At a regular meeting of the **Waucedah Township Board** on September 10th, 2012 at 7:00pm, the following motion was offered:

Moved by [Name] and seconded by [Name] to adopt the following resolution:

**Resolution # 2012-3**

_Waucedah Township Master Plan Adoption_

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

WHEREAS, On July 27, 2011, the Planning Commission notified each municipality contiguous to Waucedah Township, the Dickinson County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within Waucedah Township, and other agencies for purposes of notification, of its intent to adopt a Master Plan and accompanying maps; and

WHEREAS, The Planning Commission encouraged public participation during the planning process via a citizen survey and regular Planning Commission meetings; and

WHEREAS, The proposed Master Plan and accompanying maps were submitted to the Township Board, who authorized distribution of the proposed Master Plan at their regular meeting held June 11, 2012; and

WHEREAS, The proposed Master Plan and accompanying maps were distributed to each municipality contiguous to Waucedah Township, the Dickinson County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within Waucedah Township, and other agencies who responded to the notice of intent for purposes of notification, for review and comment; and

WHEREAS, On August 28, 2012, after proper public notice, the Planning Commission held a public hearing on the proposed Master Plan and accompanying maps, during which members of the public were given the opportunity to comment on the proposed Master Plan and comments received were discussed and The Planning Commission approved and adopted the Master Plan and accompanying maps, as per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008 and recommended adoption of the Master Plan by the Waucedah Township Board; and

THEREFORE IT BE RESOLVED, The Waucedah Township Board has determined that the draft of the Master Plan and accompanying maps represent the long-range vision of Waucedah Township and approves and adopts the Master Plan and accompanying maps, as per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008.
Roll call vote:

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chuck Adams</td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td>Judy Dapoz</td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td>Jackie Menghini</td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td>Rick Smanotti</td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td>Ted Testolin</td>
<td>✔️</td>
<td></td>
</tr>
</tbody>
</table>

MOTION CARRIED.

I certify that the above is a true and complete copy of a resolution passed by the Waucedah Township Board at a meeting on September 10th, 2012.

By: Chuck Adams, Waucedah Township Supervisor

By: Judy Dapoz, Waucedah Township Clerk
At a regular meeting of the Waucedah Township Planning Commission on August 28, 2012 at 6:30pm, the following motion was offered:

Moved by Tom Bedell and seconded by Barbara Swedewin to adopt the following resolution:

Resolution # 2012-1

Waucedah Township Master Plan Adoption

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

WHEREAS, On July 27, 2011, the Planning Commission notified each municipality contiguous to Waucedah Township, the Dickinson County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within Waucedah Township, and other agencies for purposes of notification, of its intent to adopt a Master Plan and accompanying maps; and

WHEREAS, The Planning Commission encouraged public participation during the planning process via a citizen survey and regular Planning Commission meetings; and

WHEREAS, The proposed Master Plan and accompanying maps were submitted to the Waucedah Township Board, who authorized distribution of the proposed Master Plan at their regular meeting held June 11, 2012; and

WHEREAS, The proposed Master Plan and accompanying maps were distributed to each municipality contiguous to Waucedah Township, the Dickinson County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within Waucedah Township, and other agencies who responded to the notice of intent for purposes of notification, for review and comment; and

WHEREAS, On August 28, 2012, after proper public notice, the Planning Commission held a public hearing on the proposed Master Plan and accompanying maps, during which members of the public were given the opportunity to comment on the proposed Master Plan and comments received were discussed; and

WHEREAS, The Planning Commission has determined that the draft of the Master Plan and accompanying maps represent the long-range vision of Waucedah Township.

THEREFORE BE IT RESOLVED, The Waucedah Township Planning Commission hereby approves and adopts the Master Plan and accompanying maps, as per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008 and recommends adoption of the Master Plan by the Waucedah Township Board.
**Roll call vote:**

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barb Bedard</td>
<td>✑</td>
<td></td>
</tr>
<tr>
<td>Tom Bedard</td>
<td>✑</td>
<td></td>
</tr>
<tr>
<td>Michael Dapoz</td>
<td>✑</td>
<td></td>
</tr>
<tr>
<td>Barb Tavernini</td>
<td>✑</td>
<td></td>
</tr>
<tr>
<td>Ted Testolin</td>
<td>✑</td>
<td></td>
</tr>
</tbody>
</table>

MOTION CARRIED.

I certify that the above is a true and complete copy of a resolution passed by the Waucedah Township Planning Commission at a meeting on August 28, 2012.

By: [Signature]

Planning Commission Secretary
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Base Map
Land Use MIRIS 1978
Land Use 1992
Future Land Use
1.1 INTRODUCTION TO PLANNING

The preparation of this updated Master Plan represents many months of study, analysis and review by the Waucedah Township Planning Commission with technical assistance from the Central Upper Peninsula Planning and Development (CUPPAD) Regional Commission. The township derives its authority to prepare a Master Plan from the Michigan Planning Enabling Act, PA 33 or 2008, as amended. The Act states:

Sec. 31. (1) A planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction...

Sec. 33. (1) A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission’s recommendations for the physical development of the planning jurisdiction.

Major elements discussed in this document include: population, economic base, natural features, land use, community facilities and services, housing, recreation and transportation. Each of these chapters, or elements, includes a summary of the points having the greatest relevance to future township decision-making. Thus, this plan addresses the issues of present conditions, township needs and desired future conditions, while also providing a means to achieve future development goals and objectives.

The Master Plan has the following characteristics:

- It is a physical plan. Although social and economic conditions are considered, the plan will be a guide to the physical development of the community.

- It provides a long range viewpoint. The Master Plan will depict land use and community development within a time frame of 20 years.

- It is comprehensive, covering the entire township and all the components that affect its physical makeup.

- It is the official statement of policy regarding such issues as land use, community character and transportation which impact the physical environment. As a policy guide, it must be sufficiently flexible to provide guidance for changing conditions and unanticipated events.
1.1 INTRODUCTION TO PLANNING CONTINUED

- It provides a long range viewpoint. The Master Plan will depict land use and community development within a time frame of approximately 20 years.

- It is comprehensive, covering the entire township and all the components that affect its physical makeup.

- It is the official statement of policy regarding such issues as land use, community character and transportation which impact the physical environment. As a policy guide, it must be sufficiently flexible to provide guidance for changing conditions and unanticipated events.

The Master Plan is not a Zoning Ordinance. The Master Plan is the long range policy guide for the physical arrangement and appearance of the township. The Zoning Ordinance more specifically regulates the manner in which individual properties are used. The Zoning Ordinance is only one of a number of tools used to implement the Master Plan.

Citizen participation was received during the process of drafting the Master Plan, via a citizen survey. The information is significant because it represents the ideas and visions of Waucedah Township residents.

In summary, this plan is intended for use as a guide for local officials when considering matters related to development and land use. Planning is a process that requires ongoing review and analysis. To that end, this plan will remain a “work-in-progress” and will require timely and thoughtful revision to be of the greatest value.
CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.1 INTRODUCTION TO POPULATION

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 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 Waucedah Township. Included in this chapter is a thorough review of the current population, historic population trends and age distribution.

Data from the decennial census, as well as the American Community Survey (ACS) 5-Year Estimates from 2005-2009 will be used in this chapter. While the main function of the U.S. decennial census is to provide counts of people for the purpose of Congressional apportionment, the primary purpose of the ACS is to measure the changing social and economic characteristics of the U.S. population. As a result, the ACS does not provide official counts of the population in between censuses. Although the questions used in the ACS are very similar to those included on the long form used in the 2000 decennial census, there are some important differences between the two surveys. While the decennial census has provided a snapshot of the U.S. population once every 10 years, the ACS has been described as a "moving video image, continually updated to provide much needed data about our nation in today's fast-moving world." Because ACS data are collected continuously, they are not always comparable to data collected from the decennial census. For example, in the case of employment statistics, both surveys ask about employment status during the week prior to the survey. However, data from the decennial census are typically collected between March and August, whereas data from the ACS are collected each month and reflect employment throughout the year. Differences in these responses may in turn affect data on commuting, occupation, and industry.

The margin of error is a statistic expressing the amount of random sampling error in a survey's results. The larger the margin of error, the less faith one should have that the poll's reported results are close to the "true" figures; that is, the figures for the whole population. Margin of error occurs whenever a population is incompletely sampled. Much of the data reported for Waucedah Township has a very high margin of error, possibly due to the small sample size.
CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.2 AREA POPULATION TRENDS

Figure one presents the population of Waucedah Township from 1960 to 2010. Waucedah Township has experienced population growth in each decade from since 1960. Growth has tapered since 2000; the township’s population increased four persons, or 0.5 percent from 2000-2010.

![Figure 2-1]

Waucedah Township Population 1960-2010

Table 2-1 presents a comparison of historic population trends for all Dickinson County jurisdictions from 1960 to 2010. Over the past fifty years, all of the townships in Dickinson County have experienced population increases, Norway and Breitung Townships in particular. The cities of Iron Mountain and Norway have experienced a perceptible decline in population since 1960. This demographic change has been common throughout small towns in Michigan. The population of Dickinson County has increased 2,251 persons, or 9.4 percent from 1960 to 2010. In 1970, the population of the county hit a 50-year low of 23,753. Since that low, the county’s population has seen a gradual increase but has yet to rebound to the high of 28,731 in 1940. Growth that occurred during this time can be attributed to increased industrial activity, led by Champion International’s location of a pulp and paper mill in Quinnesec.

The State of Michigan has experienced a population increase of 26.3 percent from 1960. Michigan was the only state to experience a decrease in population since the 2000 Census. Driving the state’s decline is the steady increase in movement of residents to other states, many who left for economic reasons.
Population change is the result of a combination of natural increase and migration. When births within a community exceed deaths within a period of time, a positive natural increase is the result. Communities with younger populations tend to have high natural increases since the birth rates are higher. 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 a significant out-migration as residents leave in pursuit of employment opportunities elsewhere.
CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.2 AREA POPULATION TRENDS CONTINUED

Table 2-2
Components of Population Change, Dickinson County, 1960-2006

<table>
<thead>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Live Births</td>
<td>3,981</td>
<td>3,305</td>
<td>3,536</td>
<td>2,943</td>
<td>1,725</td>
</tr>
<tr>
<td>Deaths</td>
<td>3,878</td>
<td>3,066</td>
<td>2,942</td>
<td>2,922</td>
<td>1,983</td>
</tr>
<tr>
<td>Migration</td>
<td>-267</td>
<td>1,349</td>
<td>896</td>
<td>192</td>
<td>331</td>
</tr>
<tr>
<td>Net Population Change</td>
<td>-164</td>
<td>1,588</td>
<td>1,490</td>
<td>213</td>
<td>73</td>
</tr>
</tbody>
</table>


Michigan’s total net migration is also up from previous years but it remains much lower than in the early 1980s. 12 of the 15 counties in the Upper Peninsula lost population since the 2000 Census, Dickinson County being one of them.

Many counties in the Upper Peninsula tend to have high levels of domestic out-migration. This largely reflects a movement of young adults to cities for education and employment that is only partially offset by in-migration of older adults and retirees. Many former “Yoopers” that move away from the area to work, return to the Upper Peninsula spending their retirement years where they grew up.

2.3 AGE STRUCTURE

The age structure of a community’s population as well as the trend of the population (i.e. whether overall the community is getting younger, older or remaining about the same) can be an indicator of the types of facilities and services a community may be in need of. If trends suggest a younger population, the community may need to focus on school facilities, child care centers, playgrounds and other services utilized by a younger population. An aging population may require additional health care facilities, community services such as meals or transportation and specialized housing.

The median age in Waucedah Township increased from 35.2 years in 1990 to 50.5 years in 2010, a 15.3 year increase. Only West Branch Township has a higher median age, at 57.1 years. This compares with a median age of 45.4 at the County level and 38.9 years at the state level.
### 2.3 AGE STRUCTURE CONTINUED

**Table 2-3**

<table>
<thead>
<tr>
<th>Area</th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
<th>% Change 1990-2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waucedah Township</td>
<td>35.2</td>
<td>41.1</td>
<td>50.5</td>
<td>43.5</td>
</tr>
<tr>
<td>Breen Township</td>
<td>35.3</td>
<td>44.1</td>
<td>45.1</td>
<td>27.8</td>
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<td>Breitung Township</td>
<td>36.3</td>
<td>41.5</td>
<td>48.7</td>
<td>34.2</td>
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<tr>
<td>Felch Township</td>
<td>33.5</td>
<td>37.7</td>
<td>45.8</td>
<td>36.7</td>
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<tr>
<td>City of Iron Mountain</td>
<td>36.9</td>
<td>39.4</td>
<td>42.4</td>
<td>14.9</td>
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<tr>
<td>City of Kingsford</td>
<td>35.3</td>
<td>39.7</td>
<td>44.0</td>
<td>24.6</td>
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<tr>
<td>City of Norway</td>
<td>37.5</td>
<td>38.6</td>
<td>41.9</td>
<td>11.7</td>
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<td>Norway Township</td>
<td>35.9</td>
<td>38.6</td>
<td>47.8</td>
<td>33.1</td>
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<tr>
<td>Sagola Township</td>
<td>36.4</td>
<td>40.0</td>
<td>49.4</td>
<td>35.7</td>
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<tr>
<td>West Branch Township</td>
<td>38.3</td>
<td>48.8</td>
<td>57.1</td>
<td>49.1</td>
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<tr>
<td>Dickinson County</td>
<td>36.3</td>
<td>40.0</td>
<td>45.4</td>
<td>25.1</td>
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<tr>
<td>State of Michigan</td>
<td>32.6</td>
<td>35.5</td>
<td>38.9</td>
<td>19.3</td>
</tr>
</tbody>
</table>

Source: United States Bureau of the Census, Table DP-1, years cited.

