

Welcome to the City of

Negaunee, Mi



2023 Master Plan

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*Adopted **/**/2023*



Acknowledgments

This plan could not have been developed without the collaboration and cooperation between community leaders, businesses, and residents. The people listed below dedicated their expertise and many hours of their time in order to complete this project.

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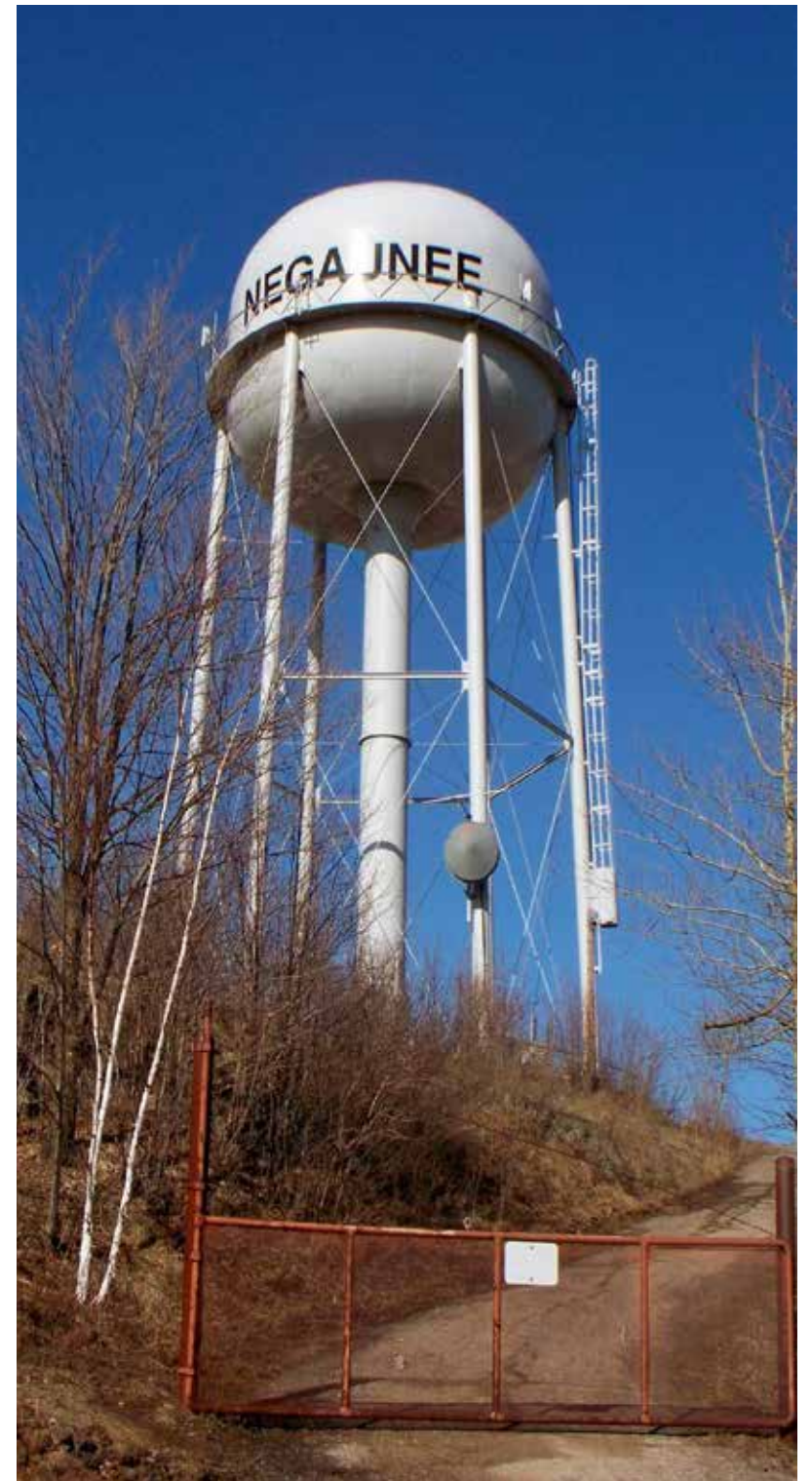


Resolution & Adoption

(Reserved)

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1. Introduction

Welcome to the City of Negaunee Master Plan

What is a Master Plan?

A Master Plan is a document that provides guidance for the growth, development, and physical improvements within a municipality. The document reflects the community it serves and draws on public input to define a united vision of the community's future. Based on thorough analysis of community data, the Master Plan offers constructive recommendations and implementation steps that can be undertaken to achieve the City's vision.

The core purpose of a Master Plan is to guide land use patterns, economic development and redevelopment, transportation and access, community infrastructure and services, and the management of the community's natural resources. It is a tool for identifying the long-range community challenges on the horizon and provides the framework for how we will adapt to meet the needs for the future.



Authority to Plan

In Michigan, P.A. 33 of 2008, commonly referred to as the *Michigan Planning Enabling Act*, authorizes units of government to plan, create Planning Commissions, and regulate and subdivide land. The act permits and mandates the Planning Commission to create and adopt a Master Plan. The Master Plan is the basis for land use regulations and zoning. For units of government that have and enforce zoning, that zoning must be based on a plan.

The purpose of this Master Plan is to guide future development towards more economic and efficient use of the land; promote public health, safety, and the general welfare; and provide for adequate transportation systems and infrastructure, public utilities, and recreation.

The Planning Process, Generally

Community planning is a cyclical process. Every five years, a community must review its Master Plan and consider necessary updates. The Annual Report found in Appendix A provides the important factors which could be reviewed to determine the need for updates to the plan.

The seven-step process chart (right) describes the phases of the plan's development, starting with a review of the current plan. Next, the plan engages with community stakeholders who will provide important perspectives and feedback on areas relevant to their interests.

In the third step, research and analysis on a range of community related topics is performed to give insight into the factors and trends shaping the community. From this analysis, we are able to engage with community stakeholders on step four to identify issues, needs, and opportunities as they relate to the community.



Step five involves the creation of a strategic framework for addressing the issues and opportunities that were defined, and result in a collection of top goals, related objectives, and policy recommendations for future adoption. These strategic items are then included with the content of the plan and in step six, the Planning Commission proceeds with the formal adoption of the Plan at a public meeting.

After the adoption of the Master Plan, local elected and appointed leaders, City administrators, and other public and private stakeholders will work together on step seven to implement the action items and recommendations found in the plan. Five years from the adoption of the plan, the Commission will start again from the beginning of the cycle to determine what has been accomplished and what changes need to be made to the strategy in light of new information.



Past and Present Planning Activities

In order to adequately plan for the future, a community must first review the recommendations and strategies of other relevant and recent community plans. By coordinating and aligning strategies with these past efforts, we avoid the pitfall of “reinventing the wheel” and build a strategy that interrelates with other programs and initiatives to build mutual support, as opposed to pushing in different directions in pursuit of the same vision.

2005 Land Reuse Plan

The Land Reuse Plan was prepared in order to explore redevelopment opportunities on the 900 acres of former caving grounds purchased from Cliffs Iron Company in 2003. The planning process examined the land in five areas and generated recommendations for each area. Proposed plans include a historic site and attraction at the site of Jackson Mine and would include non-motorized trail development. Additionally, residential developments were proposed as well as a commercial park. Areas of the former caving grounds have since been opened for trail development and public recreation.

2009 Teal Lake and Deer Lake Recreation Study (with City of Ishpeming and Ishpeming Township)

This study was undertaken to determine what potential modes of recreation would be best suited for the

Teal Lake area. The communities involved in the project collaborated in this effort as the lakes are located in multiple jurisdictions and affect multiple communities. Based on several pre-existing agreements, grant contracts, and lease covenants on lands surrounding the lakes, recreation in the area is limited to passive modes of recreation. The study identified primitive camping, developments or cabins or yurts, non-motorized trail development, wildlife watching, development of picnicking areas, construction of permanent restrooms, installation of garbage cans, mushrooming and foraging, installation of signage, construction of fishing platforms, construction of a non-motorized boat launch or livery, development of horse trails and a stable, star gazing, day-camping, orienteering and geocaching, archery, and development of an assembly area to be the most desirable activities for this area while preserving the character of both lakes.

2010 US-41/M-28 Comprehensive Corridor and Access Management Plan

The Corridor and Access Management Plan was developed in order to plan for and manage the main road that runs east-west through western Marquette County. The stretch of US-41/M-28 that runs through the City of Negaunee was measured to average 17,600 vehicles per day. Proposed long-term improvement include widening the roadway between Water Street and Teal Lake Avenue, and competing sidewalks along the roadway. In addition, the plan proposes additional pedestrian access between the US-41/M-28 corridor and the Iron Ore Heritage Trail.

2016 Master Plan

Developed in coordination with CUPPAD, the 2016 Master Plan provided the fundamental elements that were required by newly enacted Michigan Planning Enabling Act of 2008. A number of strategic items contained within this plan have been accomplished while others are still in

progress and have been carried over into this new plan.

City of Negaunee

Marquette County, Michigan



2016 Community Master Plan



2016 Marquette County Target Market Analysis

This report provided an analysis of the housing market potential as it pertains to Marquette county, City of Negaunee included. Topics covered were housing market availability, seasonality and population, rental markets, and more. From this report, Negaunee’s economic profile and history suggest it is an opportune area in which to develop new housing.

2017 Redevelopment Ready Communities: Report of Findings

Also known as RRC, it is a community and economic development certification program for cities offered by the Michigan Economic Development Corporation. It reviews and certifies communities for their adoption of best practices for planning, zoning, development review processes, consideration of existing redevelopment sites, and local economic development and community marketing strategies. Negaunee is currently working towards becoming RRC Certified.

2017 The Empire Mine Layoff and Economic Future of the West End and Marquette County

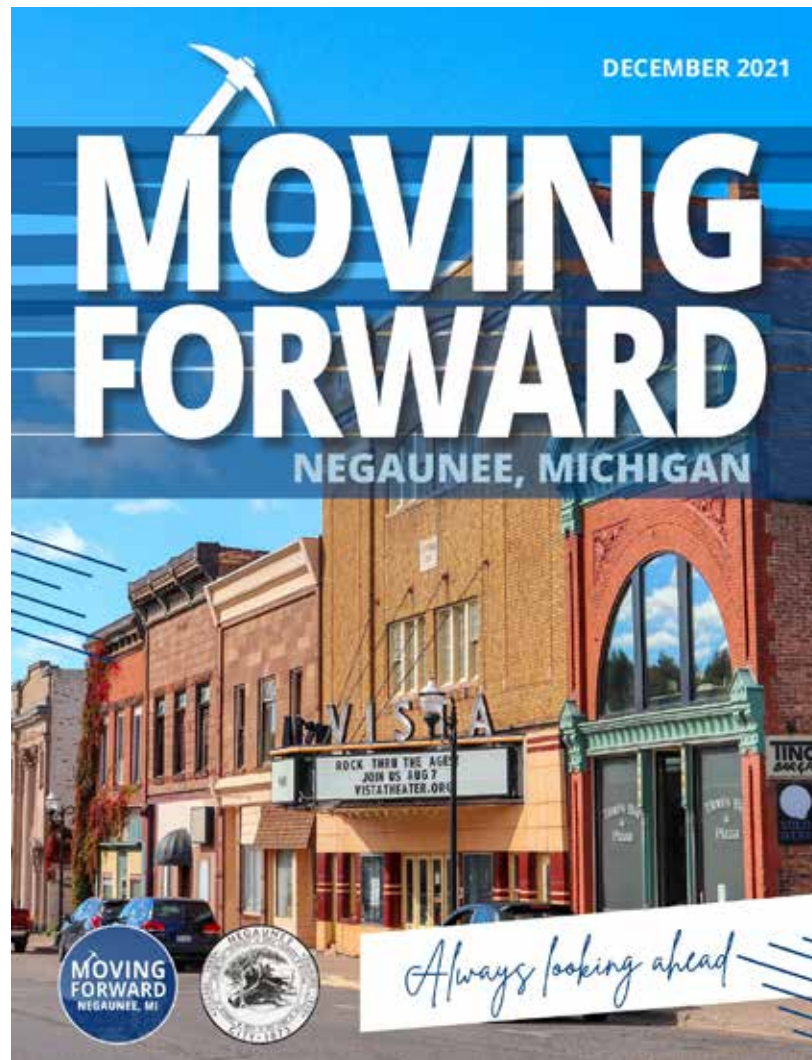
This report, written by Michael J. Broadway and Olivia Englehardt of Northern Michigan University, explored the closure of the Empire Mine and provides an overview of the social and economic issues of the West End of Negaunee and Ishpeming, presents options for diversifying the local economies, and identifies next steps.

2019 Moving Forward: City of Negaunee Economic Development Strategy Report

This strategy, developed with planning firm Beckett & Raeder, details labor market analysis, assets, priorities, and more. This strategy continues to inform and direct economic development in Negaunee.

2021 Marquette County Master Plan

Formally named Marquette County 2040, this master plan encompasses the entire county and is still in progress. The planning process has named segments of the county, with Negaunee landing in the Iron Core Planning Region.



2021 Central Upper Peninsula Comprehensive Economic Development Strategy (CEDS)

CUPPAD gathers information and priority projects from communities in the central region to include in the CEDS. The strategy guides economic development and Federal funding for the region.

2022 Marquette County Recovery and Resiliency Plan

After the economic challenges brought on by COVID-19,

recovery and resiliency became the top priorities for the region. New industry development and attracting and retaining a talented workforce were among the priorities in Marquette County. This Strategy is meant to complement the County's Marquette 2040 Master Plan and the CEDS.



2022-2027 Capital Improvements Plan

Also known as a CIP, the capital improvements plan is a community planning and fiscal management tool used to coordinate the location, timing and financing of capital improvements over a multi-year period, in this case, six years.

2022-2027 Recreation Plan

This Recreation Plan update allows the City to pursue funding from the Department of Natural Resources (DNR) and plans for future parks and recreation improvement projects.

Historical Negaunee



Negaunee, Michigan in 1871

Negaunee's name is said to come from an Anishinabemowin (Ojibwa) word "nigani," meaning "foremost, in advance, leading," summed up to mean, Negaunee is "always looking ahead."

Negaunee shares much of its history with its neighbors, Ishpeming and Marquette. Archaeological evidence



Geological Striations

shows that people have lived in the Negaunee area for at least the last 12,000 years. About 10,000 years ago the ice-sheets that once covered the Upper Peninsula began to retreat.

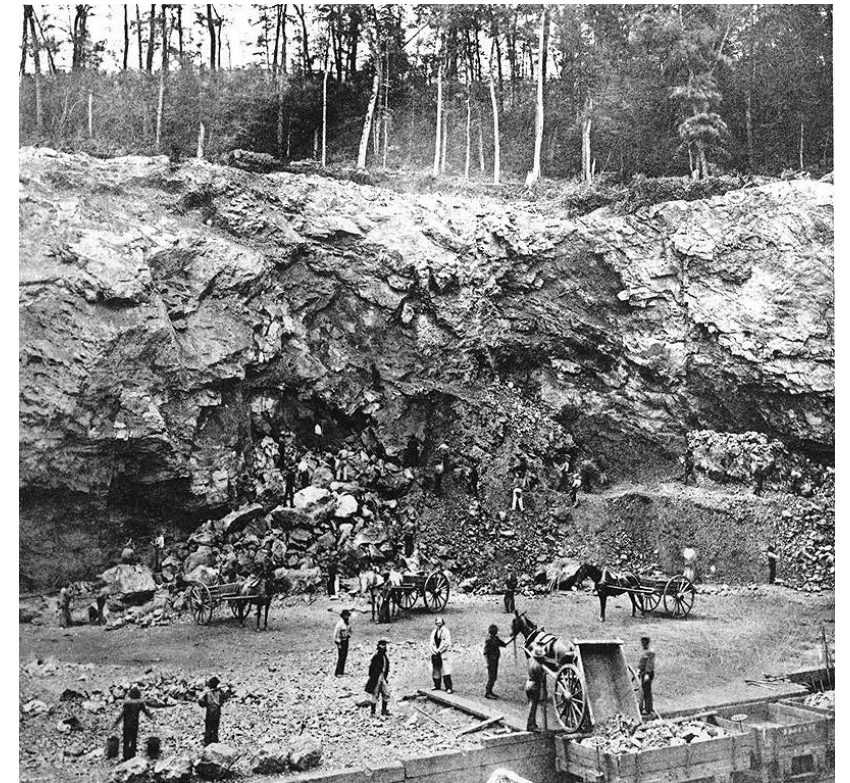


Historical Mather Mine

The post ice-age landscape was tundra and home to mega-fauna such as mastodons. The people that first came to the region left behind stone and pottery objects, and are believed to have been nomadic, hunter-gatherer peoples. These peoples who inhabited the region were the first to discover and mine the minerals in the region. There is archaeological evidence of copper mining occurring from about 6,000 years ago.

Iron ore was first discovered by European-Americans in the Upper Peninsula in what is now the City of Negaunee in 1844. Negaunee is located on the Marquette Iron Range, a rich deposit of iron ore that extends through Marquette County. The Range is about 33 miles long and three to six miles in width. The iron produced from the Negaunee area is known for producing desirable hard 'lump' hematite magnetite ore. In 1845 the Jackson Mine was established, along with a nearby forge.

Over the next few years many more mines were established in the region. A charcoal blast furnace in what is now downtown Negaunee was developed to partially process the ore before shipping. Ore was then shipped by rail to Escanaba or Marquette where it would then be shipped to steel mills. At this time, small mining companies in the area consolidated to form the Cleveland-Cliffs Iron Company (CCI), now known as Cliffs Natural Resources, which still operates in the region today. The growth in the mining industry in the Lake Superior Basin was boosted by the development of the Soo Canal in 1855. In 1858 Teal Lake Township was organized. A post office was established in the community in 1858 and the town was incorporated in 1868. Negaunee became a city in 1873. From a population of 124 in 1850, Negaunee grew to more than 8,500 in 1900, a monumental increase in such a short time.



North Jackson Mine



Stairs to Nowhere

Mining in the Negaunee area has slowly decreased since the 1930s. Peak production occurred in 1929 and only a few years later, in 1932, production fell to less than one million tons. In the 1950s mining operations began to shift from the production of raw ore to pelletized ores. By pelletizing the low-grade ores, a more concentrated product was made, making shipping more cost effective. From 1956 through 1998 a total of 400 million tons of



Old Town Disc Golf Course in Winter

pellets have been shipped from the Marquette Iron Range.



Trail at Jackson Mine Park

In the 1950s, a 900-acre part of the City was deemed to be unsafe due to underground mining activities. As a result, half the population was forced to move out of this zone, known as “Old Town”. Residents leaving this area had to take all belongings, including their homes. For decades, the land was fenced off and was considered unusable. With time, the land in the area has settled. Today much of this land has been reopened for recreational use and limited housing development. Some areas considered a hazard are still closed. The city purchased the land from Cleveland Cliffs in 2003 for \$400,000. Portions of this land are now part of the Iron Ore Heritage Trail, a non-motorized trail that extends through Marquette County. Another section of this area is now the Old Town Disc Golf Course, a popular attraction.

