

# 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**

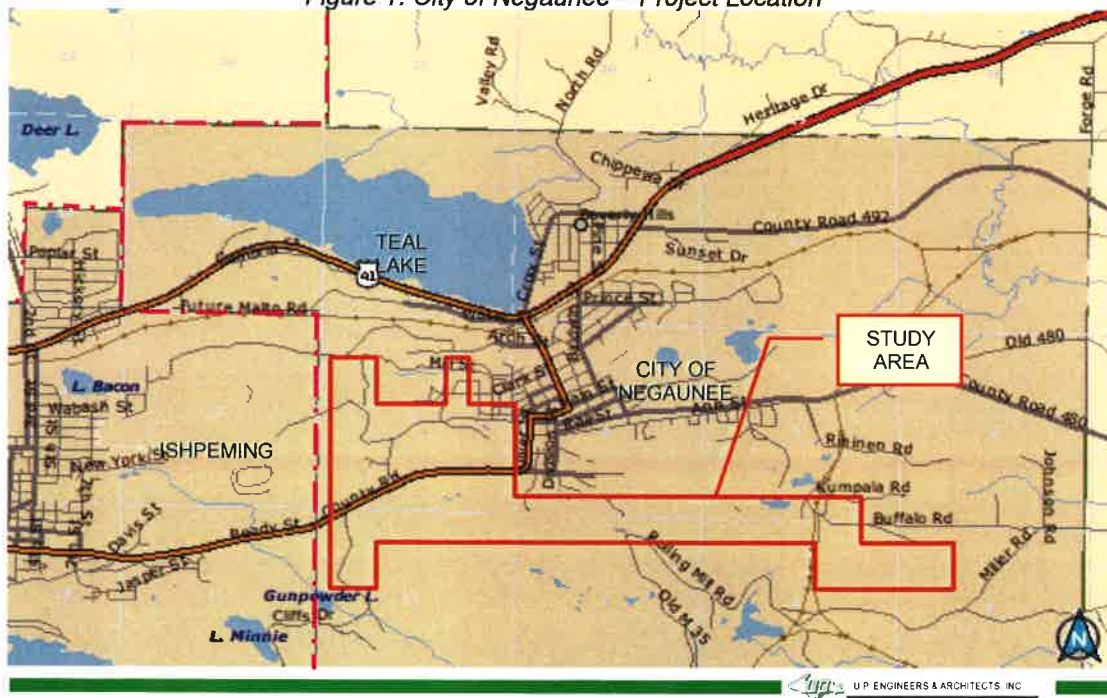
In 1844 an exploratory mining party discovered a significant outcrop of iron ore in the vicinity of the shores of Teal Lake. These prospectors were led by Native Americans, who inhabited and traversed the region.

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*



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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

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.

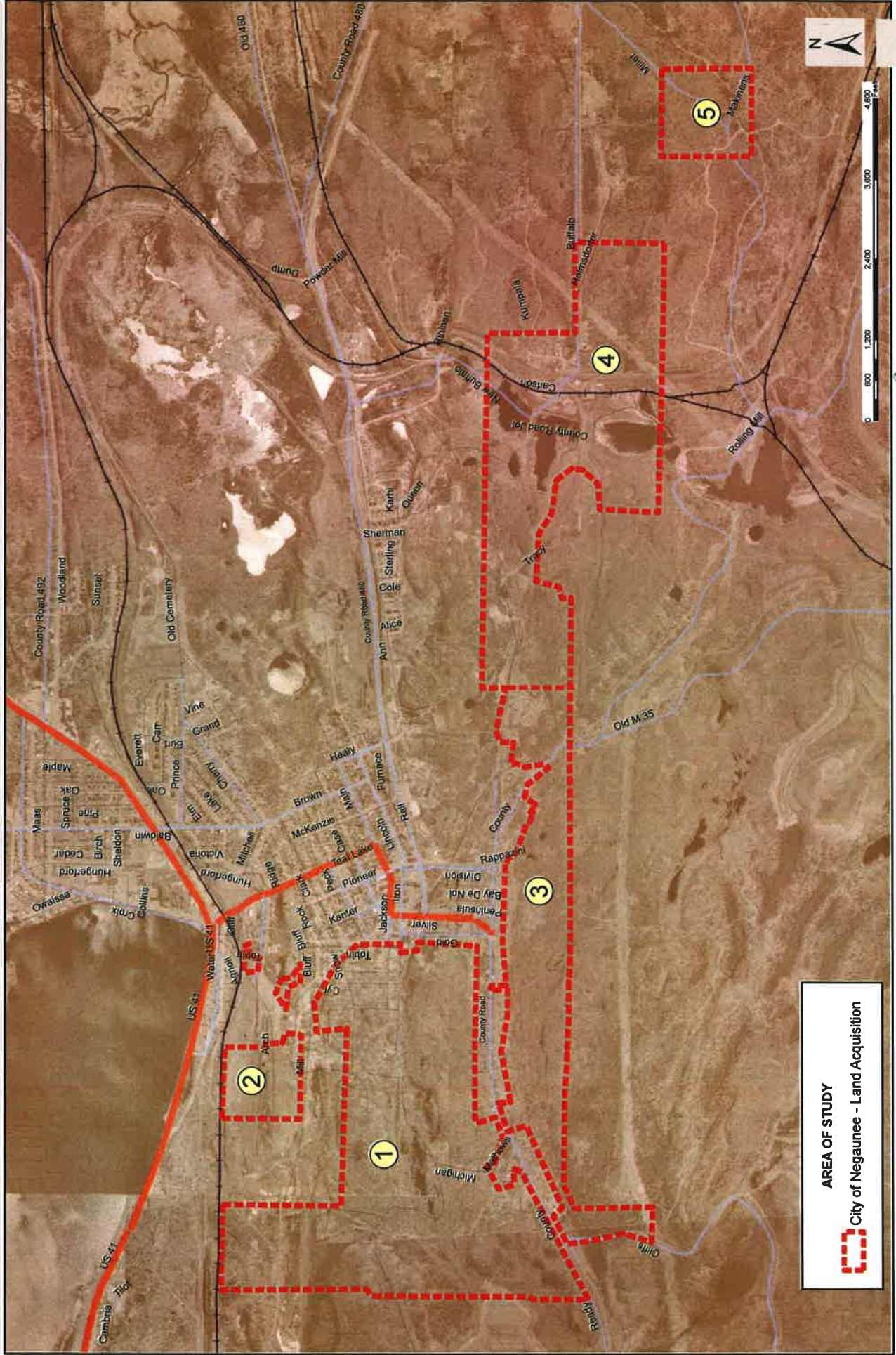
The *study area* covers approximately 900 acres within the City Limits. (See Map 1, page 6)

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)



# MAP 1 - STUDY AREA







## AREA # 1 - EXISTING CONDITIONS

FEATURE	DESCRIPTION
• Existing land use	- Vacant land - Former mining site & town site
• Size of Area	351 Acres
• Soils	- Rock outcrops, Tawas, Pence, Keweenaw, Udipsammits (filled land)
• Transportation networks and trails systems	- Existing Rail road grades - Existing County Road, Tobin Street, Snow Street
• Historic and cultural resources	- Jackson Mine Site - Old town site
• Natural resources and features	- Ridge along southern portion, views, woodlands
• Public access, recreation and parks	- Existing park along County road
• Development Issues	- Some limitations due to ground stability - Rock outcrops
• Zoning	M – Mining

Figure 6. Study Area # 1





## AREA # 2 - EXISTING CONDITIONS

FEATURE	DESCRIPTION
• Existing land use	- Former rail yard - Mather B hoist house
• Size of Area	30 Acres
• Soils	- Udipsamments (filled)
• Transportation networks and trails systems	- Former rail grades - Arch Street
• Historic and cultural resources	- Mather B hoist house
• Natural resources and features	- View of Teal Lake and to the South
• Public access, recreation and parks	- Adjacent to high school
• Development Issues	- Access, school property - Re-use of Mather B hoist house
• Zoning	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

