarket</td>
<td>119</td>
</tr>
<tr>
<td>Ishpeming School District</td>
<td>education</td>
<td>117</td>
</tr>
<tr>
<td>Marquette Area Public Schools</td>
<td>education</td>
<td>117</td>
</tr>
<tr>
<td>Target Corp.</td>
<td>department store</td>
<td>115</td>
</tr>
<tr>
<td>Norlite Nursing Center, Marquette</td>
<td>nursing care</td>
<td>114</td>
</tr>
<tr>
<td>Holiday Inn of Marquette</td>
<td>hotel</td>
<td>101</td>
</tr>
<tr>
<td>Marquette County Road Commission</td>
<td>local government</td>
<td>75</td>
</tr>
</tbody>
</table>
Table 4-9
Major Employers, Marquette County

<table>
<thead>
<tr>
<th>Employer Name</th>
<th>Product</th>
<th>Estimated Number of Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>MARESA</td>
<td>education</td>
<td>65</td>
</tr>
<tr>
<td>Lafaro’s Foods</td>
<td>supermarket</td>
<td>45</td>
</tr>
<tr>
<td>Holli Forest Products</td>
<td>forest products</td>
<td>30</td>
</tr>
<tr>
<td>Jubilee Foods</td>
<td>supermarket</td>
<td>17</td>
</tr>
</tbody>
</table>


4.8 Income and Wage Estimates

An examination of local income trends and comparison of local income information to state and national averages is useful in determining how much wealth is available locally to purchase goods and services. Income figures also reflect the wages and salaries paid to local workers.

Median incomes in the Upper Peninsula are significantly lower than statewide averages. While this can be offset somewhat by lower housing costs locally, the ability of local households to afford housing is impacted by these lower incomes.

*Per capita income* is determined by dividing the total reported income within a unit of government by its official population.

*Median household incomes* use incomes from all households including families. The median income figure is the middle value of the incomes reported.

*Family incomes* include those of married-couple families and other households made up of persons related by blood, marriage or adoption. The median income figure is the middle value of the incomes reported. This category does not include persons living alone or unrelated persons sharing living quarters or other non-family households. Income levels are presented in Table 4-10.

<table>
<thead>
<tr>
<th>Table 4-10</th>
<th>Income Levels, Selected Areas, 1999</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>City of Ishpeming</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$10,532</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$21,199</td>
</tr>
<tr>
<td>Median Family Income</td>
<td>$27,334</td>
</tr>
</tbody>
</table>


The Bureau of Labor Statistics provides wage information by area and occupation. The most recent data available is for 2007. Table 4-11 below lists wage estimates by
occupation for the Upper Peninsula.

<table>
<thead>
<tr>
<th>Occupational Title</th>
<th>Average Hourly Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Salesperson</td>
<td>$10.46</td>
</tr>
<tr>
<td>Laborer-Freight, Stock and Material Movers</td>
<td>$10.88</td>
</tr>
<tr>
<td>General Office Clerk</td>
<td>$12.06</td>
</tr>
<tr>
<td>Secretary (except legal and medical)</td>
<td>$12.20</td>
</tr>
<tr>
<td>Graphic Designer</td>
<td>$13.64</td>
</tr>
<tr>
<td>Customer Service Representative</td>
<td>$13.70</td>
</tr>
<tr>
<td>Medical Transcriptionist</td>
<td>$13.84</td>
</tr>
<tr>
<td>Truck Driver, Heavy and Tractor Trailer</td>
<td>$14.71</td>
</tr>
<tr>
<td>Welders</td>
<td>$15.18</td>
</tr>
<tr>
<td>Word Processor</td>
<td>$15.39</td>
</tr>
<tr>
<td>Refuse &amp; Recyclable Material Handler</td>
<td>$16.06</td>
</tr>
<tr>
<td>Machinist</td>
<td>$16.37</td>
</tr>
<tr>
<td>Carpenter</td>
<td>$17.14</td>
</tr>
<tr>
<td>Sales, Wholesale/Manufacturer</td>
<td>$17.94</td>
</tr>
<tr>
<td>Electrician</td>
<td>$20.22</td>
</tr>
<tr>
<td>Corrections Officer</td>
<td>$20.93</td>
</tr>
<tr>
<td>Registered Nurse</td>
<td>$23.93</td>
</tr>
<tr>
<td>Accountant/Auditor</td>
<td>$24.98</td>
</tr>
<tr>
<td>Computer System Analyst</td>
<td>$25.19</td>
</tr>
<tr>
<td>Earth Drillers (except oil and gas)</td>
<td>$25.26</td>
</tr>
<tr>
<td>Electrical &amp; Electronic Engineering Technicians</td>
<td>$25.29</td>
</tr>
<tr>
<td>Lodging Manager</td>
<td>$25.79</td>
</tr>
</tbody>
</table>


### 4.9 Poverty Rates

The U.S. Bureau of the Census uses a complex formula that included 48 different thresholds that vary by family size and the number of children within the family and the age of the householder to determine if a person is poor. Not every person is included in the poverty universe: institutionalized people, people in military group quarters, people living in college dormitories and unrelated individuals less than 15 years old are considered neither as “poor” nor as “nonpoor.” For example, for a two person household, the weighted average threshold is $13,167, for a three person household the threshold is $16,079 and a four person household the threshold is $20,614. The average City of Ishpeming household size in 2000 was 2.25 persons.

Table 4-12 reflects 1999 income information gathered in the 2000 Census. The poverty rate for all persons in the City of Ishpeming was 11.1 percent, slightly higher than that of the County and State. Incidence of poverty among families with children under eighteen is higher in the City than in the County and the State. Incidence of poverty among female households in the City with young children is significantly higher than the
County and the statewide figure.

Table 4-12
Poverty Rates, Selected Areas, 2000

<table>
<thead>
<tr>
<th>Poverty Rates by Group</th>
<th>City of Ishpeming</th>
<th>Marquette County</th>
<th>State of Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Persons</td>
<td>11.1%</td>
<td>10.9%</td>
<td>10.5%</td>
</tr>
<tr>
<td>Persons 65 and older</td>
<td>6.8%</td>
<td>6.4%</td>
<td>8.2%</td>
</tr>
<tr>
<td>Children under 18</td>
<td>15.5%</td>
<td>11.2%</td>
<td>13.4%</td>
</tr>
<tr>
<td>Female Householder Families</td>
<td>25.6%</td>
<td>25.4%</td>
<td>24.0%</td>
</tr>
<tr>
<td>Female Households with Children under 18</td>
<td>35.3%</td>
<td>33.4%</td>
<td>31.5%</td>
</tr>
<tr>
<td>Female Households with Children under 5</td>
<td>61.5%</td>
<td>53.5%</td>
<td>44.2%</td>
</tr>
<tr>
<td>Families</td>
<td>8.0%</td>
<td>6.0%</td>
<td>7.4%</td>
</tr>
</tbody>
</table>


4.10 Issues and Opportunities

- The historical basis of the local economy is based on the area’s iron ore heritage and iron ore remains a large component of the area economy.

- The City of Ishpeming has several organizations dedicated to the growth of the Ishpeming economy including the Ishpeming Area Business Association, Ishpeming Downtown Development Authority and the Ishpeming Development Authority.

- Business owners and developers have access to numerous tax incentives for new construction as well as building rehabilitation in the City of Ishpeming.

- Continued efforts toward revitalization and promotion of the City’s unique downtown area are a vital key to future economic growth in Ishpeming.

- In 2000, the City’s labor force participation rate was 62.2 percent, similar to the County and the State.

- In 2000, the City’s civilian labor force consisted of 54.1 percent males and 45.9 percent females. Within the population of persons 16 years and over, males and females participated at rates of 52.2 percent and 47.8 percent, respectively.

- The leading employment divisions for the City, County and State are Educational, Health and Social Services, Retail Trade and Arts, Entertainment, Recreation and Food Services.

- Nearly 97 percent of Ishpeming residents found work in Marquette County. Internet services available to residents may permit them to work from home.
• About 56 percent of Ishpeming residents travel less than 20 minutes to their place of work, while more than three-quarters of workers drove to work alone. Only 14.6 percent of residents reported participating in a carpool.

• Marquette County’s unemployment rate has increased over the last three years but remains lower than the state average.

• **Per capita income, median household income and median family incomes remain much lower for the City than Marquette County, state and national averages.**
Chapter 5.0 Housing

5.1 Introduction

Housing is one of the key factors to consider when planning for a community’s future. The location and type of housing available establishes where public infrastructure must be provided. The placement of a community’s housing also determines the costs associated with public services. Furthermore, the location of new housing can be settled on in part by the availability of public infrastructure and services. Housing characteristics can also reveal information about a community’s history and its economic and social situation.

The cost of housing and the type of housing available are typically determined by market factors. Outside of operating a housing authority or possibly serving as the developer of residential property, local units of government do not usually become directly involved with providing housing. Through zoning and other land use controls, the provision of infrastructure and services and efforts to attract new residents to a community, local governments can have a powerful impact on housing in a community.

In addition to migration, commuter trends, the cost of land and construction, and other housing related elements, there are several key non-housing factors that can influence an area’s housing market. Public safety, or a lack of, can influence where people choose to buy a home and raise a family. Quality education is one of the primary locational factors for families with school-age children. Area access to employment, shopping and other entertainment needs factor into the purchase of a home.

Nationwide trends in 2008 indicate a rapid decline in housing prices. Prices of single family homes have fallen 14.1 percent nationwide through the first quarter of 2008. New home sales in the United States may remain relatively weak for some time, as the housing industry struggles with falling prices and rising mortgage foreclosures. From 1960 to 2005, the rate of homeownership nationwide was on the rise. From 2005 to 2008, the rate of homeownership has been steadily decreasing, while the number of households renting has been steadily increasing nationwide. While personal income is a major factor for many when deciding to rent or own their home, other considerations make renting a preferred choice for many households.

Information presented in this chapter will provide area officials with the most recent housing data available, including structure and occupancy characteristics. This information will help assess housing needs and determine the appropriate course of action to address housing needs in the City of Ishpeming.
5.2 Housing Characteristics

- Trends

The United States Bureau of the Census recorded a total of 3,210 housing units in the City of Ishpeming at the time of the 2000 Census. Over a thirty-year period beginning in 1970, the number of housing units increased by 256 units, or 8.7 percent (Table 5-1). The City of Negaunee experienced a similar rate of increase in housing units at 10.1 percent over the same time period. Nearby townships (Ishpeming, Marquette, Negaunee and Tilden) experienced high rates of growth in housing units from 1970 to 2000, ranging from 84.3 percent to 135.7 percent. From 1970 to 2000, the number of housing units in Marquette County grew by 10,979 units, or 50.1 percent, similar to the growth rate in the central Upper Peninsula (47.4 percent).

The increase in housing units within the City and the more significant growth within the surrounding townships follows a nationwide trend. Most urban areas, large and small, have seen new housing develop at a greater rate in the surrounding townships. Housing unit totals as recorded in the decennial census for the years 1970-2000 are presented in Table 5-1.

<table>
<thead>
<tr>
<th>Table 5-1</th>
<th>Total Housing Units, Selected Areas, 1970-2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Ishpeming</td>
<td>2,954</td>
</tr>
<tr>
<td>Champion Township</td>
<td>209</td>
</tr>
<tr>
<td>Ely Township</td>
<td>658</td>
</tr>
<tr>
<td>Ishpeming Township</td>
<td>803</td>
</tr>
<tr>
<td>Marquette Township</td>
<td>639</td>
</tr>
<tr>
<td>Negaunee City</td>
<td>1,896</td>
</tr>
<tr>
<td>Negaunee Township</td>
<td>658</td>
</tr>
<tr>
<td>Tilden Township</td>
<td>305</td>
</tr>
<tr>
<td>Marquette County</td>
<td>21,898</td>
</tr>
<tr>
<td>CUPPAD Region</td>
<td>61,798</td>
</tr>
<tr>
<td>State of Michigan</td>
<td>2,653,059</td>
</tr>
</tbody>
</table>


- Occupancy and Tenure

In 2000, 90.8 percent of the City’s housing units were occupied year round. As shown in Table 5-2, this represents 2,915 of the 3,210 total housing units. The occupancy rate, expressed as a percentage, was higher for the City of Ishpeming, as well as the City of Negaunee, than in Ishpeming Township, the county and the region. Lower occupancy rates in those areas are largely a result of numerous recreational and seasonal units.
### Table 5-2
Total Housing Units, Occupancy and Tenure, Selected Areas, 2000

<table>
<thead>
<tr>
<th>Housing Units</th>
<th>City of Ishpeming</th>
<th>City of Negaunee</th>
<th>Ishpeming Township</th>
<th>Marquette County</th>
<th>CUPPAD Region</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
</tr>
<tr>
<td>Total Units</td>
<td>3,210</td>
<td>100.0</td>
<td>2,088</td>
<td>100.0</td>
<td>1,692</td>
</tr>
<tr>
<td>Occupied</td>
<td>2,915</td>
<td>90.8</td>
<td>1,946</td>
<td>93.2</td>
<td>1,347</td>
</tr>
<tr>
<td>Owner</td>
<td>1,892</td>
<td>64.9</td>
<td>1,349</td>
<td>69.3</td>
<td>1,245</td>
</tr>
<tr>
<td>Renter</td>
<td>1,023</td>
<td>35.1</td>
<td>597</td>
<td>30.7</td>
<td>102</td>
</tr>
<tr>
<td>Vacant</td>
<td>295</td>
<td>9.2</td>
<td>142</td>
<td>6.8</td>
<td>345</td>
</tr>
<tr>
<td>Seasonal, Recreational, Occasal</td>
<td>16</td>
<td>0.5</td>
<td>26</td>
<td>1.2</td>
<td>297</td>
</tr>
</tbody>
</table>


- **Units in Structure**

Census data from 2000 demonstrates that the City’s housing stock consisted of 65.4 percent single family homes. There are 63.4 percent single family detached units and 2.0 percent attached single family homes. Mobile homes to which one or more permanent rooms have been added or constructed are considered to be a detached unit. Attached structures include row houses, town houses or houses attached to a non-residential structure. This percentage rate for the City of Ishpeming is similar to the City of Negaunee but lower than the surrounding townships, the county and the region.

Most of the remaining housing stock is of the multi-unit category. The City has a significant portion of its housing stock as two unit structures (17.3 percent). This is similar to the City of Negaunee (12.5 percent), but much higher than the surrounding townships (0.1-2.0 percent). Multiple unit structures tend to be prevalent within more densely populated areas where people are closer to shopping, schools, etc. The City reports very few mobile homes among its housing stock (0.6 percent). This is much lower than the surrounding townships. Housing types found in surrounding areas is presented in Table 5-3.
<table>
<thead>
<tr>
<th>Unit Type/Area</th>
<th>1 detached</th>
<th>1 attached</th>
<th>2</th>
<th>3 or 4</th>
<th>5 to 9</th>
<th>10 to 19</th>
<th>20 or more</th>
<th>Mobile Homes</th>
<th>Boat, RV, Van, etc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Ishpeming</td>
<td>63.4</td>
<td>2.0</td>
<td>17.3</td>
<td>6.0</td>
<td>3.9</td>
<td>2.3</td>
<td>4.6</td>
<td>0.6</td>
<td>0.0</td>
</tr>
<tr>
<td>Champion Township</td>
<td>86.8</td>
<td>0.0</td>
<td>0.4</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>11.3</td>
<td>1.6</td>
</tr>
<tr>
<td>Ely Township</td>
<td>86.2</td>
<td>0.4</td>
<td>0.1</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>13.3</td>
<td>0.0</td>
</tr>
<tr>
<td>Ishpeming Township</td>
<td>78.6</td>
<td>6.0</td>
<td>1.6</td>
<td>0.8</td>
<td>0.6</td>
<td>0.6</td>
<td>0.0</td>
<td>11.3</td>
<td>0.4</td>
</tr>
<tr>
<td>Marquette Township</td>
<td>81.1</td>
<td>2.6</td>
<td>2.0</td>
<td>0.8</td>
<td>1.7</td>
<td>0.3</td>
<td>10.0</td>
<td>1.5</td>
<td>0.0</td>
</tr>
<tr>
<td>Negaunee City</td>
<td>67.8</td>
<td>1.9</td>
<td>12.5</td>
<td>2.9</td>
<td>5.7</td>
<td>2.5</td>
<td>4.1</td>
<td>2.5</td>
<td>0.0</td>
</tr>
<tr>
<td>Negaunee Township</td>
<td>85.7</td>
<td>0.0</td>
<td>1.3</td>
<td>1.1</td>
<td>0.0</td>
<td>0.5</td>
<td>0.0</td>
<td>11.3</td>
<td>0.0</td>
</tr>
<tr>
<td>Tilden Township</td>
<td>80.1</td>
<td>0.0</td>
<td>0.4</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>17.7</td>
<td>1.8</td>
</tr>
<tr>
<td>Marquette County</td>
<td>67.2</td>
<td>3.7</td>
<td>7.1</td>
<td>4.4</td>
<td>3.4</td>
<td>2.8</td>
<td>4.1</td>
<td>7.1</td>
<td>0.2</td>
</tr>
<tr>
<td>CUPPAD Region</td>
<td>74.7</td>
<td>1.8</td>
<td>5.1</td>
<td>2.8</td>
<td>2.2</td>
<td>1.8</td>
<td>3.0</td>
<td>8.3</td>
<td>0.3</td>
</tr>
<tr>
<td>State of Michigan</td>
<td>70.6</td>
<td>3.9</td>
<td>3.5</td>
<td>2.8</td>
<td>4.0</td>
<td>3.4</td>
<td>5.1</td>
<td>6.5</td>
<td>0.2</td>
</tr>
</tbody>
</table>


- **Age of Housing**
  
  More than 62 percent of the housing units in the City of Ishpeming were constructed before 1939, as compared to nearly 49 percent for the City of Negaunee. The median year of construction for homes in the City is 1939. All of the nearby townships have more homes that were built recently. Again, this data follows the nationwide trend of an increase in new homes being built outside of the city limits. Many new homeowners are looking for larger homes on larger lots and frequently, surrounding townships have the space. The higher proportion of older homes in the City reflects the City’s heritage as one of the early mining communities in the area.

While an older housing stock is not necessarily inadequate or of poorer quality than newer structures, it is more prone to deterioration if not properly maintained. Since a relatively large number of householders are over the age of 65 (28.9 percent), when maintenance may also become increasingly difficult, some of the City’s housing stock may be vulnerable. Older housing units often lack the amenities desired by more affluent, younger households, such as multiple bathrooms, large bedrooms, family rooms and large garages. These older units often have narrow doorways, steep stairs and other features which make them difficult for older residents to enjoy, and increased maintenance demands may also make these homes less desirable to an aging population. Table 5-4 depicts the number of housing units constructed during selected time periods and the median age of housing as reported in the 2000 Census.
Table 5-4
Percentage of Housing Units by Year Structure Built and Median Year Constructed, Selected Areas, 2000

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Ishpeming</td>
<td>3.0</td>
<td>3.9</td>
<td>7.2</td>
<td>5.2</td>
<td>11.5</td>
<td>6.6</td>
<td>62.6</td>
<td>1939</td>
</tr>
<tr>
<td>Champion Township</td>
<td>6.6</td>
<td>6.2</td>
<td>16.7</td>
<td>14.8</td>
<td>13.6</td>
<td>13.2</td>
<td>28.8</td>
<td>1956</td>
</tr>
<tr>
<td>Ely Township</td>
<td>13.8</td>
<td>13.1</td>
<td>27.3</td>
<td>12.1</td>
<td>14.6</td>
<td>7.6</td>
<td>11.4</td>
<td>1972</td>
</tr>
<tr>
<td>Ishpeming Township</td>
<td>13.4</td>
<td>9.9</td>
<td>25.2</td>
<td>11.5</td>
<td>13.5</td>
<td>11.7</td>
<td>14.8</td>
<td>1969</td>
</tr>
<tr>
<td>Marquette Township</td>
<td>30.7</td>
<td>9.2</td>
<td>23.3</td>
<td>12.1</td>
<td>5.9</td>
<td>9.6</td>
<td>9.1</td>
<td>1976</td>
</tr>
<tr>
<td>Negaunee City</td>
<td>2.8</td>
<td>3.9</td>
<td>13.2</td>
<td>11.1</td>
<td>10.7</td>
<td>9.5</td>
<td>48.8</td>
<td>1941</td>
</tr>
<tr>
<td>Negaunee Township</td>
<td>16.2</td>
<td>12.0</td>
<td>28.1</td>
<td>13.4</td>
<td>14.1</td>
<td>8.3</td>
<td>7.8</td>
<td>1972</td>
</tr>
<tr>
<td>Tilden Township</td>
<td>14.2</td>
<td>15.4</td>
<td>16.1</td>
<td>11.0</td>
<td>6.7</td>
<td>9.0</td>
<td>27.5</td>
<td>1966</td>
</tr>
<tr>
<td>Marquette County</td>
<td>13.1</td>
<td>12.2</td>
<td>13.6</td>
<td>9.9</td>
<td>9.6</td>
<td>8.5</td>
<td>33.1</td>
<td>1964</td>
</tr>
<tr>
<td>CUPPAD Region</td>
<td>12.3</td>
<td>10.6</td>
<td>18.2</td>
<td>12.1</td>
<td>10.9</td>
<td>8.5</td>
<td>27.4</td>
<td>1962</td>
</tr>
<tr>
<td>State of Michigan</td>
<td>14.7</td>
<td>10.5</td>
<td>17.2</td>
<td>14.2</td>
<td>16.7</td>
<td>9.8</td>
<td>16.9</td>
<td>1965</td>
</tr>
</tbody>
</table>


● Household Type and Relationship

The U.S. Bureau of the Census categorizes households into two types: *family household* or *non-family household*. A household includes all of the people who occupy a housing unit. A *family household* consists of a householder and one or more persons living in the same household related by birth, marriage or adoption. A *non-family household* consists of a householder living alone or with non-relatives. People not living in households are classified as living in *group quarters*.

In 2000, 60.3 percent of City residents lived in family households. As illustrated in Table 5-5, this percentage was much lower than that recorded for the county (80.7) and the state (84.5) as a whole. Children comprised 28 percent of the family household population in the City. Among non-family households, the percentage within the City is higher than the county and the state. Among the more probable reasons for the greater increase in nonfamily households are: a growing proportion of older population is continuing to live alone or with one or more unrelated persons following loss of a spouse; and, a growing proportion of younger adults are postponing marriage and choosing to live alone or with unrelated persons.

The “group quarters” classification applies to persons in institutionalized and non-institutionalized settings. Institutionalized persons are those under authorized confinement, custody or supervised care such as in a correctional facility, juvenile detention facility, or nursing home. Non-institutional group quarters include college dormitories, military facilities and group homes.
Table 3-7 of Chapter 3 also illustrates household trends that affect housing. From 1990 to 2000, the percentage of family households and married-couple households declined with a corresponding increase in the number of non-family households. The total number of households also increased.

Table 5-5
Household Type and Relationship, Selected Areas, 2000

<table>
<thead>
<tr>
<th>Persons</th>
<th>City of Ishpeming</th>
<th>Marquette County</th>
<th>State of Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
</tr>
<tr>
<td><strong>Total Persons</strong></td>
<td>6,686</td>
<td>100.0</td>
<td>64,634</td>
</tr>
<tr>
<td>In Households</td>
<td>6,558</td>
<td>98.1</td>
<td>60,598</td>
</tr>
<tr>
<td><strong>In Family Households</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Householder</td>
<td>2,915</td>
<td>43.6</td>
<td>16,480</td>
</tr>
<tr>
<td>Spouse</td>
<td>1,278</td>
<td>19.1</td>
<td>13,225</td>
</tr>
<tr>
<td>Child</td>
<td>1,871</td>
<td>28.0</td>
<td>16,807</td>
</tr>
<tr>
<td>Other relatives</td>
<td>178</td>
<td>2.7</td>
<td>877</td>
</tr>
<tr>
<td>Non-relatives</td>
<td>316</td>
<td>4.7</td>
<td>1,040</td>
</tr>
<tr>
<td><strong>In Non-Family Households</strong></td>
<td>1,158</td>
<td>19.7</td>
<td>11,705</td>
</tr>
<tr>
<td>Householder Living Alone</td>
<td>990</td>
<td>34.0</td>
<td>7,450</td>
</tr>
<tr>
<td>Householder 65 Years+</td>
<td>443</td>
<td>15.2</td>
<td>2,709</td>
</tr>
<tr>
<td><strong>In Group Quarters</strong></td>
<td>127</td>
<td>1.9</td>
<td>4,036</td>
</tr>
<tr>
<td>Institution</td>
<td>113</td>
<td>1.7</td>
<td>1,870</td>
</tr>
<tr>
<td>Non-Institution</td>
<td>15</td>
<td>0.2</td>
<td>2,166</td>
</tr>
</tbody>
</table>


- **Household Size**

  The City of Ishpeming’s household size has been decreasing steadily as indicated in Table 5-6. The average size of an Ishpeming household in 2000 (2.25 persons) decreased by 10.7 percent since 1980. This trend is consistent with data compiled locally, regionally and statewide. A clear trend towards smaller households is apparent nationally as well. The fertility rate has been declining and families are not having as many children. People are also living longer and the elderly often live alone or with a spouse. Thus, the number of single and two-person households is bolstered by increasing life expectancy. The population is getting married later; the divorce rate is up. Both of these factors mean that people live on their own longer. As women have entered the workforce in ever-greater numbers — and as their incomes have increased (although still shy of men’s incomes on average) — women have been economically able to maintain households on their own. There is also the matter of rising prosperity. In the early part of the century, households spent much more of income on the residence itself than they do today. Residents can often afford the luxury of having their own places now-and many do. (Source: U.S. Bureau of the Census. *Current Population Reports. Series P20-537.*)
Table 5-6
Persons Per Household, Selected Areas, 1980-2000

<table>
<thead>
<tr>
<th>Area</th>
<th>Persons Per Household</th>
<th>Percent Change 1980-2000</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1980</td>
<td>1990</td>
</tr>
<tr>
<td>City of Ishpeming</td>
<td>2.52</td>
<td>2.36</td>
</tr>
<tr>
<td>Champion Township</td>
<td>2.89</td>
<td>2.58</td>
</tr>
<tr>
<td>Ely Township</td>
<td>3.26</td>
<td>3.05</td>
</tr>
<tr>
<td>Ishpeming Township</td>
<td>3.08</td>
<td>2.86</td>
</tr>
<tr>
<td>Marquette Township</td>
<td>3.01</td>
<td>2.79</td>
</tr>
<tr>
<td>Negaunee City</td>
<td>2.63</td>
<td>2.46</td>
</tr>
<tr>
<td>Negaunee Township</td>
<td>3.29</td>
<td>2.80</td>
</tr>
<tr>
<td>Tilden Township</td>
<td>2.97</td>
<td>2.70</td>
</tr>
<tr>
<td>Marquette County</td>
<td>2.62</td>
<td>2.49</td>
</tr>
<tr>
<td>CUPPAD Region</td>
<td>2.78</td>
<td>2.64</td>
</tr>
<tr>
<td>State of Michigan</td>
<td>2.84</td>
<td>2.66</td>
</tr>
</tbody>
</table>


- Housing Values and Rent
In 2000, the U.S. Bureau of the Census reported that the median housing value in the City was $52,100, a marked increase from the 1990 level of $33,800, but considerably lower than the 2000 median housing value of $77,200 in Marquette County, as show in Table 5-7.

