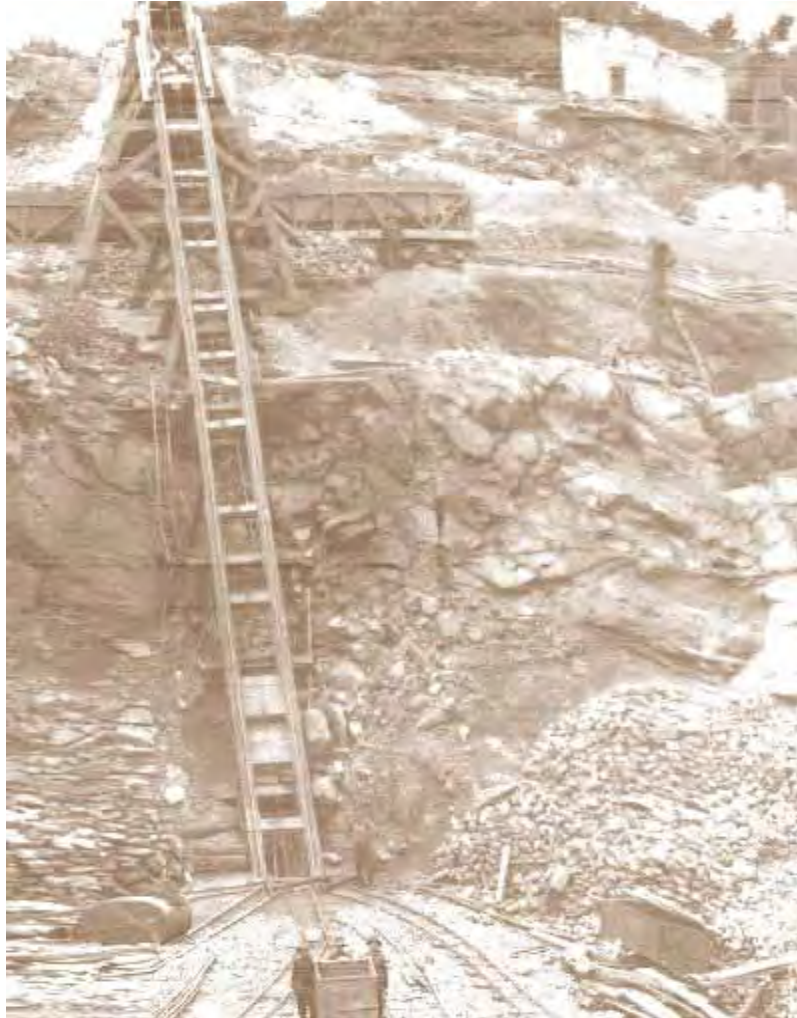


# LAND REUSE PLAN CITY OF NEGAUNEE



August, 2005



**U.P. ENGINEERS & ARCHITECTS, INC.**

# Land Reuse Plan - City of Negaunee, Michigan

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# CITY OF NEGAUNEE - LAND REUSE PLAN