A major challenge facing the City of Negaunee is maintaining and improving the existing quality of life for residents while enriching the characteristics that make the City an attractive place to live. This plan seeks



Iron Ore Heritage Trail

to find ways to attract redevelopment while maintaining the significant natural and cultural resources currently enjoyed by residents. The master plan can be viewed as a community blueprint for the future, a mechanism to help ensure each decision fits as part of the whole vision.



Fireworks over Teal Lake

2. Guiding Principles for the Future

Throughout the process of developing the 2022 Master Plan, a number of overarching guiding principles were consistently mentioned which described common values held by the community. These guiding principles and the Vision Statement paint a unifying picture of Negaunee's future, which will result from the implementation of strategic elements found in this plan.

The word cloud below reflects the community's view of the City of Negaunee. Most mentioned was *Heritage*, *Hard-working*, and *Traditional*. Keeping these top values in mind, Strategic Priorities were built around how the community sees itself and hopes to meet and confront challenges in the future.



Word cloud generated from public input describing Negaunee



Negaunee, Michigan

Small Town Charm and Local Wonders

People are naturally drawn to Negaunee, visitors and residents alike, to experience the unique and authentic small-town charm and natural wonders that surround the City. Negaunee embodies much of the small-town characteristics unique to cities in the Upper Peninsula. Built upon the once rich deposits of iron ore, miners flocked to the area, building a city around the mines and beautiful Teal Lake. A rich history filled with hard-working people who brought with them unique customs, food, and culture that continues to be celebrated today. The natural landscape lends itself well to outdoor recreation of all types and abilities.

Friendly and Affordable Neighborhoods

The undeniable charm of Negaunee is evident and distinct in its historic downtown and close-knit family neighborhoods. The community values a sense of pride in their excellent schools, hardworking members, and in their history and heritage. The community is known to

be welcoming, generous, and supportive of visitors and each other. Boasting affordable and attainable housing, a top-tier school system, and family-friendly amenities, Negaunee is an ideal place to settle down and raise a family.

Hardworking People and a Thriving Downtown

The City of Negaunee is rich in heritage, destinations, and recreation opportunities. The Negaunee History Museum is a city anchor, keeping tradition alive. Early Negaunee residents flocked to the area to work in the mines, bringing many unique personalities as well as their strong work ethics to the area. The people of Negaunee continue this tradition in the thriving downtown with local businesses run by local people who care. City leaders commit to innovative solutions to increase quality of life for residents and visitors.



Downtown Negaunee

Vision

Borne from rich iron ore and forged by the mining industry, Negaunee's heritage and sense of pride is as strong as the iron that kept the economy fueled for generations. Preserving history, improving and expanding infrastructure, identifying new areas for affordable residential and recreational opportunities and providing exemplary city services is paramount to Negaunee's continued success. By identifying partners both public and private the City of Negaunee will continue on its upward trajectory. Negaunee is forging new adventures and moving forward.



3. Trends Shaping the City & Region

This section of the Master Plan is often referred to as the “fact book”, an important component that provides data on the changes that are occurring in the community with regard to population, economics, and housing, among other topics. By analyzing the data of the past, we can draw conclusions about what the future might bring and be better prepared for the changes that take place.

Population Trends

Examining population trends is helpful for cities to plan for community resources and amenities. 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, education, recreation, health care, and future economic needs of the community. The City of Negaunee has been home to people of all ages and ethnic backgrounds, making it a true melting pot of heritage and culture. Some population data is available at the City level and other overarching data can be retrieved at the county level.

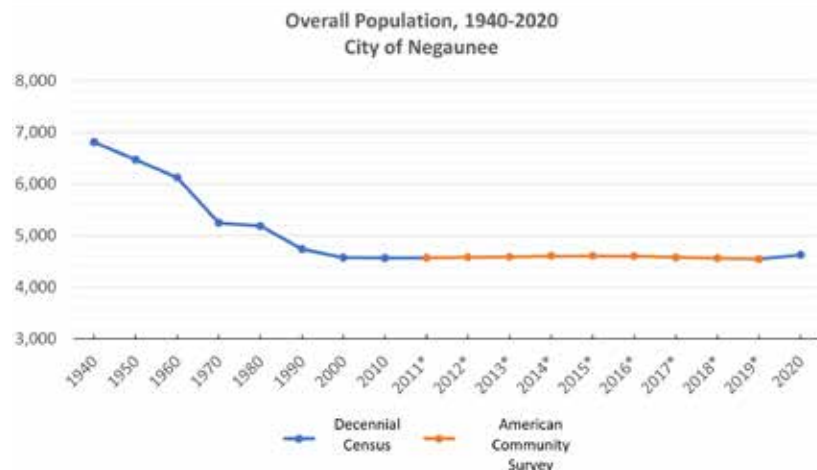


Figure 1: Overall Population City of Negaunee, 1940-2020
Source: US Census Bureau, American Community Survey, 2022

The overall population of Negaunee from 1940-2020 has generally declined each year, finding a stable point from 2000 to 2019, with a final upward trend reported in 2020 (figure 1). A more pronounced decline is seen again from the year 1960 to the year 1970. There is no easy explanation for population decline because the factors that contribute are nuanced and many. Some reasonable explanations for this most recent decline in population include, but are not limited to factors involving migration, job loss or large employer shutdowns, lower birth rates than previous years, stagnating wages, educational and professional opportunities elsewhere, and the remoteness of the area which makes it difficult to attain specialty goods and services.

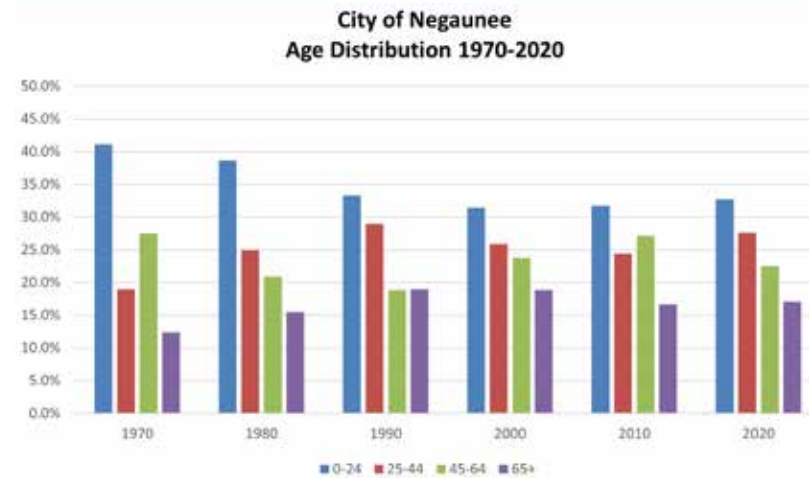


Figure 2: Age Distribution, City of Negaunee 1970-2020
Source: US Census Bureau, American Community Survey, 2022

Age distribution can illustrate the differences between certain cohorts over time, allowing for better informed planning decisions. Do we need more playgrounds or senior housing? What will our workforce look like in 20 years? These questions can be answered with an approximation based on data and facts. In Negaunee, the largest cohort remains those aged 0-24. The fastest

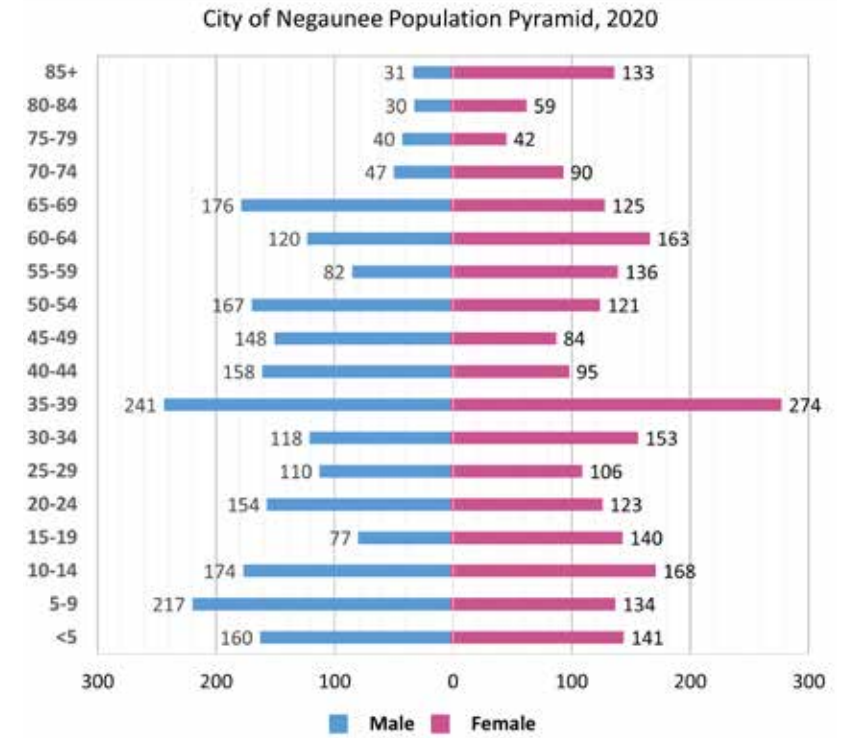


Figure 3: Age distribution by sex, City of Negaunee 1970-2020
Source: US Census Bureau, American Community Survey, 2022

growing cohort seems to be those aged 25-44, those who are young professionals or families. Those aged 45-64 seem to be declining in recent years, perhaps due to retirement and moving away from the area. The last cohort, those 65 and older, are relatively stable between 15 and 20% of the population. It is expected that this cohort will continue to grow as birth rates decline and the most populous younger cohorts grow older.

Population pyramids are useful tools meant to measure subsets of age groups split by sex. They are a snapshot in time of the structure of our population and how they are changing, which helps communities plan for the future needs of its citizens. Generalizations can be made about the makeup of generational cohorts, for example, retirement age, Baby Boomers, Millennials, Generation Z, and those still to come.

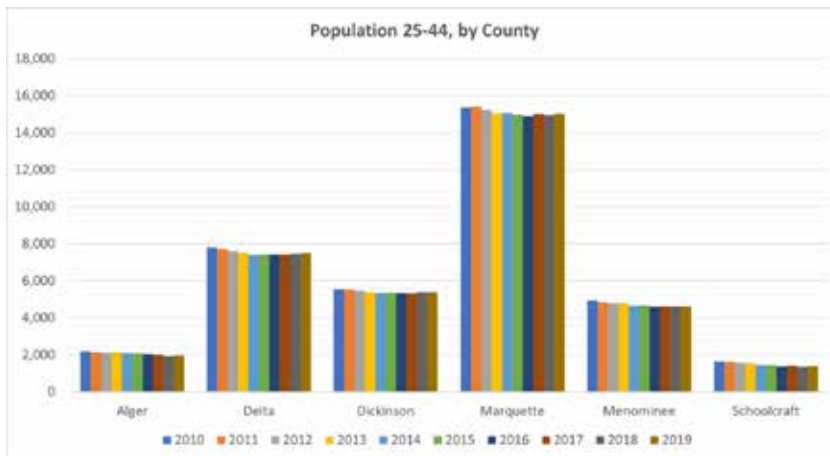


Figure 4: Population 25-44 by County, 2010, 2019
Source: US Census, American Communities Survey

Countywide trends can also be useful for making predictions about the future needs of the City and its residents. Marquette County has the highest share of people aged 25-44 (figure 4) and, looking at the other counties in the central U.P., the number of those in this age cohort is slightly declining over the past ten years. The slight decline over time may be due to the increased mobility of this section of the population and the ability to follow opportunity. Younger people are concentrated in Marquette and Delta County, presumably due to the locations of higher education institutions.

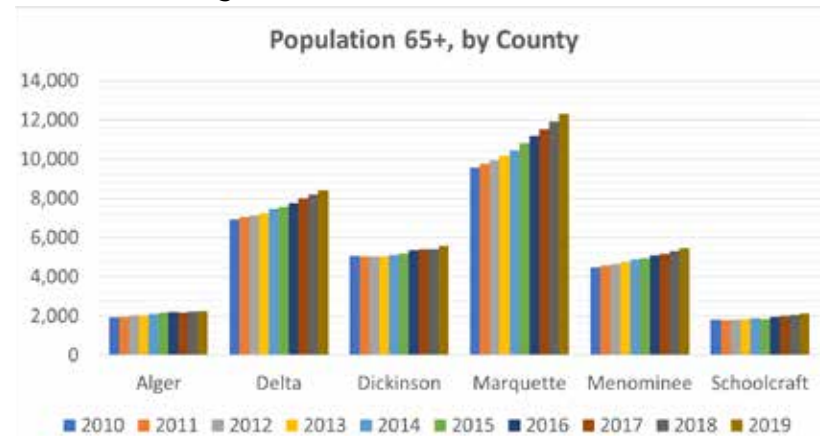


Figure 5: Population 65+ by County, 2010, 2019
Source: US Census, American Communities Survey

The population 65 and older, however, has been steadily growing over the same ten years. In figure 5, Marquette County has seen an exponential increase in this subset. Comparing these two population subsets allows for development of the relation between those in the workforce and those who are dependent, or retired.

A concept known as **Old Age Dependency Ratio** compares the population of working age individuals to retirement age individuals. As figure 6 shows, all counties in the central U.P. region, including Marquette County, are experiencing a rapidly increasing ratio of retired aged individuals to working ones over the last 10 years. In Marquette County, the rate is comparatively low at almost 30%. Schoolcraft County has the highest ratio at nearly 50%. This might also mean that, as older

residents of outlying communities grow older, the City of Negaunee is likely to see a growing need for services and amenities that help to support this demographic.

A countywide decline in the share of working age individuals also poses potential challenges for the future of the labor force as the need to replace senior workers by younger ones plays out. It also suggests that the city, with the help of its local employers, workforce, and economic development professionals should focus heavily on talent attraction and retention efforts aimed at young working age individuals to fill the community's available professional and skilled trades jobs.

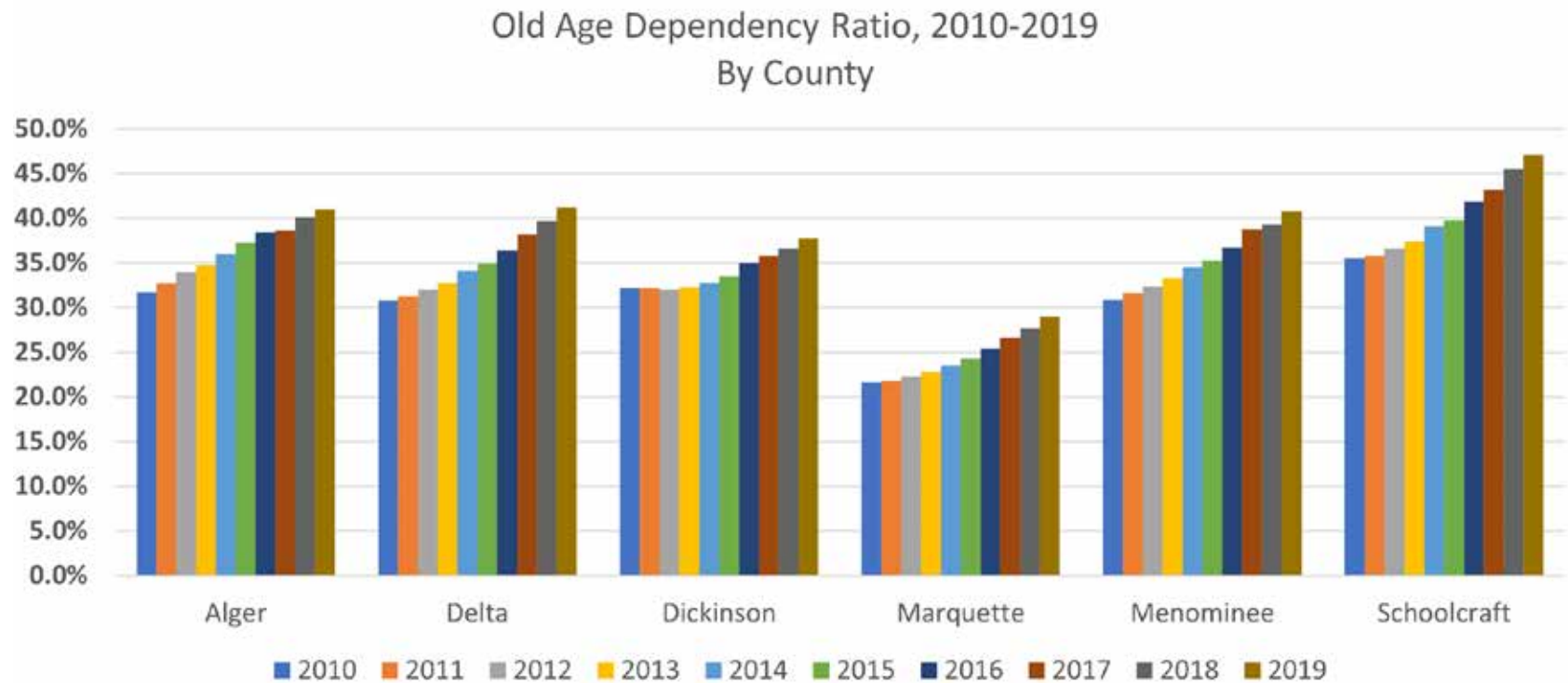


Figure 6: Old Age Dependency Ratio, 2010, 2019
Source: US Census, American Communities Survey

Income Trends

At this point in 2022, the most current and best available income figures are provided by the Census Bureau's 2020 American Community Survey (ACS). Like any survey, it comes with a margin of error relative to the size of the community sample. In Negaunee's case, the sample size of the population has an average margin of error of about 5%. The chart below depicts two types of income data, households and families, which were measured using two different data sets (the 2010 ACS and the 2020 ACS) representing a period of nine years. A **household** consists of all people who occupy a housing unit, collectively, while a **family** is defined by two or more related individuals within a single household. The bars in the graph (figure 1.4) show household data with blue representing data from 2010, while the red bars show the most current data from 2020. Similarly, the line graphs display the incomes for families, with the green line representing 2010 family incomes and the orange line reports family income from 2020.

This information provides a profile on both the number of households and families in each income group. Comparing the estimates, a significant decline can be observed from 2010 between 2020 in the \$25,000-34,000 category, and again in the \$50,000 – 74,000 category. These middle-income brackets are facing a decline in income, while the number of households and families continue to grow. Those in categories making \$75,000 and above made moderate gains in both households and families categories.

Although it is possible that some of these middle-income households and families have shifted to higher income groups, the data does not provide clear evidence that such a change has occurred; rather, it is observed that the decline in the number of middle-income earners are not evenly matched with growth in the higher income earners.