Table 5-7
Median Housing Values, Selected Areas, 1990-2000

<table>
<thead>
<tr>
<th>Area</th>
<th>1990</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Ishpeming</td>
<td>$33,800</td>
<td>$52,100</td>
</tr>
<tr>
<td>Champion Township</td>
<td>$17,000</td>
<td>$36,900</td>
</tr>
<tr>
<td>Ely Township</td>
<td>$43,400</td>
<td>$68,200</td>
</tr>
<tr>
<td>Ishpeming Township</td>
<td>$44,800</td>
<td>$76,300</td>
</tr>
<tr>
<td>Marquette Township</td>
<td>$51,800</td>
<td>$97,400</td>
</tr>
<tr>
<td>Negaunee City</td>
<td>$38,400</td>
<td>$61,300</td>
</tr>
<tr>
<td>Negaunee Township</td>
<td>$48,200</td>
<td>$91,000</td>
</tr>
<tr>
<td>Tilden Township</td>
<td>$29,700</td>
<td>$57,700</td>
</tr>
<tr>
<td>Marquette County</td>
<td>$44,800</td>
<td>$77,200</td>
</tr>
<tr>
<td>CUPPAD Region</td>
<td>$40,050</td>
<td>$72,975</td>
</tr>
<tr>
<td>State of Michigan</td>
<td>$60,600</td>
<td>$115,600</td>
</tr>
</tbody>
</table>


Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time census information was being collected. Table 5-8 indicates the median contract rent for the City, surrounding area, county, region and state. The City of Ishpeming reported the second lowest median contract rent at $298. The highest median rent value of the surrounding areas is found.
in Marquette Township with the lowest reported in Champion Township. Rents have increased for all municipalities from 1990 to 2000.

<table>
<thead>
<tr>
<th>Table 5-8</th>
<th>Median Contract Rent, Selected Areas, 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>1990</td>
</tr>
<tr>
<td>City of Ishpeming</td>
<td>$216</td>
</tr>
<tr>
<td>Champion Township</td>
<td>$192</td>
</tr>
<tr>
<td>Ely Township</td>
<td>$243</td>
</tr>
<tr>
<td>Ishpeming Township</td>
<td>$250</td>
</tr>
<tr>
<td>Marquette Township</td>
<td>$251</td>
</tr>
<tr>
<td>Negaunee City</td>
<td>$239</td>
</tr>
<tr>
<td>Negaunee Township</td>
<td>$252</td>
</tr>
<tr>
<td>Tilden Township</td>
<td>$212</td>
</tr>
<tr>
<td>Marquette County</td>
<td>$273</td>
</tr>
<tr>
<td>CUPPAD Region</td>
<td>$236</td>
</tr>
<tr>
<td>State of Michigan</td>
<td>$343</td>
</tr>
</tbody>
</table>


Gross rent can be defined as the contract rent plus an estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.), if these are paid by the renter or paid for the renter by someone else. Gross rent is intended to eliminate inconsistencies that result from varying practices with respect to the inclusion of utilities and fuels as part of a rental payment. Median gross rents for the area are compared in Table 5-9. The median gross rent for the City of Ishpeming was determined to be $338 per month, lower than every community except Champion Township ($275).

<table>
<thead>
<tr>
<th>Table 5-9</th>
<th>Median Gross Rent, Selected Areas, 1990 and 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>1990</td>
</tr>
<tr>
<td>City of Ishpeming</td>
<td>$275</td>
</tr>
<tr>
<td>Champion Township</td>
<td>$242</td>
</tr>
<tr>
<td>Ely Township</td>
<td>$341</td>
</tr>
<tr>
<td>Ishpeming Township</td>
<td>$322</td>
</tr>
<tr>
<td>Marquette Township</td>
<td>$378</td>
</tr>
<tr>
<td>Negaunee City</td>
<td>$300</td>
</tr>
<tr>
<td>Negaunee Township</td>
<td>$339</td>
</tr>
<tr>
<td>Tilden Township</td>
<td>$336</td>
</tr>
<tr>
<td>Marquette County</td>
<td>$333</td>
</tr>
<tr>
<td>CUPPAD Region</td>
<td>$306</td>
</tr>
<tr>
<td>State of Michigan</td>
<td>$423</td>
</tr>
</tbody>
</table>

5.3 Financial Characteristics

As discussed in Chapter 4, median incomes in the Upper Peninsula are significantly lower than statewide averages. While this can be offset somewhat by lower housing costs locally, the ability of local households to afford housing is impacted by these lower incomes. *Per capita income* is the mean money income received in 1999 computed for every man, woman, and child in a geographic area. It is derived by dividing the total income of all people 15 years old and over in a geographic area by the total population in that area. *Household income* is the sum of money income received in the calendar year by all household members 15 years old and over, including household members not related to the householder, people living alone, and other nonfamily household members. *Median family income* reflects the income level at which half of all families earn more, and half earn less. Income levels are presented in Table 5-10.

<table>
<thead>
<tr>
<th>Table 5-10</th>
<th>Income Levels, Selected Areas, 1999</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>City of Ishpeming</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$10,532</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$21,199</td>
</tr>
<tr>
<td>Median Family Income</td>
<td>$27,334</td>
</tr>
</tbody>
</table>


A common method used to gauge the affordability of a community’s housing stock is the percentage of income spent on housing related expenses. Ideally, housing costs (mortgage, taxes, etc.) should consume no more than 25 to 30 percent of gross household income. Tables 5-11 and 5-12 below show percentages of income directed to the cost of housing. Although the Census data is limited, it does illustrate the greater impact housing costs have on lower income households. Over half of Ishpeming residents spend less than 15 percent of their income on housing costs. About 10 percent spend more than 30 percent of their monthly income on housing.
Table 5-11
Monthly Owner Costs as a Percentage of Household Income, 1999

<table>
<thead>
<tr>
<th>Monthly Owner Costs as a % of Household Income</th>
<th>City of Ishpeming</th>
<th>Marquette County</th>
<th>CUPPAD Region</th>
<th>State of Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 15.0%</td>
<td>54.5</td>
<td>51.2</td>
<td>51.0</td>
<td>41.8</td>
</tr>
<tr>
<td>15.0 to 19.9%</td>
<td>18.1</td>
<td>18.4</td>
<td>17.5</td>
<td>18.4</td>
</tr>
<tr>
<td>20.0 to 24.9 %</td>
<td>9.8</td>
<td>11.4</td>
<td>11.5</td>
<td>13.1</td>
</tr>
<tr>
<td>25.0 to 29.9 %</td>
<td>7.9</td>
<td>6.7</td>
<td>6.6</td>
<td>8.3</td>
</tr>
<tr>
<td>30.0 to 34.9 %</td>
<td>2.7</td>
<td>3.7</td>
<td>3.6</td>
<td>5.0</td>
</tr>
<tr>
<td>35.0% or more</td>
<td>7.1</td>
<td>8.1</td>
<td>9.2</td>
<td>12.7</td>
</tr>
<tr>
<td>Not Computed</td>
<td>0.0</td>
<td>0.4</td>
<td>0.6</td>
<td>0.8</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau Table DP-4 Profile of Selected Housing Characteristics: 2000 Dataset SF 3.

Statistics derived from respondents renting their place of residence reveal that 29.8 percent of renters in the City of Ishpeming spend more than 30 percent of their income on housing expenses as shown in Table 5-12. About 35 percent of Marquette County residents spend more than 30 percent of their income on housing.

Table 5-12
Gross Rent as a Percentage of Household Income, 1999

<table>
<thead>
<tr>
<th>Monthly Owner Costs as a % of Household Income</th>
<th>City of Ishpeming</th>
<th>Marquette County</th>
<th>CUPPAD Region</th>
<th>State of Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 15.0%</td>
<td>29.9</td>
<td>22.5</td>
<td>21.7</td>
<td>20.9</td>
</tr>
<tr>
<td>15.0 to 19.9%</td>
<td>11.6</td>
<td>13.4</td>
<td>14.3</td>
<td>14.9</td>
</tr>
<tr>
<td>20.0 to 24.9 %</td>
<td>9.2</td>
<td>11.8</td>
<td>12.1</td>
<td>12.4</td>
</tr>
<tr>
<td>25.0 to 29.9 %</td>
<td>10.3</td>
<td>10.4</td>
<td>10.8</td>
<td>10.0</td>
</tr>
<tr>
<td>30.0 to 34.9 %</td>
<td>8.7</td>
<td>7.5</td>
<td>6.9</td>
<td>6.8</td>
</tr>
<tr>
<td>35.0% or more</td>
<td>21.1</td>
<td>27.6</td>
<td>25.8</td>
<td>28.4</td>
</tr>
<tr>
<td>Not Computed</td>
<td>9.2</td>
<td>6.7</td>
<td>8.4</td>
<td>6.7</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau Table DP-4 Profile of Selected Housing Characteristics: 2000 Dataset SF 3.

5.4 Selected Housing Characteristics

Substandard housing information is presented in Table 5-13. Housing units lacking complete plumbing (hot and cold piped water, flush toilet and bathtub or shower) or complete kitchen facilities (an installed sink, range or other cooking appliance and refrigerator) are considered substandard. Statistics on telephone service were also collected. There are no households in the City of Ishpeming that lack complete plumbing or kitchen facilities. Only 1.5 percent of households lack telephone service.
### Substandard Occupied Housing, Selected Areas, 2000

<table>
<thead>
<tr>
<th>Characteristics</th>
<th>City of Ishpeming</th>
<th>Marquette County</th>
<th>CUPPAD Region</th>
<th>State of Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Lacking Complete Plumbing Facilities</td>
<td>0</td>
<td>0.0</td>
<td>125</td>
<td>0.5</td>
</tr>
<tr>
<td>Lacking Complete Kitchen Facilities</td>
<td>0</td>
<td>0.0</td>
<td>103</td>
<td>0.4</td>
</tr>
<tr>
<td>No Telephone Service</td>
<td>43</td>
<td>1.5</td>
<td>438</td>
<td>1.7</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau Table DP-4 Profile of Selected Housing Characteristics: 2000 Dataset SF 3.

The U.S. Bureau of the Census also collects data on the source of heating fuel occupied housing units employ. According to Census data detailed in Table 5-14, 82.6 percent of the City’s occupied housing units used utility gas for heating. For the county overall, the percentage was 65.2 percent and for the region and the state, 61.2 percent and 78.2 percent respectively. 8.5 percent of the City’s occupied housing units used electricity for heating, comparable to the county, region and the state.

### Occupied Housing Unit Heating Fuel, 2000

<table>
<thead>
<tr>
<th>Source</th>
<th>City of Ishpeming</th>
<th>Marquette County</th>
<th>CUPPAD Region</th>
<th>State of Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Utility Gas</td>
<td>2,401</td>
<td>82.6</td>
<td>16,794</td>
<td>65.2</td>
</tr>
<tr>
<td>Bottled, Tank or LP Gas</td>
<td>32.1</td>
<td>1.1</td>
<td>3,321</td>
<td>12.9</td>
</tr>
<tr>
<td>Electricity</td>
<td>248</td>
<td>8.5</td>
<td>2,113</td>
<td>8.2</td>
</tr>
<tr>
<td>Fuel Oil, Kerosene, etc.</td>
<td>199</td>
<td>6.8</td>
<td>2,402</td>
<td>9.3</td>
</tr>
<tr>
<td>Coal or Coke</td>
<td>0</td>
<td>0.0</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>Wood</td>
<td>7</td>
<td>0.2</td>
<td>964</td>
<td>3.7</td>
</tr>
<tr>
<td>Solar Energy</td>
<td>0</td>
<td>0.0</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>Other Fuel</td>
<td>7</td>
<td>0.2</td>
<td>112</td>
<td>0.4</td>
</tr>
<tr>
<td>No Fuel</td>
<td>12</td>
<td>0.4</td>
<td>61</td>
<td>0.2</td>
</tr>
<tr>
<td>Total Units</td>
<td>3,207</td>
<td>100.0</td>
<td>25,767</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau Table DP-4 Profile of Selected Housing Characteristics: 2000 Dataset SF 3.

#### 5.5 Private Housing Developments

New housing development is limited by land availability. Over the past ten years (1999-2008), 381 housing permits were issued in the City of Ishpeming at a value of $14,784,360.
### Table 5-15
Building Permits Issued, City of Ishpeming, 1999-2008

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Permits</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>20</td>
<td>$1,157,782</td>
</tr>
<tr>
<td>2000</td>
<td>25</td>
<td>$957,923</td>
</tr>
<tr>
<td>2001</td>
<td>44</td>
<td>$2,467,100</td>
</tr>
<tr>
<td>2002</td>
<td>44</td>
<td>$3,503,730</td>
</tr>
<tr>
<td>2003</td>
<td>43</td>
<td>$1,434,824</td>
</tr>
<tr>
<td>2004</td>
<td>40</td>
<td>$1,423,120</td>
</tr>
<tr>
<td>2005</td>
<td>43</td>
<td>$1,105,957</td>
</tr>
<tr>
<td>2006</td>
<td>42</td>
<td>$600,291</td>
</tr>
<tr>
<td>2007</td>
<td>39</td>
<td>$988,921</td>
</tr>
<tr>
<td>2008</td>
<td>41</td>
<td>$1,144,712</td>
</tr>
</tbody>
</table>

Source: City of Ishpeming, 2009.

#### 5.6 Public Housing Developments

There are three publicly funded housing developments in the City of Ishpeming. These units offer barrier-free accommodations and rent subsidies that are determined by tenant income. There are a total of 127 units.

### Table 5-16
Subsidized Housing, City of Ishpeming

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Units</th>
<th>Year Built</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Holmes Terrace</td>
<td>25 units/duplexes</td>
<td>1995-96</td>
<td>D and E Streets in Junction Location</td>
</tr>
<tr>
<td>Pioneer Bluff Apartments</td>
<td>88 units</td>
<td>1976</td>
<td>111 Bluff Street</td>
</tr>
<tr>
<td>Willow Street Complex</td>
<td>14 single family units</td>
<td>1976</td>
<td>Cedar and Division Streets in Barnum Location</td>
</tr>
</tbody>
</table>

Source: City of Ishpeming Housing Commission, 2009.

#### 5.7 Housing Assistance Programs

Weatherization assistance is offered to low income households throughout Marquette County by the Alger-Marquette Community Action Board (AMCAB). The Home Weatherization Program provides low-income homeowners and renters with services such as weather-stripping, caulking, window repair and the insulation of attics, walls and crawl spaces. The agency receives funds for its weatherization program from the federal Department of Energy through the state Family Independence Agency. Occasionally the agency will receive other funds for energy assistance through the FIA. Applicants must meet established eligibility guidelines to qualify.

The United States Department of Agriculture (USDA) provides housing assistance through its Rural Development Program. USDA provides homeownership opportunities to rural Americans, as well as programs for home renovation and repair. USDA also makes financing available to elderly, disabled, or low-income rural residents of multi-unit housing buildings to ensure they are able to make rent payments.
The Michigan State Housing Development Authority (MSHDA) provides financial and technical assistance through public and private partnerships to create and preserve safe and decent affordable housing, engage in community economic development activities, develop vibrant cities, towns and villages, and address homeless issues. MSHDA provides assistance with Neighborhood Preservation, Rental Rehab and Homeowner Rehab programs as well.

The Marquette County Habitat for Humanity chapter was founded in 1992. The first house was constructed in 1993, with a total of over 60 homes built or rehabbed to date. Applicants are considered based on family income, current home conditions, willingness to participate in a home building project through “sweat equity” and other factors. Habitat home building projects are constructed by community volunteers and homeowners-to-be on donated land parcels. Seventeen homes have been built in the City of Ishpeming since 1992.

5.8 Specialized Housing
There are four nursing home facilities in the county, including: Marquette County Medical Care Facility in Ishpeming (140 beds), Mather Nursing Center in Ishpeming Township (122 beds), D.J. Jacobetti Home for Veterans in Marquette (241 beds), Eastwood Nursing Center in Negaunee (100 beds) and Norlite Nursing Center in Marquette (99 beds).

There are 24 licensed adult foster care homes and homes for the aged listed within the county designed to provide supervision, personal care, meals, room, laundry and needed transportation to adults in a non-institutional setting. Homes usually provide residence to a maximum of 6 adults; some homes may be larger. Those facilities requiring state licensing are regulated as to the number and type of residents, the services provided, and staffing requirements. If a home is licensed, inspections on the building, safety codes, character of operators and other factors influencing living conditions have been completed.

The Ishpeming Senior High Rise also known as the Pioneer Bluff Apartments, are located at 111 Bluff Street. The building has 88 apartments. There are 12 barrier free units on floors 2-6. Currently, there is a 162 foot wind turbine being constructed on the property to provide power to the building.

5.9 Issues and Opportunities
- The general trend has been to build larger homes, often with multiple levels and on large lots. The number of housing units in the City of Ishpeming has
increased slightly since 1970. Providing infrastructure where feasible is necessary to achieve future development.

- About 35% of the City’s housing units are renter-occupied, higher than the county and the region. Identification of rental units is monitored through a rental inspection program.

- Census data from 2000 demonstrates that the City’s housing stock consisted of 65.4 percent single family homes, while many of the remaining housing units are multi-family. Continuing to provide a diverse and affordable housing stock is a priority for the City.

- **More than 62 percent of the housing units in the City of Ishpeming were constructed before 1939.** Maintaining the aging housing stock within the City is essential to community safety, beautification and growth.

- The number of people living in a household, as well as the age and relationship of those people, all influence the type of housing needed in a community. With the decrease in household size and increase in the number of non-family households, an effort should be made to continue to provide diversified housing options in the City.

- Median housing values in the City have increased dramatically since 1990, while gross rent has also increased, but still remain significantly lower than the State average. Higher rent has a significant impact on lower income households. Rental assistance programs could be pursued to curb the impact of higher housing costs.

- There are no households in the City of Ishpeming that lack complete plumbing or kitchen facilities. Only 1.5 percent of households lack telephone service.

- Utility gas is utilized for heating in over 82% of homes in the City. An expansion of natural gas service could be beneficial to future residential development.

- Housing assistance programs and subsidized housing are available to qualified Ishpeming residents.

- Recent trends indicate that new housing development is occurring on bigger lots wherever available, in order to accommodate larger homes. The zoning ordinance is the chief regulatory tool to guide development. A review and
revision of the City’s zoning ordinance may be beneficial to guide future development.

- A major goal for the Planning Commission is to maintain continued focus on the removal of dilapidated and unsafe buildings.

- The City should pursue MSHDA Rental Rehab opportunities and grants to upgrade rental units when available.

- **Priority issues for the Planning Commission regarding housing include:** old housing, condition of existing rental units, as well as dilapidated and abandoned unsafe housing.

- **Priority issues for the Planning Commission regarding specialized housing include:** senior housing needs and the lack of available assisted living facilities.
Chapter 6.0 Community Facilities and Services

6.1 Introduction

Services and facilities provided by local government are vital elements of a community’s progress and well-being. Services include police and fire protection, water and wastewater systems, street and park maintenance and operations, and solid waste disposal. Community facilities include government buildings, schools, hospitals, marinas, parks, and maintenance and storage facilities. As a part of the Master Plan, Ishpeming’s services and facilities are described and evaluated as to their present condition and adequacy to meet present and future needs of the City. Communities around the Upper Peninsula are facing many economic challenges. Current budget constraints limit numerous City departments; from downtown parking enforcement to library operations. Innovative and responsible spending techniques will be necessary to continue to provide a high level of services with reduced funding.

6.2 City of Ishpeming Organizational Structure

City departments, boards and commissions include: a Planning Commission, Zoning Board of Appeals, Parks and Recreation Commission, Cemetery Board, Library Board, Housing Commission, Act 345 Board, Downtown Development Authority, Commission on Aging, Economic Development Corporation, Wastewater Treatment Board, Water Authority, Compensation Commission and Rental Inspection Board exist as appointive bodies and make recommendations to the City Council and City Manager, but independent of the City Council.

The City currently employs 43 full-time and numerous part-time people. The Parks and Recreation Department and the Department of Public Works are responsible for the maintenance and improvement of over 450 acres of land.

Figure 6-1 shows the City of Ishpeming’s organizational chart.
6.3 City Facilities and Services

City Hall
City Hall is located in historic downtown Ishpeming at 100 East Division Street. City Hall was built in 1891 on the southeast corner of Main and Division Streets. The City Council met in City Hall for the first time in November of 1891 and a dedication of the building was held at that time. Over the years, several structural upgrades were required. In the summer of 2001, City Hall was renovated once again. The exterior of City Hall was remodeled as well as the interior, including a new roof, heating system and multiple upgrades to the building to meet ADA standards.

City Hall houses the offices of the Assessor, City Attorney, City Clerk, City Manager, City Treasurer, Zoning Administrator and Rental Inspector. Monthly City Council meetings are held at the Ishpeming Senior Center due to the building being handicapped accessible. Elections are held at the schools and the Senior Center. Special meetings are held upstairs in the City Hall conference rooms.

Police Department
The Ishpeming Police Department is located at 100 South Lake Street in downtown Ishpeming. The Police Department was originally located in City Hall. The building the Police Department is currently housed in was constructed in 1917 and is shared jointly with the Ishpeming Volunteer Fire Department. There are currently 10 full and part-time officers that provide 24 hour protection. Four patrol cars are used by the department.

All dispatch is handled by the County Dispatch located at the Michigan State Police Post in Negaunee. Ishpeming police officers are not assigned firefighting duties.

Fire Department
The Ishpeming Volunteer Fire Department was organized in March of 1880. Fire protection services are currently provided by a staff of 28 volunteer firefighters and one fire chief that are paid on call. The Fire Department shares the facility at 100 South Lake Street with the Police Department. Ishpeming’s original fire hall was built in 1874 and was located on the west side of First Street. The department moved to the current facility in 1917. The Ishpeming Fire Department utilizes a 1995 Pierce 1250 GPM pumper truck, a 2005 Pierce 1250 GPM pumper truck, 1978 Dodge mini-pumper and a 1982 FMC 1000 GPM pumper truck.

The adequacy of fire protection is evaluated by ISO through the use of the Grading Schedule for Municipal Fire Protection. The schedule provides criteria to be used by insurance grading engineers in classifying the fire defenses and physical conditions of
municipalities. Grading obtained under the schedule is used throughout the United States in establishing base rates for fire insurance. While ISO does not presume to dictate the level of fire protection services that should be provided by a municipality, the findings of its Municipal Survey Office are frequently used by municipal officials in planning improvements to their fire fighting services. The grading is obtained by ISO based upon analysis of fire department equipment, alarm systems, water supply, fire prevention programs, building construction, and distance of potential hazard areas (such as the central business district) from fire station.

The City’s assigned fire insurance rating is a six rating as determined by the Insurance Service Office (ISO) Commercial Risk, Inc. In rating a community, total deficiency points in the areas of evaluation are used to assign a numerical rating of 1 to 10. The best protection is 1 and 10 would be a community that is essentially unprotected. Where a single number is assigned, all properties within the classified area receive that rating. Where more than one classification is indicated, the first number applies to properties located within five (5) road miles of the responding fire department and within 1,000 feet of a fire hydrant. Class 9 applies to properties located within 5 road miles of the responding fire department but over 1,000 feet from a fire hydrant. Class 10 applies to properties located more than 5 miles from the responding fire department.

Mutual aid agreements currently exist between the City of Ishpeming Fire Department and the fire departments of the City of Negaunee and Ishpeming Township. Mutual aid agreements between fire departments provide for cooperation in the use of personnel and fire equipment for the safety, health and welfare of the people of the respective units of government in times of emergency.

Public Works
The Department of Public Works is located at 208 South Lake Street. The Department of Public Works encompasses a wide array of city services which include: streets, water, sewer, recycling, snowplowing, cemetery, parks, equipment maintenance, etc. The Supervisor also provides support to the Cemetery Board and the Parks and Recreation Commission.

A new Department of Public Works facility, where equipment could be stored inside and out of view, would be desirable for the City. There are industrial sites available throughout the City, which may provide a high quality location for a new facility.

Rental Registration Program
The City of Ishpeming employs a part time rental inspector. Landlords are required to register their rental units and the inspector will set up a walk-through appointment.
There is a charge to register each rental unit. If there are code violations in the unit, a citation is issued. Property owners are given the opportunity to make the necessary repairs and once completed a three year certificate of occupancy is issued. Property owners reserve the right to appeal violations to the Rental Inspection Board. The City has instituted the rental inspection program as part of a City-wide effort to rehabilitate and clean up residential rental properties.

**Wastewater Treatment Plant and Sanitary Sewer System**

Wastewater collected from Ishpeming and Ishpeming Township is treated at the facility jointly owned by the City of Ishpeming and Ishpeming Township. The five-member Ishpeming Area Joint Wastewater Board consisting of two members appointed by the City Council, two members appointed by the Ishpeming Township Board, and one member appointed by the Marquette County Health Department; oversee operations of the plant. The Board was formed to address problems faced by the individual wastewater treatment facilities in meeting federal effluent standards. Both communities were under orders from the U.S. Environmental Protection Agency to upgrade the poorly-treated wastewater effluents to federal standards by 1982. An Interlocal Agreement, dated December 10, 1981, created the Ishpeming Area Joint Wastewater Board. The full time Director of the Wastewater Treatment Plant oversees operations and four full-time and one part-time employee.

The wastewater treatment plant, which went on line in April 1986, is owned 67 percent by the City of Ishpeming and 33 percent by Ishpeming Township. In regards to usage, the City utilizes 69 percent and the Township 31 percent. The plant uses an oxidation ditch system, where oxygen and sludge are mixed together to aid the microorganisms in the break down of the wastes. The plant has a rated capacity of 2.35 millions gallons per day, adequate to serve a community with 23,500. Current volume averages about one million gallons per day. The treatment plant is in conformance with state and federal standards. The plant has sufficient capacity to handle future demands that may originate from either the City of Ishpeming or Ishpeming Township. The plant is located in the City of Ishpeming at 700 Sunset Drive.

There are planned upgrades to the wastewater system, including the addition of biocells. A biocell is a walled bunker that is used in a wastewater treatment facility to contain and assist the process of composting organic material. Additional plans include a project in cooperation with the City of Negaunee to allow Negaunee wastewater to be sent via the construction of a sanitary sewer transmission line and other needed improvements from Division Street in Negaunee to the Ishpeming Wastewater Authority plant on Sunset Drive in Ishpeming. Plans for the project are in development.
Residential wastewater users are charged a flat rate per month. The majority of the City is served by the wastewater system, with the exception of about 40 septic systems.

**Public Water Supply**
The City of Ishpeming, along with the City of Negaunee, is served by a municipal water system. The water system is overseen by a joint municipal water authority, with two members from Ishpeming, two members from Negaunee and one member from the county on the Negaunee Ishpeming Water Authority Board. The City utilizes nine wells for water service. There are residents in the southwest portion of the City that use private wells for water. The current water distribution system is in poor condition and is in need of upgrades. There are no future upgrades planned for the water distribution system at this time.

Water storage capacity for the City is 500,000 gallons. The City has three pumping stations for water including the Bluff Street pumping station, Bell Hospital pumping station and the Main pumping station. The water treatment plant is located at 1800 North Road in the City.

Storm sewers in the City direct runoff into the Carp River. There is no pumping system for storm water. There are no planned upgrades to the storm sewer system.

**Parks and Recreation**
Recreational facilities and programs are discussed in detail in Chapter 8 of the Master Plan.

City owned facilities are listed below:

- **City Playground**-located along West Empire Street
- **Al-Quaal**-located along Poplar Street
- **Lake Bancroft Park**-located between Cliff Street and the western shore of Lake Bancroft
- **Marquette Street Playlot**-located south of Business M-28
- **Barnum (7th Addition) Playlot**-located off of Carp Street
- **Lake Angeline Playlot**-located along Lower Pine Street
- **Wabash Heights Playlot**-located along Wabash Street, south of Mather “A” Ballfield
- **Salisbury Playlot**-located west of South Pine Street
- **Palms Area Playlots**-located along Juniper Street
- **Mather “A” Ballfield**-located at inactive Mather “A” Mine site in the northwest portion of the City
- **Holmes Playlot**-located between D Street and E Street off of Washington Street
- **Second Street Playlot**-located on South Second Street, west of East Superior

**Solid Waste Disposal/Recycling**
The City negotiates a yearly contract with a private company for solid waste collection services, currently Waste Management. Solid waste is then transported to the Marquette County Landfill.