## Marquette County, Michigan

### INTRODUCTION

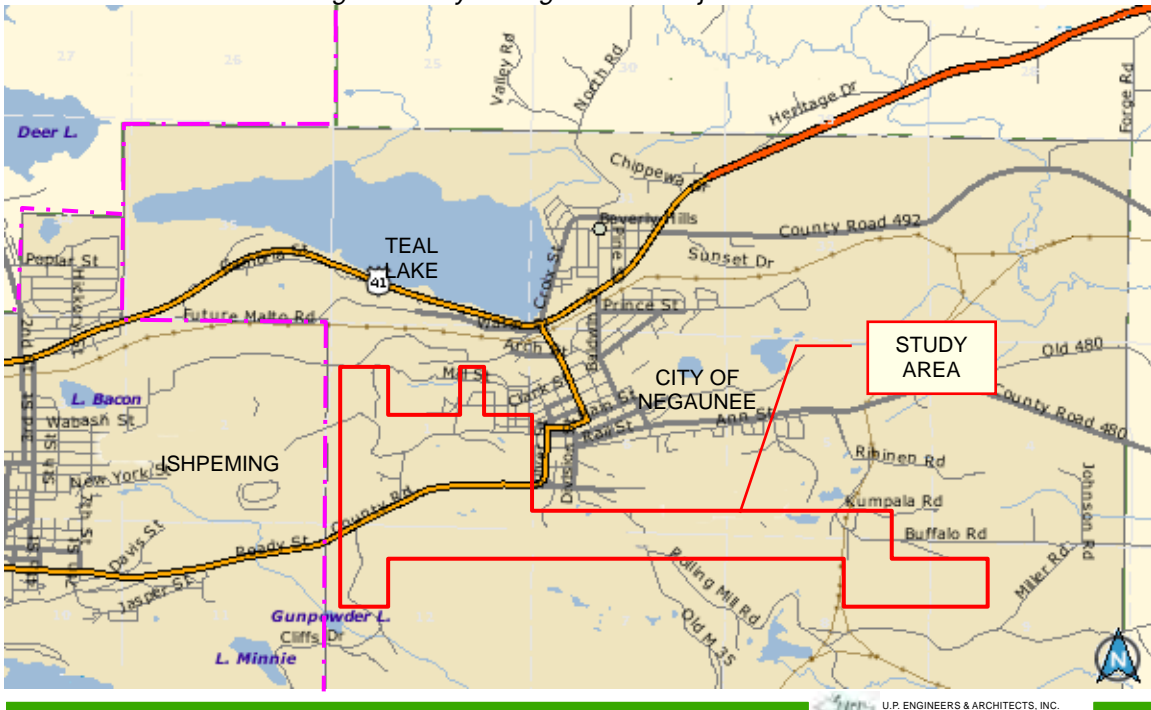
In 1844 an exploratory mining party discovered a significant outcrop of iron ore in the vicinity of the shores of Teal Lake. These prospectors were led by Native Americans, who inhabited and traversed the region.

The Jackson Mine was established on these lands in 1845 to extract the iron ore, setting off a massive iron mining industry and the first iron forges in this particular area of Lake Superior. Human settlement expanded thereafter and in 1873, Negaunee, which means “pioneer” in Chippewa, was officially recognized as a city, attracting many immigrants. Many of the rich traditions of these immigrants remain today.

Although the iron mining industry continues to be an important part of Marquette County’s economy, mining activity is focused on the Tilden and Empire Mines. Land formerly used for mining activity is now becoming available for new uses.

The City of Negaunee acquired approximately 900 acres of land from the Cleveland Cliffs Iron Company in 2003. This acquisition creates the opportunity to develop new economic development initiatives on land that has been used for mining and related activities in the past. A Land Reuse Committee was appointed by the Negaunee City Council to create a plan for future development of this land and for implementing redevelopment.