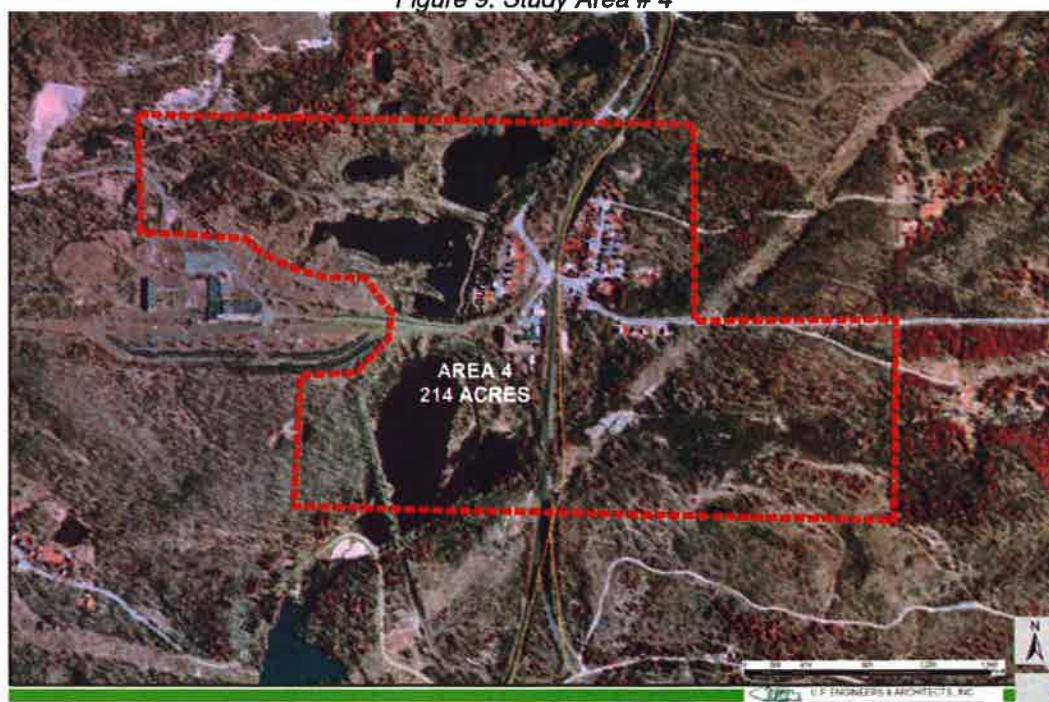




## AREA # 4 - EXISTING CONDITIONS

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

Figure 9. Study Area # 4



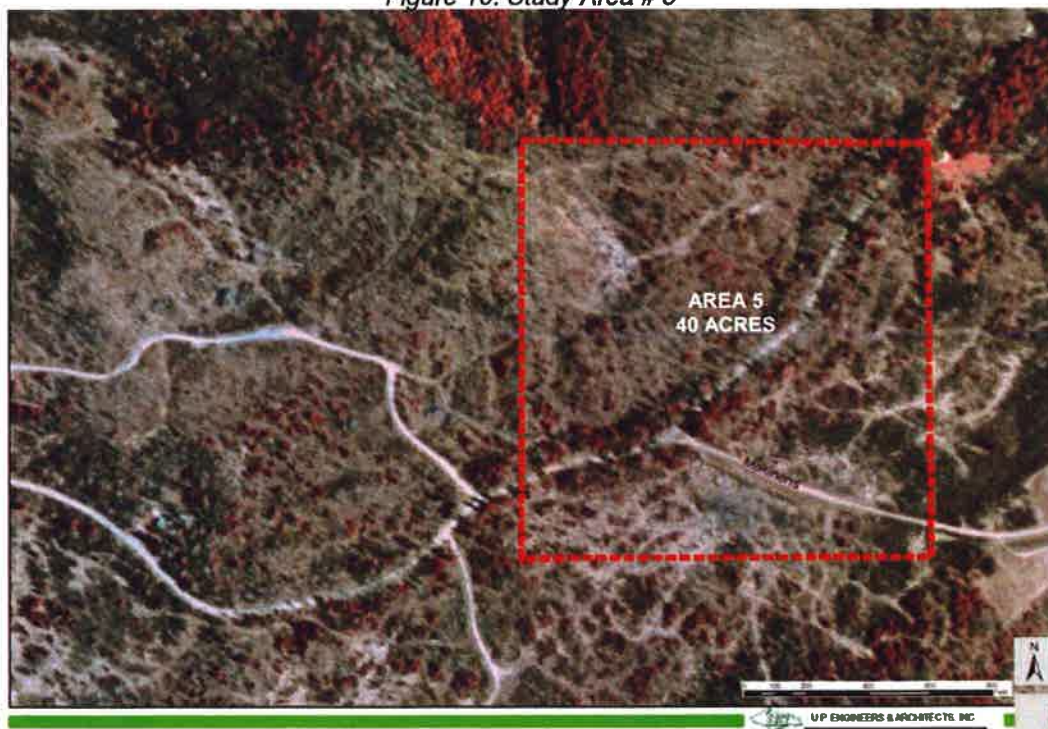




## AREA # 5 - EXISTING CONDITIONS

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

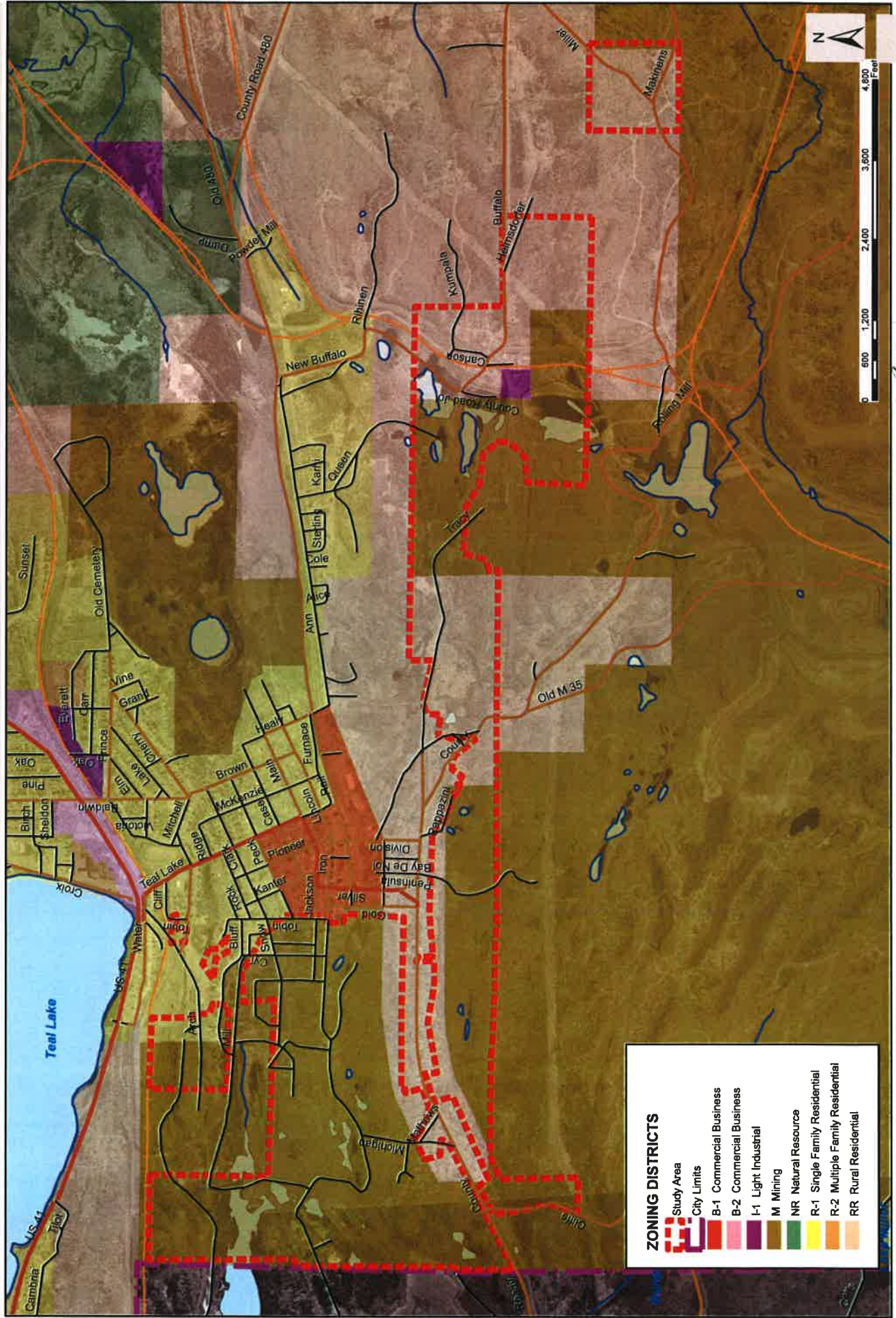








# MAP 3. ZONING DISTRICTS





## Study Area Soils and Development Limitations

Soils and related development limitations for the project area are summarized on the table below:

**Table 1. Soil Types and Development Limitations**

Soil Type	Predominate Material	Drainage	Typical Slopes	Possibility of Bedrock within 40 inches of surface	Construction	Trails
Pence	Sand	Excessive	0% to 45%	Yes	Good, Slope permitting	Good
Tawas	Organic	Poor	0% to 2%		Poor, Tends to be wet	Poor, Tends to be wet
Kalkaska	Sand	Excessive	0% to 70%	Yes	Good, Slope permitting	Good
Dishno	Fine Sands and Cobble	Moderate	0% to 35%	Yes	Good, possibility of shallow water table	Good
Keweenaw	Sand	Well	0% to 70%		Good, Slope permitting	Good
Gogebic	Loamy	Well	0% to 40%		Good	Good
Schweitzer	Loam/Cobble	Well	6% to 70%		Good	Good
Dumps	Waste rock from mines					
Aquents	Wet soils and bog material					
Pleine	Fine Sand/Loam Some Cobble	Poor	0% to 2%	Yes	Poor, Ponding Water	Poor, Ponding Water
Channing	Loam/Sand	Poor	0% to 3%		Possible, Depth to water < 1.5'	Moderate
Tula	Loam Some Cobble and Gravel	Poor	0% to 4%		Possible, Damp soils	Possible
Karlin	Sand Some Gravel and Cobble	Excessive	0% to 45%	Yes	Good, slope permitting	Good



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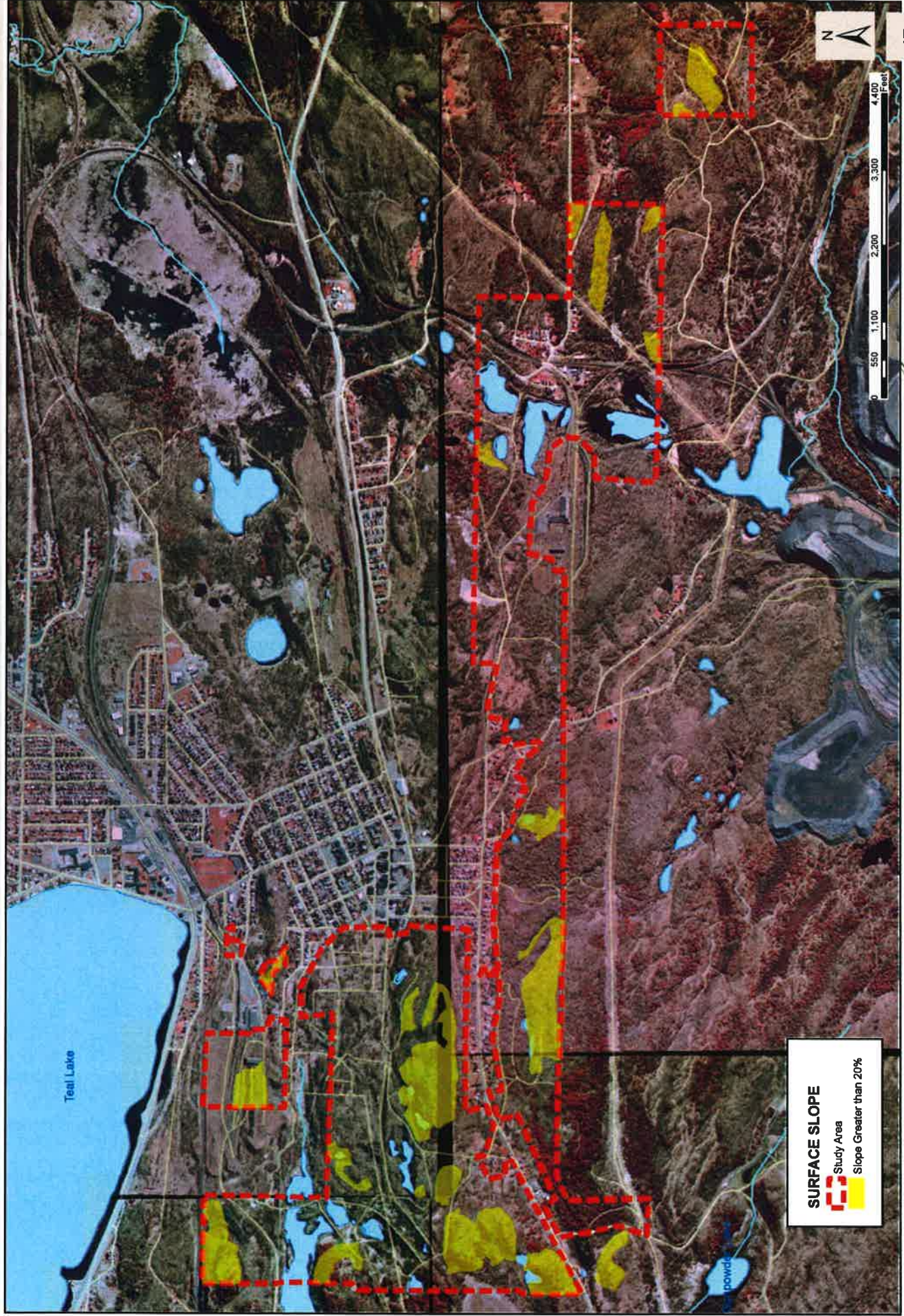


# MAP 4. SOIL COVER MAP





## MAP 8. SURFACE SLOPE





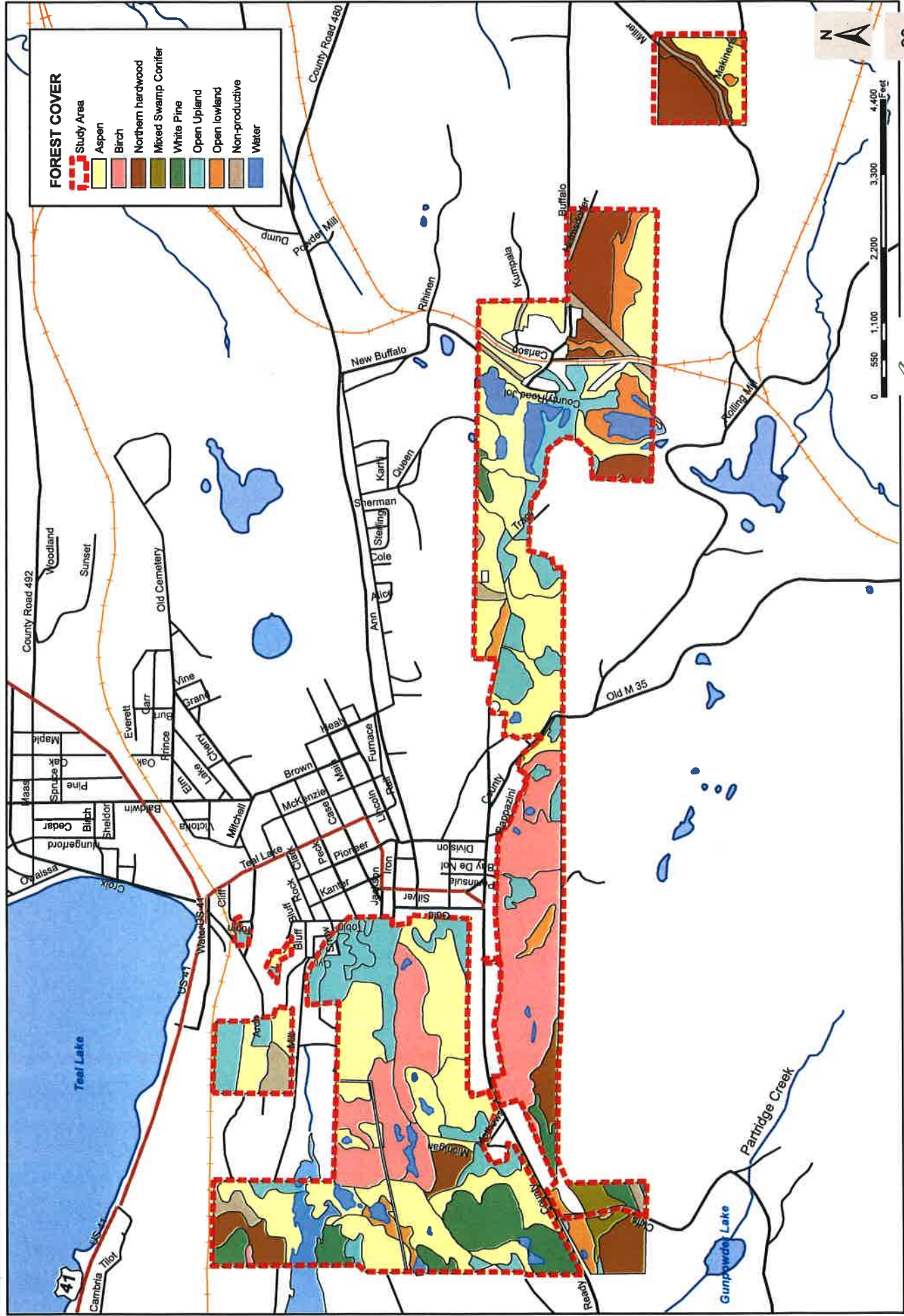








# MAP 5. FOREST COVER MAP







## SITE ANALYSIS

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An analysis of the physical characteristics, citizen comments and development potentials was conducted for each of the five (5) study areas. This section of the report summarizes the site analysis.