Examination of a community’s age structure is critical to a sound decision making process. This breakdown gives the township a sense of how the population is distributed for comparative and planning purposes. A detailed breakdown of the Waucedah Township’s age structure in 2010 is presented in Table 2-4.
## 2.3 Age Structure Continued

### Table 2-4
Population by Age Group, Selected Areas, 2010

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Waucedah Township</th>
<th>Dickinson County</th>
<th>State of Michigan</th>
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<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
</tr>
<tr>
<td><strong>Preschool Age</strong></td>
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<tr>
<td>Under 5 years</td>
<td>29</td>
<td>3.6</td>
<td>1,314</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td>29</td>
<td>3.6</td>
<td>1,314</td>
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<tr>
<td><strong>School Age</strong></td>
<td></td>
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<tr>
<td>5-9</td>
<td>33</td>
<td>4.1</td>
<td>1,469</td>
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<td>10-14</td>
<td>47</td>
<td>5.8</td>
<td>1,627</td>
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<td>15-19</td>
<td>38</td>
<td>4.7</td>
<td>1,774</td>
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<td><strong>Subtotal</strong></td>
<td>118</td>
<td>14.6</td>
<td>6,184</td>
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<tr>
<td><strong>Working Age</strong></td>
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<tr>
<td>20-34</td>
<td>101</td>
<td>12.6</td>
<td>3,663</td>
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<td>35-44</td>
<td>69</td>
<td>14.6</td>
<td>3,079</td>
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<td>45-54</td>
<td>166</td>
<td>20.7</td>
<td>4,497</td>
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<td>55-64</td>
<td>152</td>
<td>18.9</td>
<td>3,778</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td>488</td>
<td>66.8</td>
<td>15,017</td>
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<tr>
<td><strong>Retirement Age</strong></td>
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<tr>
<td>65-74</td>
<td>106</td>
<td>13.2</td>
<td>2,364</td>
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<tr>
<td>75-84</td>
<td>48</td>
<td>5.9</td>
<td>1,748</td>
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<tr>
<td>85 years and over</td>
<td>15</td>
<td>1.9</td>
<td>855</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>169</td>
<td>21.0</td>
<td>4,967</td>
</tr>
<tr>
<td><strong>Total Population</strong></td>
<td>804</td>
<td>100.0</td>
<td>26,128</td>
</tr>
</tbody>
</table>


### Figure 2-2
Waucedah Township, Age Distribution, 2010
CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.3 AGE STRUCTURE CONTINUED

The percentage of the population that is 65 years and over in Waucedah Township (21.0 percent) is higher than both the county (19.0 percent) and the state (12.3 percent). The percentage of the population that is under the age of 19, otherwise known as the school age population (14.6 percent), is lower than the county (18.6 percent) and the state (22.2 percent). The township and the county reported lower percentages of residents in the 20-44 age group than the state.

Generally speaking, the aging population of the township is following state and national trends that result from a combination of factors. The township’s older age structure is most likely 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 the aging population.

2.4 EDUCATIONAL ATTAINMENT

Educational and training requirements have been increasing for workforce entrants. Employers who previously required little in the ways of formal education are now looking for employees with post-high school education, primarily due to the complexity of the equipment and methods being utilized in the modern workplace. A highly trained, educated workforce is an asset in attracting employers to a community. Educational attainment levels of persons 25 years and older in Waucedah Township, the county and state are presented in Figure 2-3.

Figure 2-3
Educational Attainment of Persons 25 and Older, 2005-2009

CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.5 HOUSEHOLD CHARACTERISTICS

Evaluation of the changes in household characteristics in a community can often provide valuable insight about population trends. Household relationships reflect changing social values, economic conditions and demographic changes such as increased life spans and the increasing mobility of our society.

The United States Bureau of the Census defines a *household* as all persons who occupy a housing unit, i.e., a single family, one person living alone, two or more families living together, or any groups of related or unrelated persons sharing the same 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. A *non-family household* can be one person living alone, or any combination of people not related by blood, marriage or adoption.

Household characteristics for selected areas are presented in Table 2-5.

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Waucedah Township</th>
<th>Dickinson 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>Family Households</td>
<td>233</td>
<td>71.7</td>
<td>244</td>
</tr>
<tr>
<td>Husband-Wife Family</td>
<td>202</td>
<td>62.2</td>
<td>211</td>
</tr>
<tr>
<td>Female Householder</td>
<td>22</td>
<td>6.8</td>
<td>17</td>
</tr>
<tr>
<td>Non-family Households</td>
<td>92</td>
<td>28.3</td>
<td>121</td>
</tr>
<tr>
<td>Householder Living Alone</td>
<td>80</td>
<td>24.6</td>
<td>102</td>
</tr>
<tr>
<td>Householder 65 or Over</td>
<td>32</td>
<td>9.8</td>
<td>44</td>
</tr>
<tr>
<td>Total Households</td>
<td>325</td>
<td>100.0</td>
<td>365</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.46</td>
<td></td>
<td>2.20</td>
</tr>
</tbody>
</table>


From 2000 to 2010, the number of households in Waucedah Township increased by 40, or by 12.3 percent. By comparison, the number of households in Dickinson County decreased by about 0.2 percent and the state increased by about 2.3 percent. Waucedah Township, as well as the county and the state, experienced a decrease in the average household size. The average household size in Waucedah Township decreased from 2.46 persons per household to 2.20.
CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.5 HOUSEHOLD CHARACTERISTICS CONTINUED

A smaller average household size has been the trend in the state, as well as across the country, due to the increase in single parent families, families having fewer children and delaying having children. The number of female lead households decreased from 2000 to 2010. The percentage of non-family households in the township has increased (4.9 percent) from 2000 to 2010. Many communities across the country have experienced a dramatic increase in the number of non-family household reported due to the increased number of single parent households as well as the number of elderly that live alone.

2.6 ISSUES AND OPPORTUNITIES

- The township has reported a 69.3 percent population increase from 1960 to 2010; growth has tapered off since 2000.

- The median age of township residents has increased 43.5 percent from 1990 to 2010; additional services for the aging population may be necessary, including public housing opportunities. Many former area residents return to the Upper Peninsula to retire.

- Only 12.6 percent of the township’s population represents the 20-34 age group; this data may support the theory that college aged individuals and those just starting in the workforce are more likely to pursue careers outside of the area.

- Household size has decreased in Waucedah Township, possibly due to the increase in single parent families and families having fewer children or delaying having children.

- Over half of all township residents over 25 have a high school diploma; 34.1 percent have an associate’s, bachelor’s or graduate degree.

2.7 AREA ECONOMY

Central to a community’s stability and growth is its economic base. Two major sectors make up an economy: a basic or export sector that provides goods and services for markets outside of the community, and a non-basic sector that provides goods and services for local consumption. Economic vitality and balance rely heavily on the creation and retention of local basic sector jobs.

The changes in population of an area are generally closely related to changes in the amount of economic activity in the area. The segment of the population that is most closely related to the economy is the labor force, which is defined as residents 16 years of age and older, that are either employed at one or more jobs or are actively seeking employment. The employed portion of the labor force provides the primary economic support of the total population.
CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.7 AREA ECONOMY CONTINUED

The factors that influence the economic base in a community extend beyond its boundaries, increasingly so as the effects of the global economy are realized. Therefore, this chapter will not only include information that is specific to Waucedah Township, but it will also include comparative data from the county, region, and state. Much of the economic information presented is available only at the county level.

The 2011 state equalized valuation (SEV) for Waucedah Township was $56,367,350. Dickinson County’s SEV for 2011 was $1,071,897,652. Waucedah Township represents about 5.3 percent of the total SEV for Dickinson County.

Historically the local economy has been closely related to natural resources and natural features. Ore reserves along the Menominee Iron Range were mined in and around the County following the sinking of the first test pit in 1877. Mining activity continued until about 1845. Old shafts that once provided access for underground mining operations are still visible today. The proximity and abundance of forest products are an available source of raw material for area paper mills, lumber mills and the wood products industries. Agriculture, which once dominated the rural landscape, is a primary source of income for several residents. Much of the township is owned by the State of Michigan and is part of the Copper Country State Forest, limiting development, but providing ample recreation opportunities.

Tourism is an important and growing industry throughout the Upper Peninsula. What was once a short business season has become year round due to the popularity of winter sports such as snowmobiling, downhill skiing, cross-country skiing, ice fishing and snowshoeing. The area is abundant with opportunities for hiking, kayaking, canoeing, bird watching, biking and many other outdoor activities. Increasing tourism has resulted in the emergence of new businesses such as motels, campgrounds, restaurants and specialty shops and services. Today’s tourists are more likely to travel frequently, take shorter trips and stay closer to home. Transportation accounts for the largest portion of the average budget for travel. Places that provide attractions with historic, cultural and environmental features have become increasingly popular.

2.8 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. Table 2-6 provides comparative labor force data. Approximately 61.5 percent of the population over 16 years of age is participating in the labor force in the township, higher than the county’s labor force participation rate, but lower than the state’s. The township and county reported a lower unemployment rate than the state for 2005-2009.
2.8 **CIVILIAN LABOR FORCE CHARACTERISTICS CONTINUED**

<table>
<thead>
<tr>
<th>Characteristics</th>
<th>Waucedah Township</th>
<th>Dickinson 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>Population 16 Years and Over</td>
<td>587</td>
<td>100.0</td>
<td>21,824</td>
</tr>
<tr>
<td>In Labor Force</td>
<td>361</td>
<td>61.5</td>
<td>12,753</td>
</tr>
<tr>
<td>Civilian Labor Force</td>
<td>361</td>
<td>61.5</td>
<td>12,745</td>
</tr>
<tr>
<td>Employed</td>
<td>334</td>
<td>56.9</td>
<td>11,858</td>
</tr>
<tr>
<td>Unemployed</td>
<td>27</td>
<td>4.6</td>
<td>887</td>
</tr>
<tr>
<td>% of Civilian Labor Force</td>
<td>--</td>
<td>7.5</td>
<td>--</td>
</tr>
<tr>
<td>Armed Forces</td>
<td>0</td>
<td>0.0</td>
<td>8</td>
</tr>
<tr>
<td>Not in Labor Force</td>
<td>226</td>
<td>38.5</td>
<td>9,071</td>
</tr>
</tbody>
</table>


2.9 **EMPLOYMENT BY INDUSTRY GROUP**

Table 2-7 provides comparative data derived from the 2010 Census using the Standard Industrial Classification (SIC) manual that classifies establishments by the type of industrial activity in which they were engaged. The census data used were collected from households rather than businesses, which may be less detailed in some categories. The three leading employment sectors for Waucedah Township are manufacturing; educational, health and social services and; retail trade. The vast majority of residents are employed outside the township.

<table>
<thead>
<tr>
<th>Broad Economic Division</th>
<th>Waucedah Township</th>
<th>Dickinson 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>Agriculture, Forestry, Fisheries and Mining</td>
<td>20</td>
<td>6.0</td>
<td>1.3</td>
</tr>
<tr>
<td>Construction</td>
<td>34</td>
<td>10.2</td>
<td>7.1</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>82</td>
<td>24.6</td>
<td>17.9</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>19</td>
<td>5.7</td>
<td>3.5</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>54</td>
<td>16.2</td>
<td>15.2</td>
</tr>
<tr>
<td>Transportation and Public Utilities</td>
<td>15</td>
<td>4.5</td>
<td>7.0</td>
</tr>
<tr>
<td>Information</td>
<td>3</td>
<td>0.9</td>
<td>1.5</td>
</tr>
<tr>
<td>Finance, Insurance &amp; Real Estate</td>
<td>3</td>
<td>0.9</td>
<td>4.5</td>
</tr>
<tr>
<td>Professional &amp; Management Service</td>
<td>14</td>
<td>4.2</td>
<td>6.0</td>
</tr>
<tr>
<td>Educational, Health and Social Service</td>
<td>56</td>
<td>16.8</td>
<td>21.8</td>
</tr>
<tr>
<td>Arts, Entertainment, Rec &amp; Food Service</td>
<td>23</td>
<td>6.9</td>
<td>6.8</td>
</tr>
<tr>
<td>Other Services</td>
<td>8</td>
<td>2.4</td>
<td>3.5</td>
</tr>
<tr>
<td>Public Administration</td>
<td>3</td>
<td>0.9</td>
<td>4.0</td>
</tr>
</tbody>
</table>

CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.10 EMPLOYMENT BY PLACE OF WORK

Census information indicating where Waucedah Township residents are employed is presented in Table 2-8. Over 81 percent of the township’s working age population was employed in Dickinson County at the time of the American Community Survey. Of those working outside the county, the majority were employed outside Michigan. This reflects the interstate aspect of the local labor market area. The majority of these workers most likely work just across the state border in Wisconsin.

<table>
<thead>
<tr>
<th>Characteristics</th>
<th>Waucedah Township</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Residents Employed</td>
<td>334</td>
</tr>
<tr>
<td>Worked in Michigan</td>
<td>284</td>
</tr>
<tr>
<td>Worked in Dickinson County</td>
<td>272</td>
</tr>
<tr>
<td>Worked Outside Dickinson County</td>
<td>12</td>
</tr>
<tr>
<td>Worked Outside Michigan</td>
<td>44</td>
</tr>
</tbody>
</table>

The workplace as we have come to know it has been greatly influenced by technological advancement and economic globalization. It has been predicted that one-third of the 21st Century workforce will be independent regarding location; telephone and internet services will be the only requirements. Due to the mobile workforce, areas that can offer quality living environments will be the locations of choice for these types of work arrangements. Commuting times for Waucedah Township residents are presented in Table 2-9.

<table>
<thead>
<tr>
<th>Residence to Work Travel Time</th>
<th>Waucedah Township</th>
<th>Dickinson County</th>
<th>State of Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work Out of the Home</td>
<td>96.0</td>
<td>96.0</td>
<td>96.6</td>
</tr>
<tr>
<td>Less than 10 Minutes</td>
<td>12.1</td>
<td>38.1</td>
<td>15.2</td>
</tr>
<tr>
<td>10 to 14 Minutes</td>
<td>9.5</td>
<td>21.3</td>
<td>15.1</td>
</tr>
<tr>
<td>15 to 19 Minutes</td>
<td>19.0</td>
<td>16.2</td>
<td>16.0</td>
</tr>
<tr>
<td>20 to 24 Minutes</td>
<td>21.3</td>
<td>9.1</td>
<td>15.3</td>
</tr>
<tr>
<td>25 to 29 Minutes</td>
<td>17.5</td>
<td>3.0</td>
<td>6.8</td>
</tr>
<tr>
<td>30 to 34 Minutes</td>
<td>13.3</td>
<td>5.0</td>
<td>12.3</td>
</tr>
<tr>
<td>35 to 44 Minutes</td>
<td>1.3</td>
<td>2.8</td>
<td>6.5</td>
</tr>
<tr>
<td>45 to 59 Minutes</td>
<td>2.9</td>
<td>1.9</td>
<td>7.0</td>
</tr>
<tr>
<td>60 Minutes or More</td>
<td>3.2</td>
<td>2.6</td>
<td>5.8</td>
</tr>
<tr>
<td>Worked at Home</td>
<td>4.0</td>
<td>4.0</td>
<td>3.4</td>
</tr>
</tbody>
</table>

CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.10 EMPLOYMENT BY PLACE OF WORK CONTINUED

About 96.0 percent of Waucedah Township workers are employed outside of the home. Nearly 12.1 percent of residents with jobs outside of their home worked within 10 minutes of their residences in 2010. Approximately 20.7 percent of township residents reported a commute time of more than 30 minutes, compared with 12.3 percent of Dickinson County workers and 31.6 percent of Michigan workers. About 4.0 percent of Waucedah Township workers reported working at home, which is similar to levels reported for the county and state.