Figure 1. City of Negaunee – Project Location





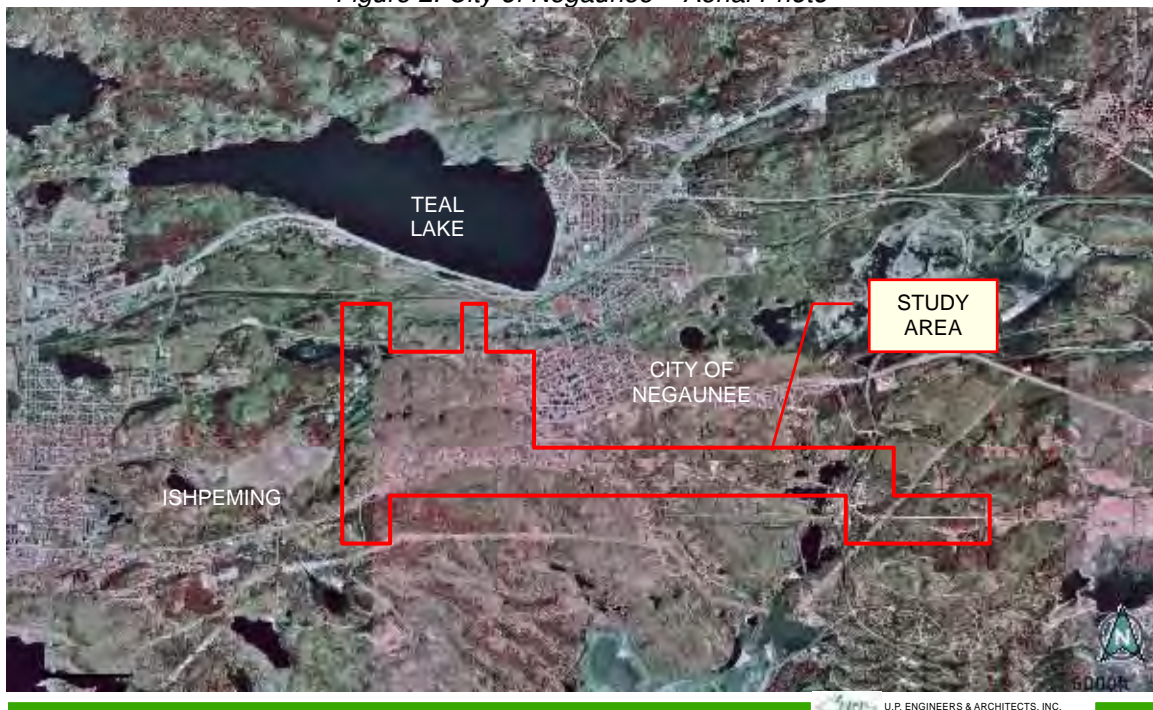
## PROJECT GOALS

The City of Negaunee has expressed an interest in preserving and enhancing the old historical and mining areas in order to encourage potential development of regional tourism and recreational activities.

At the beginning of the planning process, the Negaunee Land Re-use Committee identified what they hoped to accomplish. The following goals guided the plan:

- Provide land for future growth
- Create an attraction at the Jackson Mine
- Snowmobile access to the city
- Non-motorized trails network separated from motorized trails
- Residential sites
- Sell land to recover investment
- Heritage Area and corridors
- Cliff's Shaft to the Forge trail
- Rail access creates economic development opportunities
- Forestry/timber harvest
- Recommend appropriate zoning

*Figure 2. City of Negaunee – Aerial Photo*







## COMMUNITY PARTICIPATION

Citizens of the City of Negaunee were given several opportunities to be involved in the planning process for the study area. These opportunities included community planning workshops, as well as planning committee meetings which were open to the public.

On May 4, 2005, two public meetings/workshops were held at the Senior Center in Negaunee. One meeting was held in the morning and attended by approximately 40 persons. An evening meeting attracted about an equal number of interested persons.

Following a presentation on the study area, participants discussed how they believed the land should be used in the future. The participants included local residents, business persons, tourism and recreational interests, the Negaunee Land Re-Use Committee, and some members of the City Council.

*Figure 3. Community Planning Workshop - May 2005*





Listed below are the comments made by the workshop participants:

- *Protection/preservation of historic sites and archeological sites.*
- *Strength in Mining and Native American History:*
- *Native American contribution for mining development.*
- *Very careful approach to plan development.*
- *Community input.*
- *Ghost town site as a tourist site.*
- *Tourism is priority.*
- *Artesian well (Cambria site).*
- *Noise consideration with topography.*
- *Future zoning.*
- *First state police post site.*
- *Former residents access to familiar home sites.*
- *Coordination of efforts and plans with neighbors.*
- *O'Dovero Future plans – don't duplicate efforts.*
- *Coordinated development with private sector.*
- *Former residents want to return to their home turf.*
- *Need Tourville-style apartments. – ground floor family restaurant.*
- *Residential development – west of downtown.*
- *Need for middle – upper level housing (150-200K) 3 bedroom newer.*
- *Secure funding for operations as well as development.*
- *Senior apartments*
- *Park concessions*
- *Financial issues to implement the plan.*
- *Motel sites.*
- *Traffic flow from U.S. 41 into downtown.*
- *State archeologist as a resource.*
- *Provision of non-motorized and historical trails and access to residents.*
- *Promotion of Regional mining tourism.*
- *Expansion of Jackson Park - great connection to heritage trail.*
- *Extension of residential west from Jackson/Snow. Mine site could be natural.*
- *Habitat home property – industrial property – job opportunity.*
- *Senior housing/upscale housing (not subsidized style) will help retain older citizens in community.*
- *Softball fields/ball diamond – youth and adult.*
- *Affordable senior housing*
- *Heritage trail: progress toward the plan.*
- *Consolidation of ball fields and active recreation complex with support facilities.*
- *“Woodland” senior housing type.*
- *Build internal citizen support for local business.*
- *Area by high school pretty central to residential area.*
- *Pioneer day's, Heikki Luntta, planning groups coordinate.*
- *Main street program.*
- *Accessible public space.*
- *Site of first state police post.*
- *History/Heritage*
- *Work closely with Ishpeming/Golf/Trails*
- *Second access to high school.*
- *Heritage Trail (Grant \$)*
- *New business*
- *Consideration of future sale to adjoining property owners as priority sale*





These land redevelopment ideas can be summarized and grouped into four general areas:

- Using the historic preservation and interpretation of the Jackson Mine as a tourism asset
- Creating sites for residential land use, including housing for retirees and families wanting to live in Negaunee
- Recreation and trail development
- Business development

Using the historic resources of the site to promote tourism development in the city was cited in 13 of the 40 comments. Housing and recreation was mentioned by participants 7 times each, and business/economic development was identified in 6 of the comments. Seven (7) out of the 40 comments were concerned with other issues, such as the coordination of the plan with neighbors, the City of Ishpeming and the private sector, financial feasibility, and noise considerations.

Most, if not all of the ideas generated were good and focused upon the four broad areas as noted. The land acquisition and planning for redevelopment were generally viewed as a positive move by the city. All comments have been considered in the re-use plan options.

*Figure 4. Site Tour- May 2005*







## SUMMARY OF EXISTING CONDITIONS

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Comments provided within this report are based on U.P. Engineers & Architects, Inc. visual examination of the site and on data extracted from drawings and reports provided to us during the course of this project.

*Figure 5. City of Negaunee - Old Downtown Area. Aerial Photo 1939*



Negaunee comprises 13.8 square miles in Marquette County, in the central Upper Peninsula of Michigan.

The *study area* covers approximately 900 acres within the City Limits. (See Map 1, page 6)

For analysis purposes the study area has been divided into 5 smaller areas with similar characteristics, identified from #1 through #5 and shown in Map 1 below. These areas were delineated based upon location, common physical characteristics and current and historical land use.

The physical characteristics of these areas are inventoried and summarized on the tables within this section of the report. (Pages 7 through 11)









## AREA # 1 - EXISTING CONDITIONS

FEATURE	DESCRIPTION
<ul style="list-style-type: none"> <li>Existing land use</li> </ul>	<ul style="list-style-type: none"> <li>- Vacant land</li> <li>- Former mining site &amp; town site</li> </ul>
<ul style="list-style-type: none"> <li>Size of Area</li> </ul>	351 Acres
<ul style="list-style-type: none"> <li>Soils</li> </ul>	<ul style="list-style-type: none"> <li>- Rock outcrops, Tawas, Pence, Keweenaw, Udipsamments (filled land)</li> </ul>
<ul style="list-style-type: none"> <li>Transportation networks and trails systems</li> </ul>	<ul style="list-style-type: none"> <li>- Existing Rail road grades</li> <li>- Existing County Road, Tobin Street, Snow Street</li> </ul>
<ul style="list-style-type: none"> <li>Historic and cultural resources</li> </ul>	<ul style="list-style-type: none"> <li>- Jackson Mine Site</li> <li>- Old town site</li> </ul>
<ul style="list-style-type: none"> <li>Natural resources and features</li> </ul>	<ul style="list-style-type: none"> <li>- Ridge along southern portion, views, woodlands</li> </ul>
<ul style="list-style-type: none"> <li>Public access, recreation and parks</li> </ul>	<ul style="list-style-type: none"> <li>- Existing park along County road</li> </ul>
<ul style="list-style-type: none"> <li>Development Issues</li> </ul>	<ul style="list-style-type: none"> <li>- Some limitations due to ground stability</li> <li>- Rock outcrops</li> </ul>
<ul style="list-style-type: none"> <li>Zoning</li> </ul>	M – Mining