### Area 1

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The historical resources of the Jackson mine and recreational potential of the 351 acre Area 1 dominate this areas' potential. The Jackson mine pits are a dramatic feature, cited by Mr. Robert Christianson of the Michigan State Historic Preservation Office (SHPO) as *"a site of major historical importance as well as being of spectacular visual interest"*. Citizens believed the historical significance of Area 1 to be of great value for future economic development of Negaunee. Approximately one (1) acre of land surrounding the Jackson mine pit was listed on the National Register of Historic Places in 1971. The SHPO believes this area has potential to be nominated as a National Landmark District.

West of the downtown district is the remnants of a neighborhood that was relocated over concern of unstable ground due to underground mining operations. This area includes visible remains of streets, curbing, building foundations, stairways, etc. Citizens were particularly interested in redevelopment of this area for residential land use. This area has been determined to be safe for residential development in the report discussed further in this section.

A major constraint to development of Area 1 is the presence of unstable, "caving ground" caused by the method used for underground mining relatively close to the surface area. An evaluation by Mr. Paul BlueKamp, retired CCI mining engineer, resulted in a map and May 2003 report that identified the dangerous caving areas as well as the areas that could safely be developed. The unstable land in Area 1 consists of 26.4 acres.

The large ridge that comprises the southern portion of the site offers views and recreational potential for trails. The steep slopes and rock outcrops present limit the use of this ridge for buildings and other uses. The existing Jackson Park is located along the south side of this ridge adjoining County Road.

During the planning process, the potential for connecting County Road 480 and U.S 41 through this site was looked at conceptually as an option being considered by the Marquette County Road Commission and the Michigan Department of Transportation (MDOT). While a detailed study of alignment options was not a part of the scope of this study, several alternatives have been considered conceptually. Eventually, it is believed this connection could become a new M-28 routing, a change in traffic patterns that could bring visibility and business opportunities to the city and its struggling downtown district.

Road development is needed to access the Jackson Mine historical site and connect the site with downtown.



Any proposed residential development will require streets and infrastructure. It is possible that the existing streets network found through the site and the old “neighborhood” in some areas buried under years of soil, can be salvaged and improved.

The adjacent downtown area contains numerous architecturally significant stone and masonry buildings. Like many downtowns that have faced stiff competition from nearby regional shopping destinations, downtown Negaunee is in great need of revitalization. A number of structures require investment, and there is a lack of retail shopping opportunities.

If the downtown area is to benefit from the development of Area 1, simultaneous revitalization of the business district must occur in order to reap the economic benefits of the proposed residential, historical/cultural tourism and recreational use of the site.

*Figure 11. Existing Jackson Park*





*Figure 12. View of Area # 1*



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*Figure 13. Jackson Pit*



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## Area 2

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Comprised of 30 acres of land, Area 2 includes the Mather “B” hoist house and a large, flat area filled and graded to serve as a rail yard. All tracks have been removed from the site.

An active rail line is located along the north boundary. Any future development must consider options to separate itself from this rail line through buffers, land forms and orientation.

The site provides great views of Teal Lake located to the north of the area. This view would make the site desirable for residential or commercial development.

To the east of the site is the Negaunee Senior High School complex. Location of this property next to the school also limits development potentials to those uses that would be compatible with the school.

Currently, access to the site is through the school property via Arch Street. Redevelopment of the site will require development of another access, either off Arch Street or Cliff Street from Teal Lake Avenue.

*Figure 14. View over Teal Lake*







The Mather “B” building was looked at for development potentials. An architect’s preliminary examination revealed this is a substantial masonry and steel structure with inside dimensions of 59' x 188' (11,092 sf). The main structural members appeared to be solid but are endangered from exposure to water infiltration from the roof, which is in very poor condition. There is enough soil built up on the roof that a tree is growing on top of it.

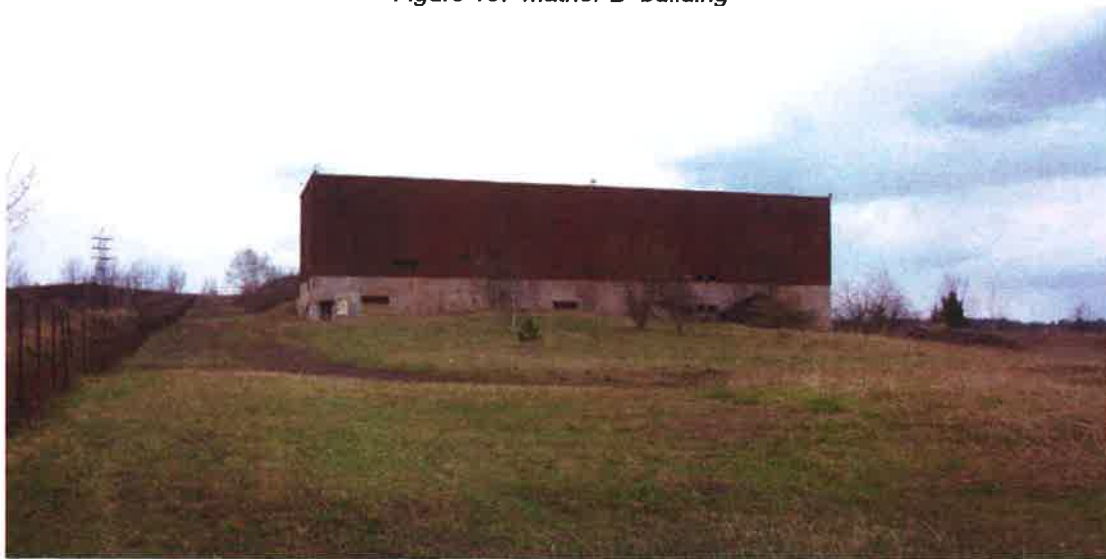
The inside of the structure is a large and high space, about 64 feet from grade up to the roof. The structure is a steel frame set into the masonry exterior walls and that is significant in that the walls can be penetrated and possibly removed. The steel roof trusses are fastened into the steel columns buried in the wall. The steel column would need to be checked before any wall removal.

The Mather B hoist has some historical and cultural significance, although the building was not an early mining structure and is somewhat “modern” in appearance. Located within building is much of the original hoist equipment and machinery. The building and site are part of the story of Michigan iron mining.

Connecting this site with the Jackson Mine and other historical sites could be done with trails and a road connection. This would create a larger “critical mass” attraction. The organization and funding to establish an historical attraction like the Mather B hoist can be difficult to achieve. Public and foundation funding for historic preservation and interpretation, while available on a limited basis, is extremely competitive.

The building could lend itself for a variety of other adaptive re-uses such as residential apartments or condominiums (5-8 units), a business incubator, or manufacturing facility. The building could be creatively used for recreational purposes, such as a fitness center that might include climbing walls, workout facilities, water park and other activities requiring large open areas.

*Figure 15. Mather B building*





## Area 3

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This site is 224 acres in size and stretches across the south of the city and is approximately 1,320 feet in depth. The land slopes up to the south. In the western part of the site, there are steep slopes that could limit development. The site includes excellent views to the north.

Immediately to the north of the site are small clusters of homes situated along County Road and Tracy Mine Road. Future land use should consider this adjoining land use.

The existing and proposed future snowmobile trails run east-west through the site.

*Figure 16. View of Study Area #3*







## Area 4

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This study area is adjacent to the Tracy Mine site. Access is via the Tracy Mine and New Buffalo Roads.

There are several adjacent residential neighborhoods or “locations” that should be considered in redevelopment planning.

The site includes a Canadian National Railroad (CN) active rail line and a major power transmission line.

A recycling/scrap yard is in operation at the junction of New Buffalo Road and the rail line. This particular area has an industrial character that extends back to the Tracy Mine complex.

The eastern portion of the site includes nicely wooded area with views to the south.

Several water features, created by mining-related activities are present along New Buffalo Road. These “ponds” may be successfully reclaimed for residential or recreational activity.

*Figure 17. View over Study Area # 4*





*Figure 18. View over Study Area # 4*



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## **Area 5**

This site consists of a wooded 40 acre tract isolated from the overall acquisition. Miller and Makinen Road intersect the property. The site is accessed via New Buffalo Road from the west.

Some steep slopes and bedrock outcrops are present on the site which could limit development, although these features can be integrated into a large lot residential development. The site includes views to the south.

In the vicinity are scattered residential units on large lots.





## Historic Resources

A Heritage Area (*see insert below*) is being proposed for Marquette County that would encompass sites from Republic to the City of Marquette. As part of the Heritage Area planning process, a number of community meetings were conducted to identify historic resources and gauge citizen interest in heritage preservation and tourism. Many areas and sites of historic value were identified in the City of Negaunee, as shown on the map below. Numerous sites are located in the downtown area of Negaunee and the Jackson Mine site area included in this study.