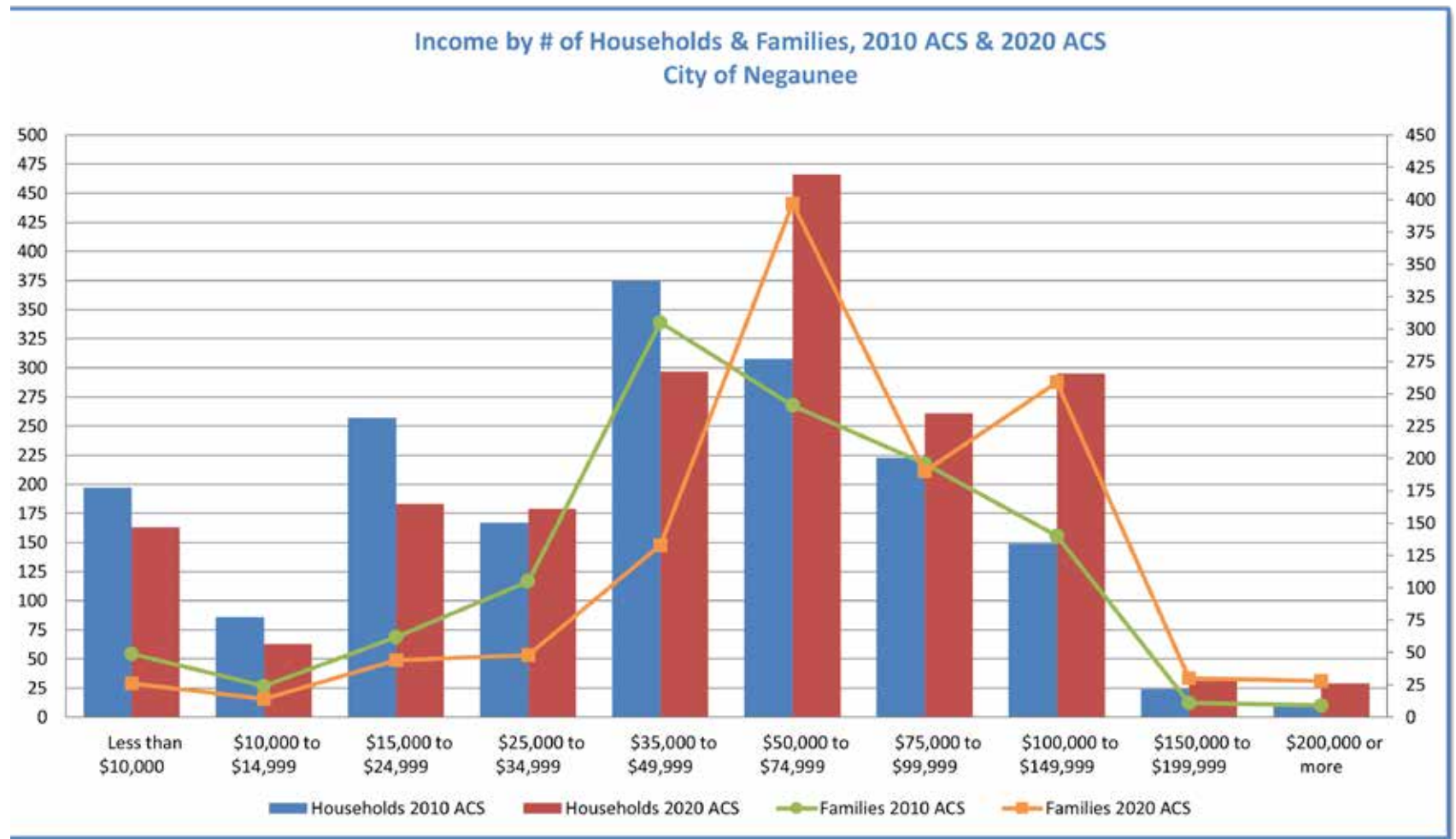


Figure 7: Income by households and families
Source: US Census Bureau, American Community Survey, 2022

To further understand changes in income for Negaunee residents, we compare median incomes for the same datasets. During this period of time, the yearly rate of inflation in the U.S. was 2.74%. This data indicates that median family income has experienced a small percentage of growth (about 5%) while median household income increased over 18% over 10 years. This suggests that, across both of these measures, families and households may be feeling less financially secure than they were 10 years ago, as expenses like housing, energy, and the costs of goods and services have continued to increase while wages have been slow to grow.

	2010	2020	Change
Median Household Income (MHI)	43,915	53,743	+18.3%
Median Family Income (MFI)	51,300	61,411	+16.5%

Figure 8: Family Income Change between 2010 and 2020
Source: US Census Bureau, American Community Survey, 2022

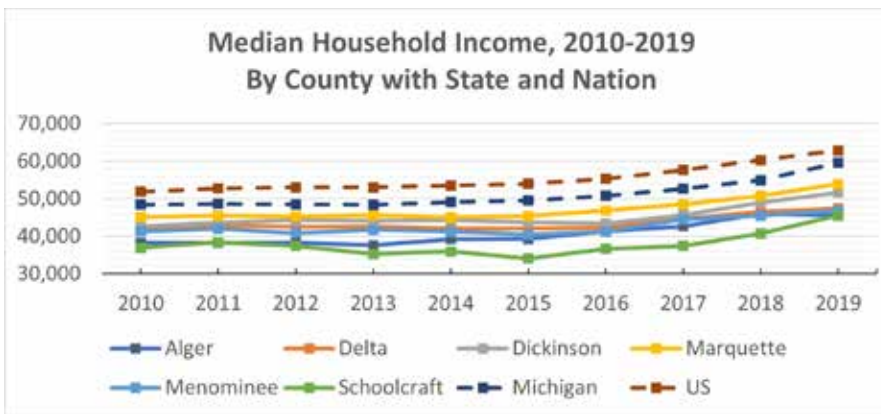


Figure 9: Median Household Income by county, state, and nation 2010-2019
Source: US Census, American Communities Survey

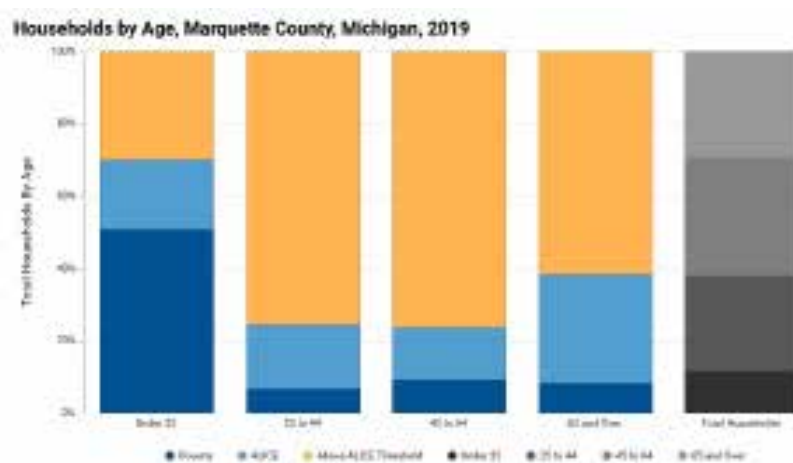


Figure 10: ALICE Household Types by Income, Marquette County, 2019

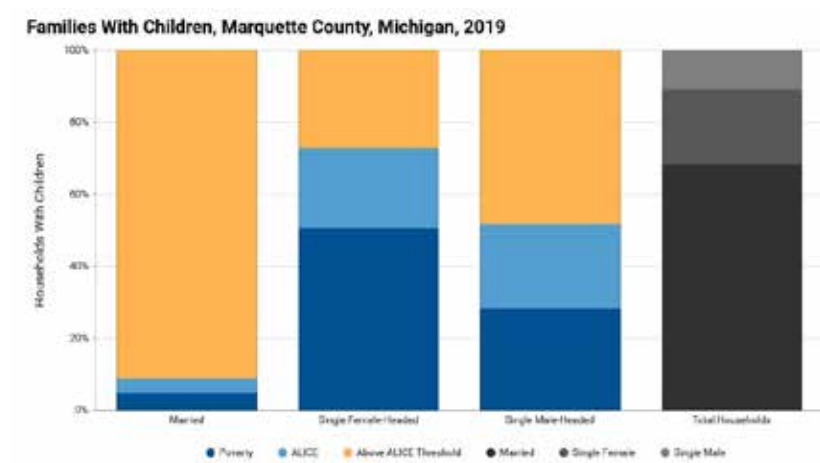


Figure 11: ALICE Households by Income, Marquette County, 2019

As figure 9 (above) shows, median household income has been slowly rising since 2010. However, all counties in the Upper Peninsula are well below that of the state and country average. Marquette County has the highest median household income of the Central U.P. but poverty levels for residents continue to increase.

According to the U.S. Census Bureau and the American Community Survey for 2020, the percent of residents in poverty in Marquette County is 13.6%, while the percent of residents in the City of Negaunee is about 11.4%. Compared with the poverty rate of the country (11.4%), local rates are slightly higher. However, the poverty level alone is not a complete indication of financial health.

ALICE is an acronym that stands for Asset Limited, Income Constrained, Employed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold). Combined, the number of ALICE and poverty-level households equals the total population struggling to afford basic needs, such as housing, child care, food, transportation, health care, and technology. The number of households below the ALICE Threshold changes over time; households move in and out of poverty and ALICE status as their circumstances improve or worsen.

By studying statistics associated with ALICE households, we can begin to see a broader picture, not only those in poverty and those not, but the households that make up the middle, who often fall through the cracks in governmental assistance programs.

In Marquette County the largest share of those in poverty tend to be single or co-habiting adult households. Those same households have over 30 percent in the ALICE segment. They outweigh the families with children households, and in the 65 and older households, only 8 percent are in poverty, but more qualify for ALICE. These trends can be indicative of the number of young adults attending college, a time of significant financial strain for most. Over time, the number of households considered ALICE have been growing, but poverty has been shrinking until the rates stayed steady from 2014 and beyond.

In figure 12 a household survival budget is listed with the basic needs of living. The last line indicates the hourly wage needed to afford these basics alone. Often, wages are slower to grow than the cost of living. This puts added stress on families with children especially single mothers, seniors, and those under 21.

ALICE Household Survival Budget, Marquette County, Michigan, 2019								
	Single Adult	One Adult, One Child	One Adult, One In Child Care	Two Adults	Two Adults, Two Children	Two Adults, Two In Child Care	Single Senior	Two Seniors
Housing	\$479	\$563	\$563	\$563	\$745	\$745	\$479	\$563
Child Care	\$0	\$227	\$756	\$0	\$453	\$1,360	\$0	\$0
Food	\$291	\$505	\$422	\$605	\$1,013	\$884	\$290	\$517
Transportation	\$457	\$606	\$606	\$647	\$929	\$929	\$406	\$545
Health Care	\$189	\$403	\$403	\$403	\$569	\$569	\$462	\$925
Technology	\$55	\$55	\$55	\$75	\$75	\$75	\$55	\$75
Miscellaneous	\$172	\$264	\$319	\$267	\$422	\$525	\$191	\$301
Taxes	\$249	\$279	\$383	\$377	\$431	\$684	\$258	\$383
Monthly Total	\$1,892	\$2,902	\$3,507	\$2,937	\$4,637	\$5,771	\$2,101	\$3,309
Annual Total	\$22,704	\$34,824	\$42,084	\$35,244	\$55,644	\$69,252	\$25,212	\$39,708
Hourly Wage	\$11.35	\$17.41	\$21.04	\$17.62	\$27.82	\$34.63	\$12.61	\$19.85

Figure 12: ALICE Household Survival Budget for Marquette County, 2019
Sources 10-12: 2019 unitedforalice.org, Point-in-Time Data: American Community Survey, 2019. ALICE Demographics: American Community Survey and the ALICE Threshold, 2017. Wages: BLS, 2017. Budget: BLS, 2017; Consumer Reports, 2017; HUD, 2017; IRS, 2016, 2017; Michigan Department

Employment Trends

The Bureau of Labor Statistics (BLS) reports the most accurate and current labor force data. The BLS only provides city-level data for the top 50 most populous cities in the U.S., so the most relevant data set for the City of Negaunee is Marquette County's annual labor force average data.

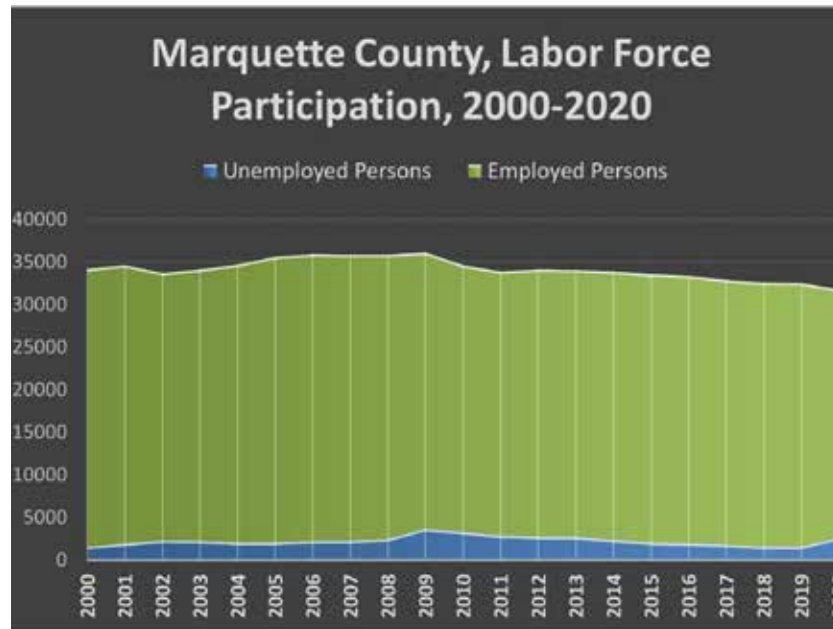


Figure 13: Labor Force Participation, Marquette County
Source: US Census Bureau, American Community Survey, 2022

In 2000, the County's employment total was 32,958 with an average annual unemployment rate of 4.5%. The most recent total in late 2020 indicates the employment total was 29,121 with an average annual unemployment rate of 9.7%. In figure 14, the shaded areas indicate a recession, with the blue line indicating the unemployment rate. The Great Recession, which officially lasted from about December 2007 through June 2009 resulted in an average unemployment rate of just over 10%.

In subsequent years, Michigan experienced a longer recovery period than the rest of the nation, presumably

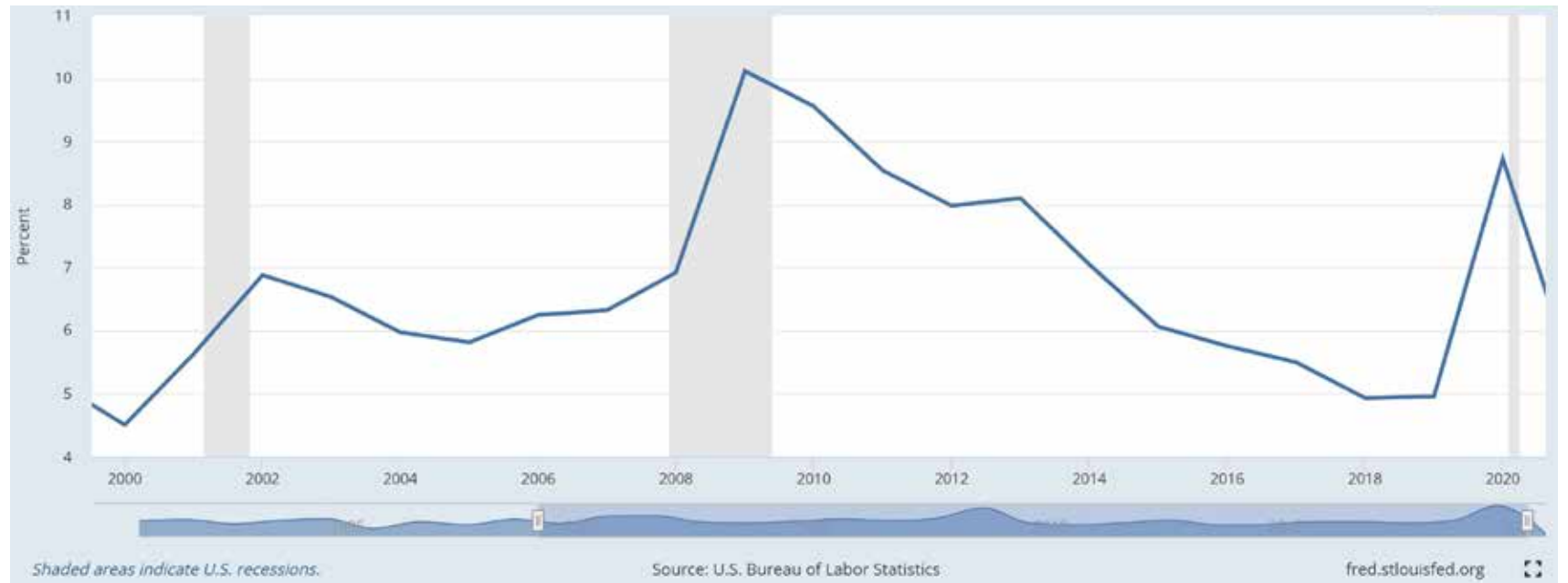


Figure 14: Average Annual Unemployment Rate
Source: Bureau of Labor Statistics, 2022

as a result of having a less diversified economy, heavily centered around manufacturing. Since this event, the employment numbers have not fully recovered to pre-recession levels.

In 2020, the COVID-19 pandemic was responsible for higher unemployment numbers, as certain professions and trades were put on hold for lockdowns to stop the spread. In 2020, employment numbers dipped by almost 1,000 jobs. It is possible that following the pandemic, many workers have permanently left the local labor force; perhaps moved, retired, or are in disability status.

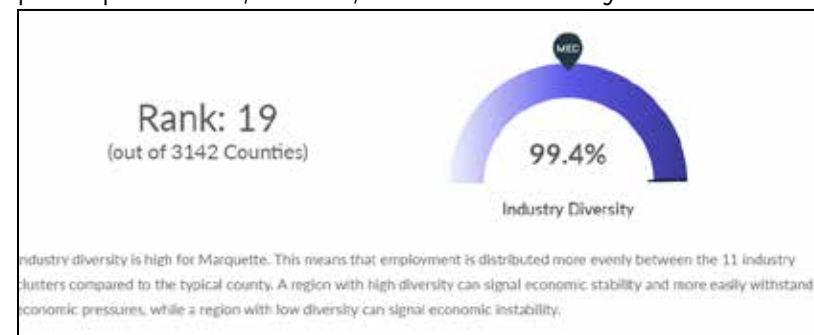


Figure 15: Industry Diversity, Marquette County
Source: EMSI, Economic Modeling Specialists International, 2022

Industry Cluster Analysis

EMSI, the Economic Modeling Specialists International, congregates data from the BLS and the U.S. Census Bureau to give us the most complete and up-to-date industry data available. EMSI data also reports on the strength of various clusters relative to the selected area and the country. Data is only available at a county level but this data can assist understanding of the local labor market, industry strength, and give us the ability to make predictions about the future growth and needs of certain sectors. As of 2020, Marquette County's industry diversity rating is 99.4% (figure 15), a robust figure suggesting industries are becoming more diverse and healthy.