The Marquette County Landfill is located on a 210-acre parcel of land in the northwestern corner of Sands Township. The landfill began operations in December of 1989. The landfill accepts both type II (residential/household waste) and Type III waste (demolition debris). The Marquette County Solid Waste Authority, organized in 1987, owns and manages the landfill. The appointed seven-member authority includes: three representatives at large; three members designated by the Marquette City Commission; and one member designated by the Sands Township Supervisor, who serves as the Chair. Waste arriving into the landfill comes from all 22 units of government in the county.

Curbside recycling services are provided by the City of Ishpeming. Plastic, glass, paper, cardboard and metal recyclables are picked up and taken to the City’s recycling center located on Sunset Drive. Recyclables can be dropped off at the recycling center as well. There is also a compost site located at the recycling center.

**Ishpeming Cemetery**
The Ishpeming Cemetery is located on North Second Street and is owned and maintained by the City. The City Cemetery is maintained by the DPW Supervisor. A five member cemetery advisory board appointed by the City Council has perpetual care of the cemetery. The cemetery handles Ishpeming Township, Tilden Township and portions of Ely Township as well as the City of Ishpeming. There is also a columbarium. The Cemetery has three buildings which serve as an office, storage, garage and chapel.

**Ishpeming Industrial Park**
The Ishpeming Industrial Park is a 40-acre site strategically located for rail and road transportation. The Ishpeming Industrial Park is located just west of Washington Street and bordered on the south by M-28; Industrial Way is the road running through the industrial park. There is a church owned property located within the industrial park and the church utilizes all vacant property in the park. Businesses located in the industrial park include:
- Marqtran Bus Garage
- K & B Auto
There are several lots zoned industrial along Lakeshore Drive and an additional 12-acre site in Ishpeming is zoned commercial/industrial.

**Education**

Ishpeming is served by three public schools, Ishpeming High School, C.L. Phelps Middle School and Birchview Elementary. District enrollment for the 2008-2009 school year numbered 889 students.

- **Ishpeming High School** is located at 319 East Division Street in Ishpeming and has 256 students. The high school offers classes in the following departments to 9-12th graders: art and design (visual arts), business services and technology curriculum, foreign language, health and physical education, home economics, industrial technology language arts, mathematics, music, science, social studies, virtual high school. MEAP scores are consistently high for the school district and Ishpeming schools have produced many distinguished graduates.

  The high school also offers Student Organizations such as French Club, Forensics, German Club, Great Books, Health Occupations Students of America (HOSA), Hematites in Harmony, High School Bowl, Key Club, National Honor Society, S.A.D.D., Spanish Club, Student Council, Yearbook and Youth in Government.

  The Ishpeming Hematites (the athletic teams for the high school) also offer competitive athletic programs, including: basketball, bowling, cheerleading, cross country, dance, football, golf, gymnastics, hockey, swimming, tennis, track and field, volleyball and wrestling.

- **Central Elementary** is located within Ishpeming High School and is home to grades K-4.

  The **W.C. Peterson Auditorium** is located within the Ishpeming High School and opened in 1931. The auditorium is 1,134 seats and is the largest of its kind in the
region. Through the efforts of a community/alumni fund drive, the facility received a $160,000 renovation in 1988. The refurbished hall has seen performances by such distinguished groups as the Vienna Boys Choir and the Taiwan Acrobatic Troupe. The Auditorium serves as a cultural center and a source of pride for citizens of the area and alumni of the school.

- **C.L. Phelps Middle School** is located at 700 East North Street in Ishpeming and houses grades 5-8, enrollment is at 273 students. C.L. Phelps Middle School offers students classes in language arts, mathematics, science, social studies, home economics, health, physical education, art, and multimedia. Students also have the opportunity to join organizations such as Builder's Club, Yearbook, or Student Council. C.L. Phelps Middle School also offers athletics for seventh and eight grades. These sports consist of basketball, cheerleading, and track. Student Athletes in C.L Phelps are known as the Panthers.

- **Birchview Elementary** is located at 663 Poplar Street in Ishpeming and houses Pre-Kindergarten through 4th grades with an enrollment of 360 students. Birchview offers elementary students a comprehensive elementary curriculum. Students also have the opportunity to engage in special events like Young Authors, Safety Programs, the Moosewood Nature Center and the Liberty Children's Art Program. Some students also have access to Title I programs to help children overcome obstacles in learning.

- **North Star High School/Polaris Middle School** is located at 3030 Wright Street in Marquette. North Star Academy (NSA) was established as an alternative high school in 1994 and became a Public School Academy, chartered by Northern Michigan University in 1997. Today NSA serves students of all academic abilities in grades 6-12. North Star Academy is a member of the Coalition of Essential Schools (CES), a growing network of over 1,200 schools and 20 regional support centers that promotes higher student achievement and develops more nurturing and humane school communities.

**Bell Hospital**
The original Bell Memorial Hospital was built in 1918 and located in downtown Ishpeming. The former Bell Memorial Hospital facility has been sold to a private investor. In September 2008, the new Bell Hospital celebrated its grand opening. The new 25 bed facility is located on 35 acres at 901 Lakeshore Drive in Ishpeming and is 102,427 square feet with a 44,244 square foot medical office building. Bell Hospital has over 90 physicians on its active and consulting medical staff, with additional offices in several locations. The 130,000 square foot building is divided into two sections. The
clinic features an eye care center, an in-house pharmacy and a gym, among other services, while the hospital is designed with small waiting rooms for each department and all individual patient rooms.

In January 2009, Bell opened the Cliffs Health Center. The new clinic provides access to physicians dedicated exclusively to Cliff Natural Resources employees and their families covered by Cliffs benefits plans. The center will provide risk appraisals, wellness programs, and disease management, as well as an on-site laboratory, pharmacy and fitness center.

The hospital offers a full range of services, including: x-ray, mammography, ultrasound, laboratory, respiratory therapy, and nuclear medicine, plus general/ambulatory surgical units, a coronary care unit, and obstetrics with private birthing suites. The surgical center performs procedures on a daily basis, from colonoscopies, hysterectomies, gall bladder, total knee and hip replacements, plus arthroscopies, carpal tunnel, cataracts, endoscopies, hernias, tonsils, and vascular. Bell also offers rehabilitation services, including physical occupational therapy and speech therapy, with our newest addition being our Sports Health Department.

Bell Behavioral Services, a department of Bell Hospital, also provides adult, child, and adolescent therapy services, plus substance abuse counseling and psychological assessment. Bell Behavioral is located at the Bell Medical Tobin Center, 97 South 4th Street in Ishpeming. Ambulance service in Ishpeming and the surrounding area is also provided by Bell.

Library
Library materials and services are available at the Ishpeming Carnegie Public Library at 317 North Main Street in Ishpeming. The library opened April 2, 1904 and serves the City and also serves the outlying Townships of Ishpeming, Ely, Humboldt, Champion and Tilden. The Carnegie Library is governed by a board. There are about 65,000 titles available for circulation at the library. The library also includes a children’s library as well as a teen library.

Support of the library is through funding from the City of Ishpeming’s general fund, penal fines and state aid and augmented by contractual arrangements with the Townships. The contract specifies an annual allocation as well as assigning the penal fines and state aid from the Department of History, Arts and Library to the Ishpeming Library. The Friends of the Library group is active in fund raising for the library and presents many special programs of cultural interest. The City of Ishpeming is actively engaged in pursuing the establishment of a district library which may potentially benefit
the following communities: Negaunee Township, Ishpeming Township, Ely Township, Tilden Township, Humboldt Township and Michigamme Township.

**Zoning Administration**
The City’s Zoning Ordinance is administered by the City Zoning Administrator. Among its duties, the Planning Commission is responsible for issuance of Conditional Use Permits, review of Planned Unit Developments, and review/recommendation concerning amendments to the zoning ordinance. Building permits are obtained through the Marquette County Resource Department.

### 6.4 Additional Public Facilities and Services

**Ishpeming Senior Center**
The Ishpeming Senior Center is located at 320 South Pine Street. The building is owned by the City and the center is run by the Commission on Aging. Services to seniors are funded largely by the State of Michigan and Marquette County.

**Marquette County Road Commission**
The Marquette County Road Commission (MCRC) is responsible for maintaining state, county and local roads in Marquette County. The MCRC serves and maintains approximately 1,482 miles of roads. The MCRC is comprised of approximately 75 employees including administration and engineering staff, drivers, equipment operators and mechanics. Winter maintenance (plowing, sanding, salting) in addition to road construction, street paving, controlling vegetation, and roadside ditch maintenance are the responsibility of the MCRC. MCRC Board meetings are held at the Road Commission office at 1610 North 2nd Street in Ishpeming.

**Marquette County Health Department**
The Marquette County Health Department (MCHD) is located at 184 US-41 East in Negaunee. The mission of the MCHD is to serve people by assessing, promoting and assuring health within our community. Their vision is healthy choices for a healthy community. The MCHD strives to: assure the quality and accessibility of health services, prevent epidemics and the spread of disease, promote safe and healthy behaviors and protect against environmental hazards. The MCHD offers a wide array of services including but not limited to: adolescent health promotions, breast and cervical cancer screening, cholesterol screening, communicable disease control, family planning, food service sanitation, general environmental health, immunizations, senior health screening, smoking cessation and well care, inspections and installations.
Marquette County Sheriff’s Department
The Marquette County Sheriff’s Department operates out of the Marquette County Sheriff’s Department and Jail, located immediately adjacent to the Marquette County Courthouse in Marquette. The department is staffed by 70 full and part-time employees, including 26 road patrol officers, 26 corrections officers, detectives, an under sheriff, a sheriff, and support staff.

Its functions include road patrol, investigative, civil process, marine/snowmobile/or patrol, search and rescue, management of the 80-bed Marquette County Jail, and assistance with court activities (bailiff/transport/security). The Sheriff’s Department participates in the Upper Peninsula Substance Enforcement Team.

Michigan State Police
The Michigan State Police Post is located in Negaunee Township on M-28/US-41. There are currently 21 officers assigned to the post: nine officers, two lieutenants, six sergeants, two detective sergeants, one special sergeant (Fire Marshall) and one motor carrier officer. The troopers respond to incidents throughout Marquette County, as requested by Central Dispatch. All of the officers are authorized to enforce the state and local laws and ordinances. The motor carrier officer enforces the state’s commercial vehicle code and the Fire Marshall investigates fire within the area.

Enhanced 911 System
Emergency services in Marquette County including fire, police and ambulance services, are dispatched by the Marquette County Central Dispatch using an enhanced 911 system. The enhanced 911 service identifies the address from which an emergency call is made on the dispatch screen. This feature makes it easier for emergency personnel to locate a site if a caller is unable to provide directions. Central Dispatch is located within the Negaunee State Police Post.

Marquette County Emergency Services
This office is responsible for multi-hazard mitigation planning, protection of public health and safety, preservation of essential services, prevention of property damage, preservation of the local economic base, and response to community disasters. A full-time director reports directly to the county board.

Marquette General Hospital
Marquette General Hospital, the Upper Peninsula’s regional medical center, is located in the City of Marquette. The 352-bed specialty care hospital provides care in 54 specialties and subspecialties and 24-hour emergency services. Marquette General houses the Upper Michigan Heart Institute; the Upper Michigan Centers for
Neuroscience, Rehabilitation and Cancer Treatment; and Upper Michigan Behavioral Health Service. The Family Practice Residency Program serves as a teaching facility affiliated with Michigan State University. The medical staff of more than 200 doctors work with the about 2,700 employees providing care to approximately 11,000 inpatients and 350,000 outpatients per year.

**Sawyer International Airport**
The Marquette County Airport operations moved from their location on M-28 in Negaunee Township to the former K.I. Sawyer Air Force Base in September 1999. The new location has added considerable time and distance to Ishpeming residents wishing to use the facility. It is one of seven airports in the U.P. that provide local commuter and corporate charter service. The airport is served by Mesaba Airlines/The Delta Connection to Detroit and Minneapolis and American Eagle Airlines to Chicago via Milwaukee. Sawyer is home to the longest runway in the State of Michigan at 12,370 feet in length.

**Marquette Area Regional Educational Service Agency**
Technical education, early childhood education, special education, and general services are provided by the Marquette Area Regional Educational Service Agency, formerly the Marquette County Intermediate School District. Administrative offices and instructional facilities are located in the city of Marquette. The MARESA is a consortium of the public schools in Marquette County. Beyond direct and support services to students, the agency offers support services to teachers and administrators in areas such as professional development and regulatory compliance.

**Marq-Tran**
Marquette County Transit Authority (MARQ-TRAN) was created in 1985 through the consolidation of three public transit systems within Marquette County. MARQ-TRAN currently makes transit services available to all Marquette County citizens and operates both fixed-route and demand-response service to meet the public demand. MARQ-TRAN offers limited services on Sundays and holidays (one fixed route - Marquette to Ishpeming); and also door-to-door service only in the greater Marquette and Ishpeming-Negaunee areas. MARQTRAN operates 365 days per year and serves as the Indian Trails ticket agent and tickets are available at MARQ-TRAN's new facility at 1325 Commerce Drive in Marquette.

**Northern Michigan University**
Northern Michigan University, located in the City of Marquette, offers more than 180 programs in 32 different departments with credentialing that ranges from certificates and associate degrees to masters degrees. The physical campus includes 56 buildings
on a campus of 336 acres. A 350-member faculty teaches the enrollment of approximately 8,700 students.

**Cable Television Service**
Cable television service is currently available through Charter Communications for the City. In addition, high-speed Internet service is available through the cable system.

**Electrical Service**
Electrical service in Ishpeming is provided by the Upper Peninsula Power Company. The distribution system (poles, lines, etc.) is owned and maintained by UPPCO.

**Natural Gas Service**
SEMCO Energies provides natural gas service to Marquette County. A natural gas distribution network makes gas available throughout the Ishpeming area.

**Postal Service**
The Ishpeming post office is located at 211 North Second Street. Mail is processed through the United States Postal Service Regional Distribution Center in Kingsford.

**Telephone Service**
Local telephone service in Ishpeming is provided by AT&T and Charter Communications. Long distance service can be obtained from several carriers that serve the area. Cellular service is also available through several providers.

**MDOT Carpool Rideshare Lots**
There are two MDOT carpool rideshare lots in Ishpeming. A carpool lot is located at the Ishpeming Senior Center, 320 Pine Street. The second carpool lot is located off of US-41 about 1,000 feet before Cooper Lake Road on the west side of Ishpeming (when coming from the north).

### 6.5 Issues and Opportunities

- **Current budget constraints require innovative and responsible spending.**
- **City Hall was recently upgraded, but monthly City Council meetings are held at the Ishpeming Senior Center due to that buildings’ handicapped accessibility.**
- **The public works building is very outdated and is in need of replacement or upgrades. There are various industrial sites throughout the City that may provide an appropriate location for a new facility.**
- Ishpeming currently shares the wastewater treatment plant with Ishpeming Township. Plans are being developed to allow the City of Negaunee’s wastewater to be sent via the construction of a sanitary sewer transmission line and other needed improvements from Division Street in Negaunee to the Ishpeming Wastewater Authority plant.

- **Ishpeming’s water distribution system is shared jointly with the City of Negaunee and is in need of upgrades.**

- The Ishpeming Industrial Park’s available land is filled to capacity. Any vacant land in the park is utilized by a church. There is additional vacant land for industrial uses available in the City.

- The City is fortunate to have a successful school system that continuously obtains excellent MEAP scores and provides area students with a variety of educational and recreational opportunities.

- In September 2008, Bell Hospital opened a new facility in Ishpeming providing a wide range of services and quality care. The former Bell Memorial Hospital building has been sold to a private developer.

- The City of Ishpeming is actively engaged in pursuing the establishment of a district library which may potentially benefit numerous surrounding communities.
Chapter 7.0 Land Use

7.1 Land Use Patterns
Patterns of land use evolved from economic necessity. The economy was firmly linked to trade routes that followed natural features such as lakes and streams. The general historic land use patterns which are common to the Upper Peninsula are reflected in the land use patterns that have developed in the Ishpeming area. Settlements were established at, or close by, active points of commercial activity, namely mining activity. Ishpeming is an example of a community that was developed near mining activities. Mining remains a considerable influence on the City of Ishpeming today.

Natural features and cultural influences were also important determinants of how land was used. Rugged terrain and swampland, for instance, were not inviting for the establishment of settlements. Cultural influences are reflected in the types of buildings constructed, local commercial practices and community traditions and activities.

7.2 Factors Affecting Land Use
Land use is never a static process; change is always occurring. Decisions affecting land use can come from a variety of sources. Changes in land use have been the result of various decisions made by individuals, families, businesses, or governmental and public agencies. It is important to note, however, that land use changes cannot be attributed to a single set of decisions made by one group or individual. Rather it is a combination of decisions made by a number of individuals, organizations or public agencies.

Location tends to be the most important factor for home buyers and commercial interests. The availability of public and private services, accessibility, existing conditions of the area, and price are other important considerations. Speculators may purchase, hold or sell property based on an anticipated future profit. Land developers, too, attempt to anticipate market conditions, i.e., supply and demand for housing, goods and services, or industrial needs. They strive to accurately assess the type, scope, and optimum time of development that will produce a profitable outcome.

Owners of business and industrial concerns decide to start, expand, or close their operations based on economic probability. Many factors may be considered in determining economic feasibility including supply and demand for the goods or services produced, cost and quality of transportation, and site availability. Local decisions have a bearing on these factors.

Generally, the immediate self-interest of the individual or organization making a land use decision supersedes what impact the use may have on the surrounding lands.
Decisions determined in this fashion can potentially result in incongruous or incompatible development since the community’s overall pattern of development is not necessarily among the factors considered. Laws and regulations have been enacted giving local units of government the means to deal with land use issues. These legal tools allow federal, state and local governments to address the overall compatibility and appropriateness of development and land use.

Federal legislative actions have created a number of loans and grant programs for community facilities, water and wastewater systems, housing, economic development, and planning. Drinking water standards, air quality and many other environmental factors are addressed in federal regulations. These laws, regulations and programs do have direct and indirect effects on land use and development. For example, an indirect effect may result if a community that lacks sufficient sewage disposal capacity to serve industrial uses may be able to obtain federal funding to assist with expansion of its sewer treatment facility, which in turn, may lead to industrial development.

The traditional role of the state has been limited to providing the enabling legislation for local units of government to regulate growth and development through planning and zoning. The State of Michigan does, however, regulate land use and development in regions of environmental concern including wetlands, floodplains and coastal areas. This can have a direct effect on local land use. The state also enforces standards for municipal water systems and wastewater systems that are at least as strict as federal standards. A community’s ability to provide water and wastewater treatment systems is directly affected by these regulatory standards.

Local governments can exert the most effective influence on land use changes through zoning ordinances, subdivision regulations, building codes, and public investment in roads, water and sewer systems, parks, etc. Local planning efforts that seek to define the most desirable and appropriate uses for the various parts of a community, and anticipate and prepare for growth, can serve to guide future land use decision-making. The City utilizes a zoning ordinance to regulate land use.

Other factors affecting land use include the existing transportation system, taxation, land values, natural features, changing technology, and market conditions. Changes in lifestyles, family size, shopping preferences, and customer attitudes also affect land use decisions. Mobility is greater than at any previous time, families are smaller, and life expectancies have increased. These changes are reflected in employment patterns and housing and shopping preferences. From a land use standpoint, some pertinent issues are the preferences for larger homes situated on larger parcels, the apparent willingness to endure longer commuting distances to work, and the growing market for housing.
specifically designed for elderly residents - particularly those residing for only part of the year.

The transportation system that serves a community determines how quickly and easily raw materials and finished goods can be received and shipped. It also is directly related to product cost, a crucial factor for business. The expanding network of roadways in the U.S., together with the proliferation of private automobiles, has enabled residents of rural areas to commute to larger communities for employment and shopping, and has increased the accessibility of many areas to tourists. This increased mobility has, in many cases, facilitated development of strip commercial areas, large shopping malls, and suburban residential development. Referred to as “urban sprawl,” such development frequently converts open space and agricultural land to more intensive uses.

Taxation and land values play a part in many land use decisions. Families may move from urban areas because they feel they are willing to trade off lower taxes and/or user fees for the lack of municipal services and increased distance from employment, shopping, and schools. Land values in rural areas may also be lower, thus more attractive to residents. Commercial and industrial enterprises are generally less willing to forego municipal services such as water and sewer. They are also more likely to locate in areas of concentrations of population rather than in very rural areas. Tax rates and land values are important considerations for businesses as well.

Changing technology, including computer networking, cellular telephones, facsimile machines, voice mail, teleconferencing, video conferencing, and electronic mail provide businesses with location options that were previously not practical. Often, the quality of life associated with these rural locations is an additional attraction.

### 7.3 Water Features
Land use is also affected by area water features. Many lakes and rivers are used for recreational purposes as well as for residential and commercial uses and development. The City of Ishpeming boasts numerous lakes including Lake Sally, Lake Ogden, Lake Angeline, Cedar Lake, Miller Lake, Lake Bacon, Little Lake, Baby Lake, Minnie Lake, Gunpowder Lake, Grass Lake, Teal Lake and Lake Bancroft. Many of Ishpeming’s lakes were created as the result of past mining operations. Gas motors are not permitted on any lake in the City of Ishpeming. Carp Creek and Partridge Creek also run through Ishpeming.

Lake Bancroft, Lake Angeline and Lake Bacon have residential development around them, due to the availability of adjacent land for development. Portions of Lake
Angeline are privately owned, preventing further residential development at this time. Lake Angeline and Lake Bacon have areas of difficult terrain preventing further residential development.

Many of Ishpeming’s lakes are used for recreational purposes. Lake Angeline is somewhat difficult to get to at this time but the City is currently pursuing obtaining public access to the lake. Lake Angeline is considered a good fishing lake. Cedar Lake is used for swimming. Mineral rights to all of the City’s southern lakes are retained by CCI.

### 7.4 Current Land Use Inventory

Land cover is the natural landscape recorded as surface components: forest, water, wetlands, urban, etc. Land cover can be documented by analyzing spectral signatures of satellite and aerial imagery. Map 7-1 presents an orthophoto, or aerial photo of Ishpeming, providing an accurate representation of the earth’s surface. Map 7-2 illustrates updated land cover based on an interpretation National Oceanic and Atmospheric Administration (NOAA) data.

Land use for the City of Ishpeming has been determined utilizing the City’s Zoning Districts, providing an up to date description of current land use in the City. Land use is the documentation of human uses of the landscape: residential, commercial, agricultural, etc. Land use can be inferred but not explicitly derived from satellite and aerial imagery. There is no spectral basis for land use determination in satellite imagery. The districts and approximate acreage are described in Table 7-1 below. Map 7-3 illustrates current land use.

**Single Family Residential:** Single family residential areas are set up for the establishment and preservation of quiet neighborhoods of detached single family dwellings with a low to medium density. The City has approximately 589 acres of land designated for single family residential use, accounting for 9.9 percent of the City’s total acreage.

**General Residential:** General residential areas are created for the establishment and preservation of medium density residential neighborhoods. The City has approximately 815 acres of land designated for general residential use, accounting for 13.7 percent of the City’s total acreage.

**Multiple Residential:** Multiple residential areas are established for high density residential neighborhoods. The City has approximately 102 acres of land designated for multiple residential uses, accounting for 1.7 percent of the City’s total acreage.
Neighborhood Commercial: Neighborhood commercial areas are intended to encompass businesses which cater to the retail and service needs of the surrounding neighborhoods, but which do not require large areas of land. The City has approximately 19 acres of land designated for neighborhood commercial uses, accounting for 0.3 percent of the City’s total acreage.

General Commercial: General commercial areas are designed to establish and preserve a general commercial business district containing uses which include the retail sale or combination retail/wholesale of commodities catering to the whole community and/or the need of highway tourist traffic. The City has approximately 478 acres of land designated for general commercial usage, accounting for 8.0 percent of the City’s total acreage.

Central Business: Central business areas are established to provide flexible regulations that apply to businesses located in the core area of the City, where intensive commercial development occurs. The City has designated approximately 30 acres of land for the central business district, accounting for 0.5 percent of the City’s total acreage.

Industrial: Industrial areas are established to preserve a zone for industrial and related uses to serve the general industrial needs of the community provided that the industry will be isolated from other types of land uses and does not cause undesirable emissions and/or offensive odors. The City has designated approximately 435 acres of land for industrial use, accounting for 7.3 percent of the City’s total acreage.

Deferred Development: Deferred development areas are established to set aside larger undeveloped parcels of the City for future development purposes, by limiting unplanned development which tends to divide the areas into smaller, more difficult to develop parcels. Development is also delayed until utilities and services can be provided to the area. The City has designated approximately 824 acres of land for deferred development, accounting for 13.9 percent of the City’s total acreage.

Mining District: Mining areas are designed to establish and preserve tracts of mineral lands within the City which have a potential for developing into mining projects. The City has designated approximately 2,652 acres of land for potential mining, accounting for 44.6 percent of the City’s total acreage.
### Table 7-1
Current Use Inventory, City of Ishpeming

<table>
<thead>
<tr>
<th>Category</th>
<th>City of Ishpeming Acreage</th>
<th>Percentage of Total Acreage</th>
</tr>
</thead>
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<tr>
<td>Single Family Residential</td>
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<td>9.9</td>
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<tr>
<td>General Residential</td>
<td>815</td>
<td>13.7</td>
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<tr>
<td>Multiple Residential</td>
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<td>1.7</td>
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<tr>
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<td>7.3</td>
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<tr>
<td>Deferred Development</td>
<td>824</td>
<td>13.9</td>
</tr>
<tr>
<td>Mining District</td>
<td>2,652</td>
<td>44.6</td>
</tr>
<tr>
<td>Total</td>
<td>5,944</td>
<td>100.0</td>
</tr>
</tbody>
</table>


#### 7.5 Residential Land Use

Residential land use includes single family homes, multi-family homes and mobile homes, in a low to medium density pattern. Following 1986, large parcels of land, owned by mining interests, were sold. Many of the parcels were sold off in sizeable tracts of land and largely sold to developers. These land areas have made large tracts of land available for residential as well as commercial development. There are approximately 2,800 residential parcels currently identified in Ishpeming. In the City, single family residential use is concentrated:

- North side of US-41, from Deer Lake Road south and east to Mather Avenue and Walnut Street abutting the highway; Palms Brook Addition
- North of US-41 is an area of single family residential use east of Cooper Lake Road and north and south of Highland Drive; Cliffs Eighth Addition
- The area along Wabash Street and 9th Street is also designated for single family residential homes; Wabash Heights
- The south western segment of the City is also single family residential, from just south of Business M-28 to Saginaw Street, west of the railroad tracks; Suncliff #1
- Ishpeming Hills subdivision has also been developed one ½ mile from the Country Village and has been designated as a Neighborhood Enterprise Zone. The subdivision utilizes City water services, natural gas, septic systems, as well as buried electricity, cable and telephone lines to avoid visible utility boxes and cables
General residential land use consists of medium density residential neighborhoods. General residential land makes up the majority of land allotted for residential use in the City (54.1 percent). General residential land is located in the following areas of Ishpeming:

- North of the downtown area, from Hematite Drive in the south, north to Lake Bacon, east to Malton Road and the district stretches west across the City to Lake Bancroft and the land surrounding the lake
- East of the downtown from East Ridge Street south to East Pearl east to 7th Street
- A large area of general residential use exists from Marquette Street west to South Pine Street north and south of Business M-28
- East and West of South Pine Street from West Bluff Street south to Lower Pine Street
- South Pine Street east to Salisbury Street
- West of Washington Street from C Street (in the north) to the railroad tracks south of Winthrop Street (in the south)

Multifamily residential land has been established for high density residential areas. Multifamily residential units in the City may be in need of expansion. These areas include:

- Canda Manor Apartments at 711 West Empire
- Woodcliff Apartments at 708 West Empire
- Noe Way north to West Superior Street-duplex, triplex, four-plex
- Pioneer Bluff Apartments at 111 Bluff Street
- Town Square Apartments at 429 North 7th Street
- Mid Town Apartments at 2nd Street and Division Street
- West of Washington Street between Cedar Street and Greenwood Street
- Area surrounding River Ridge Drive west of Adams Street

Residential living preferences changed significantly after World War II and accelerated in the 1970s. During World War I, the Depression and World War II, new housing starts dropped to near zero. After World War II however, the surge in housing construction was unprecedented. The widespread development of suburban housing that got under way in 1946 was inspired by the typical American pattern of rural settlement, where each farmhouse stands alone on its own ground, often out of sight of any neighbors. The typical suburb consists almost entirely of single-family detached homes surrounded by their own lawns, gardens, sheds and centered on lots that provide at least minimum separation from neighbors, even in low income and middle income districts.
Average new homes built within the last decade typically have two or more stories, three bedrooms, two and a half baths, central heating and air conditioning and a garage. These homes are 46 percent larger than those homes built in the mid 1970s. Low density settlements prevail in the surrounding Townships. As shown in Chapter 5, Table 5-15, the City issued 41 building permits in 2008. Total construction costs for all building permits issued in the City totals over $1,144,712.00 in 2008. The Ishpeming City Council approved an addition to the Ishpeming Hills subdivision in spring 2009. The expansion may add about 20 lots to the neighborhood. A condominium project was developed along Hematite Drive by a local entrepreneur. Another local entrepreneur has proposed an additional condominium development on Hematite Drive, east of Lakeshore Drive.