2.11 UNEMPLOYMENT

County unemployment and labor force data are collected and analyzed by the Michigan Department of Energy, Labor and Economic Growth. Actual unemployment information is reported by County. While estimated information is available at the sub-county level, their accuracy is dubious and not presented. Comparative data are presented in Table 3-9.

Dickinson County has generally recorded lower unemployment rates than the rest of the Upper Peninsula. Comparable unemployment rates have been experienced in Menominee County. While more favorable than other area counties, the county’s unemployment rates are consistently higher than those recorded by the state overall.

Labor force requirements are determined by economic conditions. The civilian labor force in Dickinson County has expanded steadily over the past decade, increasing by 1,650 since 1993 suggesting an improving economic climate. However, unemployment figures for recent years point to a reversal. Unemployment rates of less than 6.5 percent were been recorded from 1995 until 2007. Unemployment rates have been gradually increasing since 2007, coinciding with the economic downturn. The most recent (2010) Dickinson County annual average unemployment rate is at 10.9 percent, among the lowest of all Upper Peninsula counties, as well as the state of Michigan, but compares unfavorably with the United States.

### Table 2-10
Labor Force and Unemployment, 1970-2010

<table>
<thead>
<tr>
<th>Year</th>
<th>Dickinson 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>8,325</td>
<td>575</td>
</tr>
<tr>
<td>1975</td>
<td>9,975</td>
<td>1,000</td>
</tr>
<tr>
<td>1980</td>
<td>11,650</td>
<td>1,075</td>
</tr>
<tr>
<td>1985</td>
<td>10,825</td>
<td>1,375</td>
</tr>
<tr>
<td>1990</td>
<td>11,475</td>
<td>975</td>
</tr>
<tr>
<td>1991</td>
<td>11,600</td>
<td>1,250</td>
</tr>
<tr>
<td>1992</td>
<td>11,900</td>
<td>1,275</td>
</tr>
</tbody>
</table>
### Table 2-10
**Labor Force and Unemployment, 1970-2010**

<table>
<thead>
<tr>
<th>Year</th>
<th>Dickinson County Labor Force</th>
<th>Unemployment Percent Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Employed</td>
<td>Unemployed</td>
</tr>
<tr>
<td>1993</td>
<td>12,375</td>
<td>1,000</td>
</tr>
<tr>
<td>1994</td>
<td>12,700</td>
<td>950</td>
</tr>
<tr>
<td>1995</td>
<td>12,775</td>
<td>950</td>
</tr>
<tr>
<td>1996</td>
<td>13,225</td>
<td>800</td>
</tr>
<tr>
<td>1997</td>
<td>13,300</td>
<td>850</td>
</tr>
<tr>
<td>1998</td>
<td>13,475</td>
<td>700</td>
</tr>
<tr>
<td>1999</td>
<td>13,600</td>
<td>775</td>
</tr>
<tr>
<td>2000</td>
<td>13,875</td>
<td>625</td>
</tr>
<tr>
<td>2001</td>
<td>13,850</td>
<td>725</td>
</tr>
<tr>
<td>2002</td>
<td>13,600</td>
<td>875</td>
</tr>
<tr>
<td>2003</td>
<td>14,025</td>
<td>975</td>
</tr>
<tr>
<td>2004</td>
<td>13,504</td>
<td>925</td>
</tr>
<tr>
<td>2005</td>
<td>13,718</td>
<td>831</td>
</tr>
<tr>
<td>2006</td>
<td>13,756</td>
<td>829</td>
</tr>
<tr>
<td>2007</td>
<td>13,695</td>
<td>869</td>
</tr>
<tr>
<td>2008</td>
<td>13,494</td>
<td>1,025</td>
</tr>
<tr>
<td>2009</td>
<td>12,496</td>
<td>1,581</td>
</tr>
<tr>
<td>2010</td>
<td>12,498</td>
<td>1,535</td>
</tr>
</tbody>
</table>

Source: Michigan Department of Energy, Labor and Economic Growth, for years cited.

### Figure 2-4
**Unemployment Rate, Selected Areas**

2000-2010
CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.11 UNEMPLOYMENT CONTINUED

Figure 2-5 provides unemployment data for all fifteen counties in the Upper Peninsula for 2010. Dickinson County has an unemployment rate of 10.9 percent for 2010, up from 7.1 percent in 2008. Dickinson County’s unemployment rate remains lower than the State of Michigan’s rate of 12.5 percent. The unemployment rate in Dickinson County has averaged about 6.8 percent since 2000.

Figure 2-5
Unemployment Rates, Upper Peninsula Counties, 2010

2.12 AREA EMPLOYMENT

There are few employment opportunities in Waucedah Township; most residents travel to surrounding communities for work. There are a small number of township residents that are self-employed. There are several active dairy farms in the Waucedah area as well as beef and crop farming along US-2 and Beaver Pete Road. The township does not have an industrial park and there is very little land available, if any, for commercial and industrial development. Even with limitations on available land, real estate prices in the township have remained relatively low. Manufacturing uses are limited, but do include a small woodworking business in Loretto and a sawmill/planing operation on Beaver Pete Road. Infrastructure, such as water and wastewater has not been extended to Waucedah Township, limiting development. The township does have rail access as well as electricity, cable, cellular communications and natural gas. The 180-acre Norway-Vulcan Industrial Park is located in neighboring Norway Township. Three-phase power and natural gas are available; land is open for development. The Waucedah Township Board is active in economic development.
2.12 AREA EMPLOYMENT

Dickinson County’s diverse economy also provides employment opportunities for many Waucedah Township residents. Some major employers in Dickinson County include: Verso Paper Corporation (paper products), Dickinson County Healthcare System (hospital), Sagola Hardwoods (hardwood lumber), Oldenburg Group (mining and defense), MJ Electric (electrical contractor), CCI Networks (cable systems), Northern Star Industries (snowplow/control panel manufacturing), Multi-Color Corporation (commercial printing), Louisiana Pacific (building products), and Grede Foundries Inc. (ferrous metals).

2.13 INCOME LEVELS

Income analysis is provided in Table 2-11 using per capita, median household and median family incomes. Per capita income is derived from the total income reported in a given community divided by the total population. Household income is derived from all households including families. Family income includes that of married-couple families and other households made up of persons related by blood, marriage or adoption. It does not include persons living alone, unrelated persons sharing living quarters or other non-family households. Incomes for the township are higher than the county and only slightly lower than the state.

<table>
<thead>
<tr>
<th></th>
<th>Waucedah Township</th>
<th>Dickinson County</th>
<th>State of Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Per Capita Income</td>
<td>$17,706</td>
<td>$26,155</td>
<td>$18,156</td>
</tr>
<tr>
<td>Median Household</td>
<td>$40,400</td>
<td>$58,750</td>
<td>$34,825</td>
</tr>
<tr>
<td>Median Family Income</td>
<td>$43,475</td>
<td>$67,917</td>
<td>$43,021</td>
</tr>
</tbody>
</table>


2.14 POVERTY LEVELS

Poverty levels are determined by the United States Bureau of the Census based on a complex formula that includes 48 different thresholds that vary by family size, number of children within the family and the age of the householder. The data provided in Table 2-12 is based on 2009 incomes as gathered for the 2010 Census. The annual income poverty level in 2009 for a family of two was $14,570; for a family of three, $18,310. The average household size in 2010 was 2.20 for the township.
## 2.14 POVERTY LEVELS CONTINUED

### Table 2-12

Poverty Rates Percent Below Poverty Level, Selected Areas, 2005-2009

<table>
<thead>
<tr>
<th>Poverty Rates by Group</th>
<th>Waucedah Township</th>
<th>Dickinson County</th>
<th>State of Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td>All People</td>
<td>7.0</td>
<td>10.7</td>
<td>14.5</td>
</tr>
<tr>
<td>Persons Under 18</td>
<td>4.4</td>
<td>13.6</td>
<td>19.8</td>
</tr>
<tr>
<td>Persons 18 and Older</td>
<td>7.4</td>
<td>8.3</td>
<td>12.7</td>
</tr>
<tr>
<td>Persons 65 and Older</td>
<td>4.9</td>
<td>7.9</td>
<td>8.5</td>
</tr>
<tr>
<td>All Families</td>
<td>3.4</td>
<td>8.3</td>
<td>10.3</td>
</tr>
<tr>
<td>Female Householder Families</td>
<td>100.0</td>
<td>28.1</td>
<td>31.5</td>
</tr>
<tr>
<td>Female Households w/Children Under 18</td>
<td>100.0</td>
<td>36.5</td>
<td>40.6</td>
</tr>
<tr>
<td>Female Households w/Children Under 5</td>
<td>100.0</td>
<td>78.4</td>
<td>49.1</td>
</tr>
</tbody>
</table>

**Source:** United States Bureau of the Census, American Community Survey 5-Year Estimates, Selected Economic Characteristics, 2005-2009.

When considering poverty rates for the Upper Peninsula, the lower cost of living should be kept in mind. The township reported substantially lower poverty rates overall when compared to the county and state. Estimates for female-led households indicate a much higher poverty rate than the county and state.

## 2.15 ISSUES AND OPPORTUNITIES

- Waucedah Township represents about 5.3 percent of the total SEV for Dickinson County.
- The three leading employment sectors in the township are manufacturing; educational, health and social services and; retail trade.
- Over 20 percent of township residents reported a commute time of more than 30 minutes.
- Dickinson County has generally reported lower unemployment rates when compared to the remainder of the Upper Peninsula.
- Employment options in the township are extremely limited; Dickinson County’s diverse economy provides employment opportunities for many Waucedah Township residents.
- Land available for commercial and industrial uses is limited; infrastructure has not been developed at this time.
CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.15 ISSUES AND OPPORTUNITIES CONTINUED

- In general incomes in Waucedah Township are similar to those for the state and incomes are higher than those reported for Dickinson County.

- Overall poverty rates for the township were lower than the rates reported for the county and the state; estimates reported for female-led households indicated a 100 percent poverty rate.

2.16 INTRODUCTION TO HOUSING

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.

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 Waucedah Township.
CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.17 HOUSING CHARACTERISTICS

Trends
Limited new housing construction is occurring in several areas, including the southern end of the township. Several homes are being constructed around the lakes, some for recreational or seasonal use. Single family homes have been built at Hamilton Lakes and off Swede Settlement Road. Families with large amounts of land have taken advantage of the ability to split the property and divide it among their children, or sell off parcels to others. Homes have generally been concentrated in the Loretto area as well as the surrounding lakes, including Mary, Louise, and Hamilton. There are few natural or man-made barriers to development. The township administers a Zoning Ordinance to guide housing development. There are concerns with development on waterfront lots, including potential issues with private wells and septic systems, irregular lot sizes and shapes, erosion control and congestion in older developed areas, but new development is managed effectively with zoning regulations. In the past, lots that were platted were very small and several are required for development purposes. Streets in the Loretto area are very narrow. Approximately six to ten building permits per year have been issued over the past five years for a variety of construction, including out buildings, camps and single family homes.

According to the 2010 Census, a total of 650 housing units were recorded in the township (Table 2-13). In 2000, a total of 623 housing units were recorded in the township. This represents a 4.3 percent increase within the township. From 2000 to 2010, the number of housing units in Dickinson County increased from 13,702 to 13,990 units, representing a 2.1 percent increase.

Table 2-13
Total Housing Units, Occupancy and Tenure, 2010

<table>
<thead>
<tr>
<th>Housing Units</th>
<th>Waucedah Township</th>
<th>Dickinson 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>Total Units</td>
<td>650</td>
<td>100.0</td>
<td>13,990</td>
</tr>
<tr>
<td>Occupied</td>
<td>365</td>
<td>56.2</td>
<td>11,359</td>
</tr>
<tr>
<td>Owner</td>
<td>332</td>
<td>91.0</td>
<td>9,118</td>
</tr>
<tr>
<td>Renter</td>
<td>33</td>
<td>9.0</td>
<td>2,241</td>
</tr>
<tr>
<td>Vacant</td>
<td>285</td>
<td>43.8</td>
<td>2,631</td>
</tr>
<tr>
<td>Seasonal, Recreational or Occasional Use</td>
<td>258</td>
<td>39.7</td>
<td>1,626</td>
</tr>
</tbody>
</table>

Source: U. S. Census Bureau, 2010, Profile of General Population and Housing Characteristics, Table DP-1.
Trends continued
As referenced in Table 2-13, only 56.2 percent of the total housing units in the township are occupied. This is due to the extremely high number of housing units (258 or 39.7 percent) that are used for seasonal, recreational or occasional use. There are also fewer occupied rental units in the township (33 or 9.0 percent) than in the county (19.7 percent) and the state (27.9 percent).

According to the American Community Survey Estimates for 2005-2009, the vast majority of housing units in the township are single-family homes. The remaining housing units are mobile homes.

Age of Housing
As presented in Table 2-14, the Township represents a mixture of older homes and newly built homes. Many new homeowners are looking for larger homes on larger lots and oftentimes, surrounding townships have the space.

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, when maintenance may also become increasingly difficult, some of the township’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>
<thead>
<tr>
<th>Table 2-14 Housing Units by Year Structure Was Built, 2005-2009</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unit of Government</strong></td>
</tr>
<tr>
<td>-----------------------</td>
</tr>
<tr>
<td><strong>Waucedah Township</strong></td>
</tr>
<tr>
<td>Dickinson County</td>
</tr>
<tr>
<td>State of Michigan</td>
</tr>
</tbody>
</table>

### 2.17 HOUSING CHARACTERISTICS CONTINUED

#### Housing Values and Rent

American Community Survey estimates from 2005-2009 reported that the median housing value in the township was $148,100, a marked increase from the 1990 level of $50,900 as shown in Table 2-15. The township median housing value was also much higher than Dickinson County ($87,700) and similar to the state ($147,500).