For most of Marquette County's history, the economy was principally based on the iron ore mining industry. Mining on the Marquette Iron Range in Marquette County goes back more than 150 years. Since the closing of many of these mines, the economy has had to shift from iron ore production to a more service and tourism-based

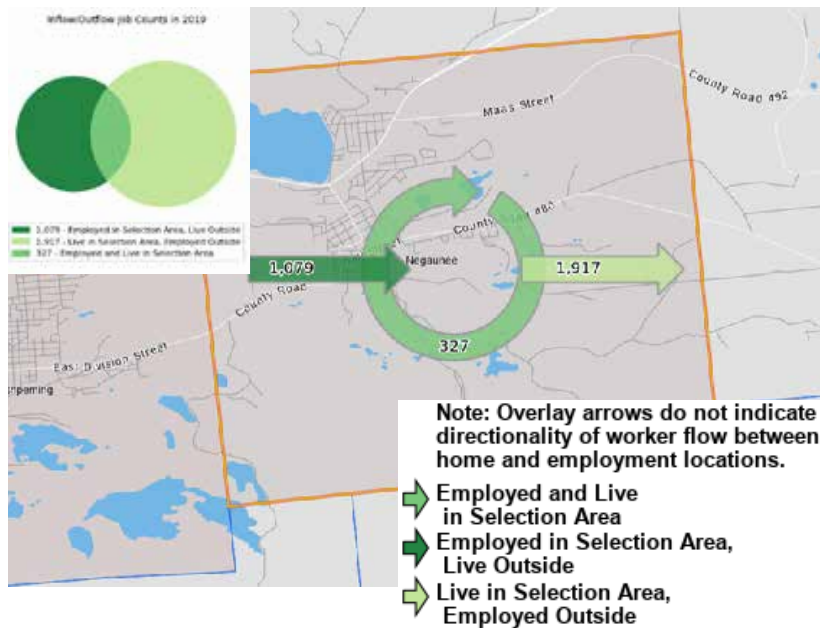


Figure 16: Commuting numbers for Negaunee
Source: Bureau of Labor Statistics, 2022

Commuting

Many residents in the area commute for work. The next two figures show the inflow and outflow job counts for the City of Negaunee. In 2018 the number of people employed in the City but live outside of it is 1,079. 1,917 people live in the city and are employed outside of it. Only 327 people live and work in the City of Negaunee.

Housing, transportation, and workforce conditions are only a few of the causes associated with large commuter numbers. It is possible that many who reside in Negaunee seek out employment in bigger cities such as Marquette, where employment opportunities are more plentiful. It is also possible that due to the current housing challenges facing Marquette County, more people are having to live outside of city centers or in the surrounding smaller cities and towns.

Negaunee could benefit from new local employers, resulting in less commuters traveling outside of the City for work while increasing the amount of commuters traveling into the City for work. Therefore, a new

economic development opportunity exists: capitalizing on those who pass through the community for business and work opportunities. More trends are discussed further in Chapter 5, Economic Development.

Housing Trends

Housing availability, type, and condition are all important factors contributing to the overall quality of life in Negaunee. This section assesses various housing characteristics using 2010 and 2019 Census data, the latest American Community Survey (ACS) data, and local real estate listings.

Since the 2020 pandemic, the housing market has been booming. Home prices continue to rise and demand for affordable housing in Marquette County continues to grow. Negaunee's home prices, however, have not seen the same surge seen elsewhere in the county and country. Homes in Negaunee remain relatively affordable, the median list price peaking at \$173,950, compared to the median list price in the City of Marquette of \$389,900. Most of Negaunee's housing stock is made up of single-family homes, with multi-family dwellings (2 units or more)

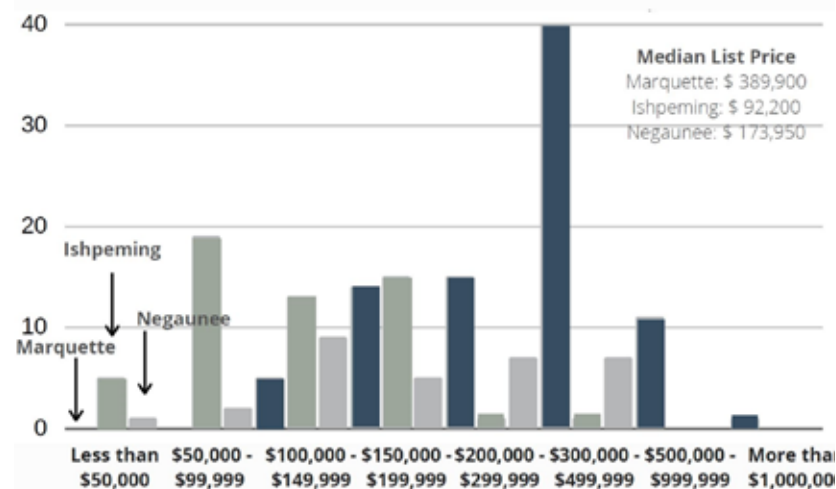


Figure 17: Median Housing List Price
Source: Marquette County Housing Needs Assessment, CUPPAD, 2020

Homes by Type in Negaunee

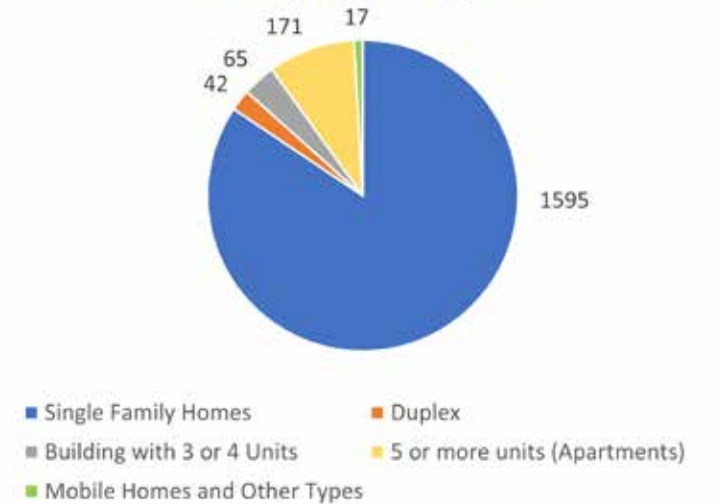


Figure 18: Types of Homes in Negaunee
Source: Marquette County Housing Needs Assessment, CUPPAD, 2020

making up just under 18 percent. Mobile homes account for only 1 percent of all housing. Typically, multifamily housing units can be more affordable for renters. Over 40% of homes in Negaunee were built before the year 1939. Many of these older homes need consistent updates and maintenance, adding to the rising costs facing many homeowners. Older homes retain the

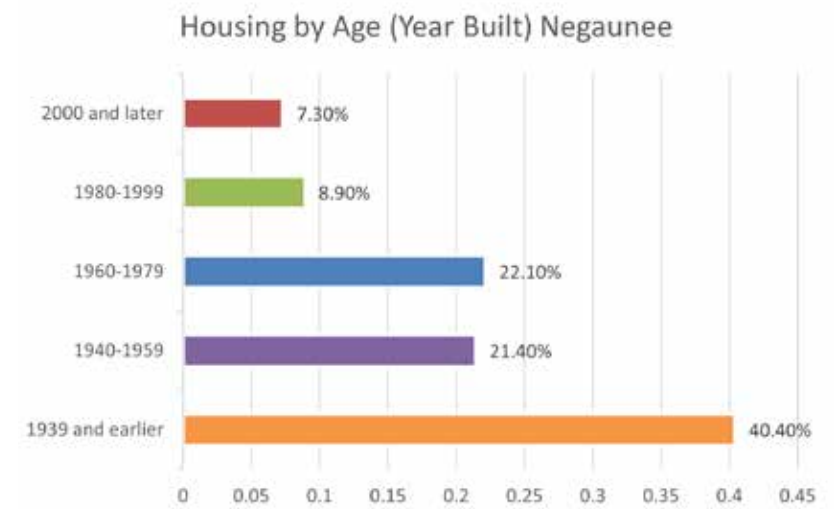


Figure 19: Housing by Year Built
Source: Marquette County Housing Needs Assessment, CUPPAD, 2020

original character of the City, but are often more expensive to maintain. Building new developments or redeveloping lesser used land for housing would be beneficial to the City and could provide more affordable housing options. Only about 7% of homes in Negaunee were constructed within the last 20 years, suggesting that there has been little recent development despite growing demand.

Housing affordability is defined as a family spending no more than 30 percent of total income on rent or mortgage. In Negaunee, the number of homeowners continues to grow with an increase of 95 households pursuing homeownership from 2011 to 2019 (figure xx). Renter households have decreased over this same period by about 50 households. This data could suggest that previous renters have been able to become owners. An increase in families moving into the area could also be an explanation.

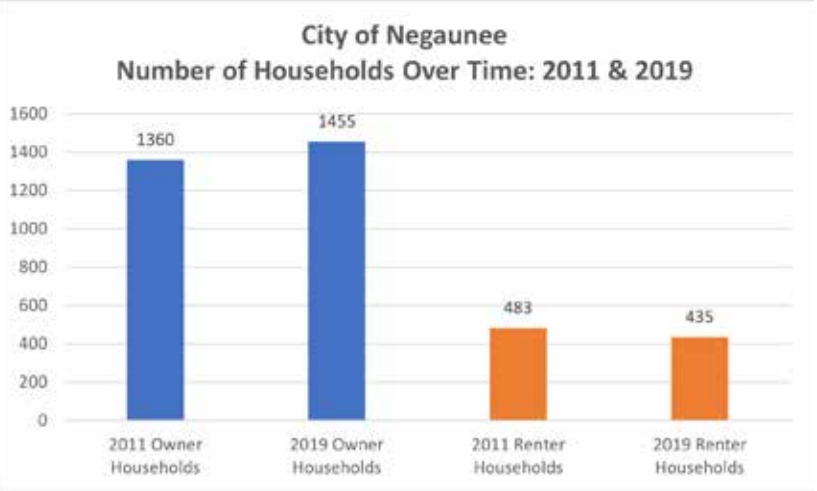


Figure 20: Number of Households Over Time, Negaunee
Source: Marquette County Housing Needs Assessment, CUPPAD, 2020

According to American Communities Survey (2019) 8% of owners and about 31% of renters making \$20,000 a year or less pay more than 30 percent of their income on housing. This means that more than a quarter of renters in Negaunee are paying more than what is

affordable. As income goes up, affordability becomes more attainable for renters, but less so for owners. Due to the recent increase in housing demands, the Planning Commission recognizes the need to address this issue and is committed to increasing the housing stock and availability in the City of Negaunee.

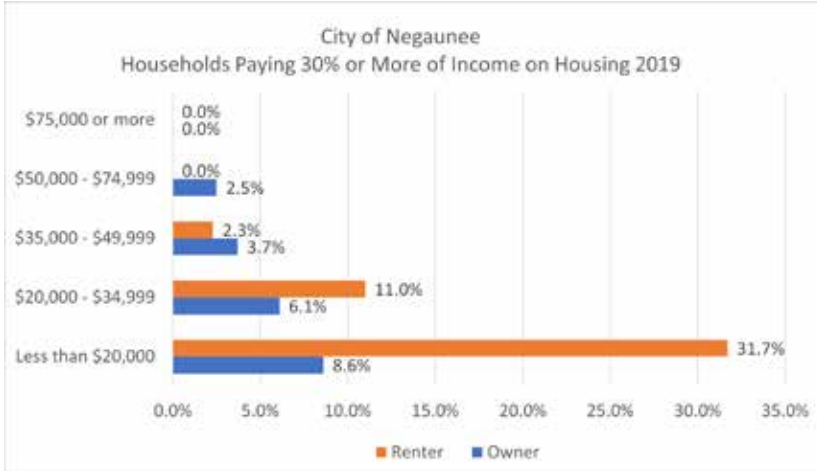


Figure 21: Households paying more than 30%
Source: Marquette County Housing Needs Assessment, CUPPAD, 2020

According to the Housing Needs Assessment for Marquette County (2020), the median price for rent, by home type, in the City of Negaunee were hovering around an average of \$850 per month, much more affordable than Marquette's average of \$1,250 per month. Affordability of housing is a strong point for Negaunee, attracting people who wish to move to the area without the high cost of living in the City of Marquette.



Housing in Negaunee

4. People & Community

Trends shaping the City and Region provides an analysis of important facts and figures pertaining to demographic and population changes in the U.P. and Negaunee. An analysis of the data shows that most areas in the U.P. are experiencing a gradual decline in population numbers. However, the overall population of Negaunee is increasing for the first time in about 10 years/a decade.

As Negaunee continues to grow, it is important for the community to remain connected and embrace the influx of new residents who may be discovering the area for the first time.

Generally, the population of the U.P. is steadily growing older and household sizes are declining. Family size is also declining, the average family size in 1970 was 3.8 children, in 2020 that number fell to 2.58 children per family and continues to decline. However, the old age dependency ratio is much lower than surrounding cities, suggesting that Negaunee's age distribution is quite healthy. The City has been attracting young families who are drawn to the area by the natural beauty, the excellent school system, and the affordable quality neighborhoods.



Negaunee's Pioneer Days Parade, 2021

Negaunee is a tight-knit and family-oriented community that values hard work, history, and heritage. It is important for the City to maintain a balanced population between the elderly and young people, making sure there is a place for everyone.

Strategic Priorities

The planning commission recognizes the following as strategic priorities when considering the Goals and Objectives for People & Community.

Healthy Population Retention and Growth

Small towns often face the daunting problem of population retention and attraction. Negaunee's population has stabilized comparatively and is growing for the first time in nearly a decade. Pristine neighborhoods, friendly community members, affordable living options, proximity to recreational opportunities are among the top drivers for people relocating or staying in the area. High quality of life is desirable and can be achieved through placemaking efforts, embracing regional talent attraction and retention strategies, and consistent community events. Maintaining and growing the housing stock is another important feature for increasing in-migration and retention as quality of housing is a top feature when considering where to live.

Inclusion and Equity

As the general population grows older, having more opportunities for senior activities and accommodations will become a priority. Being able to independently aging in place is increasing in importance, as is the proximity to family and access to public amenities.

While Negaunee has made huge strides in improving equitable access to trails, park amenities, and the downtown, there is still much to be done. Among the biggest challenges in inclusion and equity is the limited library space and resources, a lack of events tailored to the elderly and children, and limited access to indoor activities in the winter. Although there is an indoor recreation center at Negaunee Public Schools, the City may benefit from more indoor event space for public events and wintertime recreation.



Public input on a SWOT analysis

Increasing Public Engagement

Public engagement is a critical element in the development of broadly inclusive communities that are responsive to their own constituents. Increasing participation in planning activities and civic matters can help guide projects in a way that is most desirable to

the community and its leadership and can be a venue for addressing opposing viewpoints. Proactive communities recognize that harnessing early input from the public is an essential step for major projects, from master planning to physical development projects, and everything in between.

Meaningful engagement also has the additional benefit of cultivating a more informed citizenry when it comes to current City issues. When residents are aware of the facts and circumstances regarding changes in their community, they are more empowered to provide constructive feedback which can result in project modifications that better align with the needs and wants of the community. Consistently meeting the public's expectations for public engagement serves to build a sense of trust and understanding that enhances the bond between the city and its residents, and often leads to better outcomes than if it did not.



Heikki Lunta Bonfire

Goals

Building upon the work of Negaunee's historic leaders, the goals for People & Community reflect the City's innovative spirit, community priorities, and the dedication of current city leaders.

Goal 4.1: Continue to maintain and increase the general population of Negaunee.

- *Objective 4.1.1:* Continue promoting Negaunee as a destination for adventure and a safe and suitable environment for families.
- *Objective 4.1.2:* Improve local amenities such as high-speed internet, public transportation, etc to attract young working professionals and families.
- *Objective 4.1.3:* Engage with new and prospective residents in welcoming and orientation services to promote successful integration and maximum community involvement.



A community event at the Senior Center

Goal 4.2: Create and maintain amenities that allow for senior citizens to age in place comfortably.

- *Objective 4.2.1:* Continue updates and improvements to the Negaunee Senior Center to improve functionality and usage.
- *Objective 4.2.2:* Create a plan to develop quality market rate senior housing and/or assisted living facilities to keep seniors in the area.
- *Objective 4.2.3:* Create a mobility plan or public transportation for seniors and others who have limited mobility.



Negaunee's Seniors on a Trip

Goal 4.3: Increase engagement with local youth in community events, programs, and opportunities.

- *Objective 4.3.1:* Consider creation of a civic engagement program aimed at high school students who are interested in community service projects and other community events.
- *Objective 4.3.2:* Promote the high school athletic facility to be utilized for social gatherings and physical activities for youth and families during harsh winter months.
- *Objective 4.3.3:* Coordinate with local schools on volunteer opportunities, community event support, and City beautification efforts.
- *Objective 4.3.4:* Survey high school students on priorities in the community and ideas for improvements to local facilities and amenities.



High School Students Working in the Community

Goal 4.4: Increase participation and involvement of citizens in public engagement and decision-making processes.

- *Objective 4.4.1:* Coordinate messaging efforts online through the city's website and over social media channels for maximum reach.
- *Objective 4.4.2:* Consider creation of a City Ambassador or similar program, nominating citizens who take a lead on promotion and education of City-led events for maximum participation.
- *Objective 4.4.3:* Include announcements or opportunities for participation in local publications.



Public Engagement at the Senior Center



Pioneer Days Celebration in Negaunee

5. Economic Development

The field of Economic Development has traditionally focused on the strategies of business attraction, retention, and expansion to drive job growth and local prosperity. However, the evolution of our society, driven by factors like advancements in technology, globalization, and others have changed the game of economic development significantly. Today, talented workers are the fuel of the new global economy and where they go and cluster, industries tend to follow and thrive. Skilled and talented workers are free and willing to relocate to places where they can achieve a high quality of life, competitive salaries, and high-quality affordable housing options. Thus, the strategy for economic development has had to adjust in recent years; while traditional strategies are still needed, incorporating principles of community development that aims to create vibrant places where these workers want to stay has become a necessity.