Figure 6. Study Area # 1





## AREA # 2 - EXISTING CONDITIONS

FEATURE	DESCRIPTION
<ul style="list-style-type: none"> <li>Existing land use</li> </ul>	<ul style="list-style-type: none"> <li>- Former rail yard</li> <li>- Mather B hoist house</li> </ul>
<ul style="list-style-type: none"> <li>Size of Area</li> </ul>	30 Acres
<ul style="list-style-type: none"> <li>Soils</li> </ul>	- Udipsamments (filled)
<ul style="list-style-type: none"> <li>Transportation networks and trails systems</li> </ul>	<ul style="list-style-type: none"> <li>- Former rail grades</li> <li>- Arch Street</li> </ul>
<ul style="list-style-type: none"> <li>Historic and cultural resources</li> </ul>	- Mather B hoist house
<ul style="list-style-type: none"> <li>Natural resources and features</li> </ul>	- View of Teal Lake and to the South
<ul style="list-style-type: none"> <li>Public access, recreation and parks</li> </ul>	- Adjacent to high school
<ul style="list-style-type: none"> <li>Development Issues</li> </ul>	<ul style="list-style-type: none"> <li>- Access, school property</li> <li>- Re-use of Mather B hoist house</li> </ul>
<ul style="list-style-type: none"> <li>Zoning</li> </ul>	R-1 Residential M - Mining