These sites make up the basis for the proposed Heritage Area in the city. Guide maps, information kiosks and signs, as well as a walking/biking route will be needed to create the critical mass of points of interest to attract visitors.

### *About Heritage Areas:*

*"A Heritage Area is a region in which residents, business, and governments join together to preserve, promote and celebrate their heritage, culture and natural resource through historic preservation of significant structures and sites that tell the story.*

*Through conservation of the area's natural heritage and resources that defines the region's distinctive landscape.*

*Through the development and enhancement of recreational opportunities so people access and experience the unique resources and stories that region has to offer.*

*Through education and interpretation of the cultural and natural resources so current and future generations have a greater understanding of our natural and cultural heritage.*

*Through creating new partnerships and attracting new investments, leveraging private, state and federal funding, increasing tourism growth and visitation to the region.*

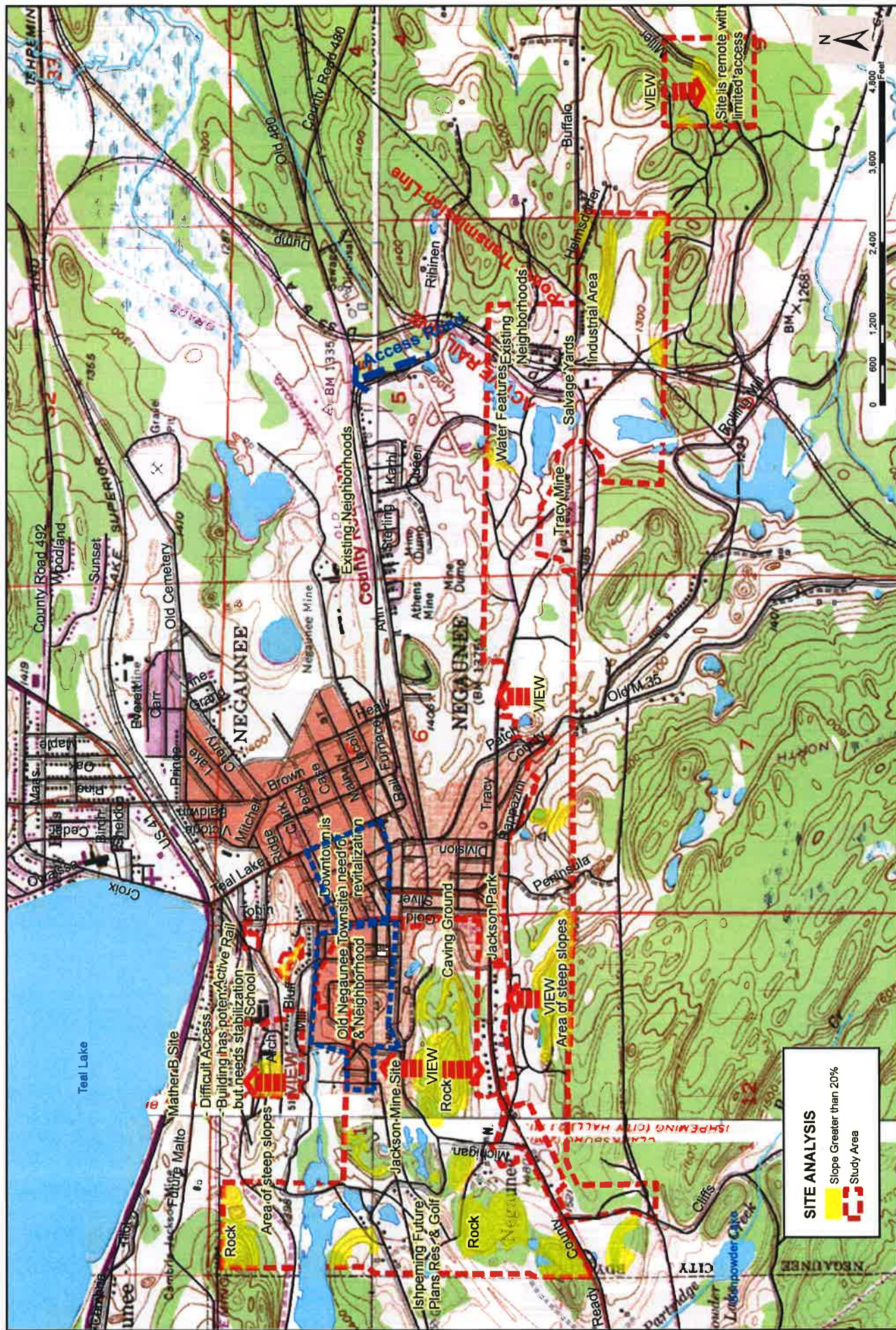
*Projects like this are proposed by entities like the Lake Superior Community Partnership & the Noquemanon Trail Network"*

Lake Superior Community partnership  
and the Noquemanon Trail Network



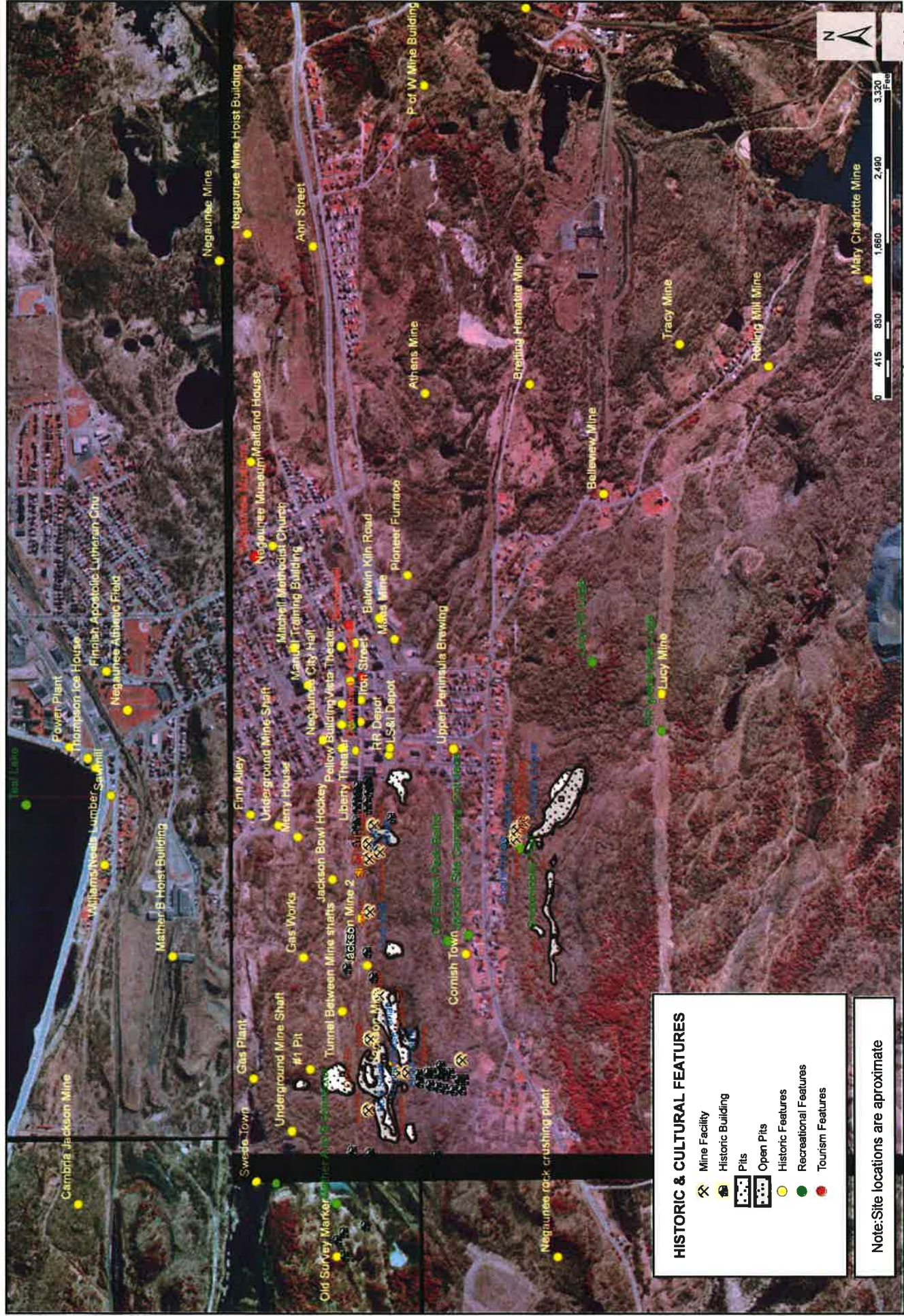
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## MAP 9. HISTORICAL &amp; CULTURAL FEATURES







## DEVELOPMENT PLAN

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The 900 acres of land acquired by the city from the CCI has been vacant or underutilized for many years. Much of it was fenced with warning signs. Now this land is available to become a part of the city and to fit within the community's overall future development plan.