While the evolution described above is growing to be the norm for knowledge and skill-based industries, it should be noted that land-based industries such as fishing, forestry, and tourism are anchored to the locations in which these resources reside. The immediate region has a high reliance on these industries since the establishment of mining when Negaunee first formed. This fact is a double-edged sword, as they ensure reliable living-wage jobs locally, but these industries are subject to broader market trends and sustainability practices. The workforces of these industries also tend to skew more toward local labor and are not commonly targets for talent attraction. Heavy reliance on relatively few land-based industries may leave the community less resilient when faced with economic shocks, which suggests a significant effort should be put into cultivating diversification.

Strategic Priorities

For most of Negaunee and Marquette County's history, the economy was principally based on the iron ore mining industry. Mining on the Marquette Iron Range in Marquette County goes back more than 150 years. Since the closing of many of these mines, the economy has had to shift from iron ore production to a more service and tourism-based economy.

A Redevelopment Ready Community

As of this point in early 2023, Negaunee is working on becoming a Redevelopment Ready Community, or RRC, through the Michigan Economic Development Corporation. Through this certification the City will be eligible for certain grant programs and obtain priority on shovel-ready projects that meet the criteria.

Redevelopment of vacant and underutilized properties is a high priority in the City of Negaunee. Reinvestment in these types of properties enhances a community's potential to attract businesses and talent by creating a stronger sense of place and catalyzing future opportunities. Redevelopment visions should align with the future needs of the community, and in Negaunee's case, these visions should consider the possibility of strategies like increasing density, providing missing middle housing options, growing the tax base, welcoming new businesses and enterprises, and eliminating development barriers that impede the constructive and innovative use of land.



Priority Redevelopment Sites

Priority Site #1: Cambria Location

Location: South of Cambria Street, along M-41.

Opportunities: Could be an ideal location for commercial development, hospitality or hotel development, or retail establishments.

Vision: Redevelopment of this site serves the community with commercial and retail developments designed to fill need-based gaps, like eateries or hospitality based businesses such as hotels.



Priority Site #2: Tracy Mine Vacant Land

Location: South of Tracy Mine Road.

Opportunities: This reclaimed mine area could be developed into much needed housing, utilizing a mix of single family homes and multifamily housing structures.

Vision: This area could be the beginning of a new neighborhood in Negaunee, utilizing the underused land in a method that serves the community and stays within the style of Negaunee’s older neighborhoods for a cohesive look and feel.



Priority Site #3: Ann Street Location

Location: South of Ann Street.

Opportunities: This area could also be used for new housing developments.

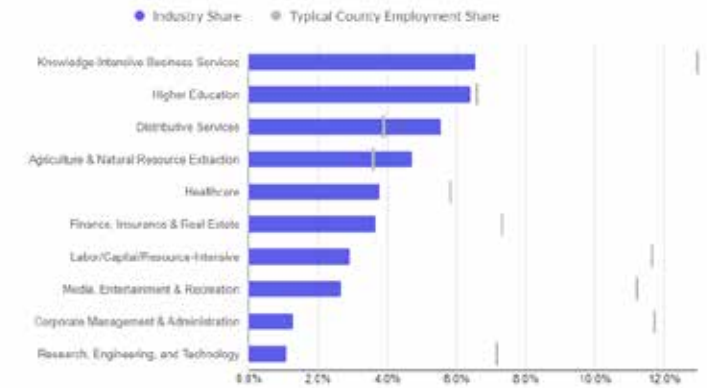
Vision: The Ann Street neighborhood has expanded and grown to include more newly built single and multi family housing. Negaunee’s new housing developments serve as a major draw for new residents.

Industry Diversification

Industry diversification is a strategy that seeks to grow the output, workforce, and wages of new and emerging industries in regions where few larger industries dominate the economy. Diversification of industries, similar to investment planning, can result in reduced potential losses and greater potential for rapid recovery when impacted by economic shocks, such as the Great Recession and the COVID-19 Pandemic.

According to EMSI, Economic Modeling Specialists International, which provides high-quality employment data and economic analysis via web tools and reports, the highest industry cluster in the county is Non-Function Employment, meaning, service-based uncategorical industries such as food service and retail, numbering over 16,000 jobs in 2020 (figure 23). Knowledge-Intensive Business Services is the next highest industry cluster, followed closely by Higher Education. Agriculture and Natural Resource extraction is still high up on the list, but only employs about 5% of the local workforce.

Mining remains a current staple of Marquette County industries, but is expected to continue its downward trend. Figure 24 shows the employment rates of the County along with the national average. Marquette County has many more employees than the national average, but there has been a 26% drop in growth over 2015-2020, and is projected to fall another 20% by 2025.

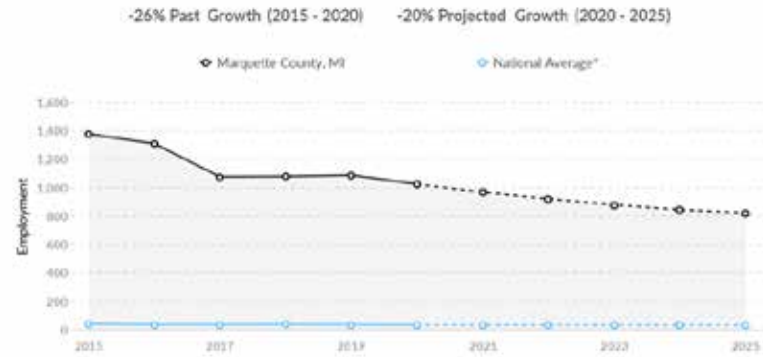


Industry Cluster	2020 Jobs	% of Total Employment	% of Typical County Employment
Non-Function Employment	16,105	61.3%	18.4%
Knowledge-Intensive Business Services	1,724	6.6%	12.9%
Higher Education	1,683	6.4%	6.6%
Distributive Services	1,460	5.6%	3.9%
Agriculture & Natural Resource Extraction	1,243	4.7%	3.6%
Healthcare	993	3.8%	5.8%
Finance, Insurance & Real Estate	961	3.7%	7.3%
Labor/Capital/Resource-Intensive	765	2.9%	11.6%
Media, Entertainment & Recreation	705	2.7%	11.2%
Corporate Management & Administration	536	1.3%	11.7%
Research, Engineering, and Technology	264	1.1%	7.1%
Total	26,258	100.0%	100.0%

Figure 22: Industry Shares by Sector in Marquette County
Source: Economic Modeling Specialists International (EMSI), 2020

Supply is Higher Than the National Average

The regional vs. national average employment helps you understand if the supply of Mining (except Oil and Gas) is a strength or weakness for Marquette County, MI, and how it is changing relative to the nation. An average area of this size would have 31* employees, while there are 1,022 here. This higher than expected supply may make it easier to find candidates. The gap between expected and actual employment is projected to narrow over the next 5 years.



*National average values are derived by taking the national value for Mining (except Oil and Gas) and scaling it down to account for the difference in overall workforce size between the nation and Marquette County, MI. In other words, the values represent the national average adjusted for region size.

Figure 23: Mining Industry Employment Rates
Source: Economic Modeling Specialists International (EMSI), 2020

A breakdown of those currently employed in the mining industry by age in figure 25 shows that most employees are between the ages of 35 and 54, with almost a quarter of those being over 55. This suggests that those in the mining industry may stay until they retire. These figures also suggest that young people are not relying on employment in the mining industry but may be searching elsewhere for more sustainable and reliable opportunities.

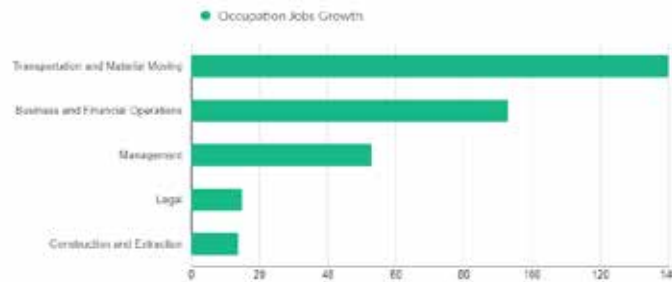


Figure 24: Mining Industry Age Breakdown
Source: Economic Modeling Specialists International (EMSI), 2020

The decline of the mining industry ultimately means less entry-level family-wage jobs for the residents of Marquette County. While mining remains an important industry in Marquette County, it is not sustainable nor dependable for future generations as the natural resources in the area are limited and finite.

There has been a recent shift away from mining and manufacturing from 2020 onwards, with management and technical services industries growing the fastest (figure 26). The top growing occupations meanwhile include management, transportation and material moving, and business/financial operations. Transportation and material moving occupations are quickly outpacing the rest, with the number of positions reaching over 140 in Marquette County alone. This suggests that skills and experience are vital when seeking specialized or management positions.

Top Growing Occupations



Top Growing Industries

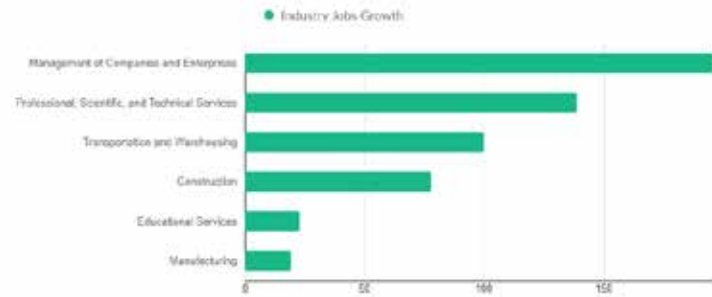


Figure 25: Top Growing Occupations and Industries, Marquette County
Source: Economic Modeling Specialists International (EMSI), 2020

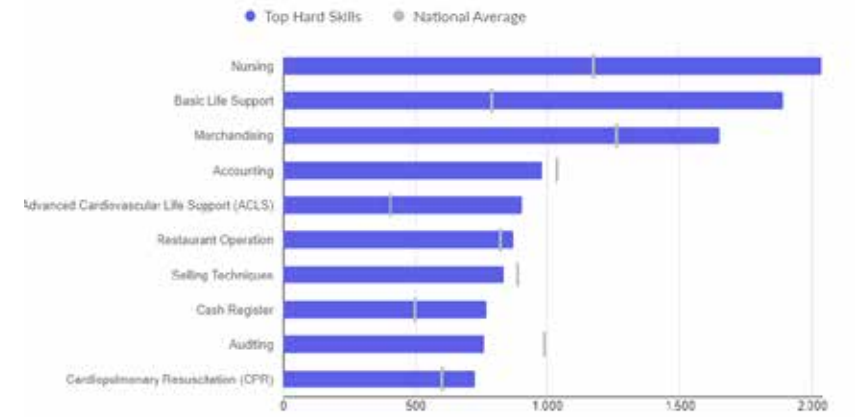


Figure 26: Top Hard Skills vs National Average, Marquette County
Source: Economic Modeling Specialists International (EMSI), 2020

Figure 26 shows the top Hard Skills in Marquette County compared to the National Average. Hard skills refer to the job-related knowledge and abilities that employees need to perform their job duties effectively. Soft skills are the personal qualities that make an employee successful, such as personal relations, collaboration, and time management. Hard skills show the level of training and specialization an employee needs to be eligible for certain occupations.

Nursing is the top hard skill for Marquette County, followed closely by Basic Life Support and Merchandising. All of these skills exceed the national average, and is indicative of the importance of the health sector in the County and those who support it.

Accounting, Selling Techniques, and Auditing are hard skills where Marquette County falls behind the National Average, but are not vastly important for the region's economy. Growing skills in a workforce is often a necessary and difficult task, especially when there is a major shift in industries, like in Marquette County. Talent and skill pipelines can make a large impact and often seek to reach high school and college students.



Figure 27: Talent and Skill Pipeline Example

Talent and Skill Pipeline Development

Talent and skill pipelines are a method of keeping and maintaining a pool of talented and skilled workers, ready to fill in employment and knowledge gaps in a certain industry. Pipelines can be built with the help of local employers, schools, and other community driven or economic development organizations. These pipelines can also help support emerging industries, such as the tech industry, remote working, and outdoor recreation.

Figure 27 shows an example process in which the City, an economic developer, higher education institution, or a local employer can start to develop a highly skilled and already trained pool of potential employees. First an industry is selected and their needs are assessed. Where are they lacking? What sorts of positions need to be filled either now or in the near future? Develop training programs and/ or credentials to meet those specific needs. Recruitment starts, often at the high school level, for interested students. The candidates that complete the program are now hire-ready and strengthen the local economy.

By forming mutually beneficial partnerships with local businesses and industries, the local economy can be strengthened with potential workers while encouraging the future workforce (students) to stay in the area. These pipelines can provide a clear path from school to career and are an investment in specially trained individuals for companies. Likewise, outside of traditional career paths, entrepreneurship and business incubators also have the potential to create further jobs and opportunities. These activities could also be supported using a pipeline or other

services offered by the local SmartZone or employee resources such as Michigan Works.

Outdoor Recreation & Electrification

Outdoor recreation has recently been recognized as an emerging and growing industry cluster, especially in Marquette County. Tourism and service-based jobs and industries are readily available, but due to their seasonal nature, these sectors are difficult to sustain a community on its own. However, following the COVID-19 Pandemic, Marquette County, along with much of Michigan, saw increased tourism and visitors, often overwhelming outdoor recreational capacities and threatening sustainability practices for popular facilities and attractions.



Electric snowmobile on trails in winter

The Bureau of Economic Analysis calculates the economic output nationwide for outdoor recreation is \$689 billion,

surpassing other industries such as mining, farming, and manufacturing. Since then, outdoor recreation has played an increasingly important role in supporting economic growth in the United States. Harnessing this industry growth for destination states, like Michigan, could be a strong economic driver for prosperity and quality of life.



Mountain biking in Negaunee

As demand for outdoor recreation increases, so does the region's ability to grow this industry responsibly and sustainably. The City of Negaunee is at a unique vantage point in the U.P. and could increase the availability and quality of outdoor attractions, capturing tourists who value the distinctive amenities the City has to offer. At this time in 2023, City leaders have recognized the need for increased capacity at recreational sites within the city limits and the surrounding area and have outlined ongoing and future projects more specifically in the Parks and Recreation Plan. Some proposed projects include further lighting along the Iron Ore Heritage Trail, city play lots to be improved upon, and a new downtown streetscape. The proximity to trails, lakes, and downtown make Negaunee a near perfect destination for outdoor recreation opportunities no matter the season.

The Michigan Office on Outdoor Recreation Industry was recently established by the state and works with industry partners from many different sectors to anticipate emerging trends, create effective policy and elevate outdoor recreation opportunities and resources across Michigan. Communities across Michigan recognize that outdoor recreation supports health, contributes to a high quality of life and—perhaps most importantly—attracts and sustains employers and families. Outdoor recreation in Michigan is a real and steady economic driver, especially in the Upper Peninsula.

As demand for reliable electric vehicles (EVs) continues to rise, it is imperative that consideration be given to other modes of transportation, such as electric scooters, bikes, and even snowmobiles. There are few electric vehicle charging stations in the U.P. and overcoming that shortage could be advantageous to the local economy. Upgrades on trailheads could introduce this technology, made available through recreational resources. Why not take a hike along the trails while your EV charges? A synergistic relationship can be formed where infrastructure meets recreation.



An EV Charging Station



Iron Ore Heritage Trail Mile Marker

Goals

Goal 5.1: Attract and grow modern, light, and small businesses and industries within the City.

- Objective 5.1.1: The Planning Commission will periodically review the zoning code to determine where possibilities exist for incorporating new light and small industry uses within zoning districts.
- Objective 5.1.2: Review contemporary data on locational advantages and possible opportunities for new industries, then work with the region’s economic development organizations to entice new business to start.
- Objective 5.1.3: Promote the Invent @ NMU West End Kiosk to facilitate and encourage entrepreneurship and innovative product development.



Love and Bicycles

In Michigan, outdoor recreation annually generates:



\$26.6 BILLION in consumer spending



232,000 direct jobs



\$2.1 BILLION in state and local tax revenue



\$7.5 BILLION in wages and salaries

Figure 28: Outdoor Recreation in Michigan Values
Source: Michigan Office of Outdoor Recreation Industry, 2021

Goal 5.2: Maintain an appropriate balance of tourism-focused development and community-oriented commercial and service establishments.

- *Objective 5.2.1:* Assess the proportion of tourism related businesses and community oriented commercial and service establishments to determine if an appropriate mix exists and if not provide zoning or ordinance amendments to control for that.
- *Objective 5.2.2:* Identify common barriers to community oriented business opportunities and work to amend or limit those barriers.



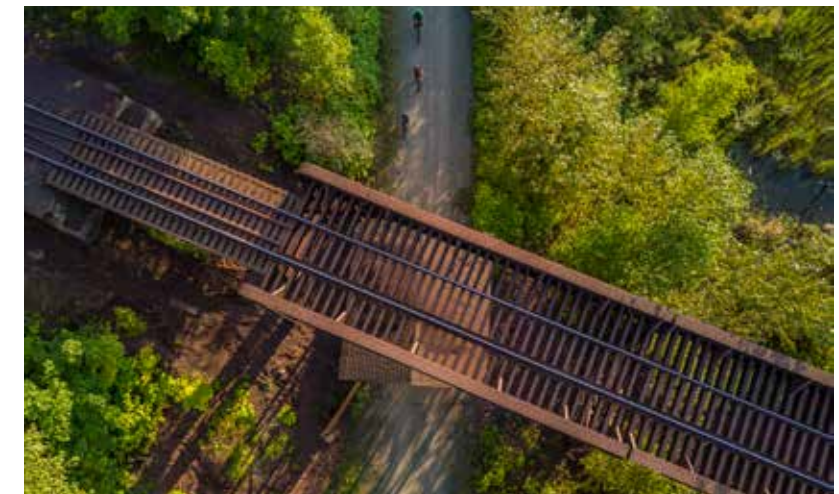
Teal Lake Pizzeria booth

Goal 5.3: Improve the diversity of industries and employment opportunities by building on existing strengths, locational advantages, and emerging opportunities.

- *Objective 5.3.1:* Work with local economic development organizations to identify existing strengths and opportunities, then seize opportunities to develop within a fixed timeline.
- *Objective 5.3.2:* Use cluster strategies to build upon existing strengths in tourism, outdoor recreation, and local businesses.
- *Objective 5.3.3:* Consider improving high tech infrastructure such as broadband or fiber access to encourage the location of new and emerging businesses and industries.
- *Objective 5.3.4:* Consider the implementation of incentives for purchasing and redeveloping property within the City.
- *Objective 5.3.5:* Consider the adoption and implementation of a skills and/ or talent pipeline working with local establishments and educational institutions.
- *Objective 5.3.6:* Get involved and stay in contact with the Michigan Office of Outdoor Recreation Industry and the Michigan Office of Rural Development for updates, opportunities, and best practices.

Goal 5.4: Continue to develop and promote the unique economic development assets and initiatives through consistent marketing and publications.