Figure 7. Study Area # 2



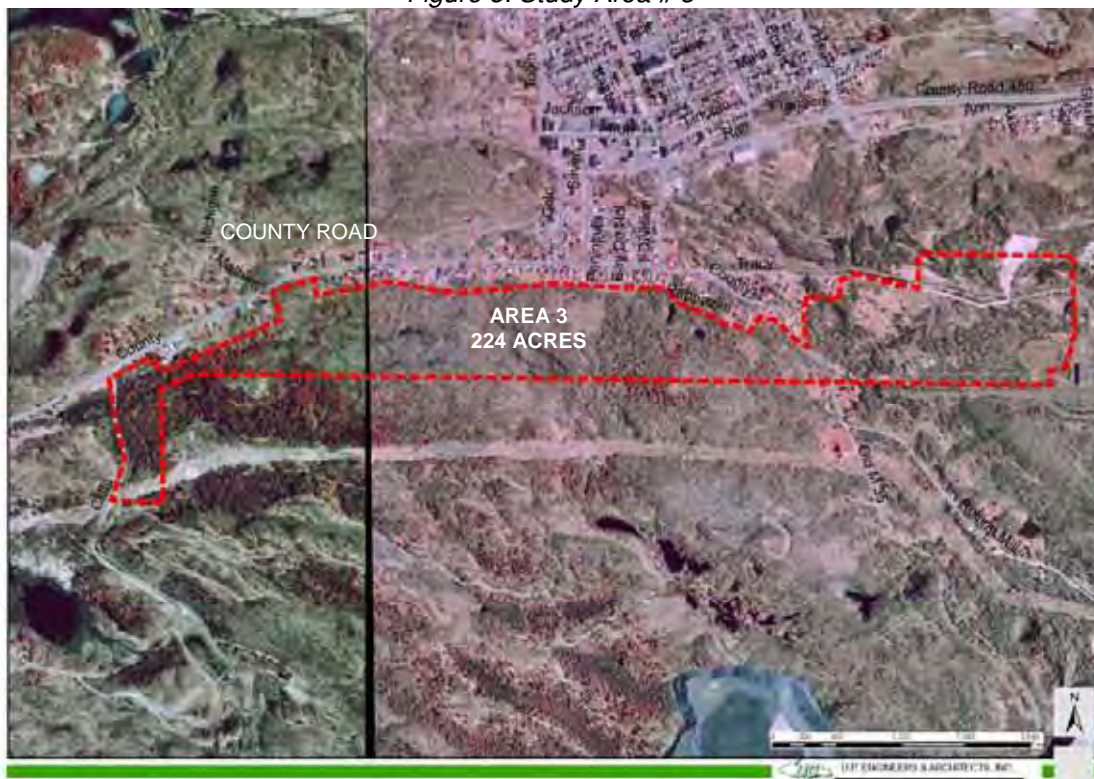




## AREA # 3 - EXISTING CONDITIONS

FEATURE	DESCRIPTION
• Existing land use	- Forested, with some open land
• Size of Area	224 Acres
• Soils	-Rock outcrop, Dishno, Pence, Udipsamments (filled)
• Transportation networks and trails systems	- Snowball trail - County road
• Historic and cultural resources	- None apparent
• Natural resources and features	- Slopes up to ridge - Wooded and open
• Public access, recreation and parks	- County Road
• Development Issues	-Tracy mine road -Adjacent Residential
• Zoning	M-Mining RR – Rural Residential

Figure 8. Study Area # 3





## AREA # 4 - EXISTING CONDITIONS

FEATURE	DESCRIPTION
<ul style="list-style-type: none"> <li>Existing land use</li> </ul>	<ul style="list-style-type: none"> <li>- Scrap yard</li> <li>- Vacant, wooded and open land</li> </ul>
<ul style="list-style-type: none"> <li>Size of Area</li> </ul>	214 Acres
<ul style="list-style-type: none"> <li>Soils</li> </ul>	<ul style="list-style-type: none"> <li>- Rock outcrops, Tawas and water filled pits</li> </ul>
<ul style="list-style-type: none"> <li>Transportation networks and trails systems</li> </ul>	<ul style="list-style-type: none"> <li>- Snowmobile trail</li> <li>- Tracy Mine Road</li> </ul>
<ul style="list-style-type: none"> <li>Historic and cultural resources</li> </ul>	<ul style="list-style-type: none"> <li>- None apparent</li> </ul>
<ul style="list-style-type: none"> <li>Natural resources and features</li> </ul>	<ul style="list-style-type: none"> <li>- Water features</li> <li>- Wooded area, views</li> </ul>
<ul style="list-style-type: none"> <li>Public access, recreation and parks</li> </ul>	<ul style="list-style-type: none"> <li>- None</li> </ul>
<ul style="list-style-type: none"> <li>Development Issues</li> </ul>	<ul style="list-style-type: none"> <li>- Former Tracy Mine site</li> <li>- Active rail line</li> <li>- Existing land uses</li> </ul>
<ul style="list-style-type: none"> <li>Zoning</li> </ul>	<ul style="list-style-type: none"> <li>I-1 - Industrial</li> <li>M - Mining</li> <li>RR – Rural Residential</li> </ul>

Figure 9. Study Area # 4







## AREA # 5 - EXISTING CONDITIONS

FEATURE	DESCRIPTION
• Existing land use	- Vacant wooded
• Size of Area	40 Acres
• Soils	- Rock outcrop, Tula, Keweenaw
• Transportation networks and trails systems	- Miller Road - Makinen Road
• Historic and cultural resources	- None apparent
• Natural resources and features	- Wooded area
• Public access, recreation and parks	- None
• Development Issues	- Isolated - Access - Rock
• Zoning	RR – Rural Residential

Figure 10. Study Area # 5





# MAP 2. ADJACENT LAND USE