The planning process for redevelopment collected and analyzed information about the physical characteristics of the property. The community provided valuable information, knowledge, ideas and preferences through several public forums. Additional input was provided at public meetings by the Re-Use Committee, the group assigned to the project by the Negaunee City Council.

This section of the report identifies recommended future land uses and a development plan for the land. Maps of each of the five (5) areas showing future land use are a part of this section.

*Figure 20. Traditional Example of Neighborhood Design*



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## **Area 1**

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### **Jackson Mine Historical Park**

Creating an historical site and attraction at the site of the Jackson Mine is an important strategy to recognize the significance of the site and create an attraction and economic development engine for the City of Negaunee. As the birthplace of iron mining in Michigan, the site should be the centerpiece of the Heritage Area project being conceptualized in Marquette County.

The historical marker commemorating the discovery of iron in Negaunee should be relocated from its current position on U.S 41 to its previous location at the Jackson Mine site.

An access drive to the historical site is needed. Using the existing Michigan Street from County Road is recommended. A street connection is also needed to connect the historic site directly to downtown.

The Jackson Mine site itself should be developed with public use facilities including parking, restrooms and interpretive kiosks. Viewing decks for seeing the mine would be situated strategically to take advantage of views and points of interest. It has been suggested the water-filled mine site should be pumped out to reveal its historical context.

The Jackson Mine Historical Park would be part of a larger recreational and cultural site to include the existing Jackson Park on County Road. The park is proposed to include non-motorized recreational trails, the historical site and scenic overlook, and a “Town Square”, a portion of the park to be developed along Tobin Street, adjacent to downtown. Support facilities, such as a park building with restrooms and parking, is proposed for the town square and could also serve as public restrooms and visitor center for downtown. An RV Park is proposed east of the existing Jackson Park, accessible to downtown and the overall Historical Park

### **Non-motorized Trails**

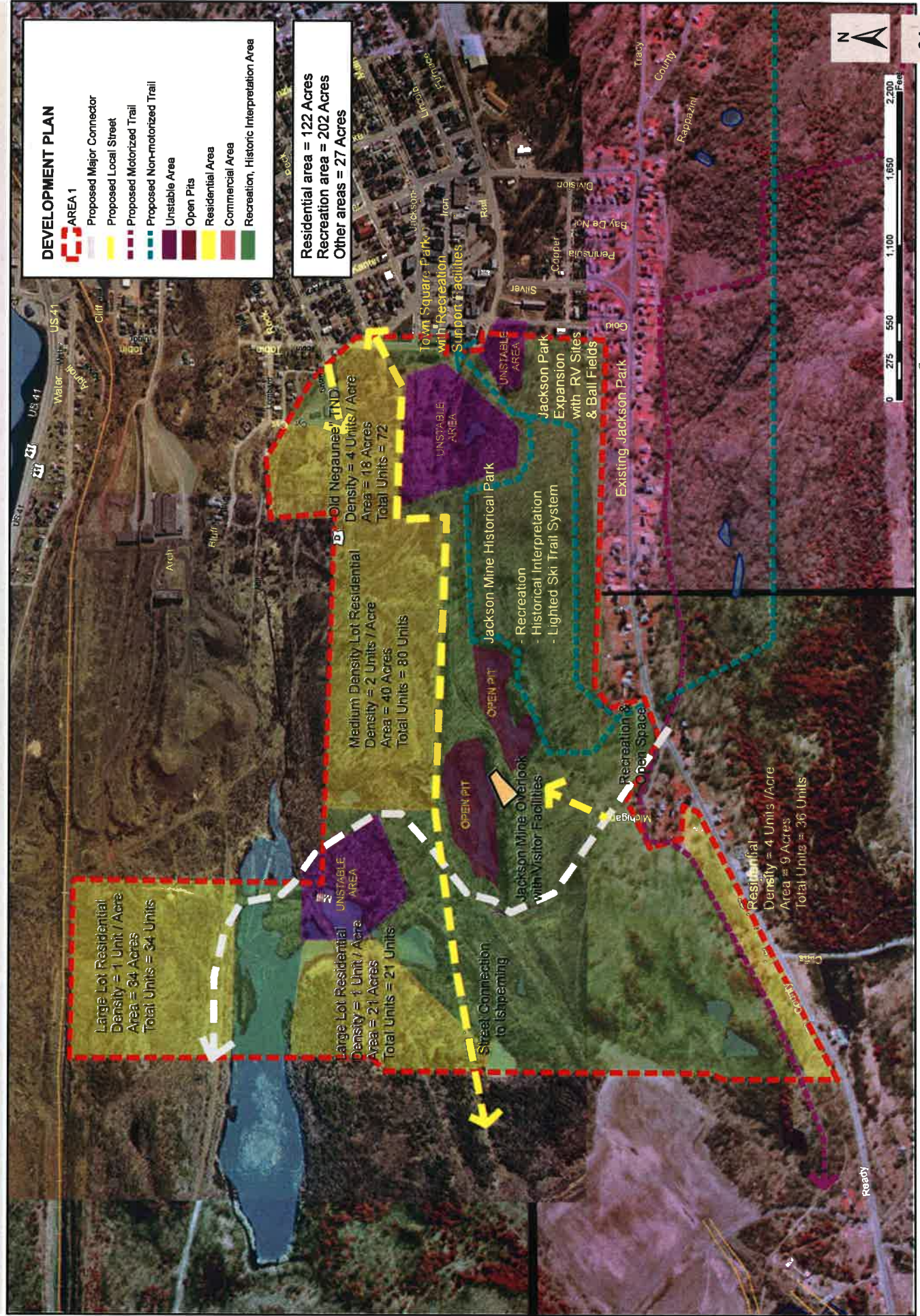
The ridge located along the south part of Area 1 has limited development potential due to steep slopes and rock outcrops, however offers great opportunity for a multi-seasonal trail network for skiers, hikers and bicycles. A lighted cross-country ski trail looping around this ridge would attract residents and visitors to the site in winter.

### **Motorized Trail**

The new snowmobile trail route will pass through the southwest edge of Area 1 and connect to Ishpeming.



# MAP 11. AREA 1 - DEVELOPMENT PLAN







### **Old Town Negaunee**

The neighborhood once abandoned can be reborn again. A traditional neighborhood design or TND is proposed for this area. TND is a growing trend in real estate development for infill urban sites and suburban areas as well. A TND uses moderate density, narrow streets that calm traffic, and appropriate residential architecture to create a vibrant neighborhood that appeals to a wide range of home buyers. The existing grid street pattern and infrastructure that remains in this area may be able to be recycled.

The proposed recreation and trail development in Area 1 will enhance the market appeal of Area 1 for residential land use. A study by the Urban Land Institute has determined that recreational trails and open space are now more desirable than a golf course as a site amenity and consideration for purchase of a home.

### **Large Lot Residential**

Areas have been identified for future large lot residential land use

### **Downtown Revitalization**

Although it is not included in this study, the revitalization of Downtown Negaunee is important to the Land Re-use project. The development of Area 1 in particular, will benefit the downtown area. However, the successful redevelopment of Area 1 also needs the downtown to anchor and compliment the proposed development. It is recommended that efforts to revitalize downtown be given more priority.

### **Access**

The development plan concept shows local street connections, a link of connection to Ishpeming and a possible major connector to County Rd. 480.