As discussed briefly in Chapter 4, the City of Ishpeming has created a Neighborhood Enterprise Zone (NEZ) under Public Act 147 or 1992. The purpose of establishing NEZ’s is to promote home ownership and investment in areas where the greatest impact could occur and where such improvements may trigger additional investment in adjacent neighborhoods. The benefit of the NEZ program to property owners in these areas results in lower property taxes. NEZ property tax abatements are available for rehabilitation of an existing property and new construction.

The legislation allows a community to reduce the taxes on property for 12 years in designated areas to promote the revitalization of those neighborhoods. Developers and owners must first seek approval for the NEZ benefits before starting a project. There are two different types of projects that can be undertaken in an NEZ:

- A rehabilitated facility is defined as an existing structure or a portion of an existing structure with a current true cash value of $80,000 or less per unit that has or will have as its primary purpose residential housing consisting of 1–8 units.
- A new facility is defined as a new structure or portion of a new structure that has as its primary purpose residential housing consisting of one or two units, one of which will be owner occupied as a principal residence. This definition includes a new individual condominium unit, in a structure with one or more condominium units, that has as its primary purpose residential housing which will be owner-occupied as a principal residence. This definition does not include apartments.

NEZ’s also promote neighborhood revitalization and encourage owner occupied housing and new investment by lowering property taxes. The City of Ishpeming has designated several areas as NEZ’s.
7.6 Commercial Land Use

The majority of commercial development in the City is concentrated in two areas; the Country Village and the Central Business District (downtown). These areas are also compatible with residential uses.

Ishpeming’s downtown served as a regional hub for the western portion of Marquette County and the eastern end of Baraga County until the 1970s. The central business district in the City is the downtown area (see Map 7-3). The downtown is located north of West Division Street (Business M-28). Ishpeming’s downtown area is very unique in that it is located off of the main thoroughfare through town (US-41). Attracting businesses to locate in the downtown area in the City is a necessity for renewal. There are buildings available for commercial use and several buildings currently in use are undergoing renovations to revitalize the downtown. The downtown area is in a process of reinventing itself, catering to residents and tourists alike, but the area is not likely to become the regional hub it once was. The area offers mixed use developments, with many rentals available above commercial enterprises for residents. The Midtown Apartments are also located in the downtown area.

A sales agreement was reached for the former Bell Hospital building in downtown Ishpeming in spring 2009. The City of Ishpeming has agreed to place the property under the Obsolete Property Rehabilitation Act (OPRA), which calls for a 12-year freeze of the building’s assessed value, providing the facility’s owner with significant property tax savings. The building’s new owner is currently exploring leasing options for interested parties. The sale of the former Bell Hospital avoids demolishing the building and allows for reuse as an alternative.

Ishpeming has experienced difficulties with small local businesses that cannot compete with the larger box stores that have been developed along the US-41 corridor. Widespread use of the internet and online auction sites such as eBay, have also impaired small businesses. The opportunity for high tech businesses exists within the Ishpeming area.

General commercial areas are located all along the US-41 corridor through the City. The main commercial zone along US-41 is the Country Village. The Country Village offers several options for lodging, dining, entertainment, conference center, camp grounds and many retail options. General retail areas also follow along Lake Shore Drive into the downtown and areas just east of the downtown. There is potential for growth within the general retail districts. The Country Village was one of the large land areas sold off by mining interests and has seen considerable development and provides much needed tax revenue.
Neighborhood commercial areas were intended to encompass businesses which cater to the retail and service needs of the surrounding neighborhoods, but which do not require large areas of land. These areas are generally utilized for what can be termed “mom and pop stores.” One neighborhood commercial area is located along Greenwood Street from Steel Street to east of Sunset Drive. The second area is found west of South Pine Street near Angeline Street. This area could be rezoned to General Residential. A third area is along 3rd Street containing a grocery store. Neighborhood commercial areas could be phased out over time and replaced with a mixed-use development district or a Planned Unit Development.

### 7.7 Industrial Land Use

Industrial land is intended to preserve land for industrial and related uses, isolated from other types of land uses. There are several areas of land reserved for industrial use in the City, including an industrial park. These areas include:

- West of Lake Shore Drive, south to Excelsior Street; no longer maintains railroad access
- The industrial park occupies approximately 40 acres of land west of Washington Street, bordered on the South by M-28; Industrial Way runs through the park; no rail access in industrial park
- East of Lake Bacon, North of 9th Street-Malton Electric
- North of East Division Street (M-28), along Partridge Creek
- South of East Division Street (M-28) from South 2nd Street to Jasper Street
- North of East Division Street (M-28) from South 7th Street east (the Brownstone Area)
- Howard Oil property located along M-28 (City owned property that is currently used to house the Moose Country Snowmobile Club’s groomer; may be looking to rezone to Residential or Commercial)
- Malton Electric property

### 7.8 Deferred Development

Deferred development land sets aside larger undeveloped parcels for future development purposes. The district limits unplanned development and intends to delay development until utilities and services can be provided to the area. Nearly 14 percent of the City’s land area is designated as deferred development. These areas include:

- The far northeast corner of the City, to the City limits
- South of US-41, north of Carp Creek, west of and along the railroad
- South of the railroad tracks adjacent to US-41, northeast of Lake Shore Drive continuing east to include the land encompassing the Lake Bacon area, continuing northeast to the City limit
South of Wabash Street, east of 8th Street, south east to M-28; including a small parcel east of Partridge Creek (north of M-28)

South west corner of the City; south of Winthrop, east of the railroad tracks south to Saginaw Street and south/west of Saginaw Street/Pine Street intersection to the City limits

The Planning Commission recommends rezoning various areas of deferred development land as development opportunities present themselves.

### 7.9 Mining District

Just over 44 percent of the City’s land area is designated as mining district, the majority of which generally serves as a buffer area between mining and the City. The mining district that encompasses the north east corner of the City is fenced mine property. The south east portion of the City is the buffer area between the Tilden Mine and the City; the mine owns the property and the land is currently vacant. There is potential for future mining development. Other types of land use development should be considered as well.

- **Brownstone Development**
  The Brownstone Development is located on the northeast corner of Business M-28 and 7th Street. The land is the site of a former Cliffs Natural Resources (formerly Cleveland Cliffs Iron Company) industrial site. The Brownstone Development consists of approximately 45.6 acres. The City has several parcels available for leasing opportunities. Bell Forest Products is located in the Brownstone Development and school buses for the Ishpeming School District are housed in one of the buildings. Any potential development must be industrial in nature. Development of the site may be limited due to the property’s brownfield status.

- **Cliffs Land Purchase**
  In March of 2003, the City of Ishpeming purchased several significant parcels of land situated within the City limits. The land was purchased from Cliffs Natural Resources. The land sale consists of approximately 720 acres with parcels of various sizes. The land is located in parts of Sections 2, 3, 10 and 11, T47N, R27W (see Map 5-3).

  The largest contiguous area (approximately 600 acres) is located immediately east of the City in Sections 2 and 11 and is bounded on the north by the LS & I Railroad Right-of-Way line, on the south by Division Street, on the west by existing residential development and on the east by the eastern City limits. A report prepared for the Planning Commission and Downtown Development Authority by ECI, in 2006, discusses potential development plan options. The large parcel is unique, due to its adjacent...
location to existing development within the City as well as being located within the City limits.

The report notes that there are several man-made features that may limit the development potential of the site including: past underground mining activities, parcel exceptions, leases, existing infrastructure locations, access road connection points, a landfill site, power lines, motorized and non-motorized trails, existing land use, existing zoning districts and the Brownstone Development Area (located in the southwest corner of the Cliffs Land Purchase Area). The Mather “A” mining site is located within the site as well.

The Planning Commission recommends discussion of development possibilities for the Cliffs Land Purchase:
- PUD
- Residential-Recreation
- Other

The majority of the parcel is currently zoned MI-Mining and DD-Deferred Development, with the exception of several parcels zoned I-Industrial. The on-site zoning may need to be revised based on development plans. Rezoning would not be necessary, should the City pursue a Planned Unit Development option.

Issues that may come to the forefront during discussion include the potential high cost of accessibility to the parcels and the limited availability of funding for development. Extending New York Street where it dead ends west to 7th Street may be a viable option to overcome accessibility issues.

**7.10 Contaminated Sites**

The Michigan Department of Environmental Quality (MDEQ) maintains a listing of sites identified as containing contaminants. Environmental contamination means the release of a hazardous substance, or the potential release of a discarded hazardous substance, in a quantity which is or may become injurious to the environment, public health, safety or welfare.

The presence of hazardous substances at these sites may restrict future development. Sites of environmental contamination in the City of Ishpeming are listed in Table 7-4 below. The Site Assessment Model (SAM) scores are based on a numeric scale reflecting the degree of contamination in ascending order from 0 to 48.
### Table 7-4
Sites of Environmental Contamination, City of Ishpeming, 2009

<table>
<thead>
<tr>
<th>Site Name*</th>
<th>Location</th>
<th>Contaminants</th>
<th>Status</th>
<th>SAM Score**</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Ishpeming Landfill</td>
<td>North of M-28</td>
<td>Benzene; Ethylbenzene; Phenol; Toluene; TCE; Xylenes</td>
<td>Site is Capped</td>
<td>28</td>
</tr>
<tr>
<td>A Lindberg and Sons Excelsior St.</td>
<td>Excelsior St.</td>
<td>Diesel Fuel; Hydraulic Oil; Motor Oil</td>
<td>Interim Response in Progress</td>
<td>15</td>
</tr>
</tbody>
</table>

*Site name does not necessarily denote the party responsible for contamination.

Leaking underground storage tanks have resulted in more stringent requirements for the placement of storage tanks. Many aging fuel tanks that complied with the guidelines in place at the time of installation have deteriorated. Fuel may then be able to enter the surrounding soil. Current sites are listed by the MDEQ and are available at the MDEQ’s website. These sites will remain listed until corrective action plans begin.

### 7.11 Issues and Opportunities

- The availability of public and private services, accessibility, existing conditions of the area, and price are other important considerations for residential development.

- The City has taken steps to make improvements in older neighborhoods, such as demolishing dilapidated buildings. Residential development continues to expand in the surrounding Townships, due to the availability of larger lots.

- The City should continue to utilize the Rental Inspection program to insure that rental units are up to code and safe.

- **Commercial land use is concentrated along the US-41 corridor and in the City’s downtown area. Access management standards should be followed to alleviate traffic and safety concerns.**

- **Currently local downtown businesses are experiencing difficulty competing with “box stores” located along US-41. Businesses should be encouraged to fill in vacant locations within the central business district.**

- Sites are available in Ishpeming for industrial use.

- The Planning Commission recommends the rezoning of various deferred development lands as development opportunities present themselves.
• The City should continue to pursue clean up of dilapidated buildings through the condemnation process.

• Cleanup of contaminated sites is beneficial to the environment, removing the source of the contamination and reducing the exposure potential now and into the future. Contamination that remains in the ground can infiltrate into structures and may travel offsite onto other properties. Any development in close proximity to former mining sites will need to be thoroughly evaluated before proceeding.

• The City’s purchase of the former Cleveland Cliffs property leaves many opportunities for development. The Planning Commission recommends discussing the possibility of a PUD, Residential-Recreation or other uses.

• The City lost approximately $55,000 in taxes annually from Cliffs Natural Resources for the former Cliffs Land when purchased by the City. The City needs to pursue development of the purchased Cliffs Land to restore an annual tax base for this property.
Chapter 8.0  Recreation

8.1  Introduction

Information provided in this chapter is intended to provide current and comprehensive data to guide City of Ishpeming decision makers regarding future park development and/or acquisition. Existing parks and other recreational facilities and events are discussed in the context of location, features and use. Requirements set forth under the Americans with Disabilities Act (ADA) of 1990 will also be presented.

The City of Ishpeming’s current five year Recreation Plan was updated and adopted in 2008 to provide for the development of recreational activities, programs and facilities in the City and has been accepted by the Michigan Department of Natural Resources. The City held two public hearings after a 30 day review period to obtain public input on the Recreation Plan.

There is a diverse array of both private and public recreational facilities within the Ishpeming area. Recreation related to tourism is crucial to area economics and is an expanding industry nationwide. Attractions and facilities located in close proximity to the City of Ishpeming present many opportunities for active and passive recreation. Ishpeming is rich in natural resources, drawing a growing number of visitors each year. Heritage based tourism and ecology based tourism are becoming increasingly popular. Having adequate recreational facilities to meet the needs of visitors and as well as residents, is vital to the community.

Under 1917 Public Act 156, the Ishpeming City Council has appointed a Parks and Recreation Commission. The Parks and Recreation Commission is a nine person advisory group which includes representatives from the Ishpeming City Council, Ishpeming High School Superintendent, and the Ishpeming School Board. The Commission meets on a regular basis to formulate, update, review and submit input on the five year plan. In addition, joint meetings with the City of Negaunee and Ishpeming Township are being held. The City of Ishpeming is also a member of the Iron Ore Heritage Trail Recreation Authority. Figure 8-1 below shows the City’s Parks and Recreation organizational chart.
Figure 8-1
City of Ishpeming Parks & Recreation

Figure 8-2
City of Ishpeming Joint Recreational Authorities
8.2 City of Ishpeming Recreation Volunteer Organizations

The City provides and maintains recreational facilities for users but does not provide programming. Those recreational uses that require organizing and scheduling are guided by community volunteers. City officials maintain an oversight role to insure equitable usage among various groups and that timely and necessary maintenance is completed.

The City has had a long and successful relationship with both community and school organizations. Community organizations involved with recreation include the Downtown Development Association (DDA), Ishpeming Business Association, Kiwanis, Ishpeming Ski Club, various organizations that support youth baseball and local Churches. The School partners include the Ishpeming/Negaunee Community Schools Directors, the High School Athletic Director, the Booster Club and various coaches.

Along with the support from various community groups, the City has received both corporate and individual donations which have been extremely helpful with ongoing activities and projects. There is a tremendous amount of support from the community in our parks and recreation program.

8.3 City of Ishpeming Recreation Inventory

Public recreational facilities found within the City’s corporate limits are described below.

<table>
<thead>
<tr>
<th>1. City Playground</th>
<th>Size: 60 acres</th>
<th>Accessibility Assessment Rating: 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Located along West Empire Street in the north central portion of the City. About 16 acres of the total acreage is undeveloped. The remaining area provides various types of recreational activities. Facilities at the park include:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**City Playground**
- Two Lighted Ball Diamonds
- Two Unlighted Tennis Courts
- Four Lighted Basketball Courts
- Warming Shelter & Restrooms
- Stadium (2,600 seating)
- Paved Track
- Lighted Football Area
- Storage Building & Restrooms
- Pavilion/Concession Area
- Parking and New Entrance
- Renovated Hardball Field
- Volleyball Courts
- Blacktop Roads

- Six Unlighted Ball Diamonds
- Five Lighted Tennis Courts
- Restroom/Locker Room
- Natural Ice Rink
- Twelve Sets of Bleachers
- Three Paved Field Event Areas
- Concession Area
- Four Horseshoe Courts
- Three Little League Baseball Fields
- New Fencing (Ball fields/perimeter)
- New Softball Field
- Practice Golf Cage/Net
**Playground Inventory**
- Four Swing Sets
- Four Teeter Totters
- Slide
- Climber
- Six Fields
- 16 Benches
- Four Picnic Tables
- Two Flagpoles
- Four Lighted Paved Basketball Courts

**Merry-go-Round**
- Seven Tennis Courts
- Seven Backstops
- 13 Bleachers
- Ten Dugouts
- Two Bike Racks
- Two Electric Scoreboards
- Three Football Goal Posts

**Tot Lot Inventory**
- Saddle Mate Swing
- Snyder-the-Spider
- Spring Mate w/Handrail
- Mini-Dale
- Dome Climber
- Two Picnic Tables

**Swinging Gate**
- Buck-a-Bout
- Four Saddle Mates
- Eagle Whirl
- Sandbox

**DNR Grant History:**
- 1972, Project No. 26-00339
- 1976, Project No. 26-00762
- 1980, Project No. 26-01104 T1
- 1989, Project No. BF89-521
- 1989, Project No. BF89-66

### 2. Al-Quaal

**Size:** 460 acres  
**Accessibility Assessment Rating:** 2

This regional recreation site is located in the northern portion of the City, along Poplar Street. This is the largest recreation area within the City’s Corporate limits. The land that currently makes up the recreation area was leased by the City in 1939 and purchased in 1999.

The site is utilized year round, with tennis, basketball, baseball, horseshoes, volleyball, mountain biking, hiking, swimming picnicking, boating and fishing, occurring in the summer months and skiing, tobogganing, ice fishing, and snowmobiling occurring in winter months. Facilities at this site include:

- Ball Diamond
- Restroom Building
- Ski Ticket & Patrol Shelter
- Two Basketball Courts
- Picnic Area
- 12 Picnic Grills
- One Maypole
- Gym Set

- Pavilion
- Ski Warming Shelter
- Two Ski Tow Buildings
- Two Tennis Courts
- 40 Picnic Tables
- Seven Swing Sets
- Two Merry-go-Rounds
- Two Slides
Backstop
16 Horseshoe Courts
Four Cross-Country Trails (One Lighted)
Snowboarding
Lighted Sledding Area
Toboggan House & Slide (1,500’ Toboggan Run with Water Lines & Lighting)
Outdoor Skating/Hockey Area
Fitness Trail
Mountain Bike Trail
Rustic Cabin
Additional Volleyball Courts
Golf Facilities (Nets & Range Area)
Large Wooden Playlot
Boat Launch
Teal Lake-New Log Cabin
Skateboard

Flagpole
Three Downhill Ski Slopes
Tubing
Snowshoeing
Mountain Bike Trail System
(Mountain Bike Trail System (included Section of CC Ski Trails)
Clubhouse (Restrooms, Concession Area, and Kitchen Facilities)
Expand Tube/Sled Area
New North Ski Tow/Improve Ski Run
New Paved Roads
New Second Toboggan Slide
Improved Swimming Beach Area
Lighted Areas (Horseshoes, volleyball, cross-country skiing)

DNR Grant History: 1979, Project No. 26-01052
1990, Project No. TF90-242
1991, Project No. TF91-080
1994, Project No. TF94-054
1995, Project No. TF95-316
1997, Project No. TF97-228

3. Lake Bancroft Park  Size: 3 acres  Accessibility Assessment Rating: 4

This three acre parcel is a community park located between Cliff Street and the west shore of Lake Bancroft. This property was originally developed by a local Jaycee group. The setting of the park makes it one of the most attractive areas in the City. Facilities at the recreational site include:

16 Picnic Tables
Five Dusk-to-Dawn Lights
Flagpole and Marker
Paved Walking Path
Paved Parking Area
New Brick Path Memorial
Decorative Water Fountains
Maintain & Refurbish Park Equipment
Bog Walk & Bike Path Around Lake
Complete Lake Restoration and Cleanup

Eight Picnic Grills
Shelter
State Historical Marker
Rustic Sign
New Gazebo
Restrooms/Storage Area
Park Signage and Identification
Jogging/Walking Area
Playground Equipment
Board Walk

DNR Grant History: 1976, Project No. 26-00787
<table>
<thead>
<tr>
<th>Playlot Name</th>
<th>Size:</th>
<th>Accessibility Assessment Rating:</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Marquette Street Playlot</td>
<td>1 acre</td>
<td>2</td>
</tr>
<tr>
<td><strong>A one acre neighborhood recreation site that is located in the east central portion of the City, just south of Business M-28. Facilities at this site include:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Three Swing Sets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Basketball Standard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Slide</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ New Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Barnum (7th Addition) Playlot</td>
<td>11 acres</td>
<td>2</td>
</tr>
<tr>
<td><strong>This eleven acre neighborhood park is located off of Carp Street in the west central portion of the City. Facilities at this site include:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Three Swing Sets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Whirl Merry-go-Round</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Picnic Table</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Upgrade Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Slide</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Basketball Standard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Ball Field/Backstop</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Lake Angeline Playlot</td>
<td>1 acre</td>
<td>3</td>
</tr>
<tr>
<td><strong>This neighborhood park is located on a one acre parcel of land along Lower Pine Street, just west of Lake Angeline. The boulevard at the site was formerly an old trolley route. The park has the following facilities:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Three Swing Sets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Whirl Merry-go-Round</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Landscaping</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ New Pavement-Basketball Court</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Slide</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Picnic Table</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ New Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Maintain &amp; Refurbish Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ New Pavement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Maintain &amp; Refurbish Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Volleyball Court</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Wabash Heights Playlot</td>
<td>1 acre</td>
<td>3</td>
</tr>
<tr>
<td><strong>This one acre neighborhood recreation site is located along Wabash Street, just south of Mather “A” Ball field. Facilities at this site include:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Buck-a-Bout</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ 10' Whirl Merry-go-Round</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Two Paved Basketball Courts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Picnic Table</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Maintain &amp; Refurbish Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Volleyball Court</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Three House Slide</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Four Saddle Mates</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Three Swings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Barrier Poles/Parking Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ New Paved Basketball Court</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Salisbury Playlot</td>
<td>1 acre</td>
<td>2</td>
</tr>
<tr>
<td><strong>This neighborhood park is a one acre parcel of land located in southern portion of the City, west of South Pine Street. Facilities at this site include:</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Three Swings Sets
Slide
Picnic Table

Three Swings
One Molded Animal

9. Palms Area Playlot | Size: 1 acre | Accessibility Assessment Rating: 3
---
This neighborhood park is a one acre parcel of land located in the southern portion of the City, along Juniper Street. Facilities at this park include:

- Three Swing Sets
- Merry-go-Round
- Slide
- Basketball Standard

10. Mather “A” Ballfield | Size: 1 acre | Accessibility Assessment Rating: 2
---
A one acre community recreation site located at the inactive Mather “A” mine site in the northwestern portion of the City. The site was acquired in 1984 by the City as an additional auxiliary ball field to compliment expansion of recreation leagues. It was built by the Cleveland Cliffs Iron Company (CCI) originally to service their employee softball league. Because of scheduling and maintenance problems, CCI requested the City take over this area. The ball field is now used on a daily basis during the summer months because of the current demand for ball field facilities. Facilities at this site include:

- Backstop
- Two Benches
- Port-a-John
- Topsoil Infield
- Parking Area—Barrier Poles/Handicap Parking
- Lights
- Maintenance Program
- Restrooms

11. Holmes Playlot | Size: 1 acre | Accessibility Assessment Rating: 4
---
This recently established one acre neighborhood park is located in the western portion of the City between D Street and E Street, off of Washington Street. The playlot has a new play center. Facilities at this site include:

- Tree House Jungle Gym
- Picnic Tables
- Four Swing Sets
- Basketball Standard

12. Second Street Playlot | Size: 1 acre | Accessibility Assessment Rating: 3
---
This neighborhood park occupies a 1 acre parcel of land located in the central portion of the City, on South Second St., west of East Superior.

- Swing Set
- Merry-Go-Round

Chapter 8-Page 7
8.4 Public and Private School Recreational Facilities
Recreational opportunities offered by area public and private schools are discussed below.

### Ishpeming High School/Central School
**Size:** 5 acres  
**Accessibility Assessment Rating:** 3

These two schools occupy the same structure which is located on a five acre parcel of land in the central portion of the City, along Division Street. Facilities provided at this site include:

- Pool
- 2 Gymnasiums
- Playground Equipment
- Weightlifting Room
- Volleyball
- New Rubberized Track
- Tennis Court Resurfacing
- Whirlpool
- Two Paved Basketball Standards
- 4 Locker Rooms
- Wrestling Equipment
- Tot Lot Area
- New Practice Football Field

### Birchview Elementary School
**Size:** 2 acres  
**Accessibility Assessment Rating:** 3

This school is located on a two acre parcel of land in the northern portion of the City along Popular Street. Facilities provided at this site include:

- Gymnasium
- Two Swing Sets
- Merry-go-Round
- 2 Locker Rooms
- Two Basketball Standards
- Complete Play Center
- Cafeteria
- Slide
- Two Tennis Courts
- Climbing Tower
- Locker Room
- Tot Lot Area

### C.L. Phelps Intermediate School
**Size:** 1 acre  
**Accessibility Assessment Rating:** 4

Phelps School occupies a one acre parcel of land in the central portion of the City, along North 3rd Street. Recreation facilities at the site include:

- Gymnasium
- Cafeteria
- Complete Play Center
- Six Paved Basketball Courts
- Maintain & Refurbish Equipment/Facilities
- Weightlifting Room
- Locker Room
- Picnic Table
- Gazebo/Pavilion Type Facility
8.5 Publicly Owned Recreational Facilities

Publicly owned recreational opportunities are discussed below.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Size</th>
<th>Accessibility Assessment Rating: 4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ishpeming Senior Citizen Center</strong></td>
<td>Size: Accessibility Assessment Rating: 4</td>
<td></td>
</tr>
<tr>
<td>The senior center is a community recreation facility located along South Pine Street in the central portion of the City. The facility offers the following recreational opportunities to seniors: bingo, crafts, cards, movies, exercise, hiking club, shuffleboard, chorus, trips, oil painting class, dances, and day excursions.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Senior Citizen Park</th>
<th>Size: 5 acres</th>
<th>Accessibility Assessment Rating: 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>This 5 acre mini-park is located within the senior citizen housing complex area, along Bluff Street in the central portion of the City. The site has the following facilities:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Two Picnic Tables</td>
<td>➢ Flagpole</td>
<td></td>
</tr>
<tr>
<td>➢ Flower Garden</td>
<td>➢ Patio Area</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>National Ski Hall of Fame</th>
<th>Size: 1 acre</th>
<th>Accessibility Assessment Rating: 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Hall of Fame structure is located on about a one acre parcel of land, along U.S. 41/M-28, in the northern portion of the City. The one and a half million dollar structure was constructed in 1992. It is a museum with historical displays and artifacts of skiing from all countries.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>National Guard Armory</th>
<th>Size: Accessibility Assessment Rating: 4</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The armory facility is located along U.S. 41/M-28 in the northern portion of the City. It provides the following recreational facilities:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Gymnasium</td>
<td>➢ Pistol &amp; Rifle Range</td>
<td></td>
</tr>
</tbody>
</table>

8.6 Private Recreational Facilities

The following recreational facilities are privately owned facilities in the City of Ishpeming or in close vicinity of the City that are for use by the general public:

<table>
<thead>
<tr>
<th>Private Recreational Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Ishpeming</td>
</tr>
<tr>
<td>Facility</td>
</tr>
<tr>
<td>Country Lane &amp; Billiards</td>
</tr>
<tr>
<td>St. Johns Church</td>
</tr>
<tr>
<td>Kountry Kids Child</td>
</tr>
</tbody>
</table>
### Private Recreational Facilities
#### City of Ishpeming

<table>
<thead>
<tr>
<th>Facility</th>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Story Hour</td>
<td>Local Church groups</td>
<td></td>
</tr>
<tr>
<td>Delta Trail Riders</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ishpeming Wawonowin Country Club</td>
<td>CR478, Six Miles West of City</td>
<td>Club and Golf Course</td>
</tr>
<tr>
<td>Ishpeming Trail Riders</td>
<td></td>
<td>Horse Shows</td>
</tr>
<tr>
<td>Ishpeming Beagle Club</td>
<td>Four Miles West of City</td>
<td></td>
</tr>
<tr>
<td>Under the Rainbow Day Care Center</td>
<td>Greenwood Street</td>
<td>Day Care Center</td>
</tr>
<tr>
<td>Strength and Fitness</td>
<td>115 South Main Street</td>
<td>Health and Fitness Club</td>
</tr>
<tr>
<td>Ishpeming Ski Club &amp; City of Ishpeming</td>
<td>Suicide Bowl Road</td>
<td>Ski Jumping Club</td>
</tr>
</tbody>
</table>

### 8.7 Nearby Recreational Facilities

The following is an inventory of nearby public recreational sites that are most likely utilized by residents of the City of Ishpeming:

#### City of Negaunee

- **Negaunee Ice Arena**: A full-sized, city owned, area with restrooms, lobby, 4 locker rooms, summer volleyball court, and hard surface parking area. This site is a 3.5 acre parcel.