- *Objective 5.4.1:* Publish an updated economic development plan every 5 years following the success of the "Moving Forward" campaign.
- *Objective 5.4.2:* Utilize public and private partnerships to fund electrification and beautification opportunities within the City.
- *Objective 5.4.3:* Collaborate with neighboring cities and municipalities on larger scale economic development potential and national events.
- *Objective 5.4.4:* Beautify and apply marketing to city gateways and other such opportunities, such as the train trestle bridge or the water works building as a distinct welcome.



6. Natural Resources, Environment, & Energy

Negaunee is fortunate to have an abundance of unique and impressive natural features that make the region a draw for outdoor enthusiasts. Seemingly endless possibilities exist for recreation during all four seasons of the year, due to the regional climate and variety of landscapes.

The entire Upper Peninsula has been seeing record numbers of visitors and tourists, here to take in all that we can offer. With this boon comes a responsibility to the community, the environment, and the natural resources we all enjoy on a daily basis.

The natural resources of the region were the assets that originally allowed the region to be settled as a center for logging, mining, and commercial fishing. These industries, although smaller today, still employ a fair share of residents and these occupations still play a major role in shaping the identity of Negaunee.

Strategic Priorities

As the global economy and climate changes, industries like these are particularly vulnerable to the shockwaves that occur making it more important than ever to adopt sustainable practices and develop new markets to ensure the heritage and the culture of the community remains intact.

Growing Renewable Energy Capacity

As the cost to distribute energy from non-renewable sources grows high and the efficiency and prices of renewable energy technologies improves, it is worth considering updates to infrastructure and amenities that are less expensive, renewable, and sustainable.

WPPI, the City's electrical energy provider, recently published its Annual Report, which states its intention to work toward zero carbon emissions by 2050.

To reach this goal, the City should consider its ordinances to determine where small-scale renewable energy sources, such as solar panels, may be installed. Some possibilities include on the roofs of homes and businesses, vacant lots, and parking lots. Encouraging assessments of current energy use and upgrading to more energy efficient devices also help reach this goal, while saving customers money.



Solar Panels on roof in Negaunee Township

Low-Impact Approaches to Development

Low-Impact Development (LID) is a term that refers to the development precautions and structural best practices when engaging in the development of land which attempt to allow a site to function in a state as close as possible to its pre-development conditions. For example, existing soils, vegetation, and mature trees may be protected from encroachment on unused portions of the development site to ensure healthy stormwater drainage occurs. In other instances, it may include a reduction in the amount of impervious surfaces like parking lots, which increase runoff. LID is not a "one size fits all" approach, nor is it a solution to every environmental problem, but

in considering it for the right applications, LID can be a helpful tool to make communities more resilient in the face of extreme weather.

Prioritizing Environmental Protections

As a growing city it is essential to promote balanced and responsible growth and development. Establishing, growing, and maintaining green spaces within the city is beneficial for residents quality of life, visitors' impressions, and for stewardship of the environment. Green spaces can be anything from a butterfly garden, a pocket park, or simply an unmowed area reserved for traveling pollinators.

These spaces can be seamlessly integrated in and around the trails and the downtown. Other considerations can include dark sky lighting to simultaneously light the City while preserving the ability of residents and visitors to appreciate the fullness of the night sky.



Pollinator Garden Example with Signage

Goals

Goal 6.1: Increase the adoption of renewable energy systems within residential, commercial, and municipal sectors.

- *Objective 6.1.1:* Review City building and ordinance codes for potential barriers to development of renewable energy technologies and improve upon any outdated or overly burdensome regulations, as appropriate.
- *Objective 6.1.2:* Encourage and educate residents, local establishments, schools, and public sector organizations about cost savings from improved energy efficiency upgrades.
- *Objective 6.1.3:* Encourage including energy efficiency and renewable energy requirements during any upgrade, renovation, or new construction of municipal facilities.
- *Objective 6.1.4:* Create a comprehensive energy plan covering current energy use, timelines, goals, new technologies such as solar and wind, energy storage, electric vehicle infrastructure, etc.



Goal 6.2: Protect natural and environmentally sensitive areas with low impact approaches to development and redevelopment.

- *Objective 6.2.1:* Create a series of ecological standards to be used throughout the city such as limited pesticide use, drinking water protections, tree conservancy, etc.
- *Objective 6.2.2:* Consider creation of a stormwater management plan to reduce problems caused by flooding and erosion.
- *Objective 6.2.3:* Procure curbside recycling bins for the program for ease of use.
- *Objective 6.2.4:* Maintain the designation as a Tree City USA and maintain the City forestry management plan, including an annual Arbor Day Celebration.



Goal 6.3: Encourage responsible use by the general public and upkeep of local trails and amenities.

- *Objective 6.3.1:* Consider working with organizations who have campaigns in place such as Travel Marquette and their “Respect Marquette” campaign.
- *Objective 6.3.2:* Coordinate with and support local volunteers and outdoor recreation organization to maintain current trails with possibilities of upgrades or expansions.
- *Objective 6.3.3:* Continue to promote Negaunee as a destination and place for adventure.



Negaunee High School Students Install Solar Panels for Project

7. Housing & Neighborhoods

The resiliency of small towns directly relates to the health of neighborhoods that support their adjacent downtowns. Negaunee has a historic pattern of development that has largely been favorable to dense, walkable neighborhoods built around the core of downtown, providing access to employment, goods, and services.

Unfortunately, neighborhoods may deteriorate over time due to lack of investment, blight, and deterioration of residential character, so it is important to take steps to maintain the integrity of these residential zones, not only for current residents but for future ones as well. [upkeep of historic homes, lack of senior housing, and] are among the top challenges for this section.

Strategic Priorities

Negaunee's historic neighborhoods add a small town charm and appeal, becoming a magnet for families looking to relocate to the Upper Peninsula. It is important to retain, strengthen, and beautify these old attractive neighborhoods for the longevity of residents and future homeowners. Having adequate and affordable housing is the foundation of any great neighborhood. The Planning Commission recommends the following strategic priorities and goals.

Quality Affordable Neighborhoods

Since the onset of the COVID-19 pandemic, the housing market has been experiencing unique trends. There are more people than housing, driving up prices for homeownership and rentals alike. Both homeownership and finding a high quality rental property are more difficult than ever. **"Missing middle"** is a term that refers to housing types that are not commonly present in Michigan communities and typically include such forms as mixed-use loft apartments above a commercial

business, townhouses and rowhouses, duplexes, fourplexes, and other structures that fit well into the fabric of moderately dense urban neighborhoods. These types of housing developments are practical for small towns with traditional downtowns, and in adjacent downtown neighborhoods where density and walkability is strongly desired.



A Negaunee Neighborhood

In Negaunee, the growth of missing middle housing could appeal to those who find themselves priced out of the current (and possibly future) market. Smaller living spaces that are typical in downtown settings can be ideal for retirees looking to downsize, empty-nesters, and young professionals who want to be close to the downtown to access services and amenities. City leaders should consider the redevelopment opportunities that exist in the downtown and transitional zones and engage the community and decision makers on the future uses of these potential redevelopment sites. The City, Downtown Development Authority, and other community groups could support this activity while ordinances are reviewed and barriers to creating missing middle housing are addressed or removed. Potential barriers can include but

are not limited to zoning restrictions and redevelopment limitations.

Housing Stock Improvements

Improving the quality of housing stock in Negaunee could be beneficial to much of the community. Utilizing a home repair grant or similar program could assist property owners in much needed updates to historical architecture, necessary renovations, and neighborhood beautification projects. Strong ordinances against blight and junk accumulation can also be tools to improve neighborhood appearances. The City would benefit from procuring more rental housing options to meet demand, as well as senior housing.

The majority of housing in Negaunee can be categorized as historic with over 72% of housing having been built before 1950, according to the Marquette County Housing Needs Assessment (2020). New construction



A House for Sale in Negaunee

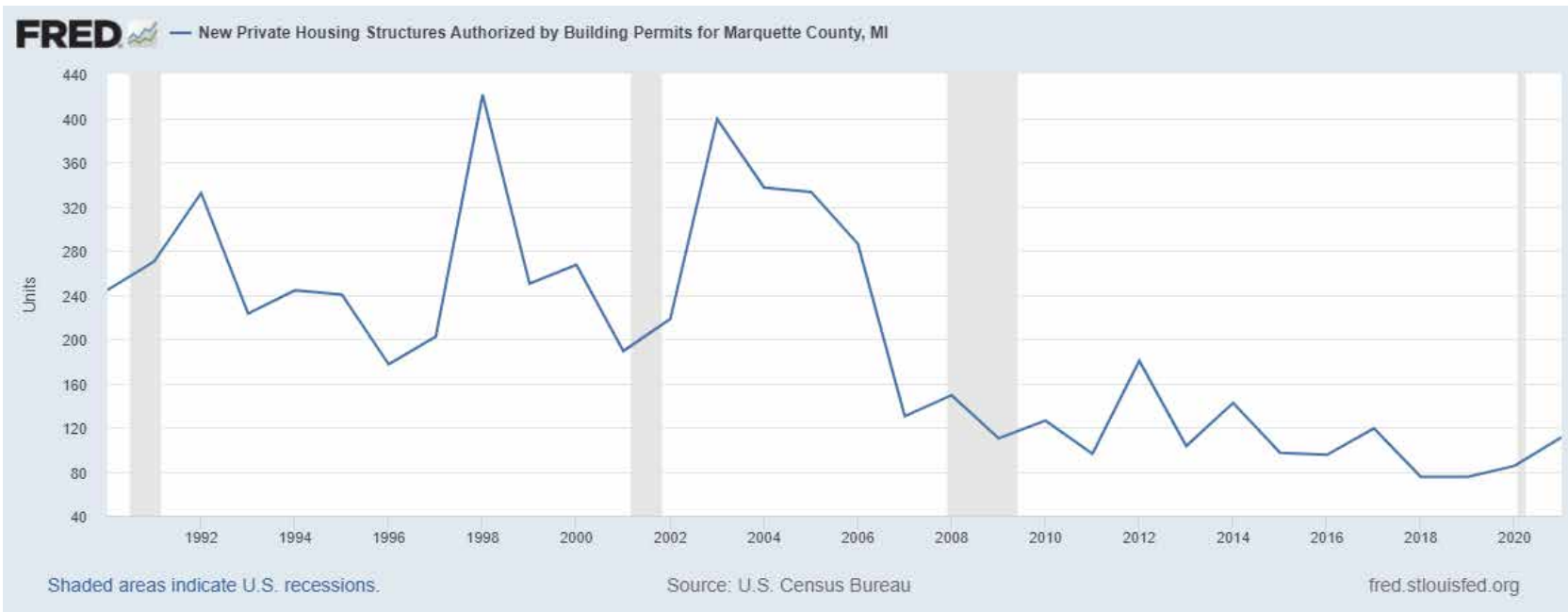


Figure 29: Private Housing Structure Building Permits: Marquette County
 Source: Federal Reserve Economic Data, FRED @ St. Louis FED, 2023

has dwindled in the county since 2004, with a small spike in 2012 and then a gradual rise since 2020. The gray columns indicate a recession, and we can see that new building permits never fully recovered after the 2008 recession (St Louis Fed, us bureau of labor statistics). There are other factors, however, attributed to the decline of new buildings, or housing, such as general inflation and the soaring costs of building materials. Relying on sustainably sourced materials, upcycled materials, and newly engineered products may be a way to cut costs in future build-outs.

Responsive to Community Needs

Negaunee has been moving forward at a rapid rate, growing and changing to meet the needs of its residents and visitors. A walkable downtown with many trail connections makes Negaunee unique in both mobility and outdoor recreation opportunities. Desirable neighborhoods are those in which every citizen has access to affordable housing and quality public institutions and

amenities. However, there are still unmet needs in the community.

Senior are the fastest growing group of homeowners in recent years. One third of all households are headed by someone of retirement age in Marquette County (housing needs assessment). As the “trends shaping the region” section has shown, the general population of the Upper Peninsula is aging and will need more specialized care in the form of proximity to hospitals and specialists, and some may need mobility upgrades, such as access ramps, on their homes or may desire a retirement



Building an Accessibility Ramp

community with less responsibilities than owning a home. Negaunee should respond to this need in the community by encouraging some sort of senior living facility, whether senior housing, retirement communities, or assisted living facilities so that local seniors can age in place where they want to be.

Young people, on the other hand, are finding themselves priced out of homeownership, with quality affordable rental units few and far between. Negaunee could benefit from more diverse housing options aimed at those who need to rent instead of own. As housing prices continue to rise in larger cities there is even more demand for rentals, subsidized housing, and accessory dwelling units in surrounding smaller cities, like Negaunee.



Example of a Fourplex or small Apartment Complex

Goals

Goal 7.1: Increase the stock of quality affordable, attainable, and market rate housing that meets the needs and incomes of the residents of Negaunee.

- *Objective 7.1.1:* Consider the creation of a local or regional housing committee to address the specific needs of the City.
- *Objective 7.1.2:* Support mixed-use and missing middle housing redevelopment projects in and around the downtown to increase overall supply of housing.
- *Objective 7.1.3:* Maintain a reasonable and responsible balance of short-term rental stock.
- *Objective 7.1.4:* Use best practices from other communities to apply tax increment financing and other incentives to encourage housing production and transformational market-driven development.
- *Objective 7.1.5:* Support the establishment and use of guidelines for assessing the quality and safety of housing stock
- *Objective 7.1.6:* Work with local governments and land bank authorities to bring vacant and abandoned homes up to code in preparation for sale.
- *Objective 7.1.7:* Review zoning ordinances for barriers to new development of equitable housing.

Goal 7.2: Strengthen and improve upon Negaunee's historical neighborhoods by encouraging and incentivizing home updates made by homeowners.

- *Objective 7.2.1:* Consider and apply for grant funds to assist in home improvement costs for neighborhoods, i.e. MSHDA's Neighborhood Enhancement Programs.
- *Objective 7.2.2:* Support home improvements focused on assisting senior and persons with disabilities to live independently in their own homes.
- *Objective 7.2.3:* Explore options related to neighborhood improvement programs for specific targeted neighborhoods.



Negaunee Historical Society Museum

Goal 7.3: Control the proliferation of blight and vacancies through the consistent enforcement of ordinances and community placemaking efforts to encourage investment in adjacent properties.

- *Objective 7.3.1:* Review zoning and general law ordinances related to blight and nuisances to determine if updates are necessary to improve community appearances.
- *Objective 7.3.2:* Develop a plan for demolition of blighted properties that are beyond repair.
- *Objective 7.3.3:* Preserve residential zones and character by limiting rentals to owner-occupied dwellings.



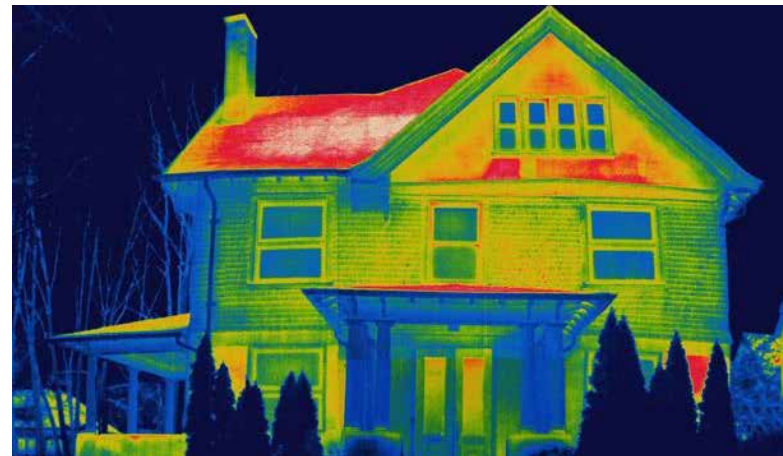
An Example of Blight in Michigan

Goal 7.4: Promote and enhance the ability of older adults to age in place.

- *Objective 7.4.1:* Incentivize and promote development and creation of local senior housing, assisted living centers, and other aging friendly facilities.
- *Objective 7.4.2:* Support accessibility projects and renovations to elderly homes including access ramps and ground floor amenities.
- *Objective 7.4.3:* Develop a plan for production and development of more quality market rate housing for seniors within the City.

Goal 7.5: Increase environmental sustainability, energy efficiency, and weatherization in housing rehabilitation, preservation, and production.

- *Objective 7.5.1:* Foster alignment between energy efficiency and weatherization programs, including emergency repairs and energy financial assistance for homeowners who qualify.
- *Objective 7.5.2:* Participate in state-led programs and other energy efficiency programs for maximum grant dollars and community impact.
- *Objective 7.5.3:* Collaborate with nearby cities and regional partners to expand programming where it is most needed.



A Heat Map Showing Heat Escape

8. Quality of Life

Quality of Life addresses the features, amenities, experiences, and conditions that collectively make Negaunee a desirable place to live. What makes Negaunee a place where new residents want to locate? How can we create a great place that Negaunee's college-bound youth return to after graduation? What can we do as a community to make the overall population more happy, healthy, and safe? These are the big questions that we should attempt to find solutions to as we engage in meaningful community development over the coming years to maintain a vibrant and livable place.

Strategic Priorities

Quality of life is important for resident longevity and general health. Quality of life also impacts future residents, children, and visitors. The following strategic priorities were built from community feedback sessions and considered when crafting the goals and objectives for this section.

Recreational Assets and Walkability

Walkable communities are highly desirable, good for community economics, promote physical activity, and are more environmentally friendly. Small towns like Negaunee have a significant advantage in this regard with their neighborhood proximity to downtowns and connections to the region's trail system. Improving these connections could lead to more local trail use and vice versa; trail users could easily make the connection to downtown eateries, shopping, and more.

Engaging Public Spaces

When properly maintained and well-used, public spaces can contribute significantly to community vitality and vibrancy. By enhancing and investing in public spaces, these actions tend to have the effect of encouraging private investment in nearby properties. **Placemaking** is a term that means creating places where people want to be and focuses on transforming public spaces to strengthen the connections between people and these places. Put simply, placemaking is a process centered on people and their needs, aspirations, desires, and visions, built upon community participation. Negaunee could benefit from temporary or pop-up placemaking activities or public art installations. Businesses tend to thrive in areas with high foot traffic, so traditional downtowns with their open store fronts, ground floor windows, and sidewalk amenities can be ideal for these types of placemaking efforts.



Ribbon Cutting for Social District

A concept forged by the Project for Public Spaces known as the Power of 10 suggests that a place needs ten

major destinations in the region, ten places within each destination, and ten things to do in each place to create a desirable and attractive place where people want to gather. This concept provides local leaders with a target for creating a transformational placemaking strategy that includes incremental and tangible goals. City leaders and the Downtown Development Authority should work together and attempt to map the placemaking assets it currently has, then determine where and how it can be enhanced to achieve the Power of 10 principles.