## **Area 2**

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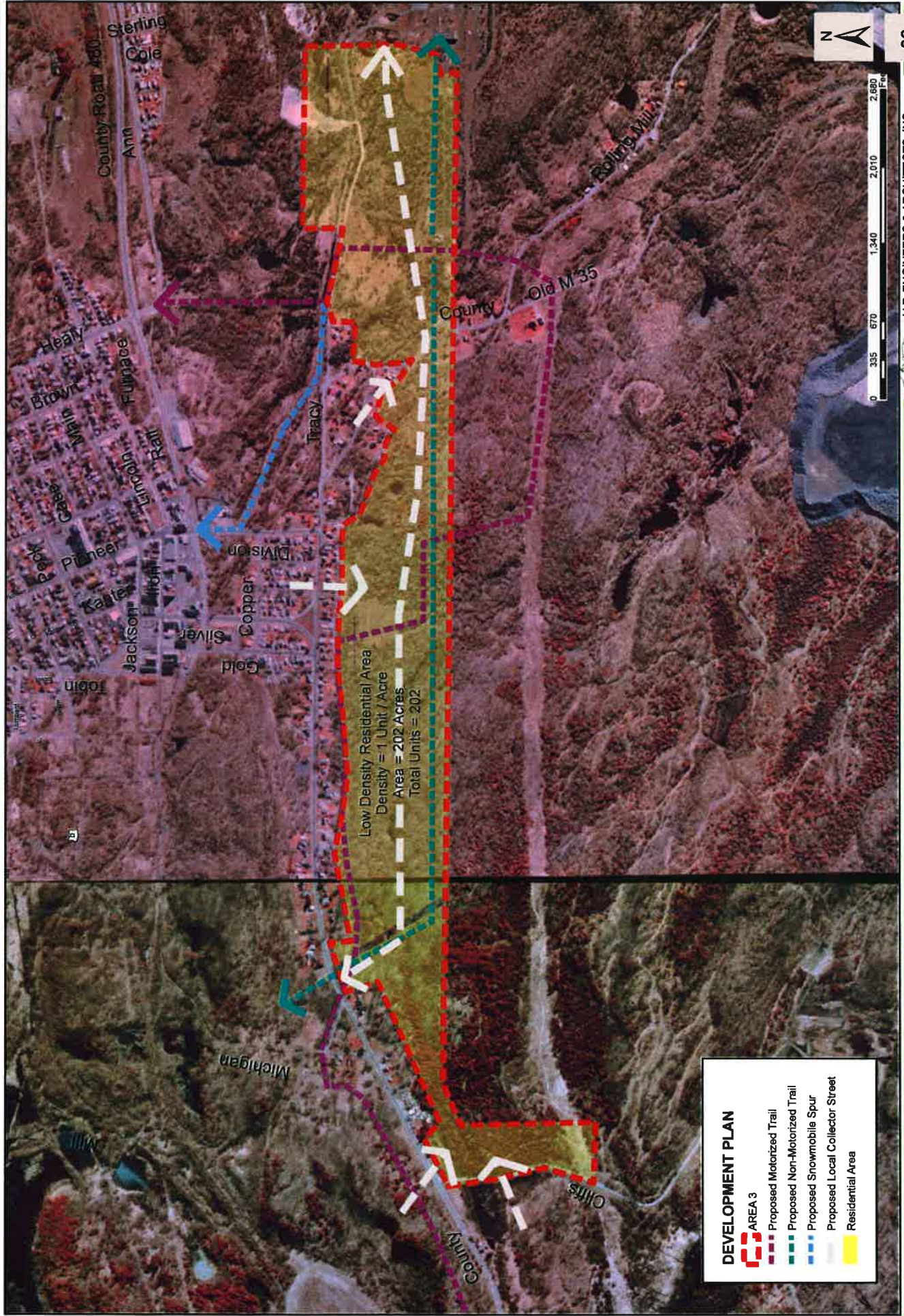
There are three options that have been identified for Area 2.

- A *residential development* on the former rail yard and adaptive re-use of the Mather B hoist building for condominium residential development.
- Development of a *new recreational site*, to consolidate ball fields currently scattered around the city. The site could also include soccer fields. The Mather B hoist building could house support facilities for the ball fields and soccer development. Indoor recreation facilities, such as a fitness center, climbing walls and possibly a pool with water slides could be developed in the building.
- A *business and commercial park* could be developed using the building for unique office suites and the rail yard as a commercial and office site.

Any development scenario for Area 2 will require a new access road. (See Map 12)



# MAP 13. AREA 3 DEVELOPMENT PLAN









## Area 3

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### Large Lot Residential Sites

Residential land use is proposed. Topography in this area will dictate a large lot approach for this development. The site will provide the opportunity to have a home in a rural quiet setting and still be close to town. The trail corridors proposed will create a site amenity for residential development.

Several access points for integrating this area into the city street and development plan have been identified.

### Trails

Two trail corridors are proposed, one for non-motorized use and the other for snowmobiles and ORVs. The snowmobile route shown on the map is the new route that has already been worked out by the snowmobile trail management group and the city. A link or spur to downtown has been previously identified.

Both trail corridors will cross County Road in the area where the city owns land, in the western part of Area 2.

## Area 4

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### Large Lot Residential Sites

Residential land use is recommended adjacent to the existing neighborhood clusters in this area. An additional option is for residential development on the land surrounding the ponds.

### Recreation/Open Space

The land surrounding the ponds is proposed for open space and recreation. Through creative design, a combination of recreation and residential land use could be carried out on this site.

### Industrial

The existing scrap yard, industrial building and surrounding area adjacent to the Tracy Mine should be used for commercial or industrial purposes.

## Area 5

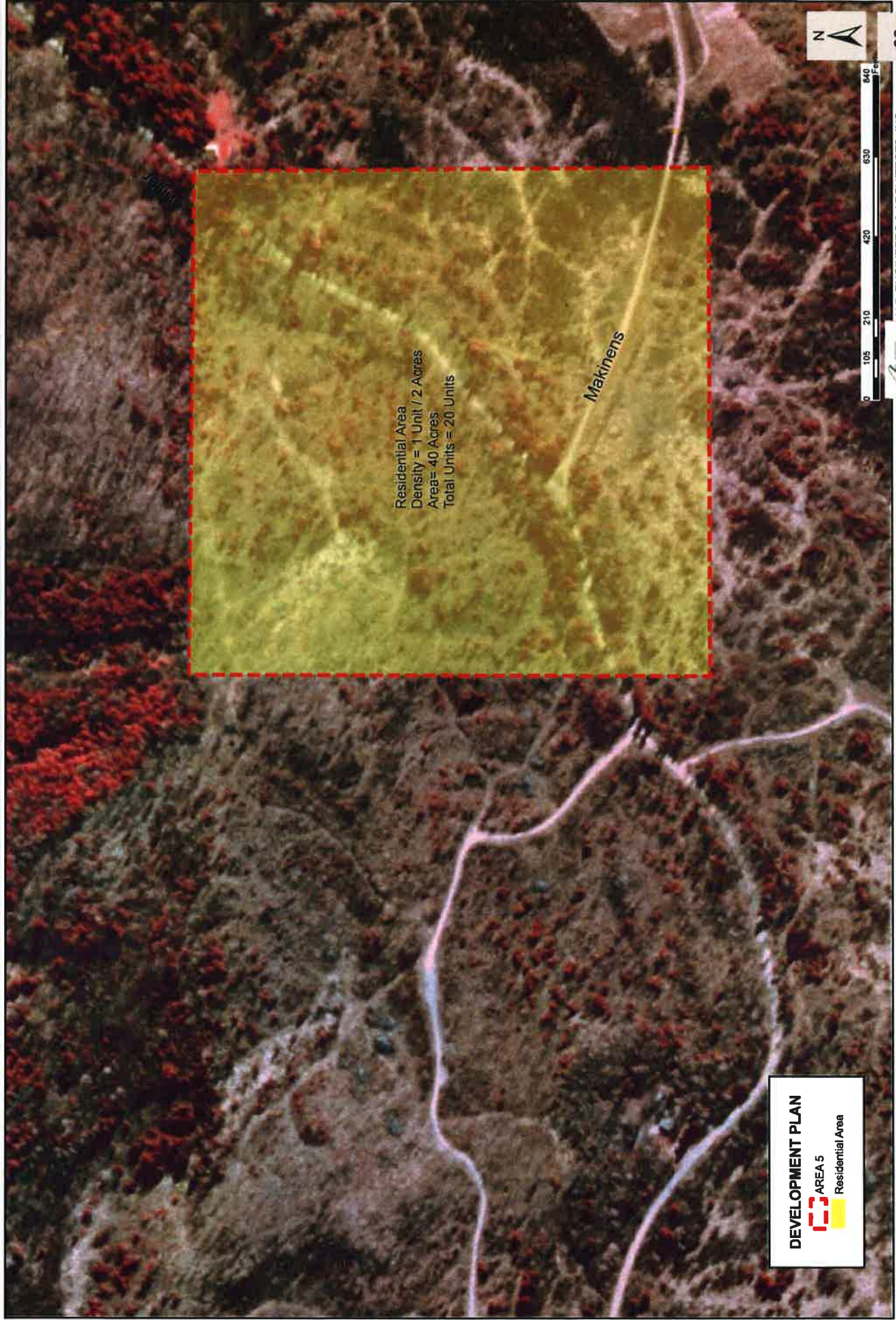
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### Large Lot Residential Sites

Residential land use is recommended for the 40 acre site.