- **Lacombe Field**: Owned by the city, this is a 3.3 acre parcel with an illuminated softball field, restrooms, storage facility, and open field used for football practice and soccer.

- **Lions Field**: City owned baseball field with six illuminated horseshoe courts, playground equipment, restrooms, concessions, and a storage building. This site is a 2.1 acre parcel.

- **Iron Town Field**: City owned baseball field with concessions, restrooms, and storage building. This is a 5 acre site.

- **Jackson Park**: Five acre, city owned, park with picnic area, 12 picnic tables, playground equipment, 2 tennis courts, and 6 horseshoe courts.
- **Miner’s Park**: Five acre, city owned, park with picnic area, 2 illuminated basketball courts, playground equipment, 2 horseshoe courts, green open area, historical markers, and volleyball courts.

**City of Marquette**
- **Presque Isle Park**: 312-acre park with 2 picnic areas, cross-country ski trail, playground, 2 tennis courts, band shell, fishing, shuffleboard, horseshoe pits, gazebo, break wall with lighthouse, outdoor swimming pool, and water slide.

- **Presque Isle Marina**: 40-acre site with boat launching and docking facilities on Lake Superior.

- **Marquette Mountain**: Downhill skiing, lodge, and picnic area.

- **Lakeview Arena**: Recreation and Convention facility used for hockey, skating, concerts, shows, exhibits, etc.

- **Superior Dome**: World’s largest wooden dome containing football field, also used for trade shows, concerts, etc.

- **Mount Marquette Lookout**: Lookout view of the City of Marquette and Lake Superior, snowmobile trail, and hiking trail.

**Marquette Township**
- **Sugar Loaf Mountain Area**: 80-acre site with nature trail and scenic overlook.

- **NMU Forest (Long year Forest)**: 180-acres with nature trail and physical fitness trail.

- **Forestville Dead River Public Access Site**: Five acres with boat launch on Dead River.

- **Little Garlic River Public Access Site**: Fishing access site.

**Ishpeming Township**
- **Ishpeming Township**: Seven acres with softball diamond, Little League diamond, tennis courts, pavilion, Tot Lot, restrooms, concessions, playground, horseshoe court, shuffleboard, volleyball court, basketball court, picnic table, and grills.
Negaunee Township

- **Negaunee Township Park**: 71-acres with basketball court, pavilion, warming building, concessions, playground area, Little League field, Babe Ruth Baseball Field, softball field, tennis court, cross-country ski trail, picnic tables, snowmobile trail access.

- **Michigan Mining Museum**: 30-acres with exhibits of early iron ore mining artifacts, audio-visual programs, and outdoor interpretive paths.

- **McClure Storage Basin Access Site**: Hard-surface launch ramp, toilets, and parking area. Site is 1.03 acres.

- **Hoist Basin Access Site**: Hard-surface launch ramp, toilets, and parking area. Site is 1.82 acres.

Richmond Township

- **Richmond Township Park**: Horseshoe court, basketball court, tennis courts, baseball field, playground, picnic area, pavilion and restrooms.

Tilden Township

- **Tilden Township Recreation Complex**: Six acre site with tennis courts, baseball field, horseshoe courts, basketball court, playground area, pit toilets, parking, picnic area and pavilion.

Sands Township

- **Blueberry Ridge Pathway**: Trail system (cross-country skiing, mountain biking, and hiking).

- **Marquette County Fairgrounds**: 60 acre site with exhibition building, American Legion building, 4 H Building, 2 cattle show rings, horse barn, poultry and small animal building, large livestock building, office building, barrier-free restroom/utility building, 2 storage structures, power outlets, 2 wells, large lighted parking area, outside speaker system, ½ mile oval race track, mud drag strip, paved go-cart track, large carnival area, outside horse stall, 2 outdoor pavilions, and portable bleachers.

**8.8 City of Ishpeming Capital Improvement Schedule**

The City of Ishpeming Parks and Recreation Committee, through the capital improvements schedule, developed a number of necessary and valuable recreation projects to enhance the quality of life for all demographic groups. The Committee has
also recognized the need for maintenance improvements to existing facilities that are not specifically reflected in the City’s capital plan. These maintenance improvements are performed by City staff with the volunteer assistance from the community and the local school district.

The capital improvements schedule highlights the City’s top priorities as follows:

- The City of Ishpeming is a member of the Iron Ore Heritage Recreation Authority and is in support of the Iron Ore Heritage Trail.

- Lake Angeline is currently “land-locked” with no public access points. The City intends to pursue opportunities for purchasing land adjacent to the lake for public access.

- The study of development plan options of the “Cliffs Land Purchase” was prepared for the City of Ishpeming and the Downtown Development Authority. Included in this study is a recreational development conceptual plan which the city would like to further investigate implementing.

- There is a section of land on the north side of Teal Lake in which the City, partnering with neighboring communities, plans to acquire and develop for recreational use by the public.

- In taking a proactive approach to recreational development, the City intends to acquire land, with special interest in waterfront properties, as it becomes available for purchase.

<table>
<thead>
<tr>
<th>Recreation Development Schedule</th>
<th>City of Ishpeming</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project</strong></td>
<td><strong>Year</strong></td>
</tr>
<tr>
<td>1. Improvements to North Ski Tow Area at Al Quaal</td>
<td>2009</td>
</tr>
<tr>
<td>2. Develop second Tube Slide at Al Quaal</td>
<td>2009</td>
</tr>
<tr>
<td>3. Move Toboggan Slide</td>
<td>2009</td>
</tr>
<tr>
<td>4. Move Teal Lake Lodge to top of Hill</td>
<td>2009</td>
</tr>
<tr>
<td>5. Install Ice Rink at Al Quaal</td>
<td>2010</td>
</tr>
</tbody>
</table>
## Recreation Development Schedule

### City of Ishpeming

<table>
<thead>
<tr>
<th>Project</th>
<th>Year</th>
<th>Cost (Funding Source)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Mountain Bike Trail Development at Al Quaal</td>
<td>2010</td>
<td>$10,000 (City/Argall/Grant)</td>
</tr>
<tr>
<td>7. Establish a new large Play lot at Al Quaal</td>
<td>2010</td>
<td>$40,000 (City/Grant)</td>
</tr>
<tr>
<td>8. Public Access to Lake Angeline</td>
<td>2010</td>
<td>$750,000 (City/Grant)</td>
</tr>
<tr>
<td>9. Pedestrian Crossing on US-41 at Lakeshore</td>
<td>2010</td>
<td>$500,000 (City/Grant)</td>
</tr>
<tr>
<td>10. Construction of a paved Roller Ski Loop at Al Quaal</td>
<td>2011</td>
<td>$150,000 (Cities/CCI/NMU/Grant)</td>
</tr>
<tr>
<td>11. Purchase Park land and water front Property</td>
<td>2011</td>
<td>$500,000 (City/Grant)</td>
</tr>
<tr>
<td>12. Develop Hematite Heights</td>
<td>2011</td>
<td>$200,000 (City/Grant)</td>
</tr>
<tr>
<td>13. Develop North Shore of Teal Lake</td>
<td>2011</td>
<td>$150,000 (City/Grant)</td>
</tr>
<tr>
<td>14. Pedestrian Trails connecting Country Village to Downtown, Bell Hospital and the Al Quaal Trails.</td>
<td>2011</td>
<td>$200,000 (City/Grant)</td>
</tr>
<tr>
<td>15. Cleanup Lake Bancroft</td>
<td>2012</td>
<td>$200,000 (City/CNR/Grant)</td>
</tr>
<tr>
<td>16. Establish a new Snowmobile Trail at North Teal Lake Property (Al Quaal)</td>
<td>2012</td>
<td>$15,000 (Cities/Grant)</td>
</tr>
<tr>
<td>17. Install new equipment at seven City Owned Play lot sites</td>
<td>2012</td>
<td>$30,000 (City/Grant)</td>
</tr>
<tr>
<td>18. Establish Rustic R.V. Sites at Al Quaal</td>
<td>2013</td>
<td>$80,000 (City/Grant)</td>
</tr>
<tr>
<td>19. Develop a Golf Facility with Range/ Nets at City Playground</td>
<td>2013</td>
<td>$25,000 (City/Grant)</td>
</tr>
<tr>
<td>20. Indoor Ice Arena – Multi-Purpose Facility</td>
<td>2013</td>
<td>$750,000 (City/Grant)</td>
</tr>
</tbody>
</table>

### 8.9 Issues and Opportunities

- Natural features throughout the City of Ishpeming provide a variety of year-round active and passive recreational opportunities for residents and visitors.
The City has an updated 5-year recreation plan approved by the MDNR, which allows the City to apply for MDNR Trust Fund grants. The City has identified several priorities for recreational development. Grant funding could be pursued to begin the proposed improvements.

The City has placed trail development and maintenance on their list of recreation priorities. Green infrastructure crosses community boundaries and development of a trail system can be accomplished effectively through joint planning. Development and maintenance of trails improve the “walkability” of a community.

Lake Angeline is currently “land-locked” with no public access points. The City has secured public access to the lake.

The City has a conceptual recreational development plan for the “Cliffs Land Purchase” and will continue reviewing the plan for possible implementation of recreational opportunities.

Opportunities are available to purchase and potentially develop land on the north side of Teal Lake for recreational uses in partnership with neighboring communities.

The City wishes to continue its proactive approach to recreational development and intends to continue to purchase land as it becomes available.

All current and future recreation sites should be developed to achieve maximum benefits for all users, including compliance with the ADA. This could include the upgrade of play areas, removal of uneven surfaces and sidewalk obstructions, and procurement of additional wheel-chair accessible picnic tables. Creation of new recreation areas to address the interests of the younger and senior generations and those with special needs is necessary.

The Ishpeming Parks and Recreation Committee should provide updated recreation plans to the Planning Commission for incorporation into the City Master Plan.
Chapter 9.0  Transportation

9.1  Introduction
A community’s system of roads probably captures the most citizens’ attention among all physical structures. The basic objective of a road system is to facilitate the safe and efficient movement of vehicles. Communities depend on the safe and effective movement of people and goods to sustain a functioning economy. Transportation efficiency is a key factor in decisions affecting land use and development.

Physical barriers such as rivers, lakes, swamps and rugged terrain have largely influenced roads and other transportation systems. Therefore, transportation routes were generally established where physical features offered the least resistance.

A summary of the existing transportation facilities in the City, along with a discussion of future transportation facilities and services are also discussed.

9.2  Act 51 Road Systems
Michigan Act 51 of 1951 requires that all counties and incorporated cities and villages establish and maintain road systems under their jurisdiction, as distinct from state jurisdiction. Counties, cities and villages receive approximately 61 percent of the funding allocated through Act 51 for local roads. State highways under the jurisdiction of the Michigan Department of Transportation receive the remaining 39 percent. The roadways in Marquette County fall into one of three general classifications: state trunklines, county roads or city streets. The Michigan Department of Transportation (MDOT) maintains two categories of trunklines that run through the county: US highways and regular “M” state trunklines. Roads are identified by type on Map 9-1.

**State Trunkline Highway**
The state trunkline system includes state and federal highways that connect communities to other areas within the same county, state and other states. These roadways provide the highest level of traffic mobility for the traveling public. While the highway system carries more than half the total statewide traffic, it is only 9 percent of the Michigan roadway network length. State and federal highways are designated by the prefixes “M”, “US” and “I” respectively.

US-41/ M-28 extends in an east/west direction through the City. US-41/M-28 accounts for 2.25 miles of the public road system within the City. There is a total of 4.99 miles of state trunkline highway passing thought the City. The remainder is Business Route 28.
The US-41/M-28 highway corridor is a major east/west route across not only the Upper Peninsula, but the northern United States. In addition, it provides a southern route around Lake Superior for Canadian and American trucking firms and serves as a thoroughfare for those traveling across the Upper Peninsula. Locally, the roadway connects those living in the City to jobs, shopping, education, entertainment and major recreation opportunities in the Ishpeming-Negaunee and Marquette areas. In Michigan, US-41 begins at the City of Menominee and terminates 2.5 miles east of Copper Harbor at the tip of the Keweenaw Peninsula, a distance of 279.22 miles. M-28 is 290 miles in length, the longest state highway in the state of Michigan. The western terminus of M-28 is at US-2 in downtown Wakefield; the eastern terminus is at the intersection of M-129 south of Sault Ste. Marie. The US-41/M-28 roadway changes from two lanes to four lanes at Westwood Drive traveling east from Ely Township. The speed drops from 55 MPH to 45 MPH through the commercial area of Ishpeming. Continuing east, the 45 MPH speed increases to 55 MPH just east of the intersection of North Lake Drive in Ishpeming Township and continues as a four lane highway to Marquette.

From the birth of Business Route M-28 in 1958 until 1999, Business Route M-28 left downtown Ishpeming via Greenwood Street and North Lake Road before ending at US-41 / M-28 west of Ishpeming city in Ishpeming Township. In 1999, this route was turned back to local control, and in exchange Lakeshore Drive was uploaded to MDOT. Business Route M-28 was re-routed to follow Lakeshore Drive out of downtown Ishpeming to its current western terminus at US-41 / M-28 within the City of Ishpeming. M-28 begins at a signalized intersection on US-41/M-28 with Lakeshore Drive and runs south along Lakeshore Drive and east Division Street in Ishpeming. Before reaching downtown, the highway passes Lake Bancroft along Lakeshore Drive. Past downtown, the trunkline follows Ready Street east to the Ishpeming–Negaunee city line.

Act 51 requires that the state transportation department bear all maintenance costs consistent with department standards and specifications for all state highways including those within incorporated communities.

**County Road System** (Primary and Local)

County roads are classified as either primary or local. Road funding is based on the mileage of each road system. Primary roads facilitate the movement of traffic from areas of smaller population to larger population centers within a county. The primary road system serves as an important supportive road network for the trunkline system. There are no county primary roads in the City; all are considered city major or minor streets.
City Streets
In the City of Ishpeming, city major streets currently constitute approximately 12.124 miles, or 23.6 percent of the public road system within the City. City minor streets account for 32.017 miles of the City’s public road system, or 62.3 percent.

9.3 National Functional Classification
The National Functional Classification (NFC) is a planning tool developed by the Federal Highway Administration and is used by federal, state and local transportation agencies. Under this system, streets and roads are classified according to their function along a continuum that indicates the greatest mobility/greatest access to property. Roads that provide the greatest mobility are classified as principal arterials. Minor arterials, major collectors, and minor collectors follow in this continuum. Roads classified as local provide the greatest access to property. The placement of roads into these categories is determined by the relationship to traffic patterns, land use, land access needs, and traffic volumes. Roads within the City, according to their classification under this system, are shown on Map 9-2.

The major difference between the NFC system and the County Road system established by Act 51 is that the NFC breaks down a road system into more categories providing a more useful tool for planning purposes. All roads in the NFC categorized as arterials (principal or minor) and collectors (major or minor) are categorized as either state trunklines or primary roads in the County Road system under Act 51.

Principal Arterial
The main function of a principal arterial road is to move traffic over medium to long distances quickly, safely, and efficiently. Often the movement is between regions or major economic centers. In Ishpeming, Division Street (US-41/M-28) is classified as a principal arterial road.

US-41/M-28 is a vital east/west route that runs through the Upper Peninsula. As mentioned previously, it serves as the primary highway for local residents as well as a thoroughfare for those traveling across the Upper Peninsula.

Minor Arterial
Roads within this classification move traffic over medium distances within a community or region in a moderate to quick manner. They distribute traffic between collector roads and principal arterials. For example, within the City, the segment of Lakeshore Drive between North Washington Street and Hematite is classified as an urban minor arterial.
Collector Roads
A collector road provides access between residential neighborhoods and commercial/industrial areas. Its function is to provide a more general service, e.g., area-to-area rather than point-to-point. A collector usually serves medium trip lengths between neighborhoods on moderate to low traffic routes at moderate speeds and distributes traffic between local and arterial roads. Usually, this involves trips from home to places of work, worship, education and where business and commerce are conducted.

Within the City 1st Street from Division to Empire is considered an urban collector, as are portions of 2nd Street, 3rd Street, 4th Street, 7th Street, Bancroft Street, Country Lane and Washington Street.

9.4 Private Roads
Within the City of Ishpeming, there are two areas served by private roads. By one estimate, there are about 0.73 miles of private roads in the City; county wide there is an estimated 353 miles. Private roads within the City consist of Malton Road (0.3 miles) and Apple Ridge Drive (0.43 miles).

Maintenance of private roads (snow plowing, grading, dust control, drainage ditch maintenance, etc.) is the responsibility of property owners along these roads, who usually accomplish these tasks either on their own or through a contract agreement with a private entity. The condition and location of private roads may affect some of the services provided to the residents such as fire protection, garbage collection, and emergency services. Access for fire and emergency vehicles on private roads can be difficult, especially if the roads are badly maintained, narrow, and/or lack enough space for turning around. Upgrading, improving or maintenance of private roads is not the responsibility of the City or the road commission.

9.5 Seasonal Roads
A Seasonal Road System was established in Marquette County by resolution of the Marquette Board of Road Commissioners on November 12, 1990. The County Road Commission has defined a seasonal road as being a county road, or a portion thereof, which, during the months of November through April, has minimal use by motor vehicles, does not provide sole access to a building which is used as a principal residence during the months of November through April, and is not normally maintained or snowplowed by the Marquette County Road Commission during the months of November through April.
9.6 Road and Bridge Condition Evaluation

Roads under the jurisdiction of the Michigan Department of Transportation are evaluated on the basis of pavement condition, ride quality, friction and rutting. Surface conditions are determined by the amount of deterioration such as cracking, faulting, wheel tracking, patching, etc. Determining ride quality is subjective, but is based on the degree of comfort experienced by drivers and passengers.

Future state trunkline system conditions are forecasted using the Pavement Management System data in conjunction with the Road Quality Forecasting System. It is anticipated that the percentage of pavement in poor condition will decrease over the next ten years. Bridge rehabilitation and replacement is scheduled on a “worst first” basis, assuming that funding is available for construction. There are three bridges on City streets in Ishpeming and the bridges are eligible for critical bridge funds. The Carp River Bridge in Ishpeming was built in 1979 and has deck, super-structure and sub-structure ratings of 7. The LS&I Railroad Bridge, at the western City limits, was also built in 1979 and has deck and sub-structure ratings of 7 and a super-structure rating of 8. Neither bridge is currently rated as structurally deficient or functionally obsolete. The third bridge in Ishpeming is located in the Country Village.

Roads within Ishpeming have been evaluated using the PASER (Pavement Surface and Evaluation and Rating) system. Survey teams drove all of the roads to inventory surface type, such as concrete, asphalt, gravel and unimproved earth and to evaluate road condition. The survey utilizes such characteristics as surface distress, pavement strength and deflection. Roadways are rated on a scale from one to ten. A rating of "10" indicates the pavement surface is in excellent condition, displaying no visible signs of distress, and having a quality rating of "new construction". A roadway given the rating of "1" represents the poorest roadway condition with visible signs of distress and extensive loss of surface integrity. The road conditions, displayed in Map 9-3, are presented in three levels of asset management:

1. **Routine maintenance** (ratings of 8-10) Routine maintenance includes actions to be performed on a regular basis. Work activities would not significantly change the surface rating of the road. Some maintenance activities are: placing new aggregate on the existing gravel to replace the original material that has been worn off or the reconditioning of bituminous surfaces with less than 3/4 inch.

2. **Capital preventive maintenance** (ratings of 5-7) Capital preventive maintenance will preserve the roadway by extending the life of the roadway without changing the original design, function or purpose. Roads
would need repair due to the effects of weather, age and use. Some capital maintenance activities are crack sealing, chip sealing, concrete patch and bituminous overlay.

3. **Structural improvements** (ratings of 1-4) Structural improvements include activities taken to preserve the structural integrity of an existing roadway or where the safety or structural elements are improved to satisfy current design requirements. Structural improvement activities include reconstruction, resurfacing, gravel surfacing or limited rebuilding to improve grades or improve sight distances.

This information can be used as a tool that will enable the City to set priorities according to the greatest need. The condition of the surface types gravel and unimproved earth can change on a daily basis due to weather or maintenance.

About 25 miles, of paved Ishpeming road segments surveyed were found to have a rating of five or better. In terms of asset management, these segments would be placed into the routine maintenance or the capital preventive maintenance categories. The remaining surface life of road segments falling under these two categories can be prolonged by considering the maintenance techniques previously mentioned. The greatest challenge in implementing such maintenance techniques is convincing the public that investing in the maintenance of “good” roads will ultimately save the City money.

About 26 miles, of road segments fall under the structural improvement category. The following two tables display these segments. According to the PASER system, total reconstruction is most likely needed. These are the roads in the worst condition and more than likely, the most costly to fix properly. Segments of road that have been classified as needing preventive maintenance will soon fall into the structural improvement category if improvements are not made. Tables 9-1 and 9-2 provide an illustration of the PASER Ratings of portions of the City’s roads.
### Table 9-1
**State Trunkline Highway - Asset Management Classification**

<table>
<thead>
<tr>
<th>PASER Rating</th>
<th>Road Name</th>
<th>From Name</th>
<th>To Name</th>
<th>Year of Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Lakeshore Drive</td>
<td>Lakeshore</td>
<td>Carson Road</td>
<td>2007</td>
</tr>
<tr>
<td>6</td>
<td>Lakeshore Drive</td>
<td>Carson Road</td>
<td>W. Empire St.</td>
<td>2007</td>
</tr>
<tr>
<td>6</td>
<td>Lakeshore Drive</td>
<td>W. Empire St.</td>
<td>N. Washington St.</td>
<td>2007</td>
</tr>
<tr>
<td>6</td>
<td>Lakeshore Drive</td>
<td>N. Washington St.</td>
<td>Hematite</td>
<td>2007</td>
</tr>
<tr>
<td>5</td>
<td>North Lake Drive (Ready Street)</td>
<td>Hematite</td>
<td>Superior St.</td>
<td>2008</td>
</tr>
<tr>
<td>5</td>
<td>North Lake Drive (Ready Street)</td>
<td>Marquette St.</td>
<td>City/Twp Line</td>
<td>2008</td>
</tr>
<tr>
<td>9</td>
<td>US-41</td>
<td>Country Lane</td>
<td>Dione Street</td>
<td>2007</td>
</tr>
<tr>
<td>9</td>
<td>US-41</td>
<td>Dione Street</td>
<td>Cooper Lake</td>
<td>2007</td>
</tr>
</tbody>
</table>

### Table 9-2
**City Major Streets - Asset Management Classification**

<table>
<thead>
<tr>
<th>PASER Rating</th>
<th>Road Name</th>
<th>From Name</th>
<th>To Name</th>
<th>Year of Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>1st Street</td>
<td>Bank Street</td>
<td>Hematite Drive</td>
<td>2008</td>
</tr>
<tr>
<td>6</td>
<td>2nd Street</td>
<td>Division St.</td>
<td>Pearl Street</td>
<td>2008</td>
</tr>
<tr>
<td>6</td>
<td>3rd Street</td>
<td>Cleveland</td>
<td>Ely Street</td>
<td>2007</td>
</tr>
<tr>
<td>5</td>
<td>4th Street</td>
<td>Division St.</td>
<td>Pearl Street</td>
<td>2008</td>
</tr>
<tr>
<td>3</td>
<td>N. 7th Street</td>
<td>Division St.</td>
<td>Cleveland</td>
<td>2008</td>
</tr>
<tr>
<td>5</td>
<td>Bancroft St</td>
<td>Spruce St</td>
<td>Euclid St</td>
<td>2007</td>
</tr>
<tr>
<td>3</td>
<td>Bank St</td>
<td>Front St</td>
<td>Main St</td>
<td>2008</td>
</tr>
<tr>
<td>4</td>
<td>Canda St</td>
<td>Main St</td>
<td>Maple St</td>
<td>2007</td>
</tr>
<tr>
<td>6</td>
<td>Cleveland St</td>
<td>Front St</td>
<td>Main St</td>
<td>2008</td>
</tr>
<tr>
<td>7</td>
<td>Country Lane</td>
<td>US-41</td>
<td>Carp River Lane</td>
<td>2007</td>
</tr>
<tr>
<td>7</td>
<td>Country Road 476</td>
<td>South Pine St</td>
<td>Saginaw St</td>
<td>2008</td>
</tr>
<tr>
<td>3</td>
<td>County Road 581</td>
<td>City/Twp Line</td>
<td>Washington St</td>
<td>2008</td>
</tr>
<tr>
<td>6</td>
<td>Empire St</td>
<td>Main St</td>
<td>Maple St</td>
<td>2007</td>
</tr>
<tr>
<td>6</td>
<td>Euclid St</td>
<td>Lakeshore Drive</td>
<td>Spruce St</td>
<td>2007</td>
</tr>
<tr>
<td>6</td>
<td>Front St</td>
<td>Pearl St</td>
<td>Surface Segment Split</td>
<td>2008</td>
</tr>
<tr>
<td>3</td>
<td>Hematite Drive</td>
<td>Division St</td>
<td>--</td>
<td>2008</td>
</tr>
<tr>
<td>4</td>
<td>Lake St</td>
<td>Division St</td>
<td>Front St</td>
<td>2008</td>
</tr>
<tr>
<td>6</td>
<td>Lakeshore Drive</td>
<td>Lakeshore Drive</td>
<td>Old Farm</td>
<td>2007</td>
</tr>
<tr>
<td>5</td>
<td>Main St</td>
<td>Division St</td>
<td>Pearl Street</td>
<td>2008</td>
</tr>
<tr>
<td>5</td>
<td>North Lake Drive</td>
<td>Suncliff Drive</td>
<td>Industrial Way</td>
<td>2008</td>
</tr>
<tr>
<td>5</td>
<td>Pearl St</td>
<td>Front St</td>
<td>Pine Street</td>
<td>2008</td>
</tr>
</tbody>
</table>
9.7 Stormwater Runoff
Stormwater runoff consists of rainwater that runs off of land and surfaces like roads and parking lots into a larger body of water. Culverts are one method used to aid surface drainage. A culvert is a conduit used to enclose a flowing body of water. Culverts may be used to allow water to pass underneath a road, railway, or embankment. There are two culverts in the City, one located on Washington Street, the other on Lakeshore. A City-wide surface drainage plan should be developed for control of stormwater runoff and discharge. Language requiring adequate surface drainage could be included in the Zoning Ordinance.