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Waucedah Township</td>
<td>$50,900</td>
<td>$87,900</td>
<td>$148,100</td>
</tr>
<tr>
<td>Dickinson County</td>
<td>$42,900</td>
<td>$64,600</td>
<td>$87,700</td>
</tr>
<tr>
<td>State of Michigan</td>
<td>$60,600</td>
<td>$115,600</td>
<td>$147,500</td>
</tr>
</tbody>
</table>


Gross rent refers to the total cost of rent plus basic utilities. This is differentiated from contract rent, which represents only the actual cash rent paid or (in the case of vacant units) the rent asked for a unit. Gross rent in the township has increased substantially since 1990, from an average of $306 to an average of $769, which is significantly higher than the county average of $529 and the statewide average of $709. The margin of error on statistics for the township is very high for median gross rent; averages may be inaccurate.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Waucedah Township</td>
<td>$306</td>
<td>$289</td>
<td>$769</td>
</tr>
<tr>
<td>Dickinson County</td>
<td>$347</td>
<td>$417</td>
<td>$529</td>
</tr>
<tr>
<td>State of Michigan</td>
<td>$423</td>
<td>$546</td>
<td>$709</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. Income levels are presented in Table 2-11. Table 2-17 below illustrates 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 20 percent of township residents spend more than 35.0 percent of their incomes on housing, similar to the county but lower than the state.
CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.17 HOUSING CHARACTERISTICS CONTINUED

Table 2-17
Monthly Owner Costs as a Percentage of Household Income, 2005-2009

<table>
<thead>
<tr>
<th>Monthly Owner Costs as a % of Household Income</th>
<th>Waucedah Township</th>
<th>Dickinson County</th>
<th>State of Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 20</td>
<td>47.1</td>
<td>39.7</td>
<td>34.6</td>
</tr>
<tr>
<td>20.0 to 24.9</td>
<td>26.5</td>
<td>21.2</td>
<td>17.2</td>
</tr>
<tr>
<td>25.0 to 29.9</td>
<td>5.3</td>
<td>10.9</td>
<td>13.0</td>
</tr>
<tr>
<td>30.0 to 34.9</td>
<td>0.6</td>
<td>7.7</td>
<td>8.9</td>
</tr>
<tr>
<td>35.0 or more</td>
<td>20.6</td>
<td>20.6</td>
<td>26.3</td>
</tr>
</tbody>
</table>


The type of heating fuel utilized in occupied housing units is presented in Table 2-18 below. Bottled, tank or LP gas is the most popular fuel for heating in the township. About 72.3 percent of Dickinson County uses utility gas for heating. This reflects the availability of gas throughout the county as well as its cost effectiveness. Bottled gas, fuel oil and wood were more commonly used in the township than in the county as a whole, reflecting the rural nature of the area.

Table 2-18
Occupied Housing Unit Heating Fuel, Selected Areas, 2005-2009

<table>
<thead>
<tr>
<th>Source</th>
<th>Waucedah Township</th>
<th>Dickinson County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Utility Gas</td>
<td>75</td>
<td>25.3</td>
</tr>
<tr>
<td>Bottled, Tank or LP Gas</td>
<td>151</td>
<td>51.0</td>
</tr>
<tr>
<td>Electricity</td>
<td>11</td>
<td>3.7</td>
</tr>
<tr>
<td>Fuel Oil, Kerosene, etc.</td>
<td>17</td>
<td>5.7</td>
</tr>
<tr>
<td>Coal or Coke</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>Wood</td>
<td>38</td>
<td>12.8</td>
</tr>
<tr>
<td>Solar Energy</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>Other Fuel</td>
<td>4</td>
<td>1.4</td>
</tr>
<tr>
<td>No Fuel</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>Total Units</td>
<td>296</td>
<td>100.0</td>
</tr>
</tbody>
</table>

CHAPTER 2.0-Population, Economic Base and Housing

2.18 Public Housing Developments

The township does not currently have any public housing developments. There are three publicly funded multi-family housing developments in the Norway. These units offer barrier-free accommodations and rent subsidies that are determined by tenant income. Strawberry Lake Apartments (64 units), Norwood Apartments (15 units) and Bluff’s Edge Senior Apartments (20 units) provide the nearest public housing locations. The North Dickinson Apartments are a 12-unit multi-family complex located in Foster City. As the area’s population continues to age, additional public housing developments for seniors may be necessary.

2.19 Public and Private Housing Assistance Programs

Housing rehabilitation, weatherization (insulating, caulking, window replacement, etc.) and home purchasing assistance programs are provided through the Dickinson-Iron Community Service Agency. Applicants must meet eligibility guidelines to qualify. In addition to providing residents with safer and more comfortable living conditions, the programs help to maintain the aging housing stock in the area, in situations where homeowners may otherwise be unable to prevent deterioration.

The Menominee River Habitat for Humanity chapter was founded in 1992. The chapter includes all of Dickinson County and Niagara, Wisconsin. Applications are evaluated based on family income, current home conditions, willingness of the applicant to participate in a home building project through “sweat equity,” and additional factors. Habitat home projects are constructed by community volunteers and homeowners-to-be on donated land parcels. The local chapter has completed several home building projects in Dickinson County.

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.
CHAPTER 2.0-POPULATION, ECONOMIC BASE AND HOUSING

2.20 ISSUES AND OPPORTUNITIES

- A 4.3 percent increase in the number of housing units was reported for the township between 2000 and 2010.

- Only 56.2 percent of the total housing units in the township are occupied, due to the extremely high number of housing units used for seasonal, recreational or occasional use.

- Single family homes make up the vast majority of the housing units in the township; multi-family housing was not represented in the American Community Survey estimates. Additional multi-family housing may be needed in the future.

- The township represents a mixture of older homes and many newly built homes, with approximately 19.4 percent of the housing stock built after 1990.

- Gross rent in the township is extremely high compared to the county; estimates indicate a high margin of error.

- Bottled, tank or LP gas is the most popular fuel for heating in the township.

- New housing development is occurring in several areas of the township, particularly at Hamilton Lakes. Recent construction has occurred mainly for single family use.

- Potential issues with new waterfront development, including private well and septic system installation, are effectively managed with zoning regulations.

- There are concerns with congested residential development along the lakes in the township.

- The township does not currently have any public housing developments. As the township’s population ages, additional public housing for seniors in the area may be necessary.

- There are several public assistance programs available to county residents to aid with housing needs.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.1 INTRODUCTION TO COMMUNITY FACILITIES AND SERVICES
Services and facilities provided by local governments are vital to the community’s progress and well being. Services may include police and fire protection, water supply and solid waste and wastewater disposal. Community facilities include libraries, schools, cemeteries, parks and other recreational facilities. This chapter will focus on the facilities and services in Waucedah Township and consider future possibilities. This will not be an exhaustive study of these services and facilities but will provide a guideline for future decision making.

3.2 TOWNSHIP FACILITIES AND SERVICES
Waucedah Township Hall
The Waucedah Township Hall, constructed in the 1970s, is located at W3930 Morgan Street in Loretto and is a barrier free facility. Renovations to the hall were completed in 2008, including office space and improved handicapped accessibility (entrances and restrooms). The hall houses the offices of the Supervisor, Clerk, Treasurer and Assessor. The Township Hall is currently in good condition and is available to residents as well as non-residents for rentals. There is a nominal rental fee dependent upon residency of the renter and the function. The Waucedah Township Hall is the site for monthly meetings for the Waucedah Township Board and Planning Commission. The Tri-County Snowmobile Club, various women’s groups and the Hamilton Lakes Association also hold meetings at the hall. The township may consider purchasing lots adjacent to the hall, should they become available. The adjacent land could be used for the development of a tot lot or for the placement of a garage.

Township Owned Buildings
The township owns a pump house located at the skating rink site as well as two small storage sheds; one located at the hall, the other located at the ball field.

Fire Protection
Waucedah Township contracts with the City of Norway Fire Department for fire protection services. The cost per year varies upon the average number of fire calls received over the previous three year period. Past costs have ranged from approximately $16,000-21,000 per year. The township also maintains a contract for fire protection services with neighboring Breen Township for approximately $2,700 per year. Due to rising costs of contracting fire protection services, the township may need to consider the development of a volunteer fire department. The township may also contemplate asking residents to pass a millage (0.25 mils) for future fire protection services.

The adequacy of fire protection is evaluated by the Insurance Service Office (ISO) Commercial Risk, Inc. The Grading Schedule for Municipal Fire Protection is used by insurance grading engineers in the classification of fire defenses and physical conditions of municipalities.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.2 TOWNSHIP FACILITIES AND SERVICES CONTINUED

Fire Protection continued
Grading obtained under the schedule is used throughout the United States in establishing base rates for fire insurance. While the ISO does not presume to dictate the level of fire protection 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 departments. 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 hazard areas from the fire station.

The township’s assigned fire insurance rating is nine/ten (9/10). 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 a 1; a community that is basically unprotected would be a 10. Where a single number is assigned, all properties within the classification receive the 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.

North Alert EMS Ambulance Authority
Waucedah Township currently levies a millage for the support of volunteer ambulance services. The North Alert EMS Ambulance Authority was incorporated in 2003 pursuant to the provisions of the Emergency Services to Municipalities Act, Public Act 57 of 1988. The City of Norway, Norway Township and Waucedah Township are members of the Authority, for the purpose of: contracting with and/or entering into agreements to provide ambulance and emergency medical care services within the service area, contracting with and/or entering into agreements to provide ambulance operations, staffing needs and other actions and promoting interest in and to further the development of first aid and rescue work within the service area.

Membership includes five representatives. One member is appointed by each of the following entities: governing bodies of the Townships of Norway and Waucedah and the City of Norway, Dickinson County Emergency Preparedness Agency and the Ambulance Authority.

Township Cemetery
Waucedah Township owns a small historic inactive cemetery located on approximately 2 acres on Beaver Pete Road. The township and volunteers maintain the cemetery. A local veterans group recent completed several maintenance projects, including brushing, landscaping, planting and signage.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.2  TOWNSHIP FACILITIES AND SERVICES CONTINUED

Water and Wastewater
All water in the township is provided by private wells and all wastewater is handled by private septic systems. There are no plans to provide public water and wastewater in the township; the development of public systems is cost prohibitive at this time. Septic systems in close proximity to other systems, wells and other water sources are a concern in the more densely populated areas of the township, particularly around the lakes.

3.3  COUNTY AND AREA FACILITIES AND SERVICES

Building Permits and Code Enforcement
Building permits are issued by the Dickinson County Construction Code Commission. A township-issued zoning permit must be secured before a building permit is issued. Building, mechanical, plumbing and electrical inspections are done by authorized employees or agents of the Dickinson County Construction Code Commission. Soil and sedentary control permits are also available.

Law Enforcement
The Dickinson County Sheriff’s Department and the Iron Mountain Post of the Michigan State Police provide full-time law enforcement services within the county. Jail facilities are located at the Dickinson County Correctional Facility in Iron Mountain. The 71-bed facility is operated by the Dickinson County Sheriff’s Department. The township also elects two constables. Constables shall serve all warrants, notices, and process lawfully directed to them by the township board, or the township clerk, or another officer, and shall perform other duties as are required of them by law.

Dickinson County Memorial Hospital
Construction of the new Dickinson County Memorial Hospital on the north side of US-2 near Iron Mountain’s eastern corporate limit was completed in 1996. The 96-bed facility provides acute care to medical, surgical, pediatric, obstetric, and emergency patients. The Dickinson Medical Building was completed in 1997 alongside the hospital and provides an array of specialty services and an after-hours clinic. Medical specialists from nearby regional centers offer services in the hospital’s Gust Newberg Clinic.

Residents also utilize a Marquette General Hospital clinic located in Kingsford and a Bellin Health clinic in Iron Mountain.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.3 COUNTY AND AREA FACILITIES AND SERVICES CONTINUED

**Oscar G. Johnson Veterans Affairs Medical Center**
The organization provides primary care at the Oscar G. Johnson VA Medical Center as well as at clinics in Hancock, Menominee, Marquette, Ironwood, Sault Saint Marie, Michigan; and Rhinelander, Wisconsin. Over 33,000 veterans in the Upper Peninsula of Michigan and northeastern Wisconsin rely upon the Oscar G. Johnson VA Medical Center and Clinics for their health care. Five hundred fifty staff, including 30 physicians and over 140 nurses, provides primary and selected secondary care. Volunteers provide a wide variety of services.

The VA Medical Center facility has 17 acute care beds, 6 ICU beds and 40 bed community living center. In addition to primary care and inpatient services, the VA Medical Center provides audiology and speech pathology, cardiology, ENT, general surgery, urology, geriatrics, intensive coronary care unit (ICCU), nephrology, oncology, optometry, ophthalmology, orthopedics, podiatry, pulmonary function testing, Post-Traumatic Stress Disorder Clinical Team (PCT), Mental Health Service, and Substance Abuse Treatment Program (SATP). The outpatient clinic underwent a 14,000 square foot expansion in 2011.

**Ambulance Service**
North Alert Ambulance, the joint emergency medical services venture funded by Waucedah Township, the City of Norway and Norway Township provides ambulance service for the township.

Privately-owned Beacon Ambulance Service also provides emergency medical services for the township, other portions of Dickinson County as well as northern Marinette and Florence Counties in Wisconsin. The corporate headquarters is in Hurley, WI.

**Enhanced 911 System**
Emergency services in Dickinson County, including fire, police and ambulance services, are dispatched by the Dickinson County Sheriff’s Department 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.

**Dickinson 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.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.3 COUNTY AND AREA FACILITIES AND SERVICES CONTINUED

Dickinson County Airport
Ford Airport in Kingsford is operated by Dickinson County. The airport area includes 713 acres found within portions of Kingsford and Breitung Township. Facilities at the airport include a passenger terminal building, hangar facilities (county and private), a maintenance building that also houses a crash/rescue vehicle, a sand storage building, a 6,500 foot primary runway, and a 3,800 foot secondary runway. Delta Airlines currently provides passenger service, but issued a 90-day notice of termination for Essential Air Service flights. A future passenger service provider is unknown at this time.