Increasing Access to Local Food

Access to fresh, healthy, locally grown foods is vitally important to the health and general well-being of our community. As the COVID-19 pandemic revealed, we cannot always rely on traditional outside supply chains for food and other household items. Producing food locally, like in a community garden, could provide nutritious food while teaching residents how to grow their own. Farm-to-School projects, like the successful partnering between Partridge Creek Farm and the Ishpeming area schools, could also be beneficial in addressing childhood hunger and obesity. The Negaunee Farmer's Market is another prime example of local food production and distribution.



Negaunee Farmers Market

Goals

Goal 8.1: Improve walkability, walk appeal, and pedestrian connectivity city-wide.

- *Objective 8.1.1:* Repair and update sidewalks and crosswalks as suggested in the Sidewalk Management Plan (2019).
- *Objective 8.1.2:* Develop a strong network of pedestrian connectivity from residential areas to key points of interest such as: schools, downtown, public parks, trailheads, and grocery stores.
- *Objective 8.1.3:* Continue participation in programs such as Safe Routes to School and having accessible sidewalk amenities for people of all abilities.
- *Objective 8.1.4:* Install year-round public-use trash and recycling bins in central locations to encourage clean streets, sidewalks, and trails.
- *Objective 8.1.5:* Integrate and implement the complete streets components of planning, design, and context sensitive solutions for all City transportation projects to ensure roadways provide appropriate access to all legal users.



Kids on play equipment

Goal 8.2: Improve the health of Negaunee's residents through increased access, affordability, and consumption of locally grown foods.

- *Objective 8.2.1:* Encourage and expand public knowledge on local regulations regarding small scale agriculture and raising of small livestock in residential areas.
- *Objective 8.2.2:* Create or expand upon educational programs regarding healthy eating, gardening, composting, etc.
- *Objective 8.2.3:* Increase participation in the local farmers market to promote locally produced goods and services, public entertainment, and meeting spaces.
- *Objective 8.2.4:* Use placemaking elements to create a community garden or similar space for food cultivation and citizen involvement/ learning opportunities.



Fruit and goods at the Farmers Market

Goal 8.3: Increase the availability and quality of transportation options within the City, including increasing availability of electric vehicle charging stations.

- *Objective 8.3.1:* Install more bike racks around the downtown and at popular destinations to increase the accessibility of amenities and services to bicyclists.
- *Objective 8.3.2:* Install electric vehicle charging stations downtown or near trailheads to encourage potential commerce and recreation.
- *Objective 8.3.3:* Encourage and facilitate private investment and installation of electric charging stations where appropriate.



People biking in Negaunee

9. Downtown Development

Downtowns are the lifeblood of towns and cities. They serve as an attraction for shopping, eating and drinking, and a place to meet with friends and family. They are social spaces where people gather for events and where visitors want to spend their time. Negaunee is fortunate to have a unique, historic, and walkable downtown full of personality. Many factors over the past century have shaped growth and uses in the downtown; however, in recent times city leaders have taken a greater interest in creating a highly livable downtown while maintaining a balance with the authentic small town character. The availability of redevelopment sites, developer interest, and how city leaders plan for the future will be the key factors that determine what our downtown will become.

Strategic Priorities

An active and thriving downtown is one that naturally fosters community and business growth. In recent years, Negaunee has welcomed several new businesses and their owners into the community, along with the establishment of a Social District, one in which people may traverse the downtown with drinks in their hand. Innovation and new ideas from city leaders can lead to creative problem solving. The following strategic priorities reflect community feedback and the priorities of city leaders and planning commissioners.

Historic Preservation

Negaunee's rich history is important to its residents, especially during a time of prime redevelopment, business attraction, and peak tourism. Negaunee understands moving forward does not mean leaving the history behind. In late 2021, Negaunee's Downtown Historic District, generally located between Peck Street and Rail Street, and between Tobin Street and North

Teal Lake Avenue, was officially recognized and listed in the National Register of Historic Places. The downtown will be allowed to access historic preservation tax credits, which can help offset the high costs of maintaining and rehabilitating historic buildings and landmarks, such as the Vista Theater. Retaining the historic character of downtown Negaunee is one of the top-most priorities of the Planning Commission.

Business Attraction

Business attraction can be beneficial to increase vibrancy and the tax base resulting in a strong local economy. A strong local economy is more resistant to economic shocks and disruptions, increases local employment opportunities, and can create future prosperity. Empty store fronts can be filled in gradually, or interested parties can initiate a redevelopment. As a growing City, Negaunee has the tools and will to attract businesses



Downtown Negaunee



Social District Map

that will fill in key needs in the community. Citizens have expressed the need for more and diverse eateries, including the need for breakfast and family dining. Business attraction can be layered with natural and recreational attractions, such as the Iron Ore Heritage Trail.

Proactive Downtown Development Authority

In Michigan, a DDA is a public body empowered to support the growth and development of the downtown, typically by capturing growth in tax revenues and reinvesting in downtown businesses and infrastructure. The DDA is also responsible for the planning and implementation of economic development, historic preservation, and the prevention of deterioration in the downtown business district. Maintaining a proactive DDA is essential for a city like Negaunee when balancing history with future development.

Tax Increment Financing

The City of Negaunee, along with hundreds of other communities around the state, participates in a Tax Increment Financing program, or TIF, which aims to bring redevelopment opportunities to certain designated areas of the City by capturing and making use of the increased tax base created by economic development and redevelopment. TIFs can be a useful economic development tool when utilized correctly.

Negaunee's TIF plan outlines four distinct approaches to revitalization and enhancement; to improve the appearance of the district through public improvements of streetscapes, parks, and intersections; to work with property owners to improve the use, appearance and preservation of buildings; to provide assistance to local business and property owners; and to link the downtown to regional natural resources, like the Iron Ore Heritage Trail. The City's TIF plan (amended and adopted 2020) and yearly reports can be viewed on the City's website.

Commercial Rehabilitation District

The Commercial Rehabilitation District Abatement Act, Michigan Public Act 210 of 2005, was adopted as a means of providing a stimulus in the form of tax incentives for the rehabilitation of commercial property. The purpose of the Commercial Rehabilitation District, or CRD, is to create new jobs and maintain existing jobs. This means the owners of certain properties in the designated district can receive a property tax abatement for a period of 1 to 10 years.

The primary goal of the district is to promote rehabilitation, renovation, or redevelopment of vacant properties within the downtown, hopefully sparking change and encouraging more redevelopment in adjacent properties.

The District boundaries run down North Teal Lake Ave, down Rail Street (encompassing the properties to the south), to Tobin Street, and along West Case Street.



Downtown Development District (green)
TIF District (red)

Goals

Goal 9.1: Address ordinance changes that will support the growth of a vibrant and prosperous downtown.

- *Objective 9.1.1:* City ordinances and provisions will be reviewed to identify potential barriers to placemaking activities, such as outdoor sidewalk dining, public art installations, or live music.
- *Objective 9.1.2:* Review ordinances and recommend changes to protect the traditional and historical design of downtown and features that enhance the appeal of walking and non-motorized transportation.
- *Objective 9.1.3:* Work towards expanding the Certified Local Government designation in the City.



Lighting on the IOHT

Goal 9.2: Facilitate improvements to parks, streetscapes, and public event spaces.

- *Objective 9.2.1:* Continue lighting improvements to the Iron Ore Heritage Trail, ensuring safe and equitable access to the trail year-round.
- *Objective 9.2.2:* Engage in placemaking activities to create unique and interactive spaces that attract people to the downtown.
- *Objective 9.2.3:* Consider development of a permanent outdoor space or venue for live music and entertainment.
- *Objective 9.2.4:* Remove mining fencing where appropriate and safe for more public parks and spaces.



Rendering of potential streetscape improvements, CUPPAD

Goal 9.3: Advertise and utilize the TIF and CRD districts for the rehabilitation and redevelopment of underutilized properties.

- *Objective 9.3.1:* Work with local business development entities such as Lake Superior Community Partnership to widely advertise CRD sites for redevelopment or rehabilitation.
- *Objective 9.3.2:* Create listings of available properties and specific buildings that could be ready for redevelopment as soon as possible, or, shovel-ready.



Midtown Bakery: An iconic business of the downtown

Goal 9.4: Continue to build upon the success of the Social District in engaging people in the downtown.

- *Objective 9.4.1:* Hold social and community events in or near the Social District to engage citizens and provide a welcoming atmosphere.
- *Objective 9.4.2:* Advertise the benefits and unique privileges of the Social District.



The Downtown Negaunee Social District

Goal 9.5: Create synergistic opportunities between the downtown and the outdoor recreation industry.

- *Objective 9.5.1:* Introduce wayfinding to popular Negaunee destinations from the trailheads.
- *Objective 9.5.2:* Install environmentally friendly energy supplies such as Electric Vehicle charging stations or solar battery charging stations at trailheads and in the downtown.



Interpretive Signage about Negaunee's History

Goal 9.6: Preserve and protect historic buildings while strengthening the charm and personality of Negaunee's downtown.

- *Objective 9.6.1:* Create listings of Redevelopment Ready Sites and details with the Michigan Economic Development Corporation (MEDC) to showcase redevelopment opportunities in Negaunee.
- *Objective 9.6.2:* Work with local groups on preservation activities such as fundraising, public awareness, and implementation.

10. Infrastructure and Community Facilities

Infrastructure and community facilities are the assets that make modern life possible in our communities. It includes our transportation networks, water and sewer lines, government buildings and public spaces, private utilities, and community services that operate oftentimes unnoticed when in working order. However, when any of these essential services become interrupted, City leaders are quick to find out from the public how much of an inconvenience it can be. In the worst case scenarios, the failure of infrastructure can lead to consequences for public health and safety, economic setbacks, and legal liability. It is critical that the City and its partners properly maintain these assets for the resiliency of the community and to mitigate the potential for consequences that result from failure.

Strategic Priorities

Maintenance of these infrastructure networks, assets, and community facilities directly relates to the quality of life and services of Negaunee's residents. A well-cared for city is one in which residents feel a sense of pride and belonging, while ensuring a place where visitors seek to return again and again.

Asset Management & Capital Improvement Planning

What are the assets that we own? What condition are they in and what is their remaining lifespan? How will we budget for their repair and replacement in the future? These are the questions we ask as we develop a holistic approach to the management of infrastructure. It may be hard to believe, but this is a relatively new concept in Michigan. When the anticipated life of a sewer pipe is greater than the lifespan of your average person, it is reasonable that the party who was responsible for

its installation overlooked the fact that it may eventually need to be replaced. Nearly a century later, following the rapid growth that gave rise to our cities of today, we are experiencing challenges that come with the end-life of many infrastructure assets, particularly water and sewer pipes that have been hidden from view for decades. These same water and sewer pipes can contain dangerous amounts of lead and copper, needing retrofitting. Negaunee has implemented a Capital Improvements Plan each year since 2018. This plan takes stock of current assets, needs, and challenges, ranking each item by importance and urgency. The CIP is formed by city leaders, the planning commission, and other governmental department heads such as the Chief of Police. Each item is then scored and ranked by need and urgency.



Elementary School Students getting active

Complete Streets and Walkability

Complete streets is a concept that recommends roads are designed and operated so they are safe, comfortable, and convenient for all practical users, which may include pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. This type of policy is not intended to

place additional requirements on road redesigns where compatibility is not appropriate, but rather to simply enhance considerations for incorporating improvements for uses who may typically be present in an area to better serve the populace. Such an example could include the placement of a high visibility crosswalk in an area where pedestrians are common or eliminating curbing in areas where wheelchair and stroller access may be desired. Walkability and walk appeal are similar concepts that address the community's potential for pedestrian mobility and desirability. The quality of walkability is often considered what is located within a five or ten-minute walk from one's surroundings to acquire basic needs like groceries. Walk appeal addresses the quality of the walking environment, as some 5-minute walks may be unpleasant due to factors like proximity to high-speed traffic and highways. A complete streets policy may provide some flexible recommendations that can enhance the prospect of non-motorized mobility in and around Negaunee. It is well-documented that these types of improvements enhance the value and marketability of real estate in a city.

Prioritizing Repairs to Existing Assets

City budgets are, unfortunately, not unlimited. City leaders must be fiscally responsible and informed when making decisions that impact the community. For the City of Negaunee, many infrastructure maintenance projects should take priority over expanding services and new developments. These timely repairs are essential to local quality of life and visitor attraction alike. Construction and repairs to systems can sometimes be made at the same time with the help of tools such as the MIC Dig Once Project Portal from the State of Michigan, which allows authorized entities to document ongoing and future infrastructure projects.

Negaunee Complete Streets



- Legend**
- Sidewalk Condition Rating: Excellent, Good, Fair, Poor
 - Parks
 - Points of Interest
 - Bus Stop
 - Roads
 - Iron Ore Heritage Trail
 - Other Trails
 - Trail Paths/Sidewalk Extension
 - Mar/Tran
 - 1. Negaunee Ice Arena
 - 2. Fire Department
 - 3. City Hall/Annex
 - 4. Negaunee Senior Center
 - 5. Negaunee Middle School
 - 6. Negaunee Middle School
 - 7. Negaunee Public Works
 - 8. Negaunee Historical Society
 - 9. Negaunee High School
 - 10. City Green Market
 - 11. Super One Foods
 - 12. Snyder's Drug Store
 - 13. Buck's Party Store

Transportation and Connectivity

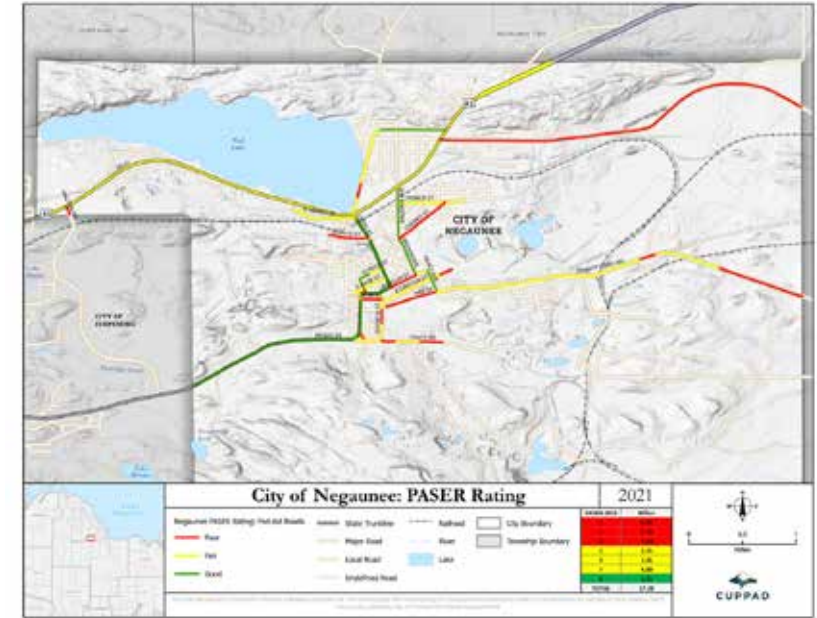
The basic objective of a road system is to facilitate the safe and efficient movement of people. Communities depend on the safe and effective movement of people and goods to sustain a functioning economy. Transportation efficiency is a key factor in decisions affecting land use and development. Making sure that transportation systems in the City are equitable, efficient, and inexpensive should be the top-most priority for the community.

Roads

The Michigan Department of Transportation (MDOT) is responsible for all state trunk-lines and works with the Marquette County Road Commission (MCRC) and city road agencies to provide routine maintenance. The MCRC is responsible for the county road system and the City of Negaunee is responsible for City streets. Many roads in Negaunee are in poor condition, with noticeable distortion, cracks, and potholes. There are several factors contributing to the current road conditions, including Michigan's unique frost-freeze cycle through winter and spring. A critical factor could be lack of funds with which to properly maintain the roads. Proactive planning can have a huge impact on local roads and city projects.

Roads within Negaunee have been evaluated using the **PASER** (PAvement Surface and Evaluation and Rating) system. Survey teams drove all the roads to inventory surface type, such as concrete, asphalt, gravel, and unimproved earth and to evaluate road conditions. The survey utilizes such characteristics as surface distress, pavement strength, and deflection. Roadways are rated on a scale of one to ten. Ten indicates the pavement surface is in excellent condition, displaying no visible signs of distress and have a quality rating of "new construction". A roadway given a rating of one represents the poorest roadway condition with visible signs of distress and

extensive loss of surface integrity. In 2021 CUPPAD rated all of Negaunee City roads, logging almost 20 miles. Poor roads show on the PASER map in red, Good roads show on the map in green, while Fair rated roads are in yellow.



PASER Rating, Negaunee
Source: CUPPAD, 2021

Bridges and Culverts

Bridges and culverts are critical elements in the City's transportation and infrastructure systems, making rivers, streams, and drainage ways passable, while providing an outlet for constant or intermittent waterflow. The failure of these structures can have catastrophic effects that result in danger to people and property, or serious disruptions to the overall transportation network.

Michigan's climate is expected to see more frequent rainfall in greater quantities as the climate changes, and so preparedness is essential. Managing, maintaining, and upgrading these assets is the responsibility of local, county, and State government agencies who coordinate through asset management practices and Capital Improvements Planning.

Non-Motorized Assets

An important part of transportation and connectivity is non-motorized assets. Non-motorized travel is fast becoming a choice for many people across the country as they are faced with high fuel prices and other environmental issues affecting the planet. Types and uses can range from on-road bicycle facilities, sidewalks, shared-use off-road paths, and side paths. Negaunee is uniquely positioned within multiple trail heads that serve as a draw for locals and tourists alike.

Making the trails accessible to multiple modes of non-motorized transportation should be a priority for the City. Ensuring equitable access and usability will keep drawing people to the trail systems.

Iron Ore Heritage Trail

The Iron Ore Heritage Trail is a 47-mile, year-round, multi-use, interpretive trail that crosses the Marquette Iron Range, serving Ishpeming, Negaunee, Marquette, and beyond. The IOHT draws many visitors year after year, many of which use the trail to traverse between the three cities.

Range Area Mountain Bike Association Trails System

Often shortened to RAMBA, they are a nonprofit, volunteer organization dedicated to inspiring people to realize the benefits of mountain biking and living a healthy lifestyle.

RAMBA maintains 77 miles of handbuilt singletrack for mountain biking, snow biking, and showshoeing which they maintain for their year round events and races.