9.8 Road Improvements
The City of Ishpeming has identified roads that are in need of repairs and improvements for the MDOT Small Urban Program as well as for the American Recovery and Reinvestment Plan.

The City has identified 0.095 miles of 7th Street from Division Street to Cleveland Street for reconstruction. The project involves about 500 feet of road reconstruction with HMA pavement, concrete curb and gutter, storm sewer, concrete sidewalk on one side and water main replacement. The City has identified 1.1 miles of South Pine Street from Division Street to Salisbury Street for resurfacing. The project includes resurfacing approximately 1.1 miles of South Pine Street including crushing and shape and resurfacing of 5,300 feet of 32 feet wide roadway with the addition of a 6 foot wide paved shoulder.

The Planning Commission has developed a list of potential transportation projects designed to improve safety and efficiency for Ishpeming residents.

- Pursue discussions with current owners of the Miracle Center for redesign options for the roads in front
- Obtain land, right-of-way or easement on former Mather A property and plan a road extending from Malton Road and extending east and south to connect with an east extension of Hematite Drive
- Establish a service road requirement adjacent to US-41 to eliminate excess driveway openings and avoid traffic congestion
- Provide a snowmobile trail connection from the east/west town trail to the Country Inn
- Extend Hematite Drive east to 7th Street
- Evaluate the feasibility of extending South 1st Street south to Bluff Street
- Extend New York Street to 7th Street
- Extend Old Farm Road north to County Road 573 (this project should be explored with caution)
• Construct an access road to the hill behind Empire Street to improve access to available lots
• Place directional signs along 3rd Street and Lake Shore Drive to better direct traffic to the downtown area. Signs indicating the number of blocks to the business district should be placed at the US-41 entrance to the above streets. Similar signage should also be placed on Business Route M-28.

9.9 Financing

Local Funding
The Marquette County Road Commission each year allocates a certain amount of funds towards improvements to the local road system in each of the communities, primarily using monies from the Michigan Transportation Fund (MTF). The percentage of local road improvement funding allocated to each community varies year to year depending on the financial conditions of the Road Commission. For each local road project, the community is required to pay for 50 percent of the road construction cost, with the County Road Commission paying for the other 50 percent. The Marquette County Road Commission has experienced sharp budget cuts in recent years and has had limited funding to fix local roads.

Michigan Transportation Fund (MTF)
Revenues collected from fuel taxes and motor vehicle registration fees are distributed to county road commissions, cities, and villages by formula through the Michigan Transportation Fund, established under Public Act 51 of 1951. The formula uses factors such as road classification, road mileage, and population to distribute funds accordingly. A percentage of the funding received by each road commission is also set aside for engineering, snow removal, and urban roads. For 2008, the Marquette County Road Commission was allocated a total of $5,545,088 from the Michigan Transportation Fund, compared to $3,780,533 received in 2007, a 46.7 percent increase. The City of Ishpeming received $571,953 from the Michigan Transportation Fund compared to $318,137 received in 2007, a 62.8 percent increase.

Michigan Transportation Economic Development Fund (TEDF)
This program was established in 1987 by the Michigan Legislature. The purpose of the program is to assist with road improvement that attract industry and create and retain jobs in Michigan. The program provides funding to allow the state, local agencies and businesses to work together to meet the often-extensive urgent demands placed upon the transportation system by economic development. There are five separate funding categories, four of which are applicable to Marquette County and the City. Two programs are of a competitive nature and two are a formula allocation to the road commission.
Category A: **Economic development road projects**: Road projects related to target industry development and redevelopment opportunities. Eligible projects are those that address a transportation need that is critical to an economic development project in one of the following target industries: manufacturing, high technology research, agriculture/food research, forestry, mining, tourism and office centers. This is a statewide competitive grant program.

Category D: **Secondary all-season road system**: Road improvements in rural counties to create an all-season road network. These funds can only be used for construction; right-of-way acquisition and engineering are not eligible costs. This is a formula based program that benefits the Marquette County Road Commission.

Category E: **Forest roads**: Construction or reconstruction of roads essential to the development of commercial forests in Michigan. Eligible recipients are county road commission in each county in which a national lakeshore or national park is located or in which 34 percent or more of the land is commercial forestland. This is a formula based program that benefits the Marquette County Road Commission.

Category F: **Cities in rural counties**: Road and street improvements within Small Urban Areas designed to create continuity with the established all-season road network. The road improvement project must be to a federal-aid road (arterial or a major or minor collector). This is a statewide competitive grant program.

**Federal assistance**
Federal assistance is supported mainly through motor fuel taxes. Construction and repair costs associated with state trunk line systems are generated from these taxes. The Intermodal Surface Transportation Efficiency Act of 1991, and its reauthorization as the Transportation Equity Act for the 21st Century (TEA-21), has resulted in allocation changes that have benefited Michigan. Under the concept of “intermodalism,” transportation planning is supposed to engender cooperation among the different transportation modes that interconnect at shared hubs, or intermodals.

**9.10 US-41/M-28 Corridor and Access Management Plan**
As the number of vehicles on a roadway increases, turning onto or off of the roadway becomes more difficult. At the same time, as the traffic level increases, frontage along the road becomes more desirable for development. Often, such development occurs with little, if any, attention to how entrances and exits will affect traffic movement and
safety. Congestion created by strips of roadside commercial land uses is one of the most objectionable impacts of development. Businesses naturally located on the most accessible land, but the many driveways they require, and the congested intersections they create, impede travel to all locations. Road users, landowners and businesses then suffer from reduced accessibility.

Access management consolidates driveways, provides better vehicle and pedestrian circulation and otherwise reduces the impact of roadside land use on the efficiency of the road system. It requires a good relationship among road agencies, local, government and property owners to develop an access management plan and possibly adopt an overlay zoning district or add access management provisions to the existing zoning ordinance. This approach has yielded success for some communities.

A corridor and access management plan has been prepared for the US-41/M-28 corridor extending from the western-most border of Ely Township to the junction of US-41 and M-28 in Chocolay Township, a distance of about 28 miles. This highway segment runs through three cities and five townships, including the City of Ishpeming. US-41/M-28 speed limit is set at 55 MPH at the junction of North Lake Road in Ishpeming and continues as a four lane road. The speed limit changes to 45 MPH at Second Street east through the remainder of the City of Ishpeming to the City’s eastern border.

The April 2004 report was prepared by the Planning and Zoning Center, Inc. under contract to the Michigan Department of Transportation. The study was the result of nearly three years of meetings and discussion with local officials and other project partners. As a result of this project, local government officials along the route have agreed to periodically meet to review proposed site plans along the corridor.

A number of recommendations are presented in the report for corridor improvements, including limit the number of driveways, lot requirements, aesthetics, landscaping, signage, lighting and clear view triangles. Specific recommended improvements have been identified for each of the local units in the study area. There were fifteen issues identified within the City of Ishpeming. The biggest issue is improving the intersection at Lakeshore Drive. It was recommended that internal linkages within Country Village should be improved to encourage left out at the light at Lakeshore, instead of at three driveways. Permitting right-turns only out of the shopping plaza for west-bound traffic could be considered. Internal improvements would better connect parking lots and improve traffic flow. The turning radius of the existing driveways should be improved to “T.” Signage and pavement markings could be improved within the plaza to orient drivers to utilize the Lakeshore Drive exit. Eventually, Carp River Road should be linked to Lakeshore Drive to provide alternative access.
9.11 Public Transportation
The Marquette County Transit Authority (Marq-Tran) operates throughout Marquette County every day of the week. Marquette County Transit Authority (MARQ-TRAN) was created in 1985 through the consolidation of three public transit systems within Marquette County. There are several fixed routes, including a fixed route from Ishpeming to Marquette. Marq-Tran also offers door to door service in the Ishpeming-Negaunee area and the greater Marquette area. All buses are lift equipped and accessible to persons with disabilities. In Ishpeming, the bus stop is located at the Ishpeming Senior Center for the fixed route between Ishpeming/Negaunee/Marquette. Thirty-five total vehicles served over 292,000 passengers in 2007.

9.12 Intercity Transportation
Indian Trails provides daily inter-community bus service within Marquette County. The local ticket agent is at the Marq-Tran office, located at 1325 Commerce Drive in Marquette. The north-south route runs along US 41 from Calumet to Milwaukee and Chicago. Southbound service is offered late night, while northbound service is available in the early morning.

9.13 Rail Service
The only active rail line, a single track, located in the City is owned and maintained by the Canadian National (CN) Railroad. The Lake Superior and Ishpeming Railroad (a division within Cliffs Natural Resource) works with the CN Railroad to deliver pellets from the Empire and Tilden mines to the ore dock in Escanaba.

9.14 Air Transportation
The Marquette County Airport operations moved from its location in Negaunee Township to the former K.I. Sawyer Air Force Base in September 1999. The new location has added time and distance to those in the City of Ishpeming wanting to use the airport.

It is one of six airports in the U.P.; it is the only U.P. airport that has an operating air traffic control tower. Sawyer International Airport is classified as a "primary, non-hub, commercial airport" facility. Primary airports have more than 10,000 enplanements within a year. The current facility maintains a main runway, which is 12,369 feet in length, and a 12,369 by 150 feet parallel taxiway and is capable of handling jet aircraft. Currently, charter air service is not available at Sawyer International. Charter air service is available at other airports in the Upper Peninsula.

A total of 56,212 passenger enplanements (departures/boardings) were recorded in 2008 at Sawyer International Airport. The 2008 rate is a decrease of 11,305 from the previous year, a 16.7 percent decrease. Other U.P. airports also saw passenger
decreases as well, with the largest decrease reported at the Gogebic County Airport in Ironwood with a 55 percent decrease. During the last three years (2006-2008) among the U.P. airports, most of the airports in the Upper Peninsula experienced a dramatic decrease in total passenger enplanements, with the exception of Chippewa County Airport.

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Sawyer International-Marquette</td>
<td>56,212</td>
<td>67,517</td>
<td>67,417</td>
<td>-16.6%</td>
</tr>
<tr>
<td>Delta County-Escanaba</td>
<td>4,697</td>
<td>8,504</td>
<td>9,201</td>
<td>-49.0%</td>
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<tr>
<td>Houghton County Memorial-Houghton/Hancock</td>
<td>25,424</td>
<td>27,104</td>
<td>27,750</td>
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</tr>
<tr>
<td>Ford -Iron Mountain/Kingsford</td>
<td>3,990</td>
<td>6,412</td>
<td>7,777</td>
<td>-49.0%</td>
</tr>
<tr>
<td>Gogebic County-Ironwood</td>
<td>1,487</td>
<td>2,995</td>
<td>3,334</td>
<td>-55.4%</td>
</tr>
<tr>
<td>Chippewa County-Sault Ste. Marie</td>
<td>13,145</td>
<td>13,526</td>
<td>13,316</td>
<td>-1.3%</td>
</tr>
</tbody>
</table>

Source: Michigan Department of Transportation, Bureau of Transportation Planning, Intermodal Section, 2009.

While passenger levels are higher than other Upper Peninsula airports, the amount of cargo and freight handled at Sawyer International is significantly less than those of the other airports, with the exception of Chippewa County International. In 2008, Sawyer International Airport handled 42,153 pounds of cargo and packaged freight. Ford Airport has consistently handled most of the freight within the Upper Peninsula.

<table>
<thead>
<tr>
<th>Airport</th>
<th>Total Air Cargo Carried, In Pounds</th>
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<tbody>
<tr>
<td>Sawyer International-Marquette</td>
<td>42,153</td>
</tr>
<tr>
<td>Delta County-Escanaba</td>
<td>1,090,021</td>
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<tr>
<td>Houghton County Memorial-Houghton/Hancock</td>
<td>977,928</td>
</tr>
<tr>
<td>Ford -Iron Mountain/Kingsford</td>
<td>1,307,707</td>
</tr>
<tr>
<td>Gogebic County-Ironwood</td>
<td>414,941</td>
</tr>
<tr>
<td>Chippewa County-Sault Ste. Marie</td>
<td>2,226</td>
</tr>
</tbody>
</table>

Source: Michigan Department of Transportation, Bureau of Transportation Planning, Intermodal Section, 2009.

A portion of the former airport in Negaunee Township has been sold to a private developer, which may be developed as a mix of commercial, industrial and residential uses. The Keweenaw Bay Indian Community, who has plans to relocate their Harvey gaming operations to the property, has purchased the remaining portion.
9.15 Non-motorized Transportation Facilities

In recent years, the construction of non-motorized facilities has increased in response to public interest. Walking and bicycling are among the top five individual exercise activities according to a national survey\(^1\) (walking is number one). Alternate modes of transportation are encouraged and made safer by facilities such as bike lanes and walking paths.

Ten (10) percent of each state’s Surface Transportation Program (STP) funding is set aside for transportation enhancement projects. The Transportation Enhancement Program is designed to strengthen cultural, aesthetic and environmental aspects of the transportation system. One category of funding for Enhancement Program is non-motorized facilities. Funding is available for bicycle and pedestrian facilities, preservation of abandoned railway corridors and pedestrian and bicycle safety and educational activities.

Sidewalks have served to connect residents to their neighborhoods, schools, stores and workplaces for as long as they have been around. In the absence of sidewalks, people will either drive to where they need to go or use the street as they would a sidewalk. Sidewalks are pedestrian transportation corridors. The recommended standard for requiring sidewalks is where lot sizes are 10,000 square feet and smaller.

Sidewalks are found in most of the older residential subdivisions of the City. Some streets have sidewalks while other streets do not. The existing sidewalks are in poor condition. Newer subdivisions and the outlying areas do not have sidewalks. The City does not have a sidewalk replacement plan or schedule. At the property owner’s request, sidewalks may be replaced on a 50/50 cost share basis.

The US-41/M-28 Comprehensive Corridor and Access Management Plan prepared by the Planning and Zoning Center for the Michigan Department of Transportation noted there are no pedestrian crosswalks on US-41/M-28 because of the lack of sidewalks. The plan indicates that pedestrian crossings are important to the City, especially at Second Street but there are currently no sidewalks in place. A pedestrian tunnel would be a preferred option but the cost would be high, an overhead pedestrian crossing may be viable. The plan recommends that the City consider a plan that links pedestrian, bike, transit and landscaping accessibility improvements for the US-41/M-28 corridor.

The Lake Superior Community Partnership is continuing to work on the Iron Ore Heritage Trail to preserve the mining heritage of Marquette County. Bicyclists, runners,

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\(^1\) National Sporting Goods Association, Sports Participation in 1998
hikers, walkers, cross-country skiers, snowshoers and snowmobilers will be able to use the route. From its western end in Republic, the Heritage Trail will eventually run 48 miles to its eastern terminus at Kawbawgam Road in Chocolay Township. The trail would traverse through Ishpeming, Negaunee, and Marquette and pass near many historic mining sites, some of which contain well-preserved structures. The trail will provide enhanced recreation to locals and tourists allowing them to view historic and scenic attractions; historic markers will also be placed along the route. The Heritage Trail will incorporate portions of the original “Plank Road”, built in the 1850s to haul ore by oxen cart from Ishpeming to Marquette before construction of the railroads. The portion of the trail between Negaunee and Ishpeming was completed in 2008. The City of Ishpeming received Michigan DNR Recreation Grant funding for the construction of 2.2 miles of the trail in the City limits from the Brownstone Buildings to Winthrop Junction.

9.16 Issues and Opportunities

- The ability of the Marquette County Road Commission to keep up with maintenance and construction needs on the county road system has decreased in recent years. If additional funding cannot be secured, the Road Commission may defer maintenance, and the condition of many roads will continue to deteriorate.

- The City Council and the Planning Commission should continue to work with the Road Commission and MDOT to ensure that transportation deficiencies are not impediments to investment in the City.

- The City should continue to identify local road improvement projects and work with the Marquette County Road Commission to schedule these projects as local and road commission funds become available.

- An access management plan has been drafted for the US41/M-28 corridor in Marquette County. A number of recommendations are presented in the plan. The opportunity exists to work with MDOT in implementing the recommendations in order to reduce crashes, improve safety and prolong the life of the road network.

- The aging of the local population could result in future needs for additional transportation services for the elderly and/or disabled.

- Intracounty bus service is available through Marq-Tran. Marq-Tran offers both fixed routes and door-to-door service within the City. Daily intercity
transportation is available locally.

- Some of the sidewalks are in poor condition; there are no plans to replace the aging sidewalks. The opportunity exists for the Planning Commission to identify and work with the City Council in instituting a sidewalk program for suitable areas.

- The Planning Commission should develop a City-wide surface drainage plan for control of storm water runoff and discharge.
Chapter 10.0 Planning Commission Goals and Recommendations

10.1 Introduction
Throughout the preceding chapters of this plan, detailed information has been presented defining the historical trends and current situation in the City of Ishpeming. This background information has helped the Planning Commission gain an understanding of the forces which have shaped the growth and development of the City to this point.

In order for a community to have a sound plan for growth and development, it is essential that goals be set. These goals are broad statements which reflect desired future conditions and are based on the background information, assumptions, alternatives and policy variables presented earlier. More specific recommendations are then developed, defining actions that can be taken to implement the goals.

The final stage of the planning process, implementation, begins once the goals and recommendations have been defined. The first step in implementation is the adoption of this plan by the Planning Commission and the City Council following a public hearing and consideration of any public comments received.

Plan implementation continues through adherence to the goals and recommendations set forth in this plan. It should be emphasized, however, that these goals and recommendations are a guide and provide a long-term vision; ideas and projects mentioned are adjustable per the City’s needs. While the Planning Commission has developed these goals and recommendations based on the best information available, the needs of the community at a point in time, changing needs and desires within the community, or changes in the local population or economy may mean that these goals and recommendations will need to be re-evaluated. This plan must remain flexible enough to respond to changing needs and conditions, while still providing a strong guiding mechanism for future development. The Planning Commission and City Council, together with other groups, organizations and individuals, can use this plan as a dynamic decision making tool, and should assure that the plan is referred to frequently and updated periodically.

To assist in understanding the nature of the goals and recommendations presented on the following pages, the following definitions are presented:
Goal:
A broad statement of a desired future condition, the generalized end toward which all efforts are directed. Goals are often stated in terms of fulfilling broad public needs, or alleviating major problems. Goals are generally difficult to measure and are idealistic.

Recommendation:
A course of action that is advisable. Recommendations are opinions about what could or should be done about a situation or a problem to achieve desired goals. Many recommendations stated in the plan are long-term and may need to be reevaluated periodically to meet new goals developed by the City.

10.2 Population
Discussion: The City of Ishpeming’s population has declined nearly 30 percent from 1940 to 2000. Population estimates for the City of Ishpeming from 2000 to 2007 also indicate a slight population decrease of 212 persons, or a 3.2% decrease. The median age of Ishpeming residents in 2000 was 38.9 years. This figure was about a year and a half older than the median age for the County. Baby boomers account for about 25 percent of the City’s population, Gen Xers make up about 12 percent and Millennials comprise about 20 percent of Ishpeming’s population. Nearly 20 percent of the City’ population is over the age of 65. The City’s population density of 769.8 persons per mile is the second highest of the communities within the Ishpeming-Negaunee-Marquette urban area.

Goal:
Continuously monitor population trends and opportunities to retain population density in the City of Ishpeming and surrounding areas as part of the Master Planning process.

10.3 Economic Base
Discussion: The historical basis of Ishpeming’s economy is based on iron ore. The mining industry remains a significant part of the area’s economy today. The City of Ishpeming has several organizations dedicated to the growth of the Ishpeming economy including the Ishpeming Area Business Association, Ishpeming Downtown Development Authority and the Ishpeming Development Authority. Business owners and developers also have access to several tax incentives for new construction as well as building rehabilitation in the City of Ishpeming. A key to economic growth in Ishpeming is will be the continued revitalization and promotion of the City’s unique downtown area. Per capita income, median household income and median family incomes remain much lower for the City than Marquette County, state and national averages.
Goal:

Maintain the existing economic base and continue to improve the Ishpeming area by attracting diversified businesses.

Continue to enhance the appearance of the City to attract development.

Recommendations:

- Rezone several properties along the US-41 corridor from Single Family Residential to Commercial.
- Complete City land development plan for vacant properties.
- Explore reuse options for vacant buildings throughout the City.
- Continue façade improvements for commercial properties, including properties with 2<sup>nd</sup> floor housing units.
- Continue to pursue economic diversification.
- Continue to support the renovation and reuse of buildings.
- Continue to support the revitalization of the downtown and significant buildings throughout the City.
- The DDA should develop a long range plan for viable business development and retention in the downtown.
- Pursue outlet (outdoor) mall type business development in the downtown.
- Improve access to and from the downtown as well as traffic circulation and parking availability.
- Expand office and service developments downtown.
- Continue to develop retail businesses along the US-41 corridor.
- Continue to improve and expand 2<sup>nd</sup> floor apartment rentals in the downtown area.
- Develop a long range plan for the downtown that includes building demolition, reconstruction and reuse options.
- Collaborate with the DDA to develop a reuse plan for the downtown to include a central theme, new anchor/retail stores, and zoning regulations for signage, parking and access. Comparable cities from the Midwest could be studied as examples.
- Develop a long range development committee including DDA members, Planning Commission members, residents, business owners and engineers to collaborate on downtown improvement efforts.

### 10.4 Housing

**Discussion:** Census data demonstrates that the City’s housing stock consisted of 65.4 percent single family homes, while many of the remaining housing units are multi-family. Continuing to provide a diverse and affordable housing stock is a priority for the City. Over 62 percent of the housing units in the City of Ishpeming were constructed before 1939; maintaining the aging housing stock within the City is essential. Median housing values in the City have increased dramatically since 1990, while gross rent has also increased, but still remain significantly lower than the State average. Housing assistance programs and subsidized housing are available to qualified Ishpeming residents to help offset higher costs. Priorities for the Planning Commission regarding housing include: aging housing, condition of existing rental units, as well as dilapidated and abandoned unsafe housing.

**Goal:**

- Preserve and enhance existing neighborhoods.
- Develop a varied housing stock that meets the needs, preferences and financial capabilities of a diversified population.

**Recommendations:**
- Continue rental registration program.
- Continue the rental rehabilitation program through MSHDA.
- Continue façade improvements for commercial properties, including properties with 2nd floor housing units.
- Continue to support the renovation and reuse of buildings.
- Encourage neighborhood beautification programs.
- Remove dilapidated homes from the City when feasible.
- Encourage the sale of vacant properties in neighborhoods.
10.5 Community Facilities and Services

Discussion: Current budget constraints limit numerous City departments; from downtown parking enforcement to library operations. Innovative and responsible spending techniques will be necessary to continue to provide a high level of services with reduced funding. Many City departments and services are in need of upgrades and updates. Grant funding may help offset the City’s cost for these necessary improvements.

Goal:

Provide, maintain and improve the quality and efficiency of community facilities and services in a cost-effective manner.

Recommendations:

- Explore alternatives for garbage and recycling programs.
- Explore land options and feasibility for relocating the Department of Public Works facilities and garage.
- Consider improvements to existing Department of Public Works facilities and garage such as buffering and screening. (Low priority)
- Develop a long range plan for Department of Public Works facilities, garage and equipment.
- Investigate the feasibility of hiring a grant writer to assist with long range planning opportunities.
- Pursue grant funding for fire and police department equipment, gear and vehicles when available.
- The City should draft future development plans for the Department of Public Works, Police Department and Fire Department; include options on developing a public safety department.
- Continue to take part in annual meetings with the City of Negaunee and Ishpeming Township to discuss joint project opportunities and intergovernmental cooperation.
- The City should develop a long range plan for the water/wastewater system including options for all segments of the system from supply through distribution.
- The City should develop a storm sewer plan.
- The City should develop a long range street improvement plan that includes plans for water and sewer lines, sidewalks, curbs and gutters and nonmotorized transportation opportunities to maximize dollars spent.
- The City should analyze the annual water and sewer budget to set aside money for valve replacement.
• The Negaunee Ishpeming Water Authority Board should continue discussions regarding the water supply for the two cities.
• The City should develop a long range plan for the cemetery; including water lines, access roads, sewer, water usage and water supply/distribution.
• The City should support meeting ADA standards for all City buildings and facilities where feasible.
• Continue competitive bidding standards for all engineering and architectural work in the City.
• Develop a “Think Green” plan for all City departments to become more energy efficient.
• Continue spring clean-up program and develop a fall leaf pickup program.
• Continue District Library discussions.

10.6 Land Use

Discussion: Ishpeming is an example of a community that was developed near mining activities; mining remains a considerable influence on the City today. The availability of public and private services, accessibility, existing conditions of the area, and price are other important considerations for residential development. The City has taken steps to make improvements in older neighborhoods, such as demolishing dilapidated buildings. Residential development continues to expand in the surrounding Townships, due to the availability of larger lots. Commercial land use is concentrated along the US-41 corridor and in the City’s downtown area. The City has numerous lots available for residential, commercial and industrial development at various locations throughout the City. The City’s purchase of the former Cleveland Cliffs property provides many opportunities for development, including PUD, Residential-Recreation, as well as additional development alternatives.

Goal:

- Establish land use patterns that maintain the character and health of the City.
- Continue to seek development opportunities for available properties.

Recommendations:
• Develop beautification plans for entrances into the downtown area.
Continue to seek development opportunities for vacant properties.
Continue discussions with developers for condominium development projects.
Investigate the feasibility of hiring a grant writer to assist with long range planning opportunities.
Create a part-time position for a grant writer that involves research, pursuit, writing and securing grants and may also include lobbying efforts for the City.
Develop a zoning ordinance amendment (access management standards) for the US-41 corridor.
Support the renovation and reuse of buildings.
Support the revitalization of the downtown and significant buildings throughout the City.
Inventory all vacant property by current zoning classification.
Complete a land development plan for all vacant property.
Consider pursuing a policy to sell vacant properties to neighboring owners for cost of building demolition.
Inventory vacant buildings.
Maintain the City Master Plan.
Remove all dilapidated buildings from the City.

10.7 Recreation

Discussion: The City of Ishpeming’s current five year Recreation Plan was updated and adopted in 2008 to provide for the development of recreational activities, programs and facilities in the City and has been accepted by the Michigan Department of Natural Resources. There is a diverse array of both private and public recreational facilities within the Ishpeming area. Recreation related to tourism is crucial to area economics and is an expanding industry nationwide. Attractions and facilities located in close proximity to the City of Ishpeming present many opportunities for active and passive recreation. Ishpeming is rich in natural resources, drawing a growing number of visitors each year. The City has a conceptual recreational development plan for the “Cliffs Land Purchase” and will continue reviewing the plan for possible implementation of recreational opportunities. Opportunities are available to purchase and potentially develop land on the north side of Teal Lake for recreational uses in partnership with neighboring communities.

Goal: Maintain and improve recreational opportunities for residents of all ages.
Recommendations:
- The Planning Commission should continue to review the 5-Year Recreation Plan in cooperation with the Recreation Committee for compatibility with the Master Plan.
- The Planning Commission should continue review for potential ATV use in, through and around the City.
- Continue to explore recreational development along the north shore of Teal Lake and Deer Lake in cooperation with the City of Negaunee and Ishpeming Township.
- Continue to support and develop the Iron Ore Heritage Trail.

10.8 Transportation

Discussion: Communities depend on the safe and effective movement of people and goods to sustain a thriving economy. The ability of the Marquette County Road Commission to keep up with maintenance and construction needs on the county road system has decreased in recent years. If additional funding cannot be secured, the Road Commission may defer maintenance, and the condition of many roads will continue to deteriorate. The City Council and the Planning Commission should continue to work with the Road Commission and MDOT to ensure that transportation deficiencies are not impediments to investment in the City. The City should continue to identify local road improvement projects and work with the Marquette County Road Commission to schedule these projects as local and road commission funds become available.

Goal:

- Provide a safe, well maintained and efficient multi-modal transportation network.
- Continue to develop a non-motorized transportation system within the City and connections to county wide non-motorized trails.