Ford Airport serves the greater Dickinson County Area which includes the cities of Iron Mountain, Kingsford and Norway in Michigan and the bordering communities of Aurora, Florence and Niagara, WI. Its service area also includes portions of Iron and Menominee counties in Michigan and portions of Florence and Marinette counties in Wisconsin. Offering both scheduled and charter air service, Ford Airport is also the primary air cargo center for the Upper Peninsula.

Many area residents travel to Marquette, Green Bay and Milwaukee for a larger variety of flight options.

Dickinson County Road Commission
County and local roads are maintained by the Dickinson County Road Commission as set forth in Act 51, the Michigan Transportation Act. State trunklines are maintained by the Road Commission in cooperation with the Michigan Department of Transportation. Storage and maintenance facilities are located in Felch and Iron Mountain.

Dickinson County Fairgrounds
This facility is across from Marion Park on the east side of US-8 in Norway Township. It covers 77 acres and is the site of the annual Dickinson County Fair that runs for a five-day period encompassing the Labor Day weekend. Camping facilities are available during the fair and from May to September. There are 127 sites available with water, electricity and a pump station. Other summer activities at the facility include stock car racing and horse show events. The buildings at the ground may be rented for various events.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.3 COUNTY AND AREA FACILITIES AND SERVICES CONTINUED

Library
Residents in the area are provided library services by the Dickinson County Library system. The Solomonson Library, or Norway Branch Library, is located at 620 Section Street and was constructed in 1978. In addition to regular hours of operation, the branch has evening hours Monday and Wednesday and hours on Saturday. The branch also offers a variety of children’s programs, public computer, and copier. The main Dickinson County Library is located at 401 Iron Mountain Street, in Iron Mountain. The library is headquarters for the Mid-Peninsula Library System which offers library services among the eight member-libraries throughout the Upper Peninsula. The North Dickinson Branch, located in the North Dickinson County School has regular hours of operation Monday-Thursday.

Animal Shelter
The Almost Home Animal Shelter, a nonprofit organization, broke ground at the intersection of US-141, Breitung Cutoff Road and Lincoln Street in August of 2009 for a new facility in Breitung Township. Operating revenues are derived from charitable sources and annual appropriations from Dickinson County. Two full-time employees, augmented by volunteers, constitute shelter staff.

The new 10,000 square foot facility has an air-exchange unit, closed circuit cameras, storage, a conference room where the board will meet, a veterinary office, an animal preparation area, surgery and recovery room, training rooms, an employee lounge with lockers, offices and restrooms. The new shelter is divided to place cats on one side and dogs on the other. The facility is barrier free.

Norway-Vulcan Area Schools
Following the consolidation in 1964 of Norway City Schools, Norway Township, Waucedah Township and Faithorn, the Norway-Vulcan Area Schools serves nearly 900 students from a two-county area. The modern kindergarten through 12th grade campus is located on a 30 acre site nestled between neighborhoods, forests and lakes. Constructed in 1991 with additions in 1993 and 2000, facilities include three gymnasiums, centralized media center and the 684 seat Norway-Vulcan Fine Arts Center. The Norway-Vulcan Fine Arts center is an air-conditioned facility which was completed in 2001 at a cost of nearly $4 million. The school district offers a full range of extra-curricular activities that are highly competitive, including music and athletics. Area students also attend Holy Spirit Central School in Norway and North Dickinson County Schools in Felch.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.3 COUNTY AND AREA FACILITIES AND SERVICES CONTINUED

Dickinson-Iron Intermediate School District
Technical education, early childhood education, special education, and general services are provided by the Dickinson-Iron Intermediate School District, a consortium of the six public school districts in the two-county area. Beyond direct and support services to students, the ISD provides support services to teachers and administrators in professional development and regulatory compliance. The Dickinson-Iron Intermediate School District’s offices are at 1074 Pyle Drive in Kingsford.

Post-Secondary Training Institutions
Bay de Noc Community College in Delta County offers instructional programs in vocational and technical fields, and many associate degree opportunities. A new 42,000 square foot technical training center was completed in early 2000. Bay College was one of eight community college sites across the state chosen to receive a Michigan Technical Education Center (M-TEC) grant to provide flexible, up-to-date training to increase the number of skilled workers needed in the area.

Since the early 1970's, Bay College has had a presence in Dickinson County, where in those early years courses were offered to assist students enrolled in nursing degree programs. Facility limitations severely restricted course offerings through the early years. However, enrollment increases supported the notion that interest in higher education in Dickinson County remained strong. In 2003, the College leased a 20,000 sq. foot facility on Carpenter Avenue with eight traditional classrooms, a computer lab and office space for personnel.

At the same time, Dr. Theodore and Eleanor Fornetti donated a 25-acre parcel on the north side of Iron Mountain. The voters in Dickinson County approved a one mill tax increase to support the construction, maintenance and operation of a new 67,000 sq. ft. facility, matching the State of Michigan's construction funds of $6 million. Groundbreaking was held in the spring of 2006 and the facility opened in the fall of 2007. Through a unique contractual relationship with the Dickinson County Board of Commissioners, the College has been able to move forward in offering a strong core of transfer degrees and occupational programs to support the local workforce.

A limited number of classes are available locally through Northern Michigan University. Northeast Wisconsin Technical College based in Marinette provides some classes in Niagara. The courses are primarily technical and are offered based on local demand.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.3 COUNTY AND AREA FACILITIES AND SERVICES CONTINUED

Solid Waste and Recycling
Solid waste service is contracted by individual households. The current contract is held by Great American Disposal. Solid waste is collected weekly. Recyclables (used oil, plastic, cardboard and metals) may be dropped off at the Dickinson County Solid Waste Management Authority’s transfer facility in Quinnesec. Wastes are transported to the Wood Island facility in Alger County for final disposal. The township offers a waste collection day once a year for larger items including brush, recyclables and metal, etc. The township previously held two separate collection days.

Two licensed Type III landfills are found in the county for the disposal of low-hazard industrial waste, both are in Breitung Township. Verso Paper (formerly International Paper) uses a 46 acre site on US-2; Niagara Development maintains a licensed 12.2 acre facility on Kimberly Road.

A drop-off area is provided for yard wastes such as grass, leaves, and small branches. These materials are processed for composting. Glass, steel cans, HDPE (#2) and PET (#1) plastics, newsprint, mixed paper, corrugated cardboard, miscellaneous metal items and tires are accepted at the drop-off center that is open daily and Saturday mornings.

Telephone Service
AT & T, Carney Telephone Company and Charter Communications offer local telephone service in the area. Long distance and cellular service are available from several providers.

Cable Service
Cable service is provided by Charter Communications. Satellite television is used by many residents.

Natural Gas Service
Natural gas service is provided on a limited basis by DTE Energy in Loretto and the Hamilton Lakes area.

Internet Service
Internet service is provided by Charter Communications and UP.net.

Postal Service
Postal service in the township is served via rural delivery routes. The nearest post offices are located in Vulcan and Norway.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.4 ISSUES AND OPPORTUNITIES

- The Waucedah Township Hall is barrier free and is in good condition. The hall was renovated to improve handicapped accessibility and expanded for office space in 2008.

- The township does not have a fire department at this time. Fire protection services are contracted through Breen Township and the City of Norway. Due to rising costs of contracting fire protection services, the township may need to consider the development of a volunteer fire department.

- The township maintains membership in the North Alert Ambulance Authority.

- The township relies on private wells and septic systems for water and wastewater. The development of a public water and wastewater system is unlikely due to cost.

3.5 INTRODUCTION TO RECREATION

Information provided in this section is intended to provide current and comprehensive data to guide Waucedah Township 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.

There is a limited amount of private and public recreational facilities within Waucedah Township. Recreation related to tourism is vital to area economics and is an expanding industry nationwide. Attractions and facilities located in close proximity to the township present many opportunities for active and passive recreation. Waucedah Township is rich in natural resources, drawing visitors each year. Having adequate recreational facilities to meet the needs of visitors as well as residents is vital to the community.

3.6 TOWNSHIP ORGANIZATIONAL STRUCTURE AND VOLUNTEER ORGANIZATIONS

The township’s current organizational structure for recreation in the township is detailed below:
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.6 TOWNSHIP ORGANIZATIONAL STRUCTURE AND VOLUNTEER ORGANIZATIONS

The Township Board is responsible for the provision and administration of local recreation opportunities in Waucedah Township. Responsibilities include policy making and as well as the installation, operation and maintenance of the community’s recreation area. Financing is also controlled by the Board. The Township Board also serves as the Recreation Committee and develops the Township Recreation Plan. In the past, a volunteer citizen Recreation Committee assisted the township with recreation planning and development. The township’s last 5-year recreation plan was developed in 1999. To be eligible for MDNR recreation grant funding, the township will need to submit an updated 5-year recreation plan to the MDNR for approval. The township handles maintenance of all recreation facilities.

Township Volunteer Organizations

The township 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. Township officials maintain an oversight role to insure equitable usage among various groups and that timely and necessary maintenance is completed.

In the past, the township has had a successful relationship with volunteers. The township park and baseball field were built with volunteer labor. The area Little League helps maintain the baseball field.

3.7 TOWNSHIP RECREATION INVENTORY

The township owns and maintains one recreation site, the Waucedah Township Recreation Complex. There are several additional sites and facilities owned and maintained by other agencies in the township. They are described in detail in this section.

1. **Waucedah Township Recreation Complex:** This 7-acre site is located in the unincorporated community of Loretto, at the intersection of State Street and Dean Street. The complex contains a pavilion, playground, outdoor basketball court, baseball field and soccer field. A section of the site containing the playground and basketball court is fenced in. Parking for this portion of the site is limited.

2. **Ice Rink:** A portion of the lot on the corner of Morgan and State Street is flooded for use as an ice rink.

3. **Lake Mary Park:** This county-owned site encompasses 6.2 acres, approximately two miles south of Loretto on the south shore of Lake Mary. It offers the following: 44 picnic tables, 75 parking spaces, 400’ water frontage, bocce ball courts, volleyball court, buoyed swimming beach, picnic shelter, playground equipment, bathhouse, grills, horseshoe pits and restrooms. There is also a boat access site that includes a hard-surfac ed boat ramp, toilets and parking for five vehicles.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.7 TOWNSHIP RECREATION INVENTORY CONTINUED

4. **Hamilton Lake Boat Access**: This MDNR owned boat access site is handicapped-accessible and includes a hard-surfaced boat ramp, a courtesy pier, toilets and parking for eight vehicles.

5. **West Branch Sturgeon River Boat Access**: This MDNR owned boat access site is located on Brown’s Lake Road in the northern part of the township, this site provides a hard-surfaced boat ramp, toilets and parking for ten vehicles.

6. **Snowmobile and ORV Trails**: The township is crisscrossed by a network of snowmobile and ORV trails. In some cases, the trail corridor is owned by the county, while other trails occupy easements when crossing private lands. The trails are maintained by local organizations, such as the Tri-County Snowmobile Club and provide linkages to trail systems throughout the Upper Peninsula.

7. **WE Energies Boat Landing**: WE Energies maintains a rustic boat launch at the end of State Street in Loretto.

There is also land available to Waucedah Township residents for year round recreational day use, including 70,177 acres of Commercial Forest Reserve (CFR) lands in Dickinson County. Copper Country State Forest also has 220,000 acres of public land available for a variety of outdoor recreational opportunities. The Michigan snowmobile trails are sources of recreational land available for seasonal use throughout the areas of the Lake Antoine Trail, Loretto-Felch Trail, Loretto Loop and Felch Grade Trail.

The Dickinson County Bike Path committee has been working for the past several years to develop a system of trails that link across Dickinson County. The committee has developed a county-wide plan for the development of non-motorized trails and is working to complete various trail sections. The township supports the committee’s efforts but has not provided funding.

3.8 TOWNSHIP RECREATIONAL DEVELOPMENT PROGRAM

The township currently funds recreational activities and projects as needed from the township’s general fund. Approximately $7,000-$10,000 per year is budgeted for recreational purposes. The township has identified several projects to improve recreation facilities and opportunities in the township, including: replacing the playground equipment, improving the ball field dugouts, fences and grounds and adding public water and restroom facilities at the Waucedah Township Recreation Complex. The township is not currently looking to purchase additional land for recreational purposes. In the future, should land adjacent to the Township Hall become available, the township may consider purchasing the land.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.9 ISSUES AND OPPORTUNITIES

- Natural features throughout Dickinson County provide a variety of year-round active and passive recreational opportunities for residents and visitors.

- The township should develop an updated 5-year recreation plan which will permit the township to apply for MDNR grants.

- The township has identified several priorities for recreational development. Grant funding should be pursued to begin the proposed improvements.

- 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.

- There are several snowmobile and ORV trails crisscrossing through the township.

3.10 INTRODUCTION TO TRANSPORTATION

Communities depend on the effective movement of people and goods to sustain a functioning economy. Broadly speaking, a transportation system can be defined as any means used to move people and/or products. A major goal of a transportation system is to move goods and people through and within local, regional, national and international economies safely and efficiently. Transportation efficiency is a key factor in decisions affecting land use and development.

A region’s employment base and quality of life is closely linked to the effectiveness of the transportation system. A compilation of needs and goals is necessary to guide the future development of various modes of transportation including: highways, local roads, public transportation, railroads, airports and non-motorized trail systems. Transportation services and facilities must be maintained and developed to achieve a community’s overall vision.

Roads and other transportation systems have been largely influenced by the physical barriers present, such as rivers, lakes, swamps and rugged terrain. Transportation routes were established along areas presenting the least physical resistance.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.10 INTRODUCTION TO TRANSPORTATION CONTINUED
An inventory of the existing transportation facilities in Waucedah Township, along with a discussion of future transportation needs and concerns is presented in this chapter. Descriptions of the various elements of the road system, airport and air service, railroad facilities, public transit service, and inter-community transit service are included. Identification and prioritization of vital traffic corridors has become an increasingly important part of regional commerce enhancement.

3.11 ROAD SYSTEM
One of the most important elements in the physical structure of a community is its road system. The basic objective of a road system is to accommodate vehicular movement safely and efficiently.

Michigan Public 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 with the remaining 39 percent earmarked for state highways under the jurisdiction of the Michigan Department of Transportation.

State Trunkline Highway
The state trunkline system includes state and federal highways which connect communities to other areas within the county, state and out state locations. These roadways provide the highest level of traffic mobility for the traveling public. More than half of the total statewide traffic is carried on the highway system, which comprises only 8 percent of the Michigan roadway network length. State highways are designated with the prefix “M,” federal highways with “US.” A segment of US-2 traverses the township. US-2 passes through the township in an east-west direction for approximately 6.6 miles. Within Dickinson County there are 84.4 miles of state trunkline.