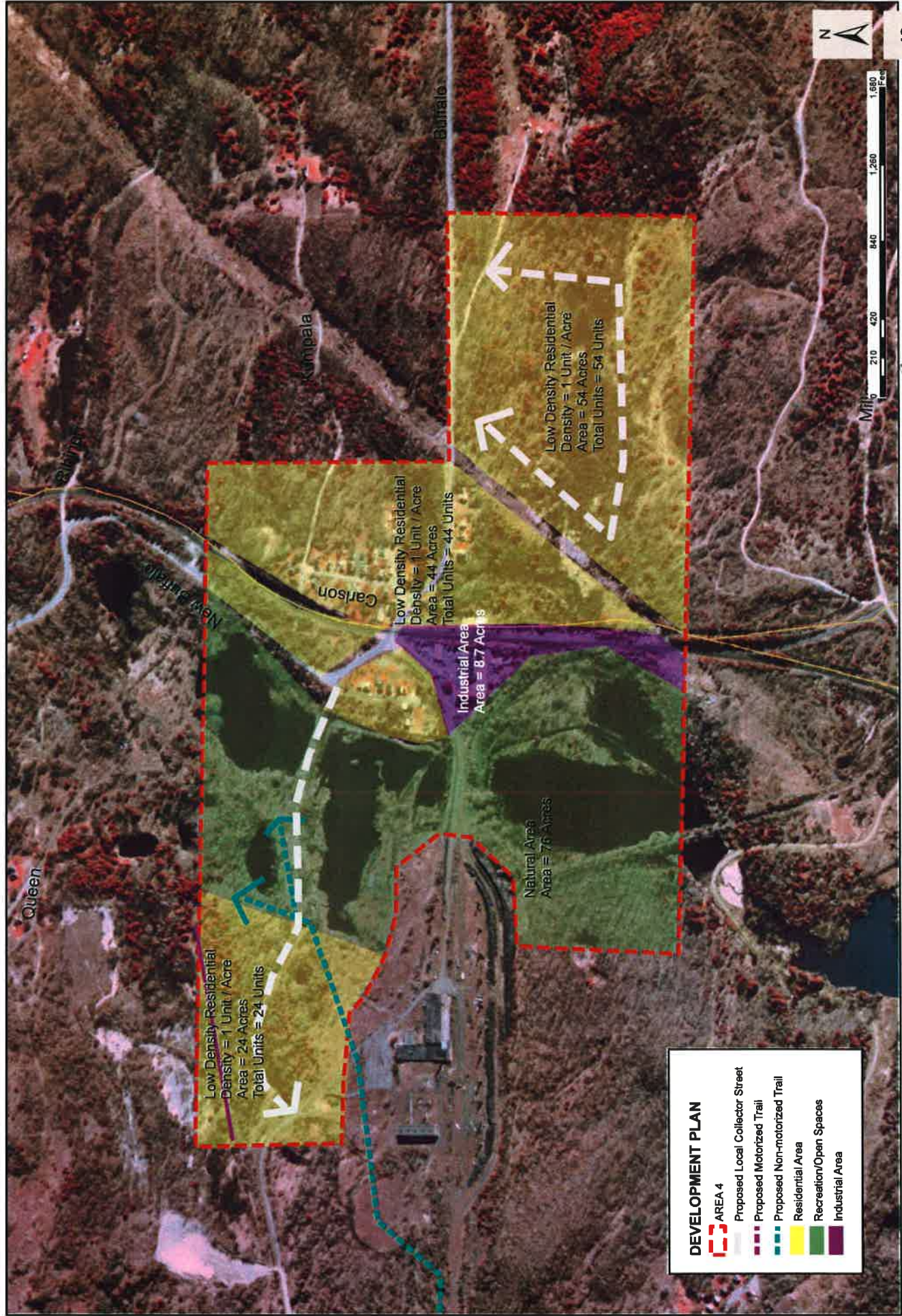


## MAP 15. AREA 5 DEVELOPMENT PLAN





# MAP 14. AREA 4 DEVELOPMENT PLAN



AREA 4

Proposed Local Collector Street

Proposed Motorized Trail

Proposed Non-motorized Trail

Residential Area

Recreation/Open Spaces

Industrial Area





## **IMPLEMENTATION STRATEGY**

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The redevelopment plan for the land acquired by CCI can result in positive and dramatic changes in the City of Negaunee. Implementation must be viewed as a long-range process best done step by step. This section of the report will address this process and suggest a road map of actions to move the redevelopment process forward.

The redevelopment, as envisioned, will have a number of positive results including the following major benefits identified during this study:

- The development of historic resources at the Jackson Mine and the “Heritage Area” for interpretation and public visitation will increase tourism potentials for the City of Negaunee and Marquette County.
- Public recreation facilities, recreational trails and open space will enhance the quality of life for Negaunee residents, especially as a site amenity for proposed residential areas adjacent to the facilities and trail corridors. Tourism will benefit from these facilities as well.
- New residential development areas will increase the population of the city, including families with school-age children and retired persons.
- Concurrent revitalization efforts directed toward the downtown district will benefit tourism and create an enhanced tax base, employment, and business/economic development opportunities.

Outlined below is a step-by step guide for implementation of the redevelopment strategies identified in this report.

### **Implementation Tasks**

1. Commission a land survey of unstable caving areas as identified in the Paul Bluekamp report to specifically identify where land should be secured with suitable fencing and signage. Some fencing is already in place around unstable areas. The survey will confirm the appropriate location for the fencing.
2. Once the survey and fencing is completed, allow access and informal use of the properties for recreation, such as hiking and biking.
3. A selective logging program should be implemented to generate some cash flow for the property, based upon the report prepared to determine the value of timber resources that was prepared for the city. Selective logging should not adversely impact the value of the land for development.
4. Amend the city Master Plan and Zoning Ordinance as identified on the implementation strategy chart in this section of the report. (*See Table 2*)



5. Areas 3, 4 and 5 should be placed on the market for sale. Trail alignments through this area should be planned in greater detail. Permanent easements should be recorded to preserve these trails through the site. A Planned Unit Development (PUD) or site plan review approach should be considered for these sites. In addition, offer land in Areas 3 and 4 to adjacent property owners to expand their sites in these areas.
6. Consider establishment of a development and tax increment finance district/plan for Area 1, as allowed by Public Act 197, the Downtown Development Authority legislation.
7. Prepare a detailed site plan for the historical and recreational developments in Area 1. Ski and bike trail experts will be needed to identify and lay out specific trail corridors through the site. Trail easements should be described and preserved through any future development sites and areas.
8. Prepare a detailed site plan for the TND neighborhood in Area 1. Detailed planning will identify specific historic sites or resources that would be reserved by the city or other agency for preservation.
9. Conduct an evaluation of infrastructure conditions and needs in Area 1.
10. Consider a nomination to the National Register of Historic Places for the downtown and historic sites in Area 1.
11. Stabilize and secure the Mather B hoist building.
12. Determine the final recommended use for Area 2 (housing, commercial or recreation). If residential development is planned, the property should be placed on the market.
13. Update the City recreation plan to include the proposed recreational development, in order to be eligible for Recreation Grants available through the Michigan DNR.
14. Place Area 1 residential properties for sale.

The following table charts the various projects, resources, responsibility, and timing of specific projects and elements included in the plan.





**Table 2. Land Reuse Plan  
Implementation Strategy Matrix**

<b>Project</b>	<b>Responsibility</b>	<b>Timeframe</b>	<b>Milestones</b>	<b>Funding</b>
<i>Jackson Mine Historical Park</i>	<i>Planning Commission, Recreation Board, DDA City Council</i>	<i>Short to long-range</i>	<ul style="list-style-type: none"> <li>• Master Plan</li> <li>• Secure unstable areas</li> <li>• TIF plan</li> <li>• National Register</li> </ul>	<i>MDNR Recreation Grants, TIF, Americana Foundation, Economic Development Administration, CDBG</i>
<i>Trails</i>	<i>Noquemenon Trail Network, LSCP, Recreation Board</i>	<i>Short to mid-range</i>	<ul style="list-style-type: none"> <li>• Master Plan</li> <li>• Grants</li> <li>• Other funding</li> <li>• Volunteer efforts</li> </ul>	<i>MDOT TEA funds, MDNR Recreation Grants</i>
<i>Old Town Negaunee TND</i>	<i>Planning Commission, City Council</i>	<i>Mid-range</i>	<ul style="list-style-type: none"> <li>• Master Plan</li> <li>• Infrastructure Study</li> </ul>	<b>Options</b> <ul style="list-style-type: none"> <li>• Sale</li> <li>• PUD</li> <li>• Development proposals</li> </ul>
<i>Residential Development Areas (all other sites)</i>	<i>Planning Commission, City Council</i>	<i>Short to mid-range</i>	<ul style="list-style-type: none"> <li>• City Master Plan and Zoning Amendments</li> <li>• Appraisals</li> </ul>	<b>Options</b> <ul style="list-style-type: none"> <li>• Sale</li> <li>• PUD</li> <li>• Development proposals</li> </ul>
<i>Mather B Hoist Building</i>	<i>City Council</i>	<i>Short to mid-range</i>	<ul style="list-style-type: none"> <li>• Building stabilization</li> <li>• Determine future use (recreation or residential)</li> </ul>	<b>Options</b> <ul style="list-style-type: none"> <li>• Sale</li> <li>• Development proposals</li> <li>• City development as recreation facility</li> </ul>