Recommendations:
- The City should develop a long range street improvement plan that includes plans for water and sewer lines, sidewalks, curbs and gutters and nonmotorized transportation opportunities to maximize dollars spent.
- Improve access to and from the downtown as well as traffic circulation and parking availability.
Pursue non-motorized transportation facilities.
Establish Ishpeming as a “bike-friendly” community.
Pursue compatible uses for non-motorized facilities along roadways.
Establish bike lanes where feasible; 3rd Street may be an option.
When major street reconstructions occur, develop bike lanes.
Pursue a connection from the retail development along the north side of US-41 to the south side of US-41 and the downtown.
Pursue grant funding for non-motorized facilities when available.
Promote safe bicycle use in the City through informational pamphlets.
Encourage the extension of Hematite Drive.
Encourage the north/south extension of Malton Road from Business M-28 to US-41.
Support the MDOT Park and Ride concept to promote mass transit options.
Continue promotion of MARQ-TRAN services and pursue expansion of operational hours and the addition of bike racks to buses.
Pursue an alternate east-west connection with the City of Negaunee through the Hematite Heights property.
Develop an overhead or underground pedestrian walkway across US-41 to improve non-motorized connections.
Submit proposal to MDOT for pedestrian cross walk signals for the US-41 and Lakeshore Drive intersection as well as the US-41 and Second Street intersection.
Expand the bike path from the Iron Ore Heritage Trail into the business areas.
Develop a long range plan to pave residential streets.
Develop a long range plan for sidewalk repair/replacement.
Continue development of the Iron Ore Heritage Trail.
Develop a bike path plan; connect bike path to Iron Ore Heritage Trail.
Develop a City-wide surface drainage plan to control stormwater runoff and discharge.
Chapter 11.0 Future Land Use and Zoning Plan

11.1 Introduction
The previous chapters of the Master Plan provide an overview of the existing conditions in the City of Ishpeming. A future land use plan is representative of a “preferred future” of how the community would like to grow and includes recommendations on how development will be carried out. It is based on analyses of environmental opportunities and constraints, existing trends and conditions and projected future land use needs.

Future land use planning establishes the desired amounts and locations of residential, commercial, and industrial development; public facilities; open space; environmental conservation and recreational areas; non-motorized transportation facilities; and changes or improvements to the local traffic circulation systems. This Chapter also presents the Zoning Plan, which along with the rest of the relevant parts of this Future Land Use Plan, is intended to guide the implementation of and future changes to the City’s Zoning Ordinance and Map.

The Michigan Zoning Enabling Act (MZEA) requires in Sec. 203 (1) that zoning be based on a plan. Similarly, Sec. 7 (2) of the Michigan Planning Enabling Act (MPEA) sets forth the purposes for which a master plan must be created. In order for a master plan to serve as the basis for zoning, it should promote the purposes in the MZEA and MPEA. The zoning plan identifies the zoning districts and their purposes, as well as the basic standards proposed for each district. Current zoning districts utilized in the City Zoning Ordinance and any potential modifications to the districts will also be discussed in this chapter.

Map 11-1, Future Land Use, reflects the assumption that land use patterns in the Ishpeming Area will continue to be heavily influenced by transportation corridors, particularly along US-41 as well as by the mining industry. Other major considerations which helped shape the future land use map are a desire to establish appropriate uses and to develop a consistent land use patterns throughout the City.

11.2 Current Zoning Districts
The City is currently divided into ten zoning districts. The intent and general purpose will be depicted for each district. A review of the schedule of regulations will also be included. A review of the current districts is pertinent to the discussion of any Zoning Ordinance revision efforts as well as future land use.
Current City of Ishpeming Zoning Districts and Schedule of Regulations

Single Family Residential, SR
Intent: To establish and preserve quiet neighborhoods of detached single family dwellings with a low to medium density. This district shall be free from other uses except those which are both compatible with and convenient to the residents of the Single Family Residential District.

General Residential, GR
Intent: To establish and preserve medium density residential neighborhoods, free from other uses except those which are both compatible with and convenient to the residents of the district.

Multiple Residential, MR
Intent: To establish and preserve high density residential neighborhoods.

Neighborhood Commercial, NC
Intent: The Neighborhood Commercial District is intended to encompass businesses which cater to the retail and service needs of the surrounding neighborhoods, but which do not require large areas of land. These districts are encouraged to develop in clusters with common parking areas.

General Commercial, GC
Intent: To establish and preserve a general commercial business district containing uses which include the retail sale or combination retail/wholesale of commodities catering to the whole community and/or the need of highway tourist traffic.

Central Business, CB
Intent: To establish and provide flexible regulations that apply to businesses located in the core area of the City, where intensive commercial development occurs. Businesses located in the Central Business District serving a local or regional market.

Industrial, I
Intent: To establish and preserve a zone for industrial and related uses to serve the general industrial needs of the community provided that the industry will be isolated from other types of land uses and does not cause undesirable emissions and/or offensive odors.

Deferred Development, DD
Intent: To place aside larger undeveloped parcels of the City for future development purposes, by limiting unplanned development which tends to divide the areas into
smaller, more difficult to develop parcels. It is also the intent to delay development until utilities and services can be provided to the area.

**Mining District, MI**

**Intent:** To establish and preserve tracts of mineral lands within the City which have a potential for developing into mining projects. It is also the intent to:

1. Provide for proper environmental management during the planning, operational and reclamation states of the mining/beneficiation process.
2. Permit freedom of action during the exploration phase necessary to the definition of an economic ore deposit.
3. Provide freedom of access for essential repair of safety fencing and other items installed to protect the populace against the dangers associated with old and abandoned mine workings.

**Planned Unit Development, PUD**

**Intent:** To permit more flexibility and consequently encourage a greater imaginative and creative use and design of structures and land than is allowable under the other districts of the Zoning Ordinance, where such modifications will not be contrary to the intent of the ordinance or significantly inconsistent with the Master Plan. It is further intended to promote more efficient and economical use of the land, while providing a harmonious variety of housing choices, a higher level of urban amenities, the preservation of natural scenic qualities of open space and to give the developer reasonable assurances of ultimate approval before expending complete design monies while providing City officials with assurances that the project will retain the character at the time of project approval.

**City of Ishpeming**

**Height, Bulk and Placement Regulations**

<table>
<thead>
<tr>
<th>District</th>
<th>Minimum Lot Size (Square Feet or Acreage)</th>
<th>Minimum Lot Width (Feet)²</th>
<th>Minimum Setback (Feet)²</th>
<th>Maximum Height (Feet)²</th>
</tr>
</thead>
<tbody>
<tr>
<td>SR</td>
<td>7,500 square feet</td>
<td>80 feet</td>
<td>25 feet 10 feet 30 feet</td>
<td>35 feet</td>
</tr>
<tr>
<td>GR</td>
<td>6,000 square feet</td>
<td>75 feet</td>
<td>20 feet 6/8 feet 25 feet</td>
<td>35 feet</td>
</tr>
<tr>
<td>MR</td>
<td>15,000 square feet</td>
<td>100 feet</td>
<td>30 feet 15 feet 30 feet</td>
<td>35 feet</td>
</tr>
<tr>
<td>NC</td>
<td>----</td>
<td>----</td>
<td>20 feet 6/8 feet 25 feet</td>
<td>35 feet</td>
</tr>
<tr>
<td>CBD</td>
<td>----</td>
<td>----</td>
<td>5 feet 10 feet</td>
<td>48 feet (4 stories)</td>
</tr>
<tr>
<td>GC</td>
<td>----</td>
<td>----</td>
<td>20 feet 10 feet 10 feet</td>
<td>48 feet (4 stories)</td>
</tr>
<tr>
<td>I</td>
<td>----</td>
<td>----</td>
<td>30 feet 15 feet 15 feet</td>
<td>40 feet</td>
</tr>
<tr>
<td>DD</td>
<td>----</td>
<td>500 feet</td>
<td>50 feet 50 feet</td>
<td>35 feet</td>
</tr>
<tr>
<td>MI</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
</tr>
</tbody>
</table>

² A, B, C

Chapter 11-Page 3
11.3 Sensitive Areas
Any land development that occurs adjacent to existing well fields should be carefully considered and considered cautiously in order to protect the municipal water supply.

11.4 Commercial Development
As discussed in Chapter 7-Land Use, the majority of commercial development in the City is concentrated along US-41 in the Country Village area and in the downtown. General retail areas also follow along Lake Shore Drive into the downtown and areas just east of the downtown. Besides the business advantages of locating along the high traffic volume corridor, the availability of large land parcels that meet access and parking requirements increases the desirability to locate here.

The central business district in the City is located north of West Division Street (Business M-28). Attracting businesses to locate in the downtown area in the City is a necessity for renewal. There are several buildings available for commercial uses. The area offers mixed use developments, with many rentals available above commercial enterprises for residents.

Commercial development within the City is likely to continue to occur along established commercial corridors, such as US-41. As development along the highway continues, consulting the suggested Access Management standards will be essential to provide for safe development and access, as well as adequate parking.

The City has established Planned Unit Development (PUDs) regulations in the Zoning Ordinance. PUDs are a flexible zoning technique that allows a land developer much more creativity in how land is used without sacrificing public concerns for compatibility with adjacent units of land and often with greater protection of significant environmental features. PUD is a special type of floating overlay district which generally does not appear on the municipal zoning map until a designation is requested. This is applied at the time a project is approved and may include provisions to encourage clustering of buildings, designation of common open space, and incorporation of a variety of building types and mixed land uses. A PUD is planned and built as a unit thus fixing the type and location of uses and buildings over the entire project. The intent of a PUD listed in the Zoning Ordinance could be revised to include promoting commercial and service development in addition to housing choices and open space.

The PUD has yet to be utilized by a developer in the City of Ishpeming. As discussed in Chapter 7-Land Use, a PUD may be the most advantageous type of development for the Cliffs Land Purchase area.
The Neighborhood Commercial District is used infrequently in the City of Ishpeming. Existing Neighborhood Commercial Districts could be transitioned to a new mixed-use development district or to a PUD. The Planning Commission does not recommend creating any new Neighborhood Commercial Districts.

### 11.5 Industrial Development

Industrial development in Ishpeming is expected to occur in areas currently zoned as industrial. The 40 acre Ishpeming Industrial Park is located just west of Washington Street and bordered on the south by M-28; Industrial Way is the road running through the industrial park. Currently, there are no parcels available for development in the park. There are several lots zoned industrial along Lakeshore Drive and an additional 12-acre site in Ishpeming is zoned commercial/industrial. There are seven lots available in an industrial area located near west Johnson Street and Noe Way.

The Brownstone Development, located on the northeast corner of Business M-28 and 7th Street has sites available for industrial uses. Development may be somewhat limited due to the site’s brownfield status.

Land throughout the City that could be rezoned to industrial would be appropriate for light industrial use. There is potential to develop an industrial incubator in the City. Incubators can provide retail or industrial space that is affordable to new, low-rent paying businesses. Heavy industrial uses and mining uses would not be compatible with existing development within the City limits.

### 11.6 Residential Development

Residential land use in the City includes single family homes, multi-family homes and mobile homes, in a low to medium density pattern. Large tracts of former mine property was sold off to developers, providing sizeable pieces of land for residential development. There are approximately 2,800 residential parcels currently identified in Ishpeming.

Single family residential homes are concentrated in the following subdivisions: Palms Brook Addition, Cliffs Eighth Addition, Wabash Heights, Suncliff #1 and Ishpeming Hills. The majority of residential land is zoned general residential, consisting of medium density neighborhoods. There is also land zoned for multifamily residential use, consisting of several apartment complexes. There may be a need in the future to expand the number of multifamily residential units in the City. Expansion could occur within existing residential districts.
Businesses in the downtown area could consider rehabilitating the upper levels of their buildings for apartments. Downtown living is becoming increasingly popular and may help generate business for the downtown as well. Additional Neighborhood Enterprise Zones could also be considered to promote neighborhood revitalization.

11.7 Recreational Development

Future recreational development in the Ishpeming area will likely focus on the development and upgrading of parks and facilities that are currently owned by the City. The City has an updated recreation plan with a capital improvement schedule to follow. The City is a member of the Iron Ore Heritage Recreation Authority and is in support of the Iron Ore Heritage Trail. The City has received a MDNR Trust Fund grant as well as an MDOT grant to develop the portion of Iron Ore Heritage Trail between the Brownstone Building and Winthrop Junction. Development of the trail is a priority for the City.

Lake Angeline is currently “land-locked” with no public access points. The City intends to pursue opportunities for purchasing land adjacent to the lake for public access. The study of development plan options of the “Cliffs Land Purchase” was prepared for the City of Ishpeming and the Downtown Development Authority. Included in this study is a recreational development conceptual plan which the city would like to further investigate implementing.

There is a section of land on the north side of Teal Lake in which the City, partnering with neighboring communities, plans to acquire and develop for recreational use by the public.

11.8 Transportation and Utilities

Streets throughout the City are in need of upgrades. The City continues to make use of the PASER road rating process to assess the quality of roads in the community. Road improvement projects should be prioritized utilizing the PASER scale. When road improvement projects are possible, sidewalks in the City could be upgraded concurrently.

Opportunities for incorporating “bike lanes” on major street improvement project should continue to be explored for possible implementation.

Water and sewer infrastructure and services are fundamental to the City’s ability to accommodate future growth and development. Growth can be managed somewhat through the strategic placement of such services. Water and sewer extensions are dependent on development and extensions should be made in a way to promote the orderly development of the City.
Ishpeming should develop a City-wide surface drainage plan to control stormwater runoff and discharge. New language regarding surface drainage standards should be included in future Zoning Ordinance revisions.

11.9 Mining District
As discussed in Chapter 7, just over 44 percent of the City’s land is designated as mining district. The southeastern portion of the City serves as the buffer between the City and the Tildan Mine. The land is owned by the mine and is currently vacant; there is potential for future mining.

The Cliffs Land Purchase, consisting of approximately 720 acres, is located immediately east of the City in Sections 2 and 11 and is bounded on the north by the LS & I Railroad Right-of-Way line, on the south by Division Street, on the west by existing residential development and on the east by the eastern City limits. The large parcel is unique, due to its adjacent location to existing development within the City as well as being located within the City limits. The Planning Commission recommends discussion of development possibilities for the Cliffs Land Purchase as a Planned Unit Development, Residential-Recreation or Other. The majority of the parcel is currently zoned MI-Mining and DD-Deferred Development, with the exception of several parcels zoned I-Industrial. The on-site zoning may need to be revised based on development plans. Rezoning would not be necessary, should the City pursue a Planned Unit Development option. Accessibility of the parcel will need to be considered for development.

11.10 Deferred Development
Approximately 14 percent of the City’s land area is designated as deferred development. The purpose of the deferred development district is to preserve large tracts of land until utilities and services can be provided to the area. The Planning Commission should complete a long range development plan for deferred development districts.

11.11 Conclusion
Planning is intended to guide the forces of change in ways that encourage desirable outcomes while striking an appropriate balance with development and preservation. The Master Plan should be reviewed on a yearly basis and amending the plan as necessary will maintain its use as a reliable planning tool. State law requires that the Master Plan must be revised at least every five years to establish if updating is necessary.

As the developers and most frequent users of this document, the Planning Commission will be responsible for reviewing the recommendations and progress of the Plan.
outdated Plan that is not frequently reviewed can diminish the decision making process. Therefore, the Planning Commission should conduct an annual review of the Plan and amend it as appropriate. Amendments that should occur include:

- Delete goals and recommendations that have been accomplished and add new recommendations as needs and desires arise.
- Modify the Future Land Use Map to reflect any zoning decisions that have changed the direction of development in the City.

This Master Plan represents over a year of effort by the Planning Commission, City staff and residents. Development of the plan involved collection and analysis of data on population, housing, land use, transportation, infrastructure and socioeconomic conditions. The Master Plan process also included a Citizen Survey. The Plan sets forth several recommendations, and as such, this Plan will only be as successful as the implementation measures taken to achieve the vision set forth in previous chapters.
Appendix A

Citizen Survey and Results
City of Ishpeming Citizen Survey

The City of Ishpeming is currently working on a Master Plan update for land use. Citizen input is an integral part of the Plan. Please complete the following questionnaire. Your responses are anonymous and will be reported in group form only. Please return your completed survey to City Hall 100 E. Division Street, Ishpeming, MI 49849 or to the location where you picked up the survey. Thank you!

Please circle one of the answers below.

1. I am a resident of:
   a. City of Ishpeming
   b. Other

2. How long have you lived and/or owned property in Ishpeming?
   a. Less than one year
   b. Between 1 and 5 years
   c. Between 5 and 10 years
   d. Between 10 and 20 years
   e. More than 20 years

3. Do you live in Ishpeming year round?
   a. Yes
   b. No, I leave town for the winter months.
   c. No, I spend less than three months of the year in Ishpeming.

4. Where is your place of employment located?
   a. I'm retired
   b. I work in the City of Ishpeming.
   c. I work in Marquette County.
   d. I work outside of Marquette County.
   e. I work outside of Michigan.

5. What strategy would you prefer for growth management in Ishpeming?
   a. Growth encouraged
   b. Growth takes its own course
   c. Planned and limited growth
   d. Goal of no growth

Please check the box that comes closest to your opinion for each of the following questions:

1. Overall view of Ishpeming:
   a. Overall how would you describe the quality of life in Ishpeming?
      □ Excellent □ Good □ Fair □ Poor □ Don’t know
   b. How would you rate the overall quality of your neighborhood?
      □ Excellent □ Good □ Fair □ Poor □ Don’t know
   c. How do you rate Ishpeming as a place to raise children?
      □ Excellent □ Good □ Fair □ Poor □ Don’t know
   d. How do you rate Ishpeming as a place to live?
      □ Excellent □ Good □ Fair □ Poor □ Don’t know
   e. How do you rate Ishpeming as a place to retire?
2. Please rate each of the following characteristics as they relate to Ishpeming as a whole:

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Excellent</th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>Don’t know</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sense of community</td>
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</tr>
<tr>
<td>Overall appearance of Ishpeming</td>
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<tr>
<td>Quality of the K-12 schools in Ishpeming</td>
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<tr>
<td>Opportunities to attend cultural activities</td>
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<tr>
<td>Opportunities for leisure-time activities</td>
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<tr>
<td>Shopping opportunities</td>
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<tr>
<td>Recreation opportunities</td>
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<tr>
<td>Job opportunities</td>
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<tr>
<td>Access to affordable housing</td>
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<tr>
<td>Economic development</td>
<td></td>
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</tbody>
</table>

3. To what degree are the following problems in Ishpeming?

<table>
<thead>
<tr>
<th>Problem</th>
<th>Not a problem</th>
<th>Minor problem</th>
<th>Important problem</th>
<th>Major problem</th>
<th>Extreme problem</th>
<th>Don’t know</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loitering youth</td>
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<tr>
<td>Drugs</td>
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<tr>
<td>Taxes</td>
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<tr>
<td>Growth</td>
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<tr>
<td>Crime</td>
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<tr>
<td>Graffiti</td>
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<tr>
<td>Traffic</td>
<td></td>
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<tr>
<td>Run down homes and buildings</td>
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<tr>
<td>Parking</td>
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</tbody>
</table>

4. Please rate the speed of growth in the following sections of Ishpeming over the past 5 years:

<table>
<thead>
<tr>
<th>Category</th>
<th>Much too slow</th>
<th>Somewhat too slow</th>
<th>Right amount</th>
<th>Somewhat too fast</th>
<th>Much too fast</th>
<th>Don’t know</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population growth</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business/retail growth</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
5. In the past 12 months about how many times, if ever, have you or any other household members done the following things?

a. Used public libraries or their services in Ishpeming?
   - 0 or 1 times
   - 2 to 12 times
   - 13 to 25 times
   - 25+ times
   - Don’t know

b. Used the recreation facilities in Ishpeming
   - 0 or 1 times
   - 2 to 12 times
   - 13 to 25 times
   - 25+ times
   - Don’t know

c. Participated in a recreation program or activity?
   - 0 or 1 times
   - 2 to 12 times
   - 13 to 25 times
   - 25+ times
   - Don’t know

d. Visited an Ishpeming park?
   - 0 or 1 times
   - 2 to 12 times
   - 13 to 25 times
   - 25+ times
   - Don’t know

e. Attended a City Council, Planning Commission or other public meeting?
   - 0 or 1 times
   - 2 to 12 times
   - 13 to 25 times
   - 25+ times
   - Don’t know

f. Used the internet for anything?
   - 0 or 1 times
   - 2 to 12 times
   - 13 to 25 times
   - 25+ times
   - Don’t know

g. Used the internet to obtain information about Ishpeming?
   - 0 or 1 times
   - 2 to 12 times
   - 13 to 25 times
   - 25+ times
   - Don’t know

6. Overall, how would you rate the quality of services provided by the City of Ishpeming?
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know

7. How do you rate the quality of each of the following Ishpeming services?

a. Police department
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know

b. Fire services
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know

c. Ambulance services
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know

d. Garbage collection
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know

e. Recycling
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know

f. Electric services
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know

g. Water services
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know

h. Recreation facilities
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know

i. Recreation programs and classes
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know

j. Park maintenance
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know

k. Parks in general
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know

l. Street maintenance
   - Excellent
   - Good
   - Fair
   - Poor
   - Don’t know
m. Cleanliness of streets
  □ Excellent □ Good □ Fair □ Poor □ Don’t know
n. Sidewalk maintenance
  □ Excellent □ Good □ Fair □ Poor □ Don’t know
  □ Excellent □ Good □ Fair □ Poor □ Don’t know
p. Street lighting
  □ Excellent □ Good □ Fair □ Poor □ Don’t know
q. Enforcement of traffic laws
  □ Excellent □ Good □ Fair □ Poor □ Don’t know
r. Services to seniors
  □ Excellent □ Good □ Fair □ Poor □ Don’t know
s. Water quality
  □ Excellent □ Good □ Fair □ Poor □ Don’t know
t. Planning and zoning
  □ Excellent □ Good □ Fair □ Poor □ Don’t know
u. Storm drainage
  □ Excellent □ Good □ Fair □ Poor □ Don’t know
v. Services to youth
  □ Excellent □ Good □ Fair □ Poor □ Don’t know
8. What was your impression of Ishpeming employees in your most recent contact?
   a. Knowledge
      □ Excellent □ Good □ Fair □ Poor □ Don’t know
   b. Responsiveness
      □ Excellent □ Good □ Fair □ Poor □ Don’t know
   c. Courtesy
      □ Excellent □ Good □ Fair □ Poor □ Don’t know
   d. Overall impression
      □ Excellent □ Good □ Fair □ Poor □ Don’t know
9. Please rate the following statements by checking the box that most closely represents your opinion:
   a. I receive good value for the City taxes that I pay
      □ Strongly agree □ Agree □ Neither agree nor disagree □ Disagree □ Strongly disagree
   b. I am pleased with the overall direction that Ishpeming is taking
      □ Strongly agree □ Agree □ Neither agree nor disagree □ Disagree □ Strongly disagree
   c. I am well informed on major issues in Ishpeming
      □ Strongly agree □ Agree □ Neither agree nor disagree □ Disagree □ Strongly disagree
   d. Ishpeming welcomes citizen involvement
      □ Strongly agree □ Agree □ Neither agree nor disagree □ Disagree □ Strongly disagree
10. Would read a community newsletter if the City put one together?
    □ Yes □ No □ Don’t know
1. What do you feel will be the single most important issue facing Ishpeming over the next several years?

2. Please use the following space for comments, suggestions and solutions you would like Ishpeming to consider.
City of Ishpeming Citizen Survey Results

1. **I am a resident of:**
   - 116 respondents
   - 93.1 percent live in the City (108)
   - 6.9 percent live in the Township (8)

2. **How long have you lived and/or owned property in Ishpeming?**
   - 108 respondents
   - 0.0 percent=Less than one year
   - 3.7 percent=Between 1 and 5 years
   - 14.8 percent=Between 5 and 10 years
   - 4.6 percent=Between 10 and 20 years
   - 76.9 percent=More than 20 years

3. **Do you live in Ishpeming year-round?**
   - 108 respondents
   - 96.3 percent=Yes
   - 3.7 percent=No, I leave town for the winter months
   - 0.0 percent=No, I spend less than three months of the year in Ishpeming

4. **Where is your place of employment located?**
   - 104 respondents
   - 85.6 percent=I work in the City of Ishpeming
   - 13.5 percent=I work in Marquette County
   - 0.90 percent=I work outside of Marquette County
   - 0.00 percent=I work outside of Michigan

5. **What strategy would you prefer for growth management in Ishpeming?**
   - 116 respondents
   - 79.3 percent=Growth encouraged
   - 10.3 percent=Growth takes its own course
   - 10.3 percent=Planned and limited growth
   - 0.00 percent=Goal of no growth

1. **Please check the box that comes closest to your opinion for the following questions:**
   1a. Overall how would you describe the quality of life in Ishpeming?
      - 116 respondents
      - 6.9 percent=Excellent
      - 62.1 percent=Good
      - 27.6 percent=Fair
      - 3.4 percent=Poor
1b. How would you rate the overall quality of your neighborhood?
   - 116 respondents
   - 20.8 percent=Excellent
   - 37.9 percent=Good
   - 31.0 percent=Fair
   - 3.4 percent=Poor
   - 6.9 percent=Don’t Know

1c. How do you rate Ishpeming as a place to raise children?
   - 116 respondents
   - 17.2 percent=Excellent
   - 58.6 percent=Good
   - 17.2 percent=Fair
   - 7.0 percent=Poor
   - 0.0 percent=Don’t Know

1d. How do you rate Ishpeming as a place to live?
   - 116 respondents
   - 17.2 percent=Excellent
   - 55.2 percent=Good
   - 27.6 percent=Fair
   - 0.0 percent=Poor
   - 0.0 percent=Don’t Know

1e. How do you rate Ishpeming as a place to retire?
   - 116 respondents
   - 13.8 percent=Excellent
   - 27.6 percent=Good
   - 31.0 percent=Fair
   - 17.2 percent=Poor
   - 10.3 percent=Don’t Know

2. Please rate each of the following characteristics as they relate to Ishpeming as a whole:

2a. Sense of community
   - 116 respondents
   - 10.3 percent=Excellent
   - 62.1 percent=Good
   - 27.6 percent=Fair
   - 0.0 percent=Poor
2b. Overall appearance of Ishpeming
   - 116 respondents
   - 0.0 percent=Excellent
   - 24.1 percent=Good
   - 51.7 percent=Fair
   - 24.2 percent=Poor
   - 0.0 percent=Don’t Know

2c. Quality of the K-12 Schools in Ishpeming
   - 116 respondents
   - 51.6 percent=Excellent
   - 38.1 percent=Good
   - 6.9 percent=Fair
   - 0.0 percent=Poor
   - 3.4 percent=Don’t Know

2d. Opportunities to attend cultural activities
   - 116 respondents
   - 0.0 percent=Excellent
   - 20.7 percent=Good
   - 55.2 percent=Fair
   - 24.1 percent=Poor
   - 0.0 percent=Don’t Know

2e. Opportunities for leisure-time activities
   - 116 respondents
   - 3.7 percent=Excellent
   - 55.1 percent=Good
   - 30.9 percent=Fair
   - 10.3 percent=Poor
   - 0.0 percent=Don’t Know

2f. Shopping opportunities
   - 116 respondents
   - 0.0 percent=Excellent
   - 6.9 percent=Good
   - 41.4 percent=Fair
   - 51.7 percent=Poor
   - 0.0 percent=Don’t Know
2g. Recreation opportunities
   • 116 respondents
   • 17.2 percent=Excellent
   • 58.4 percent=Good
   • 20.7 percent=Fair
   • 3.7 percent=Poor
   • 0.0 percent=Don’t Know

2h. Job opportunities
   • 116 respondents
   • 0.0 percent=Excellent
   • 2.1 percent=Good
   • 50.7 percent=Fair
   • 47.2 percent=Poor
   • 0.0 percent=Don’t Know