County Road System (Primary and Local)
Act 51 requires that all roads, streets and highways included in the county primary road system are known as county primary roads. The mileage of each road system is used as the basis for computation of road funding. Primary roads are considered those of the greatest general importance to the county. All other roads not classified as primary are considered local. The local road system contains the most miles in the Dickinson County road system, but has the lowest level of traffic. There are 62.3 miles of county roads which are maintained as year-round roads within the township. Examples of county roads include County Road 573, County Road 577, Foster City Road, Waucedah Road, Alfredson Road, Days River Road, Johnson Road, Main Street, Norway Truck Trail and Tinti Road.
CHAPTER 3.0 - COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.11 ROAD SYSTEM CONTINUED

Major Street System
A system of major streets in each incorporated city or village is approved by the State Transportation Commission, pursuant to Act 51. Major streets are selected by the city or village governing body on the basis of greatest general importance to the city or village. Streets may be added or deleted from the system subject to approval of the State Transportation commissioner. The township has no major streets.

Local Street System
Those city or village roads, exclusive of state trunklines, county roads and those included in the major street system constitute the local street system. The process of approval, additions and deletions is the same as with other road system designations. The township has no local streets.

Private Roads
The township does not have any private roads, only private driveways. All other roads are maintained by the Dickinson County Road Commission.

Bridges
There are several bridges within Waucedah Township; including two along County Road 573, one along Lake Mary Drive, three on Foster City Road and one along Cazzola Road. The surfaces of all the bridges are generally in fair condition. The support structures for several of the bridges may need significant repairs in the future.

Road 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. Roads within Waucedah Township have been evaluated using the PASER (Pavement Surface and Evaluation and Rating) system. Every year, a survey team consisting of road commission members and CUPPAD staff drives a portion of the roads and the PASER system is used to evaluate the pavement surface condition. PASER ratings are often classified into three asset management strategies which are listed and described in the following table. The three strategies are color-coded with red being “poor”, blue being “good”, and purple being “excellent” condition. The asset management approach shifts from the traditional “worst first” approach to one that incorporates a “mix of fixes.” Investing smaller amounts of money in roads that are in “good” condition extends the life of the road.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.11 ROAD SYSTEM CONTINUED

Road Condition Evaluation continued

Asset management strategies are shown in Table 3-1 and a selected portion of PASER results for sections of roads in the township are shown in Figure 3-1. Approximately 39.11 miles or 41 percent of the roads that were rated in the township are classified as poor, with 31.84 miles or 34 percent are considered good, while 23.87 miles, or 25 percent are classified as excellent.

<table>
<thead>
<tr>
<th>PASER Ratings</th>
<th>Asset Management Strategy</th>
<th>Description/ maintenance technique</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-4</td>
<td>Structural Improvement</td>
<td>Total reconstruction, resurfacing, gravel resurfacing, patching with major overlay</td>
</tr>
<tr>
<td>5-7</td>
<td>Capital Preventive Maintenance</td>
<td>Crack sealing, asphalt overlay, chip seal</td>
</tr>
<tr>
<td>8-10</td>
<td>Routine Maintenance</td>
<td>Street sweeping, shoulder maintenance</td>
</tr>
</tbody>
</table>
3.11 ROAD SYSTEM CONTINUED

Road Repair

Waucedah Township levies 2 mils over four years for road repairs and blacktop; township voters will be asked to renew the millage in 2012. The Township Board determines road repairs as funds are available.

Funding for road repair and construction is limited and projects are completed when possible. The township currently pays for materials and the Dickinson County Road Commission provides labor for secondary roads; the county is responsible for 100 percent of the cost of primary roads.

The township is currently focusing on preventative maintenance measures and has repaved Lake Louise Drive North, Kellerman Road and a portion of Browns Lake Road in recent years. Ridgeview and a portion of the streets in Loretto were paved in 2011. In 2012, the township plans to repave the remainder of the streets in Loretto.
CHAPTER 3.0-COMMUNITY FACILITIES AND SERVICES, RECREATION AND TRANSPORTATION

3.12 ALTERNATE FORMS OF TRANSPORTATION

There are no forms of public transportation available in the township at this time. Rail transportation has also been discontinued.

Dickinson County boasts over 140 miles of snowmobile and ORV trails and many are located along former railroad grades. The Loretto – Felch Trail is located 1.5 miles east of Waucedah off of US-2, or 2.5 miles south of Foster City and is 25 miles long. The Felch Grade Trail is 44 miles long and stretches from Escanaba west to Felch. The Ralph Pipeline, is approximately one mile south of Ralph on County Road 581, and runs for 11 miles. Many trails in Dickinson County are maintained by the Tri-County Snowmobile Club. There are several hunting trails available for walking and hiking throughout the township and a trail off of Brown’s Lake Road. Snowmobiles are permitted to ride along the shoulders of county roads. There are no “official” non-motorized trails at this time.

3.13 ISSUES AND OPPORTUNITIES

- While certain roads in the township are in good condition, a significant proportion of the roads are in need of repair. Funding through the state for road improvements is becoming increasingly limited due to the state’s budget crisis.
  - The township levies two mils for road repair and paving, completing approximately ½ to 1 mile per year.
  - Dickinson County does not currently have a county-wide transit system. Michigan’s population is aging; older residents and residents with disabilities will increasingly depend on transit services. There may be a need to expand or enhance transit services available to seniors and residents with disabilities.
  - The natural setting of the township provides an opportunity to expand non-motorized transportation facilities. Grant opportunities could be pursued to fund trail enhancement.
  - Snowmobile trails maintained by the Tri-County Snowmobile Club provide recreational activities for residents and visitors.
CHAPTER 4.0-LAND USE

4.1 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 Waucedah Township. Settlements were established at, or close by, active points of commercial activity, in this case, mining and agricultural activities.

Following the discovery of iron ore along the Menominee Range in 1873, Dickinson County experienced a population boom due to the availability of mining-related work. As more people settled in the area, farming also developed into an important use of the land. Residential and commercial development occurred in areas not excavated for mining activity, but in close proximity. Neighborhoods were established in short order to provide housing, churches, schools and stores needed by the residents.

Railroads were constructed to transport iron ore to lake ports such as Escanaba for delivery to steel mills at the lower end of the Great Lakes. Completion of rail lines provided transportation for products other than iron ore such as lumber and the supplies necessary to sustain a community and its people. The importance of railroads is evident in the settlement patterns that followed their construction.

An abundance of cheap land became available following the removal of valuable timber resources during the lumbering boom. Families interested in farming were attracted by the affordable land. Where good soil conditions existed, agriculture was successful. Agriculture remains an important industry today, only on a much more limited basis.

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.

4.2 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/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. It is a combination of decisions made by a number of individuals, organizations or public agencies.
CHAPTER 4.0-LAND USE

4.2 FACTORS AFFECTING LAND USE CONTINUED

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 anticipated future profits. 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. Although these laws, regulations and programs do not usually directly affect land use and development, they have a major effect. For example, 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.
CHAPTER 4.0-LAND USE

4.2 FACTORS AFFECTING LAND USE CONTINUED

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 township 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, fax 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.
CHAPTER 4.0-LAND USE

4.3 CURRENT 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. In 1978, the Michigan Resource Information System (MIRIS) Land Cover Maps were produced. The data obtained from the maps generated an inventory of land cover for the state. Ideally the MIRIS data was to be updated by the State every five years; the efforts have proved to be cost prohibitive.

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. The districts and approximate acreage are described in Table 4-1. Existing land use is also identified on the Existing Land Use Map in Appendix A; a 1978 Land Cover Map is also provided for comparison purposes.

4.4 URBAN AND BUILT UP LAND

Urban and built up land is a general land use category that encompasses “developed” land uses such as residential, commercial, extractive, institutional and industrial.

Residential Land Use

Residential land use includes single family homes, multi-family homes and mobile homes, in a low to medium density pattern. The township represents a mixture of older homes and many newly built homes; while Dickinson County has many older homes, especially concentrated in the cities. As discussed in Chapter 2, much of the township is owned by the State of Michigan and is part of the Copper Country State Forest, limiting development, but providing ample recreation opportunities. Large tracts of land are scattered throughout the township, held in private or corporate ownership. Should the land be sold, additional development would be possible. Development opportunities exist on large tracts of land located on the north shore of Hamilton Lake as well as on property formerly owned by Wisconsin Electric, situated on the Sturgeon River.
CHAPTER 4.0-LAND USE

4.4 URBAN AND BUILT UP LAND CONTINUED

Residential Land Use continued

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.

Limited new housing construction is occurring in several areas, including the southern end of the township. Several homes are being constructed around the lakes, some for recreational or seasonal use. Single family homes have been built at Hamilton Lakes and off Swede Settlement Road. Families with large amounts of land have taken advantage of the ability to split the property and divide it among their children, or sell off parcels to others.

Homes have generally been concentrated in the Loretto area as well as the surrounding lakes, including Mary, Louise, and Hamilton. Residential development has also occurred along the Sturgeon River. Lake Mary and Lake Louise are highly developed; opportunities exist for additional residential construction on Lake Hamilton. Private parcels surround Brown’s lake with no public access other than via the public access site on the Sturgeon River. There are few natural or man-made barriers to development with the exception of restricted development on some areas of the Sturgeon River due to the floodplain designation. Wells are typically drilled deep and there are wells in the Loretto area that have been drilled into bedrock and have required hydro-fracturing to increase well recovery rates.

The township does not have curbs and sidewalks, which is typical for townships in the Upper Peninsula. Future residential development could consider building wider roads that would include a bike lane or walking paths. As with many residential areas located outside of a more “urban” center, there is a concern with sprawl. Zoning for increased density can help dictate the location of future development.
CHAPTER 4.0-LAND USE

4.4 URBAN AND BUILT UP LAND CONTINUED

Commercial/Industrial Land Use

There are few employment opportunities in Waucedah Township; most residents travel to surrounding communities for work. There are a small number of township residents that are self-employed. The township does not have an industrial park and there is very little land available, if any, for commercial and industrial development. The lack of available private land limits development. Manufacturing uses are limited, but do include a small woodworking business in Loretto and a sawmill/planing operation on Beaver Pete Road. Infrastructure, such as water and wastewater has not been extended to Waucedah Township, limiting development. The township does have rail access as well as electricity, cable, cellular communications and natural gas.

There are several gravel pits located in the township including pits on US-2 (Dickinson County and Payne and Dolan Old US-2 (Bacco), Waucedah Road (Linsmeier Pit and Sarnowski Pit)), Alfredson Road and Foster City Road. All of the gravel pits are currently active, with the exception of the pit on Foster City Road.

4.5 AGRICULTURAL LAND

There are several active dairy farms (two farms with approximately 200 cows each) in the Waucedah area as well as beef and crop farming along US-2 and Beaver Pete Road.

4.6 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. There is one site of environmental contamination currently listed by the MDEQ in the township, the Waucedah Township Landfill, located ½ mile north of Loretto.

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. There are no sites in the township currently listed by the MDEQ.

4.7 LAND USE TRENDS

Growth, as measured in terms of state equalized valuation (SEV), is shown in Table 4-3 for all governmental units in Dickinson County. The township’s total SEV increased from $25,690,650 in 2000 to $56,367,350 in 2011, a 119 percent increase. For the county, the total valuation has increased percent from 2000 $687,616,195 to $1,071,897,652 in 2011.
CHAPTER 4.0-LAND USE

4.7 LAND USE TRENDS CONTINUED

Table 4-3
State Equalized Valuations, Dickinson County, 2000 & 2011

<table>
<thead>
<tr>
<th>Unit of Government</th>
<th>2000 Total SEV</th>
<th>2011 Total SEV</th>
<th>Percent Change 2000-2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waucedah Township</td>
<td>$25,690,650</td>
<td>$56,367,350</td>
<td>119.4%</td>
</tr>
<tr>
<td>Breen Township</td>
<td>$12,585,870</td>
<td>$27,541,900</td>
<td>118.8%</td>
</tr>
<tr>
<td>Breitung Township</td>
<td>$226,087,300</td>
<td>$372,104,600</td>
<td>64.6%</td>
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<tr>
<td>City of Iron Mountain</td>
<td>$165,880,400</td>
<td>$247,242,200</td>
<td>49.0%</td>
</tr>
<tr>
<td>City of Kingsford</td>
<td>$109,011,300</td>
<td>$130,270,000</td>
<td>19.5%</td>
</tr>
<tr>
<td>City of Norway</td>
<td>$43,728,750</td>
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<tr>
<td>Felch Township</td>
<td>$20,423,486</td>
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<td>Norway Township</td>
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</tr>
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<td>Sagola Township</td>
<td>$40,474,100</td>
<td>$68,561,030</td>
<td>69.4%</td>
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<tr>
<td>West Branch Township</td>
<td>$7,607,234</td>
<td>$13,398,200</td>
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<td>$687,616,195</td>
<td>$1,071,897,652</td>
<td>55.9%</td>
</tr>
</tbody>
</table>

Source: Dickinson County Equalization Department, 2011.

4.8 NATURAL FEATURES

The township is overwhelmingly forested and many residents and visitors utilize the township for recreational opportunities. There are numerous water bodies in the township, illustrated on the Base Map in Appendix A. Development has occurred on the Sturgeon River, Lake Hamilton, Lake Mary and Lake Louise. There are several dams in the township including the spillway on Lake Mary (outlet of Lake Mary), Red Dam located on Red Dam Lake and dams on Bloomgren’s Marsh and Hancock Marsh. There is a scenic rock gorge on the Sturgeon River located above the site of the former Sturgeon River Dam.

4.9 ISSUES AND OPPORTUNITIES

- Zoning and supplementary ordinances can assist local units of government in guiding current and future development.

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

- Much of the land in the township is owned by the State of Michigan and limited for development purposes.

- Property valuation increases in the township show a similar pattern to the rest of the county. In general, the townships are experiencing growth, likely due to the increase in residential development in outlying areas.
CHAPTER 5.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

5.1 INTRODUCTION
Throughout the preceding chapters of this plan, detailed information has been presented defining the historic trends and current situation in Waucedah Township. This background information has helped the Planning Commission gain an understanding of the forces which have shaped the growth and development of the township 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 Township Board 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 township’s needs. While the Planning Commission has developed 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 Township Board, 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:
CHAPTER 5.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

5.1 INTRODUCTION CONTINUED

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 Township.

5.2 POPULATION

Discussion: Waucedah Township has experienced population growth in each decade from since 1960. Growth has tapered since 2000; the township’s population increased four persons, or 0.5 percent from 2000-2010. The median age in Waucedah Township increased from 35.2 years in 1990 to 50.5 years in 2010, a 15.3 year increase. Only 12.6 percent of the township’s population represents the 20-34 age group; this data may support the theory that college aged individuals and those just starting in the workforce are more likely to pursue careers outside of the area. Household size has decreased in Waucedah Township, possibly due to the increase in single parent families and families having fewer children or delaying having children.

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

Recommendations:
- Update Master Plan demographic information when new Census data becomes available.
- Support land use policies that maintain the population density in the township.
- Encourage economic development to maintain population.
CHAPTER 5.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

5.3 ECONOMIC BASE

Discussion: Historically the local economy has been closely related to natural resources and natural features. The three leading employment sectors for Waucedah Township are manufacturing; educational, health and social services; and retail trade. There are few employment opportunities in Waucedah Township; most residents travel to surrounding communities for work. There are a small number of township residents that are self-employed.

There are several active dairy farms in the Waucedah area as well as beef and crop farming along US-2 and Beaver Pete Road. The township does not have an industrial park and there is very little land available, if any, for commercial and industrial development. Infrastructure, such as water and wastewater has not been extended to Waucedah Township, limiting development. The township does have rail access as well as electricity, cable, cellular communications and natural gas.

Goal:

Improve the existing economic base in the township and make an effort to attract new businesses.

Recommendations:

- Encourage home occupations where appropriate and feasible.
- Improve internet and cellular availability.
- Continue enforcement of township ordinances to prevent blight.
- Explore economic incentives that the township can offer to attract new business development.
- Investigate reuse options for existing vacant businesses.
- Encourage infrastructure development to advance commercial and industrial development where appropriate and feasible.
CHAPTER 5.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

5.4 HOUSING

Discussion: Limited new housing construction is occurring in several areas, including the southern end of the township. Several homes are being constructed around the lakes, some for recreational or seasonal use. Single family homes have been built at Hamilton Lakes and off Swede Settlement Road. Families with large amounts of land have taken advantage of the ability to split the property and divide it among their children, or sell off parcels to others. Homes have generally been concentrated in the Loretto area as well as the surrounding lakes, including Mary, Louise, and Hamilton.

There are few natural or man-made barriers to development. The township administers a Zoning Ordinance to guide housing development. There are concerns with development on waterfront lots, including potential issues with private wells and septic systems, irregular lot sizes and shapes, erosion control and congestion in older developed areas, but new development is managed effectively with zoning regulations. In the past, lots that were platted were very small and several are required for development purposes. Streets in the Loretto area are very narrow. Approximately six to ten building permits have been issued over the past five years for a variety of construction, including out buildings, camps and single family homes.

Goal:

Develop a varied housing stock that meets the needs, preferences and financial capabilities of a diversified population.

Recommendations:

- Promote the quiet, rural, safe and affordable nature of the township.
- Encourage rehabilitation and improved efficiency of existing housing.
- Continue enforcement of township ordinances to prevent blight.
- Encourage residents to participate in available housing programs.
- Support all types of affordable housing.
CHAPTER 5.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

5.5 COMMUNITY FACILITIES AND SERVICES

Discussion: Current budget constraints require innovative and responsible spending. The Waucedah Township Hall is well maintained and in excellent condition. The hall was renovated to improve handicapped accessibility and expanded for office space in 2008. The township does not have a fire department at this time; fire protection services are contracted through Breen Township and the City of Norway. Due to rising costs of contracting fire protection services, the township may need to consider the development of a volunteer fire department. The township maintains membership in the North Alert Ambulance Authority.

All residents in Waucedah Township rely on private wells and septic systems for their water and wastewater services. The development of a public water and wastewater system is unlikely due to cost. Solid waste disposal is contracted by individual households. Natural gas service is provided on a limited basis.

Goals:

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

Recommendations:

- Improve cable, internet and cellular service; support rural broadband expansion efforts.
- Develop a township website in conjunction with improved internet services.
- Consider working with other area communities for website development.
- Continue to support intergovernmental options for emergency services.
- Consider the development of township emergency services should the current contract become cost prohibitive.
- Encourage intergovernmental cooperation for services and facilities.
- Continue to maintain the excellent condition of the Township Hall for the public benefit.
CHAPTER 5.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

5.6 RECREATION

Discussion: There are limited public recreation facilities within Waucedah Township. Currently, the Township Board handles recreation planning and development. Waucedah Township provides and maintains recreational facilities for users; the township does not provide programming.

The township is currently developing a five-year recreation plan and recreation development schedule. The township owns and maintains one recreation site, the Waucedah Township Recreation Complex. There are several additional sites and facilities owned and maintained by other agencies in the township. The township has identified several projects to improve recreation facilities and opportunities in the township.

Goal: Maintain and improve recreational opportunities for residents of all ages.

Recommendations:
- Continue to maintain and upgrade the existing recreational facility.
- Pursue funding to replace the playground equipment, improve the ball field dugouts, fences and grounds and add public water and restroom facilities at the Waucedah Township Recreation Complex.
- Reestablish the volunteer recreation committee and actively recruit members.
- Continue to update the township’s 5-Year Recreation Plan as needed.
- Apply for private, MDNR Trust Fund, Recreation Passport and Land/Water Conservation grants for recreation opportunities.
- Support the efforts of the Dickinson County Bike Path Committee and future trail development throughout Dickinson County.
- Encourage the development of non-motorized trails along the Gorge and in the Hamilton Lakes area.
CHAPTER 5.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

5.7 TRANSPORTATION

Discussion: Communities depend on the safe and effective movement of people and goods to sustain a thriving economy. While certain roads in the township are in good condition, a significant proportion of the roads are in need of repair. Funding through the state for road improvements is becoming increasingly limited due to the state’s budget crisis. If additional funding cannot be secured, the Road Commission may defer maintenance, and the condition of many roads will continue to deteriorate.

The township currently levies a millage for road repairs and maintenance; projects are limited by the amount of funding available. The township is currently focusing on preventative maintenance measures and has repaved several roads in recent years. There are no forms of public transportation available in the township at this time. Rail transportation has also been discontinued. There are several hunting trails available for walking and hiking throughout the township. Snowmobiles are permitted to ride along the shoulders of county roads. There are no “official” non-motorized trails at this time.

Goal:

Provide a safe, well maintained and efficient multi-modal transportation network.

Recommendations:

- Pursue trail development connecting pockets of population in the township.
- Encourage the Dickinson County Road Commission to continue to improve primary roads.
- Continue to develop a road priority list for future projects.
- Apply asset management approach to selecting road improvement projects.
- Continue to review Complete Streets policies and incorporate into the township’s planning efforts as appropriate.
- Continue the township road millage to maintain the road fund balance.
- Pursue widening of the road and the development of a wider shoulder in the Hamilton Lakes area.
CHAPTER 5.0-PLANNING COMMISSION GOALS AND RECOMMENDATIONS

5.8 LAND USE

Discussion: A large amount of land in the township is owned by the State of Michigan and is part of the Copper Country State Forest, limiting development, but providing ample recreation opportunities. Large tracts of land are scattered throughout the township, held in private or corporate ownership. Should the land be sold, additional development would be possible. Development opportunities exist on large tracts of land located on the north shore of Hamilton Lake as well as on property formerly owned by Wisconsin Electric, situated on the Sturgeon River.

Low density development prevails in the township. Homes are concentrated in the Loretto area as well as the surrounding lakes, including Mary, Louise, and Hamilton. There are few natural or man-made barriers to development with the exception of restricted development on some areas of the Sturgeon River due to the floodplain designation.

The township does not have an industrial park and there is very little land available, if any, for commercial and industrial development. The lack of available private land limits development. Manufacturing uses are limited, but do include a small woodworking business in Loretto and a sawmill/planing operation on Beaver Pete Road. Infrastructure, such as water and wastewater has not been extended to Waucedah Township, limiting development. The township does have rail access as well as electricity, cable, cellular communications and natural gas. There are several active dairy farms in the Waucedah area as well as beef and crop farming along US-2 and Beaver Pete Road.

Goal:

Preserve and enhance the natural setting of the township, while allowing for compatible development to occur at suitable sites.

Recommendations:

- Participate in future County hazard mitigation planning.
- Discourage development in unsuitable areas through zoning regulations.
- Approve rezonings consistent with the Future Land Use Map.
- Establish residential density standards consistent with the natural capacity of soils to handle on-site septic systems.
CHAPTER 6.0 - FUTURE LAND USE AND ZONING PLAN

6.1 INTRODUCTION

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

While developing the Future Land Use/Zoning Plan, the Planning Commission was asked to take on the difficult task of envisioning development in the township over the next 5, 10 and 20 years. The goals and recommendations presented in the Chapter 5 and principals of sound land use planning are the foundation upon which the Future Land Use Chapter is based. The Future Land Use Plan consists of the text within this chapter as well as the Future Land Use Map.

The Future Land Use Map does not change the existing zoning in an area. A property owner must use the property as it is currently zoned.

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; 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 township’s Zoning Ordinance.

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.

A “zoning plan” is another term for a “zone plan” which is used in the Michigan Zoning Enabling Act (PA 110 of 2006) and the Michigan Planning Enabling Act (PA 33 of 2008). Section 33(2) (d) of the Michigan Planning Enabling Act requires that a Master Plan include:

“...a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.”
A zoning plan describes:

- The purpose, general location, and main uses allowed for each existing and proposed zoning district;
- The difference between the land use categories of the Future Land Use Map and those found on the zoning map;
- The recommended standards for the schedule of regulations concerning height, bulk, setback, yard, lot size and related features.
- The existing zoning map, along with proposed changes, clearly details the circumstances under which those changes should be made.
- Standards or criteria to be used to consider rezonings consistent with the Master Plan.

The relationship between the Master Plan and Zoning Ordinance is often misunderstood. The Master Plan is a guide for land use for the future; the Zoning Ordinance regulates the use of land in the present. The Master Plan is not a binding, legal document; the Zoning Ordinance is a law that must be followed by the community’s residents and others wishing to develop or do business in the township. The future land use recommended for an area may be the same as the existing zoning for that area, while in some cases the future land use recommended is different from the existing zoning. The Future Land Use Map does not change the existing zoning in an area. A property owner must use the property as it is currently zoned.

The Future Land Use Map reflects the assumption that land use patterns in Waucedah Township will continue to be heavily influenced by the large amount of land tied up in the Copper Country State Forest, the demand for residential waterfront development and the lack of available infrastructure in the township. Other major considerations which helped shape the future land use map are a desire to establish appropriate uses and densities throughout the township and to provide adequate areas for residential, agricultural and natural resource development. Potential updates to the Waucedah Township Zoning Ordinance are discussed in the chapter. These changes can be pursued as the need or opportunity presents itself. The Planning Commission can identify major policies it wishes to implement and begin to work on the corresponding zoning changes at the same time.

Waucedah Township is currently divided into eleven zoning districts. The intent and general purpose will be depicted for each district. The permitted and conditional uses within each zoning district are listed in the specific district provisions of the Waucedah Township Zoning Ordinance. A schedule of regulations is included for the existing zoning districts.
CHAPTER 6.0 - FUTURE LAND USE AND ZONING PLAN

6.2 ZONING DISTRICTS AND ZONING PLAN CONTINUED

Existing Zoning Classifications

District R: Residential
Intent: The R, Residential District is intended for the establishment and preservation of quiet neighborhoods for single-family dwellings and two-family dwellings free from other uses except those which are both compatible with and convenient to the residents in this District. The R District is designed to accommodate residential opportunities for those who are willing to assume the costs of providing their own services, requiring spacious lots, insuring a safe, potable water supply and treatment of wastewater on the same lot.

District R-2: Residential Two
Intent: The R-2, Residential Two District is established to protect and generally preserve the existing character and use of those areas of Waucedah Township which are presently single-family/two-family dwellings located on spacious lots, free from other uses except those which are both compatible with and convenient to the residents in this District.

District RR-5: Rural Residential Five
Intent: The RR-5, Rural Residential Five District is established to protect and generally preserve the existing character and use of those areas of Waucedah Township which are presently rural or agricultural. Soil and natural conditions vary throughout this District, including substantial wood lots and farms. These areas are considered to be suitable for rural (predominantly scattered site) development.

District LS/R: Lake Shore and River
Intent: The LS/R, Lake Shore and River District is established to preserve for residential and recreational uses those areas with frontage on inland lakes and rivers which, because of existing development, natural characteristics and accessibility, are suitable for development.

District SR: Scenic Resource
Intent: Because there exists in Waucedah Township certain resources that should be protected for their scenic values, environmental stability, and character, the SR - Scenic Resource District is established to protect scenic resources along the Sturgeon River, Waucedah-Foster City Road (569) and Waucedah Road (569 or County Road #1). Because tourism, recreation and environmental integrity are major aspects of the township's development situation, it is deemed vital to the general welfare that natural resources and scenic assets be preserved to the fullest extent feasible. It is the intent of this District to preserve a scenic resource corridor in as much of its natural condition as possible.
CHAPTER 6.0-FUTURE LAND USE AND ZONING PLAN

6.2 ZONING DISTRICTS AND ZONING PLAN CONTINUED

**Existing Zoning Classifications continued**

**District AP-20: Agricultural Production**

**Intent:** The AP-20, Agricultural Production District is intended to maintain for agricultural purposes those lands which because of their soil characteristics, drainage, potential mineral content and other factors, are especially well suited for farming, dairying, other similar agricultural operations, forestry operations, and mining, and to ensure that uses within this District are retained for agricultural purposes and mineral extraction.

**District RP 10: Resource Production Ten**

**Intent:** The RP 10, Resource Production Ten District is established to maintain low density rural areas which because of their rural character and location, potential mineral content, accessibility, natural characteristics and the potentially high cost of providing public services for intensive uses are more suitable for a wide range of forestry, agriculture, natural resource and recreational uses. The Resource Production Ten District is similar in many ways to the Resource Production Twenty District. Minimum lot size is one of the major differences. The purpose of establishing this RP-10 District is to allow greater opportunity for low density development in certain areas.