2i. Access to affordable housing
   • 116 respondents
   • 4.0 percent=Excellent
   • 48.2 percent=Good
   • 34.7 percent=Fair
   • 9.3 percent=Poor
   • 3.8 percent=Don’t Know

2j. Economic development
   • 116 respondents
   • 0.0 percent=Excellent
   • 3.1 percent=Good
   • 62.1 percent=Fair
   • 34.8 percent=Poor
   • 0.0 percent=Don’t Know

3. To what degree are the following problems in Ishpeming?
3a. Loitering youth
   • 116 respondents
   • 16.1 percent=Not a problem
   • 56.2 percent=Minor problem
   • 27.7 percent=Important problem
   • 0.0 percent=Major problem
   • 0.0 percent=Extreme problem
   • 0.0 percent=Don’t know
3b. Drugs
   • 116 respondents
   • 1.1 percent = Not a problem
   • 14.9 percent = Minor problem
   • 58.6 percent = Important problem
   • 24.1 percent = Major problem
   • 0.0 percent = Extreme problem
   • 1.3 percent = Don’t know

3c. Taxes
   • 116 respondents
   • 24.1 percent = Not a problem
   • 20.7 percent = Minor problem
   • 27.6 percent = Important problem
   • 13.8 percent = Major problem
   • 10.3 percent = Extreme problem
   • 3.5 percent = Don’t know

3d. Growth
   • 116 respondents
   • 0.0 percent = Not a problem
   • 16.9 percent = Minor problem
   • 47.8 percent = Important problem
   • 25.0 percent = Major problem
   • 3.4 percent = Extreme problem
   • 6.9 percent = Don’t know

3e. Crime
   • 116 respondents
   • 0.0 percent = Not a problem
   • 40.7 percent = Minor problem
   • 44.9 percent = Important problem
   • 10.3 percent = Major problem
   • 4.1 percent = Extreme problem
   • 0.0 percent = Don’t know

3f. Graffiti
   • 116 respondents
   • 6.8 percent = Not a problem
   • 87.3 percent = Minor problem
   • 5.9 percent = Important problem
   • 0.0 percent = Major problem
Appendix A

3g. Traffic
- 116 respondents
- 31.0 percent=Not a problem
- 43.7 percent=Minor problem
- 25.3 percent=Important problem
- 0.0 percent=Major problem
- 0.0 percent=Extreme problem
- 0.0 percent=Don’t know

3h. Run down homes and buildings
- 116 respondents
- 3.1 percent=Not a problem
- 14.6 percent=Minor problem
- 31.1 percent=Important problem
- 27.6 percent=Major problem
- 24.6 percent=Extreme problem
- 0.0 percent=Don’t know

3i. Parking
- 116 respondents
- 41.3 percent=Not a problem
- 41.3 percent=Minor problem
- 6.9 percent=Important problem
- 10.5 percent=Major problem
- 0.0 percent=Extreme problem
- 0.0 percent=Don’t know

4. Please rate the speed of growth in the following sections of Ishpeming over the past 5 years:
4a. Population growth
- 115 respondents
- 25.0 Percent=Much too slow
- 60.7 Percent=Somewhat too slow
- 3.6 Percent=Right amount
- 0.0 Percent=Somewhat too fast
- 0.0 Percent=Much too fast
- 10.7 Percent=Don’t know
4b. Business/retail growth
   - 115 respondents
   - 57.2 Percent=Much too slow
   - 32.1 Percent=Somewhat too slow
   - 3.6 Percent=Right amount
   - 0.0 Percent=Somewhat too fast
   - 0.0 Percent=Much too fast
   - 7.1 Percent=Don’t know

4c. Job growth
   - 115 respondents
   - 71.4 Percent=Much too slow
   - 21.4 Percent=Somewhat too slow
   - 3.6 Percent=Right amount
   - 0.0 Percent=Somewhat too fast
   - 0.0 Percent=Much too fast
   - 3.6 Percent=Don’t know

5. In the past 12 months about how many times, if ever, have you or any other household members done the following things?
   5a. Used public libraries or their services in Ishpeming?
      - 116 respondents
      - 16.3 Percent=0 or 1
      - 1.7 Percent=Twice
      - 21.5 Percent=3 to 12 times
      - 20.2 Percent=13 to 25 times
      - 37.9 Percent=25+ times
      - 2.4 Percent=Don’t know

   5b. Used the recreation facilities in Ishpeming?
      - 116 respondents
      - 3.4 Percent=0 or 1
      - 6.9 Percent=Twice
      - 29.7 Percent=3 to 12 times
      - 20.7 Percent=13 to 25 times
      - 32.4 Percent=25+ times
      - 6.9 Percent=Don’t know

   5c. Participated in a recreation program or activity?
      - 116 respondents
      - 58.6 Percent=0 or 1
      - 0.0 Percent=Twice
20.7 Percent=3 to 12 times
6.9 Percent=13 to 25 times
6.9 Percent=25+ times
6.9 Percent=Don’t know

5d. Visited a Ishpeming park?
116 respondents
20.8 Percent=0 or 1
0.0 Percent=Twice
68.9 Percent=3 to 12 times
6.9 Percent=13 to 25 times
0.0 Percent=25+ times
3.4 Percent=Don’t know

5e. Attended a City Council, Planning Commission or other public meeting?
116 respondents
86.2 Percent=0 or 1
0.0 Percent=Twice
6.8 Percent=3 to 12 times
0.0 Percent=13 to 25 times
0.0 Percent=25+ times
7.0 Percent=Don’t know

5f. Used the internet for anything?
110 respondents
38.1 Percent=0 or 1
0.0 Percent=Twice
7.0 Percent=3 to 12 times
0.0 Percent=13 to 25 times
54.9 Percent=25+ times
0.0 Percent=Don’t know

5g. Used the internet to obtain information about Ishpeming?
110 respondents
50.9 Percent=0 or 1
10.9 Percent=Twice
15.5 Percent=3 to 12 times
13.6 Percent=13 to 25 times
0.0 Percent=25+ times
9.1 Percent=Don’t know
6. **Overall, how would you rate the quality of services provided by the City of Ishpeming?**
   - 116 respondents
   - 4.3 Percent=Excellent
   - 46.9 Percent=Good
   - 38.3 Percent=Fair
   - 10.5 Percent=Poor
   - 0.0 Percent=Don’t know

7. **How do you rate the quality of each of the following Ishpeming services?**

   7a. **Police department**
   - 115 respondents
   - 20.0 Percent=Excellent
   - 62.6 Percent=Good
   - 10.4 Percent=Fair
   - 4.3 Percent=Poor
   - 2.7 Percent=Don’t Know

   7b. **Fire services**
   - 115 respondents
   - 39.1 Percent=Excellent
   - 49.6 Percent=Good
   - 2.6 Percent=Fair
   - 0.0 Percent=Poor
   - 8.7 Percent=Don’t Know

   7c. **Ambulance services**
   - 115 respondents
   - 39.1 Percent=Excellent
   - 41.7 Percent=Good
   - 7.0 Percent=Fair
   - 0.9 Percent=Poor
   - 11.3 Percent=Don't Know

    7d. **Garbage collection**
   - 115 respondents
   - 49.6 percent=Excellent
   - 36.5 percent=Good
   - 6.1 percent=Fair
   - 5.2 percent=Poor
   - 2.6 percent=Don’t Know
7e. Recycling
   - 115 respondents
   - 11.3 Percent=Excellent
   - 33.0 Percent=Good
   - 42.6 Percent=Fair
   - 1.7 Percent=Poor
   - 11.4 Percent=Don’t Know

7f. Electric services
   - 115 respondents
   - 15.7 Percent=Excellent
   - 66.1 Percent=Good
   - 13.8 Percent=Fair
   - 3.5 Percent=Poor
   - 0.9 Percent=Don't Know

7g. Water services
   - 115 respondents
   - 19.1 Percent=Excellent
   - 53.9 Percent=Good
   - 20.9 Percent=Fair
   - 6.1 Percent=Poor
   - 0.0 Percent=Don’t Know

7h. Recreation facilities
   - 115 respondents
   - 26.9 Percent=Excellent
   - 45.9 Percent=Good
   - 19.1 Percent=Fair
   - 2.6 Percent=Poor
   - 5.5 Percent=Don’t Know

7i. Recreation programs and classes
   - 115 respondents
   - 13.0 Percent=Excellent
   - 26.1 Percent=Good
   - 40.0 Percent=Fair
   - 9.6 Percent=Poor
   - 11.3 Percent=Don’t Know
7j. Park maintenance
   - 115 respondents
   - 12.1 Percent=Excellent
   - 50.4 Percent=Good
   - 25.4 Percent=Fair
   - 2.6 Percent=Poor
   - 9.5 Percent=Don’t Know

7k. Parks in general
   - 115 respondents
   - 16.5 Percent=Excellent
   - 62.6 Percent=Good
   - 10.4 Percent=Fair
   - 4.3 Percent=Poor
   - 6.2 Percent=Don’t Know

7l. Street maintenance
   - 115 respondents
   - 10.5 Percent=Excellent
   - 36.5 Percent=Good
   - 25.2 Percent=Fair
   - 26.9 Percent=Poor
   - 0.9 Percent=Don’t Know

7m. Cleanliness of streets
   - 115 respondents
   - 19.1 Percent=Excellent
   - 46.9 Percent=Good
   - 25.3 Percent=Fair
   - 7.8 Percent=Poor
   - 0.9 Percent=Don’t Know

7n. Sidewalk maintenance
   - 115 respondents
   - 4.3 Percent=Excellent
   - 20.9 Percent=Good
   - 40.0 Percent=Fair
   - 29.5 Percent=Poor
   - 5.3 Percent=Don’t Know
7o. Snow removal
   - 115 respondents
   - 29.5 Percent=Excellent
   - 49.5 Percent=Good
   - 13.9 Percent=Fair
   - 6.2 Percent=Poor
   - 0.9 Percent=Don’t Know

7p. Street lighting
   - 115 respondents
   - 10.4 Percent=Excellent
   - 53.9 Percent=Good
   - 23.5 Percent=Fair
   - 2.6 Percent=Poor
   - 9.6 Percent=Don’t Know

7q. Enforcement of traffic laws
   - 115 respondents
   - 10.4 Percent=Excellent
   - 33.0 percent=Good
   - 53.0 percent=Fair
   - 8.7 percent=Poor
   - 5.1 percent=Don’t Know

7r. Services to seniors
   - 115 respondents
   - 13.9 Percent=Excellent
   - 57.4 Percent=Good
   - 3.5 Percent=Fair
   - 6.1 Percent=Poor
   - 19.1 Percent=Don’t Know

7s. Water quality
   - 115 respondents
   - 28.7 Percent=Excellent
   - 46.1 Percent=Good
   - 14.0 Percent=Fair
   - 2.6 Percent=Poor
   - 8.6 Percent=Don’t Know
7t. Planning and zoning
   • 115 respondents
   • 7.8 Percent=Excellent
   • 41.7 Percent=Good
   • 19.1 Percent=Fair
   • 2.7 Percent=Poor
   • 28.7 Percent=Don’t Know

7u. Storm drainage
   • 115 respondents
   • 5.2 Percent=Excellent
   • 43.5 Percent=Good
   • 27.0 Percent=Fair
   • 5.2 Percent=Poor
   • 19.1 Percent=Don’t Know

7v. Services to youth
   • 115 respondents
   • 5.2 Percent=Excellent
   • 16.5 Percent=Good
   • 27.8 Percent=Fair
   • 23.5 Percent=Poor
   • 27.0 Percent=Don’t Know

8. What was your impression of Ishpeming employees in your most recent contact?
8a. Knowledge
   • 114 Respondents
   • 24.6 Percent=Excellent
   • 55.3 Percent=Good
   • 10.5 Percent=Fair
   • 2.6 Percent=Poor
   • 7.0 Percent=Don’t Know

8b. Responsiveness
   • 114 respondents
   • 28.9 Percent=Excellent
   • 39.5 Percent=Good
   • 15.8 Percent=Fair
   • 8.8 Percent=Poor
   • 7.0 Percent=Don’t Know

8c. Courtesy
8d. Overall impression
- 114 respondents
- 31.6 percent=Excellent
- 53.1 percent=Good
- 8.3 percent=Fair
- 1.8 percent=Poor
- 5.2 percent=Don’t Know

9. Please rate the following statements:

9a. I receive good value for the City taxes that I pay.
- 114 respondents
- 6.1 Percent=Strongly Agree
- 33.3 Percent=Agree
- 23.7 Percent=Neither Agree or Disagree
- 14.0 Percent=Disagree
- 9.6 Percent=Strongly Disagree
- 13.3 Percent=Don’t Know

9b. I am pleased with the overall direction that Ishpeming is taking.
- 114 respondents
- 9.6 Percent=Strongly Agree
- 43.0 Percent=Agree
- 24.6 Percent=Neither Agree or Disagree
- 13.2 Percent=Disagree
- 6.1 Percent=Strongly Disagree
- 3.5 Percent=Don’t Know

9c. I am well informed on major issues in Ishpeming.
- 114 respondents
- 6.1 Percent=Strongly Agree
- 48.2 Percent=Agree
- 23.7 Percent=Neither Agree or Disagree
- 13.2 Percent=Disagree
- 0.9 Percent=Strongly Disagree
- 7.9 Percent=Don’t Know
9d. Ishpeming welcomes citizen involvement.
   - 114 respondents
   - 9.6 Percent=Strongly Agree
   - 42.1 Percent=Agree
   - 26.3 percent=Neither Agree or Disagree
   - 5.3 percent=Disagree
   - 3.5 percent=Strongly Disagree
   - 13.2 percent=Don’t Know

10. Would you read a community newsletter if the City put one together?
   - 114 respondents
   - 87.7 Percent=Yes
   - 7.9 Percent=No
   - 4.4 Percent=Don’t Know
City of Ishpeming Citizen Survey Open Ended Question Results

1. What do you feel will be the single most important issue facing Ishpeming over the next several years?
   - Taking care of keeping residents and bettering schools
   - Downtown business restoration
   - Bring jobs to the area
   - Drug abuse
   - Run down housing, drug dealers, slum lords
   - Clean the town of empty buildings and unkempt houses and properties
   - Residential property taxes will block growth
   - Business growth
   - Road repairs
   - A local place for preteens and teens-teen center w/activities
   - Downtown businesses and stores being empty
   - Deteriorating properties
   - Downtown economic growth, need small businesses
   - Rid our neighborhoods of riff raff-drug houses and drug users
   - Growth and redevelopment
   - Deteriorating neighborhoods, continue to make it difficult for slum landlords to do business in our town
   - Attract business and population by lowering taxes
   - Downtown development
   - Upgrade neighborhoods
   - Lack of businesses in the downtown
   - Transforming downtown for change in businesses, new concept restaurants and wireless café
   - General population loss will affect businesses and schools-tied to economic growth
   - Economic growth to provide good livings for people who want to live here
   - Business, job, population growth
   - Rising costs
   - Wages and benefits and diminishing property values
   - Not enough police protection, breaking and entering, home invasion, not safe
   - Getting jobs in our area
   - Maintaining City services and quality of life while dealing with probable declining population and aging population
   - Further digression of the appearance of the City and services
   - Taxes don’t justify the amount of services received
- Jobs
- Excellent housing
- Need better shopping
- Economic development
- Money/economy
- Employment/business
- Attracting new business to Ishpeming
- Growth of businesses
- Job creation
- Tax abatement for small business
- Poor management
- Empty/rundown houses
- Lower taxes
- More new businesses
- Population
- Lack of jobs
- Public works
- Need more places to shop so we don’t have to travel to MQT for everything
- Teens in the streets—have nothing to do and nowhere to go
- Downtown businesses need to get more customer-friendly
- DDA needs to work w/LSCP
- Declining monies from the state and federal levels—loss of job possibilities
- Loss of business
- Growth and development
- Housing values and businesses moving out of the downtown area
- Maintaining and upgrading our infrastructure (roads/sidewalks/water & sewer lines)
- Number of families moving to find jobs
- Declining growth
- Economic—Lack of jobs/low income housing brings in some people who seem to be involved w/illicit activities/crime
- Job creation
- Need funding for schools
- Money for roads and police
- Maintaining existing jobs at local mine
- Citizens moving out of town b/c of high taxes
- Sell our City’s great qualities
- Do not increase property taxes
- Keeping schools and extracurricular activities running
- Street repair
- Cleaning up drugs/crime
- Downtown development
- Lack of jobs=loss of quality citizens
- Maintaining excellent schools and programs (recreational, etc.) w/ a falling enrollment
- Attracting business/increasing economic base
- Blighted homes
- Substance abuse, especially drugs
- Jobs
- Population (we need more kids)
- Neighborhood blight
- Rundown rentals
- Jobs
- Street repair
- Need more businesses in the downtown
- Growth
- Budget
- Youth activities
- Attracting people to live, work and stay here
- Too much low income attraction (increases crime, low tax base, run down houses and apts, low rent
- Lowering utilities
- Adding tax base
- Support the school district
- Clean up the town so people want to be here
- Balancing the budget w/o raising taxes or rates
- Old buildings/homes-need to be fixed up or removed
- Attracting community minded families who will be involved and support our City
- Loss of employment, resulting in loss of population
- More jobs
- Substandard rental housing conditions in the downtown area
- Attracting new businesses to the downtown
- Mine status
- Affordable, attractive housing options for middle class citizens
- Gangs/drugs
- Economic growth
- Housing developments
• Lack of moderate income jobs which will allow for a situation similar to Sawyer to develop
• Property value
• Growth of downtown
• Run down buildings
• Lack of housing in the area
• Lack of job opportunities
• Looking beyond the mines
• Unemployment
• Drugs
• Crime
• Lower taxes
• Decline in school enrollment
• Jobs

2. Please use the following space for comments, suggestions and solutions you would like Ishpeming to consider.
• Communicate to citizens regularly, don’t expect people to show up at council meetings; online newsletter-good
• Freeze property tax increases every other year
• Use less gravel/sand in winter for roads
• Get tougher on crimes and drugs
• Offer new businesses a 50% reduction in taxes for 5-10 years for using an existing vacant building w/in the city limits
• Utilize MSDHA funds to upgrade facades
• Establish codes for business/buildings-upgrade image of community
• New housing developments and cleaning up drugs/crime would help to encourage growth and new families coming to town
• The City should go after federal and state funds more aggressively
• Maintain library
• Police and fire are very important—don’t cut wages or numbers
• Advertise about the excellent education Ishpeming students get (high test scores)
• Clean up rundown neighborhoods/houses
• Ishpeming should promote its schools to the wider community (all of MQT County)
• City should work closely w/schools to promote a mutually beneficial relationship
• Affordable homes+good schools=increase in home buying, rising real estate value and overall improvement
• Promote walking, biking, picnics
• More shops downtown
• Large number of run-down homes is a problem-citizens must be punished or face severe consequences for not taking care of their property; run down homes attract low income buyers who allow the property to become more rundown
• Water needs cleaning
• Taxes are too high
• Don’t give businesses tax breaks
• Need to enforce traffic laws
• Get rid of blinking arrow from Lakeshore
• Take better care of the roads, especially during the winter
• Tap natural resources to draw families and make use of what we do have (biking, hiking, trails, lakes)
• I like that Lake Angeline is being stocked w/fish
• Continue w/low cost, high interest uses for what we already have
• Negligent landlords need to be held accountable for the conditions of their properties-require landlords to pay a nominal fee to register their rental w/the City, allowing the City to maintain a list of all rental units and provide by law enforcement officers w/the ability to perform regular inspections
• Making the Mather Inn the “center” highlight of the City, restored to its original style with the front having landscaped gardens and parking in front
• Keep and maintain the old library-wonderful historical asset to the town
• Improve City appearance
• More new business opportunities
• Attract new/young families
• Recycling should be number one; for the taxes we pay the City should provide us w/containers
• Snowplowing needs to be improved
• There are activities for young people, the just need to be informed of their existence
• Very glad to hear that Lake Angeline being opened for public access
• Senior Center is very valuable
• Skating rink and tubing is excellent, as is the Heritage Trail
• We are forced to go to MQT for shopping b/c our stores are limited-need clothing and general household
• Carnegie Public Library and WC Peterson Auditorium are impressive and Vista Theatre
• Young adults don’t have enough job opportunities, college is not for everyone
• We need to protect our citizens—especially those on opening and closing shifts
• More community service w/youth, elderly, etc.
• More activities for students, like a teen center
• We moved to Ishpeming Twp b/c we couldn’t find an affordable house in the City in a “good” location-taxes in the City are double but we do school of choice our kids to Ishpeming b/c of the “top notch academics”
• Work together to better our community; stop the politics
• If you always do what you’ve always done, you’ll get what you’ve always gotten
• Home owners should be ordered to mend, fix, paint, clean up their run down homes and property
• Tear down rundown buildings
• Improve our shopping centers
• Get more businesses here so there are more jobs-then we don’t have to travel to MQT for our shopping and jobs
• Get more young people involved in politics and economic growth
• We feel you are all doing a good job w/the resources you have to work with, if we had an ideal City you wouldn’t have to do this survey-keep up the good work
• Too much crime, drugs and gangs
• Improve the winter sports areas w/new items; toboggan should be in operation every year
• Develop all land purchased from CCI
• Encourage businesses that we can use, not much choice for selection in shopping
• Need a place like the Children’s Museum in MQT
• Better garbage pick-up
• More money for education
• The library and librarians are excellent
• We love the parks
• Would like to see public garbage cans to reduce litter
• City looks nice w/trees and flowers that have been planted downtown
• See more rundown homes fixed up or torn down
• See the City pass an advisory (non-biding) lighting code emphasizing electrical efficiency, shielding, light pollution and light trespass and begin to replace
street lighting to meet those goals—see International Dark Sky Assn. website—good example is the new hospital parking lot lighting
- Implement a fee for service to those who use the City’s facilities who are not residents (library fee for Township residents)
- Season passes to Al Quaal-price break for Ishpeming residents
- Have employees live in the City
- Find a way to provide property tax reduction to compete w/other MQT County areas
- Better recycling options—maybe a place downtown to take recyclables to citizens need info on what is currently being recycled
- Opportunities for youth to get them off the streets—maybe a youth center
- Garbage should be on the water bill and not paid out of the millage—then renters will pay for the service
- Clean up downtown, renovate storefronts, tear down JcPenny building
- Look at making library handicap accessible and update the building’s interior
- Consolidate schools and services w/Negaunee
- Combine services w/Negaunee-Fire, police, etc
- Schedule for recycling pick-up
- Please keep the recycling program
- Better police patrol
- Encourage neighborhoods to spruce up unkempt properties
- Change parking laws so homeowners can’t park trailers on City streets—unsightly
- Instill hometown pride
- Police needs to add more officers
- Dog/cat law enforcements
- Get rid of the amber lights
- Need more rental homes maintained
- Could Ishpeming prosper if it turned into an old fashioned City?
- Attract small businesses
- Make neighborhoods safe
- Need a community garden
- More accessible things for the kids—need more programs
- Needs to be a more family oriented town
- Enjoy the new bike/walking path b/w Ishpeming/Negaunee—would like to see some benches to sit on and garbage cans along the path and maybe some lights
- Clear corner snow banks for being view at intersections during snow removal
- Property taxes are much too high for what traffic the downtown area brings to business
- Need to feel safer in home
- CL Phelps needs restructuring
- Speeding is a problem
- Streets on the west end of town are too dark
- Jobs needed in the area
- Taxes are too high
Appendix B

Maps
"The information and data provided herewith has been compiled from various sources, and is used by the CUPPAD Regional Commission for its own general purposes. CUPPAD does not warrant or guarantee that this information and data is accurate or current, nor does CUPPAD warrant or guarantee that this information and data is fit for any particular use or purpose. More specifically, CUPPAD warns that this information and data is not intended to be, and should not be, used to determine individual ownership, lot lines, or lines of occupation with respect to real estate. Any recipient of this information and data should independently verify its accuracy before relying on it for any purpose. CUPPAD and its officers, agents, employees, boards, and commissions shall not be liable for any inaccuracy or omission in this information and data."
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CITY OF ISHPEMING
Land Cover

Map 7-2

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Appendix C

Letter of Consistency from Marquette County
December 3, 2009

City of Ishpeming Planning Commission
Attention: Howard Robare, Zoning Administrator
100 East Division Street
Ishpeming, Michigan 49849

Dear Mr. Robare,

Pursuant to Section 125.3841 Public Act 33 of 2008 (the Michigan Planning Enabling Act), the Ishpeming City Planning Commission has forwarded a draft master plan to the Marquette County Planning Commission for review and comment. The Marquette County Planning Commission reviewed the proposed document at their December 2, 2009 regular meeting.

**CONSISTENCY WITH THE COUNTY COMPREHENSIVE PLAN:** The proposed Ishpeming City Master Plan is consistent with the Marquette County Comprehensive Plan. Each chapter closes with a discussion of issues and opportunities and Chapter 10 lists planning commission recommendations by subject. The following discusses the level of consistency by subject as defined in the proposed master plan to the goals and policies of the County Comprehensive Plan and offers suggestions where appropriate.

- **Population & Housing- Consistent with County Comprehensive Plan**
  - **Suggestions-** The County Comprehensive Plan encourages infill development. Infill development includes developing in areas that are generally considered developed. Existing infrastructure is utilized and upgraded by the developer, if necessary. Infill development reduces the need to expand utilities, reinvests in existing systems, and can help revitalize communities and promote mixed use. Incentives for infill development can include density and/or height bonuses, expedited permit reviews, or reduction in permit fees. Federal and state brownfield funds can be sought for site remediation.
  - Marquette County Resource Management and Development Department administers a housing assistance program. Through MSHDA, the County and the City of Ishpeming recently received funds to rehabilitate rental housing units above downtown businesses. In addition, MSHDA funds have been allocated to provide homeowner rehabilitation in a targeted downtown area of Ishpeming.

- **Economic Base- Consistent with County Comprehensive Plan**
  - **Suggestions-** The concept of mixed-use development includes allowing several different uses to occur in one area. The “mix” can include a range of different uses from varied types of residential to a multitude of general land uses such as residential, commercial, and office. The benefits of incorporating mixed use as a development strategy include vibrant communities that are walkable, less auto-dependent, have higher density and capitalize on existing infrastructure result from mixed use development.
A mixed use-zoning district can be created where appropriate. Existing zoning districts can be modified to promote mixed use. Residential uses, such as apartments above commercial space, can be permitted. Likewise, low-impact commercial uses can be allowed in residential neighborhoods.

**Industrial Land Use—Consistent with County Comprehensive Plan**

**Commercial Land Use—Mostly consistent with County Comprehensive Plan**
- **Suggestions:** Encouraging commercial development along the US-41 corridor may reduce the quality of life for residents. Development in this location will likely require residents to depend on automobiles to access businesses in their community. Increased commercial uses along the highway will create an increase in access points and crash potential. Careful review of proposed developments and the implementation of access management regulations (as mentioned in the plan) will assist in the prevention of crashes.

**Land Use—Consistent with County Comprehensive Plan**

**Community Facilities & Services—Consistent with County Comprehensive Plan**
- **Suggestions:** In order to fully utilize the existing water system, identify vacant or underutilized land within the existing system boundary that can be a candidate for infill development (see infill development under Population and Housing above).

**Transportation—Consistent with County Comprehensive Plan**

**Additional Comments:** The hard work carried out by the Ishpeming City Planning Commission and CUPPAD is apparent in the proposed comprehensive document. The proposed Master Plan will guide future development and decision-making. The proposed plan is well thought-out and consistent with County planning goals and policies. The suggestions listed above will strengthen the plan and bring it more into consistence with the County Comprehensive Plan.

It will be important to update statistical data (such as 2010 US Census data) when available and evaluate findings as the past 10 years has brought many changes to the housing market and economic conditions at a national and regional scale.

**COMMISSION ACTION:** The County Planning Commission voted 6-0 in support of the proposed Ishpeming City Master Plan.

Thank you for the opportunity to review the proposed Master Plan.

Sincerely,

Norman Holmes
Marquette County Planning Commission Chairperson