**District RP 20: Resource Production Twenty**

**Intent:** The RP 20, Resource Production Twenty District is established to maintain very low density rural areas which because of their location, potential mineral content, accessibility, natural characteristics and high cost of providing public services are not suitable for year-round development but rather for a wide range of forestry, agriculture, mineral extraction, natural resource and recreational uses. Governmental services may not be provided on a year-round basis or may not be provided at all.

**District TP-40: Timber Production**

**Intent:** The TP-40, Timber Production District is established to preserve and maintain for timber production purposes those lands which because of their soil, drainage, large tract ownership, potential mineral content, and other characteristics, are especially suited for timber production and mining.

**District TD: Town Development**

**Intent:** The TD, Town Development, District is established to preserve a district for residential, retail and service establishments, and certain governmental uses that are compatible with a small town setting serving residents and tourists. This district is designed for small unincorporated town areas where a mix of residential and retail is in accord with established patterns of land use and the needs of nearby residents.
## 6.2 ZONING DISTRICTS AND ZONING PLAN CONTINUED

Existing Zoning Classifications continued

<table>
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<tr>
<th>District</th>
<th>Minimum Lot Size (Square Feet or Acreage)</th>
<th>Minimum Lot Width (Feet)</th>
<th>Minimum Setback (Feet)</th>
<th>Maximum Height of Structure (Feet)</th>
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<tr>
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<td>TD</td>
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<td>30</td>
<td>10\textsuperscript{B}</td>
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### Footnotes to the Table

A. Lot width shall be measured at front setback line and shall not include any encumbrances, such as easements or other such restrictions. Regardless of actual lot size, the maximum depth to width ratio shall be 4 to 1.

B. An accessory building or structure may be located 6 feet from a side lot line.

C. An accessory building or structure may be located twenty (20) feet from a rear lot line.

D. An accessory building or structure shall not exceed fourteen (14) feet in height.

E. Height at any point on a structure shall not exceed the horizontal distance to any lot line.

F. The minimum lot size may be reduced to one acre by application for and issuance of a Conditional Use Permit meeting the standards set out in Sec. 312(D) and Sec. 704. The minimum lot width shall be 150 feet.

G. The determination of lot size when adjoining a road shall be made as if the road was a part of the lot in question. For example, a 20 acre parcel fronting on a road will lose approximately one-half acre in the road right-of-way. This will then make the parcel size 19.5 acres, however, it will still conform to the 20 acre minimum lot size requirement.

H. The minimum landscaped open space ratio shall be twenty-five (25) percent in the Town Development District.

I. Where rear, front and/or side yards abut a water course or other water body the minimum setback shall be 100 feet. The minimum yard(s) may be reduced to the average yard depth of the parcels on either side of the subject parcel when in the judgment of the Zoning Administrator strict enforcement of this provision will deny the subject property privileges enjoyed by the adjoining properties. In no case shall the yard be less than the applicable minimum yard.
CHAPTER 6.0-FUTURE LAND USE AND ZONING PLAN

6.2 ZONING DISTRICTS AND ZONING PLAN CONTINUED

Existing Zoning Classifications continued
Footnotes to the Table continued
J. There are two lakes: Lake Mary and Lake Louise zoned as Lakeshore and River which are intensely developed. Limited opportunity exists to further develop these lakes, however, there are individual lots scattered around these lakes which can be developed. Rather than require one hundred (100) foot waterside setbacks for isolated parcels, in most cases different than adjoining parcels, a fifty (50) foot waterside setback will be required. This reduction in waterside setback will allow for uniformity and consistency with established patterns of lakefront development. The two lakes where fifty (50) rather than one hundred (100) foot waterside setbacks will be required are described below:
   Lake Mary - Located in the Lakeshore and River District found in portions of Sections 19 and 30, T39N, R28W.
   Lake Louise - Located in the Lakeshore and River District found in Section 30, T39N, R28W.
K. As set forth in Article IX, Section 917, minimum front setback for lots within the Highway Overlay Zone is 50 feet from the roadway right-of-way.
L. Minimum lot width within the Highway Overlay Zone is 300 feet as set forth in Article IX, Section 917, refer to Article IX for exceptions to the minimum lot width.

6.3 THE RELATIONSHIP BETWEEN ZONING AND THE FUTURE LAND USE PLAN

The Future Land Use Map is not the same as the Zoning Map, either in the legal sense or in its purpose. A land use map is a graphic representation of how land is physically being used. The future land use map is general in nature and is an official description of where and to what level future zoning should be permitted. The zoning map is a graphic representation of the boundaries for which zoning regulations have been adopted by Waucedah Township.

The Future Land Use Map, along with its associated descriptions for future land use classifications make up the Future Land Use Plan. The Future Land Use Map should serve as a guide for making decisions on the rezoning of land. However, the Planning Commission and Township Board should consider the map to be one of many tools available to help them in making land use recommendations and decisions. The information contained on the map should be complemented by site-specific information as considered necessary by township officials.
CHAPTER 6.0 - FUTURE LAND USE AND ZONING PLAN

6.3 THE RELATIONSHIP BETWEEN ZONING AND THE FUTURE LAND USE PLAN

Future Land Use Classifications

High Density Residential District
The High Density Residential District is established and maintained for high-density residential and compatible uses, in established residential neighborhoods with generally smaller lots. This district generally includes the Loretto area.

Medium Density Residential District
The Medium Density Residential District is established and maintained to preserve areas of medium density single and two-family residential dwellings on lots of at least two acres in size. This district generally includes the Waucedah area and south of Loretto and US-2.

Low Density Residential District
The Low Density Residential District is established and maintained to provide for a low-density residential environment in accessible rural and agricultural areas. This district also includes woodlots and farms. This district generally includes areas of land adjacent to Waucedah Road, portions of US-2, sections of Foster City Road and portions Swede Settlement Road.

Waterfront Residential District
The Waterfront Residential District is established and maintained to provide for residential and recreational uses on inland lakes and rivers that are suitable for development. This district generally includes Lake Louise, Lake Mary and Hamilton Lakes.

Natural Scenery Overlay District
The Natural Scenery Overlay District is established to protect scenic resources along the Sturgeon River, Waucedah-Foster City Road (569) and Waucedah Road (569 or County Road #1).

Farm Production District
The Farm Production District is established to maintain lands for agricultural, forestry and mining operations. This district generally includes various locations immediately north of US-2 and several additional areas in the southern ¼ of the township.

Natural Resources 10 District
The Natural Resources 10 District is established to maintain low density lands that are valuable for forestry, agriculture, mineral extraction and natural resources. The Natural Resources 10 District provides for lower density development in certain areas. This district generally includes the majority of land adjacent to Foster City Road and along Beaver Pete Road.
CHAPTER 6.0 - FUTURE LAND USE AND ZONING PLAN

6.3 THE RELATIONSHIP BETWEEN ZONING AND THE FUTURE LAND USE PLAN CONTINUED

Future Land Use Classifications continued

Natural Resources 20 District
The Natural Resources 20 District is established to maintain low density lands that are valuable for forestry, agriculture, mineral extraction and natural resources. These lands are not typically suitable for year-round development. This district generally includes land in the southern ¼ of the township, areas along the Sturgeon River, Cazzola Road, Bourgeois Road, along the Norway Truck Trail and Browns Lake Road in the northern ¼ of the township.

Forest Production District
The Forest Production District is established to preserve and maintain area for timber production and mining purposes. This district generally includes undeveloped areas in the northern 2/3 of the township.

Mixed Use District
The Mixed Use District is established to preserve areas along US-2 for residential, retail and service establishments and governmental uses that are compatible with a small town atmosphere. This district generally includes a portion of US-2 in Waucedah and along US-2 in Loretto, north along County Road 573.

<table>
<thead>
<tr>
<th>Future Land Use Classification</th>
<th>Zoning District(s)</th>
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<tbody>
<tr>
<td>High Density Residential District</td>
<td>R, Residential</td>
</tr>
<tr>
<td>Medium Density Residential District</td>
<td>R-2, Residential Two</td>
</tr>
<tr>
<td>Low Density Residential District</td>
<td>RR-5, Rural Residential Five</td>
</tr>
<tr>
<td>Waterfront Residential District</td>
<td>LS/R, Lakeshore and River</td>
</tr>
<tr>
<td>Natural Scenery Overlay District</td>
<td>SR, Scenic Resource</td>
</tr>
<tr>
<td>Farm Production District</td>
<td>AP, Agricultural Production</td>
</tr>
<tr>
<td>Natural Resources 10 District</td>
<td>RP-10, Resource Production 10</td>
</tr>
<tr>
<td>Natural Resources 20 District</td>
<td>RP-20, Resource Production 20</td>
</tr>
<tr>
<td>Forest Production District</td>
<td>TP-40, Timber Production 40</td>
</tr>
<tr>
<td>Mixed Use District</td>
<td>TD, Town Development</td>
</tr>
</tbody>
</table>

The Future Land Use Map is presented in Appendix A.
CHAPTER 6.0-FUTURE LAND USE AND ZONING PLAN

6.4 COMMERCIAL AND INDUSTRIAL DEVELOPMENT

As discussed in Chapters 3 and 5, there are few employment opportunities in Waucedah Township; most residents travel to surrounding communities for work. Expansion of commercial and industrial development in Waucedah Township is restricted by limited infrastructure, low population, rural location and generally a lack of economic development opportunities. The location of proposed Mixed Use areas accomplishes an efficient delivery of goods and services to residents with the least amount of impact on adjacent land uses. The township does not have an industrial park and there is very little land available, if any, for commercial and industrial development.

6.5 RESOURCE PRODUCTION

There are several active dairy farms in the Waucedah area as well as beef and crop farming along US-2 and Beaver Pete Road. The township will continue to encourage the preservation of existing agricultural lands.

The vast majority of the township is forested and many residents and visitors use the township’s lands recreationally. The Future Land Use Map, Map 6-1, indicates that the greater part of the township will be designated for continued forest production.

6.6 RESIDENTIAL DEVELOPMENT

Residential land use includes single family homes, multi-family homes and mobile homes, in a low to medium density pattern. Waucedah Township does not encompass many concentrated areas of housing development, and existing housing is mainly low density and scattered. High density areas of housing exist in Loretto, where existing lots are small. Lake Mary and Lake Louise are highly developed; opportunities exist for additional residential construction on Lake Hamilton. Future development on waterfront lots will be managed with zoning regulations to avoid potential issues with private wells and septic systems, irregular lot sizes and shapes, erosion control and congestion.

There is little available infrastructure in Waucedah Township at this time, which will limit future residential development. All homes utilize on-site private potable water wells and septic systems. New housing development is also limited by the amount of land available and a current lack of demand. Future residential development will be encouraged in areas easily accessible to major transportation routes and the limited utilities that are currently available.
CHAPTER 6.0 - FUTURE LAND USE AND ZONING PLAN

6.6 RESIDENTIAL DEVELOPMENT CONTINUED

New residential development should be encouraged to preserve the rural character and the environmental integrity of Waucedah Township. Low Density Residential areas designated on Map 6-1, Future Land Use Map, include areas of land adjacent to Waucedah Road, portions of US-2, sections of Foster City Road and portions Swede Settlement Road. Medium Density Residential areas include the Waucedah area and land south of Loretto and US-2. High Density Residential areas are located adjacent to the Mixed Use area near the US-2 corridor in Loretto, where existing lots are small. High Density Residential development currently exists in these areas and infill development will be encouraged where feasible. Single-family residential development is also permitted in the Waterfront Residential District, located around Lake Mary, Lake Louise and Lake Hamilton.

Recent housing development has been limited and waterfront lots have been popular in recent years. Year-round residential development will not be encouraged in areas where public services, such as mail, garbage pickup, emergency services, snowplowing, school bus pickup as well as adequate roads, are not available. Recreational and seasonal development will only be encouraged in the appropriate districts.

6.7 ALTERNATIVE ENERGY RESOURCES

The township recognizes the importance of alternative energy resources. The township would like to encourage residents to utilize alternative forms of energy such solar panels and wind energy systems where appropriate. The Low Density Residential, Farm Production, Natural Resources and Forest Production districts could serve as prime areas for alternative energy uses, particularly wind energy. To the greatest extent possible, zoning standards for developing alternative energy resources should be based on the protection of single family dwellings from noise and vibration issues. Regulations regarding alternative energy sources will continue to be reviewed by the township and incorporated into the Zoning Ordinance as appropriate.

Wind energy is an emerging technology that may require the township to consider updates to the zoning ordinance. Regulations could be added for small and large scale wind turbines. Small wind generally serves private homes, farms or small businesses and turbines up to a certain height could be permitted for each single family dwelling; minimum lot sizes should be considered. Zoning definitions will need to be added and updated. The types of turbines may differ by use, height or capacity. Regulations for anemometers (meteorological or MET towers) should also be included; a site plan should be required. Appropriate development standards must be created and adopted for each type of wind energy facility.
6.8 POTENTIAL ZONING ORDINANCE UPDATES

As discussed throughout the Master Plan, zoning must be based on a plan. The plan is the guide for all zoning decisions. The main purpose of zoning is to improve the health, safety, and welfare of the population and to direct land use towards implementation of the Master Plan. Through land use planning and land use controls, including zoning, Waucedah Township intends to allow for reasonable growth to be accommodated with minimal land use conflicts or negative environmental impacts, while allowing for the continuation of existing industrial, commercial, residential and recreational uses.

Potential Zoning Ordinance amendments include:
- Update language to comply with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended
- Update definitions as needed
- Review and incorporate regulations for temporary structures, including but not limited to carports and yurts
- Review and update size requirements for mobile homes permitted in low density districts
- Review and implement regulations for rentals on lakefront residential properties
- Review the average setback regulations for Residential and LS/R Districts (particularly on waterfront side of property)
- Add regulations regarding solar panels and wind generators
- Add regulations regarding outdoor wood burners
- Review size regulations for seasonal dwellings
- Develop regulations for “smoke shops” and similar businesses
- Review and update regulations for the Scenic Resource District

6.9 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 reviewed 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. An 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 township.
- Update demographic information when Census data is available.

This Master Plan represents over a year of effort by the Planning Commission. 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 to obtain suggestions and comments from residents to incorporate ideas into the plan. The plan sets forth 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 - Maps

Base Map
Land Use MIRIS 1978
Land Use 1992
Future Land Use
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...
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Waucedah Township
Future Land Use

LORETTO DETAIL

Dickinson County
Waucedah Township

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