Mountain Biking in Negaunee



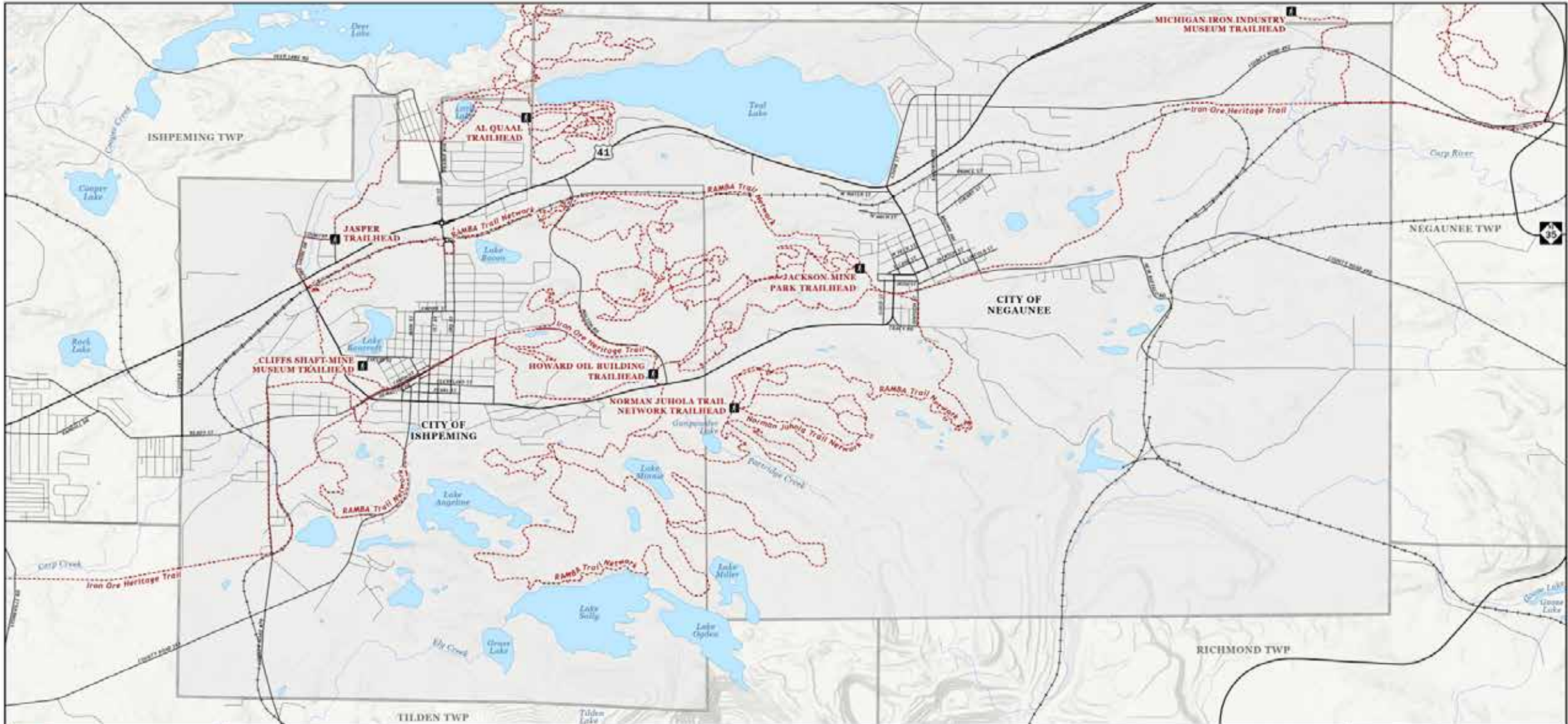
Cross Country Skiers



Wayfinding on the IOHT

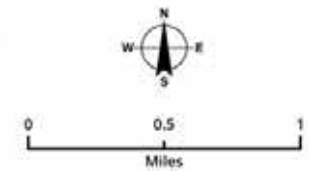


Ore to Shore Bike Race



Non-Motorized Trails: City of Ishpeming & City of Negaunee

- | | | | | |
|---------------------|-----------------|------------|-------|-------------------|
| Trailhead | State Trunkline | Local Road | River | Township Boundary |
| Non-Motorized Trail | Major Road | Railroad | Lake | City Boundary |



This information is provided as a public service by the City of Ishpeming and the City of Negaunee. It is not intended to constitute a warranty or any other form of insurance. The City of Ishpeming and the City of Negaunee are not responsible for any damages or injuries resulting from the use of this information. For more information, please contact the City of Ishpeming or the City of Negaunee.



Sewer, Water, and Storm Drainage

Water services are essential to all members of a community. The City keeps these services running as smoothly as possible to avoid interruptions in the daily life of the citizenry. These services need upkeep and maintenance while also participating in upgrades as new information and best practices are established. As part of the Master Plan, Negaunee's services and facilities are described and evaluated as to their present condition and adequacy to meet the present and future needs of the City. Communities around the Upper Peninsula are facing many economic challenges. Current budgetary restraints require innovative and responsible spending techniques that will be necessary to continue to provide the community with a high level of services with reduced funding.



Ishpeming Area Wastewater Treatment Facility

Wastewater Treatment and Sanitary Sewers

Wastewater collected from Ishpeming, Negaunee, and Ishpeming Township is treated at the facility jointly owned by the City of Ishpeming and Ishpeming Township. The wastewater treatment plant, which went online in April of 1986, is owned 67 percent by the City of Ishpeming and 33 percent by Ishpeming Township. The five-member Ishpeming Area Joint Wastewater Board consists of two member appointed by the City Council, two

members appointed by the Ishpeming Township Board, and one member appointed by the Marquette County Health Department, who oversee the general operations of the plant. Residential wastewater users are charged a flat rate per month. The majority of the City is served by this wastewater system with the exception of about 40 septic systems.

Recent upgrades to this facility include the ability to turn biowaste and other organic material into compost, which is then distributed to local farms and made available to citizens.



"Dump No Waste" Storm Grate

Storm Water Infrastructure

Stormwater runoff consists of rainwater that runs off land and surfaces like roads and parking lots into a larger body of water. Storm sewers in the City direct this runoff into the Carp River, Teal Lake, and Partridge Creek. There is currently no pumping system for storm water. The City may want to participate in an Infiltration and Inflow audit, which analyzes how groundwater (infiltration) and stormwater (inflow) flows into sewer pipes. This excess water can cause capacity issues in the pipes, resulting in larger volumes to be processed by the wastewater facility, and potential sewer overflows into homes. Infiltration and inflow is often caused by aging infrastructure that needs replacement.

Culverts are one method used to aid surface drainage. A culvert is a conduit used to enclose a flowing body of water. Culverts may be used to allow water to pass underneath a road, railway, or embankment. A City-wide surface drainage plan is being developed for control of stormwater runoff and discharge. Language requiring adequate surface drainage could be included in the zoning ordinance.

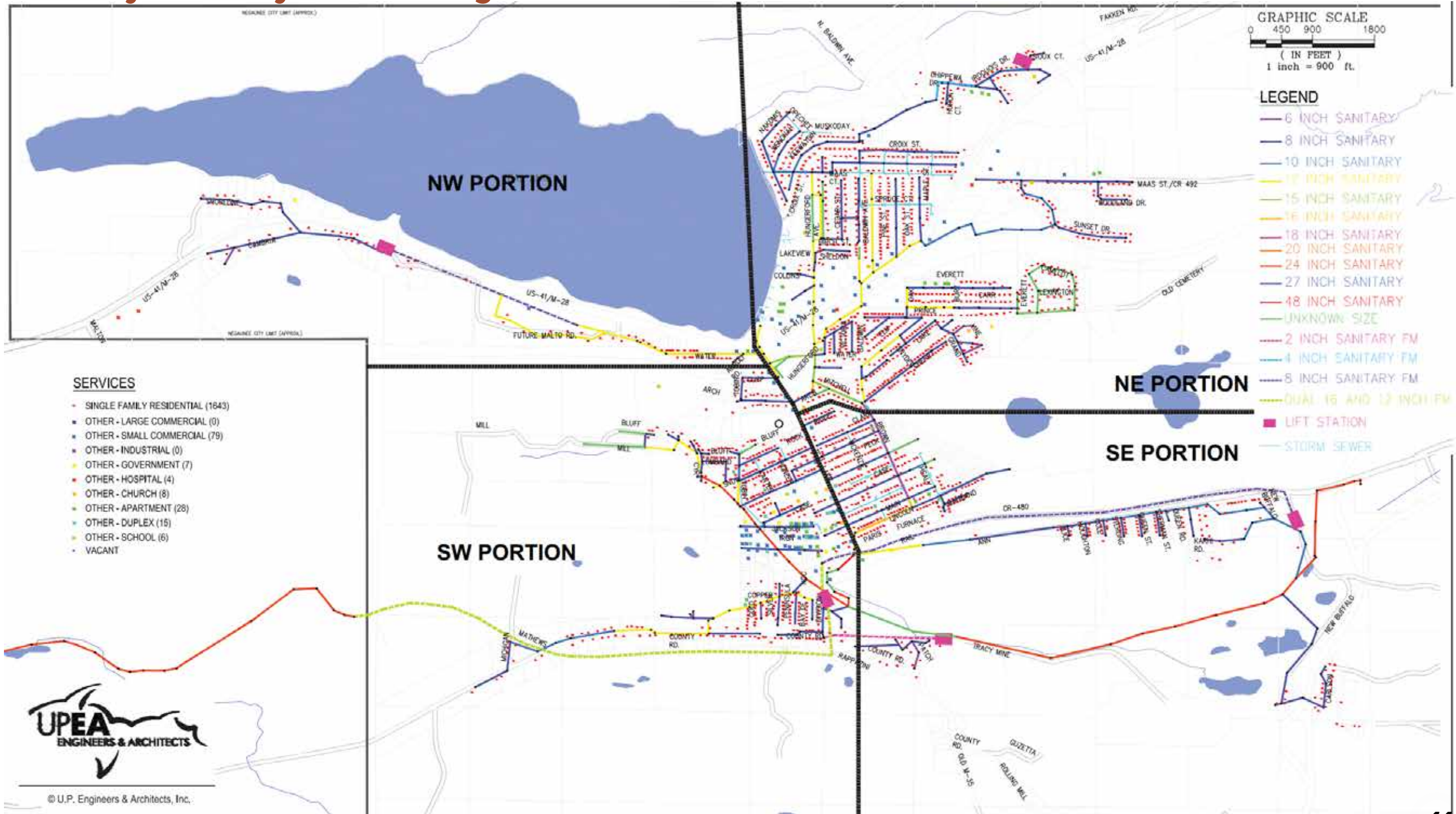


Ishpeming Area Wastewater Treatment Facility

Public Water Supply

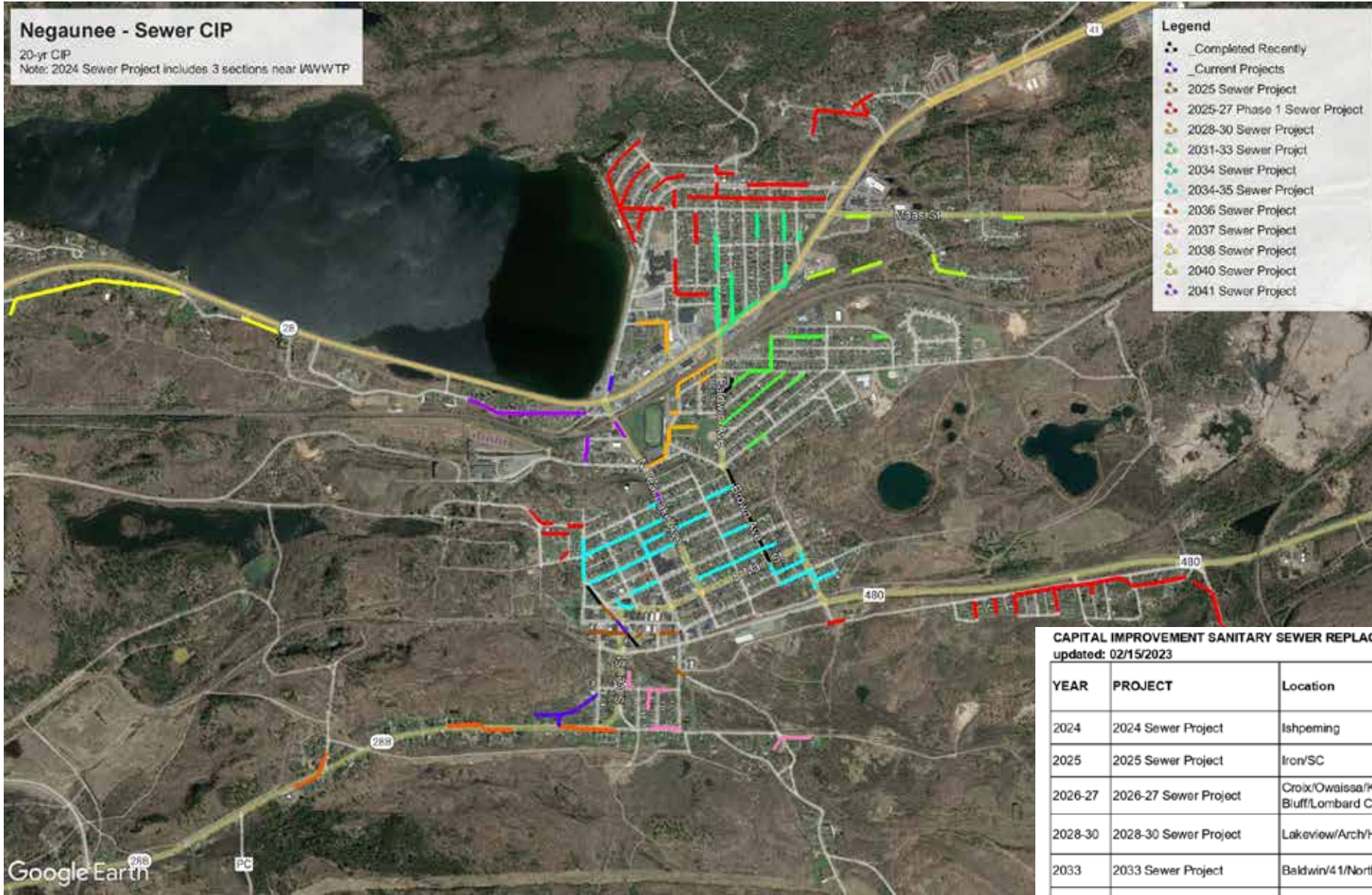
The City of Ishpeming, the City of Negaunee, and Ishpeming Township is served by a municipal water system. The water system is overseen by a joint municipal water authority, with two members from Ishpeming, two members from Negaunee, and one member from the county on the Negaunee Ishpeming Water Authority Board. The City utilizes nine wells for water service. There are residents in the southeast portion of the City that use private wells for water. The current water distribution system is in poor condition and is in need of upgrades. The City currently has plans to audit the system with the help of state funding with the intention of updating the infrastructure in compliance with Michigan's Lead and Copper Rule to protect drinking water from high lead and copper content.

Sanitary Sewer Systems of Negaunee



Negaunee - Sewer CIP

20-yr CIP
 Note: 2024 Sewer Project includes 3 sections near IWWWTP

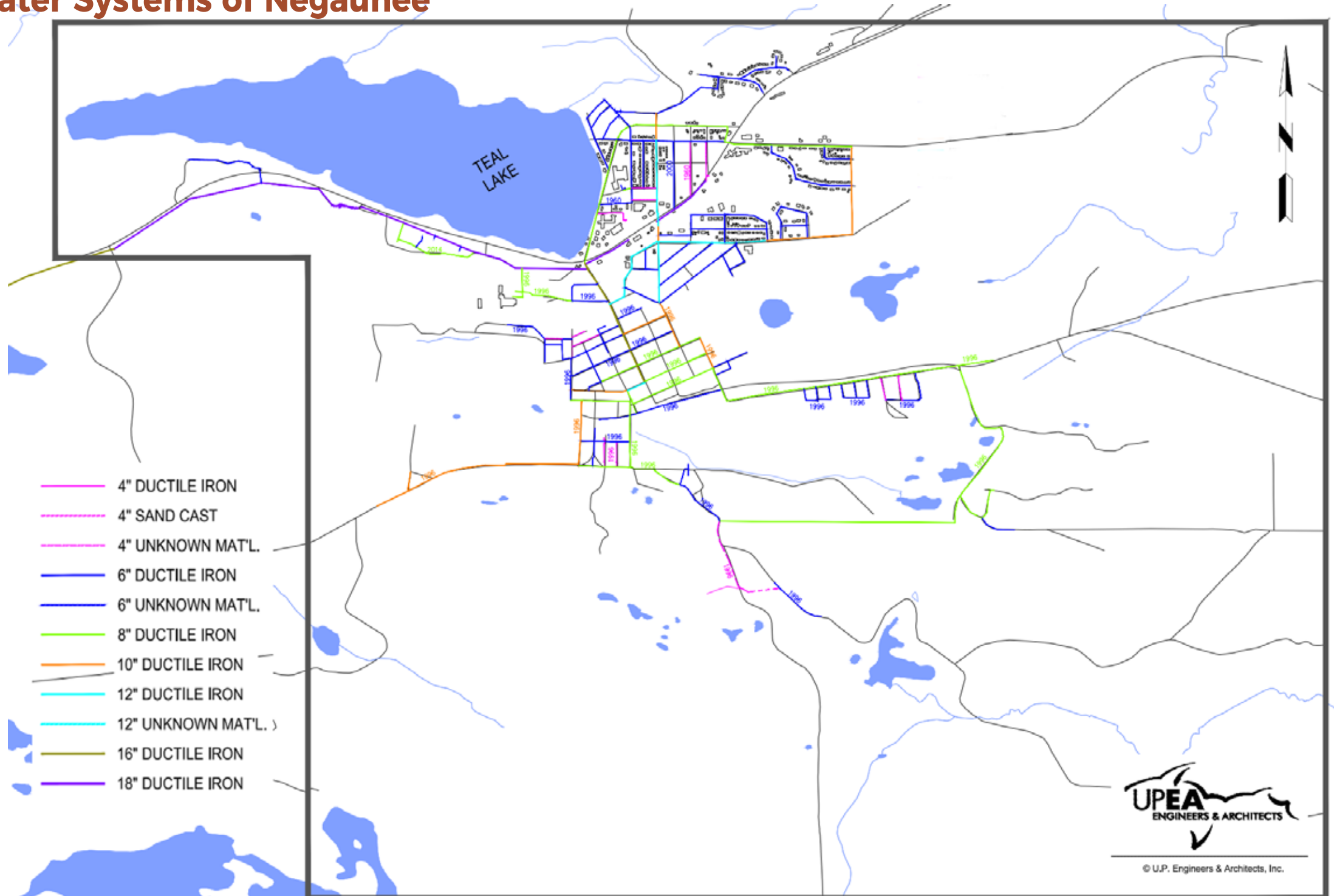


- Legend**
- Completed Recently
 - Current Projects
 - 2025 Sewer Project
 - 2025-27 Phase 1 Sewer Project
 - 2028-30 Sewer Project
 - 2031-33 Sewer Project
 - 2034 Sewer Project
 - 2034-35 Sewer Project
 - 2036 Sewer Project
 - 2037 Sewer Project
 - 2038 Sewer Project
 - 2040 Sewer Project
 - 2041 Sewer Project

CAPITAL IMPROVEMENT SANITARY SEWER REPLACEMENT PROJECTS
 updated: 02/15/2023

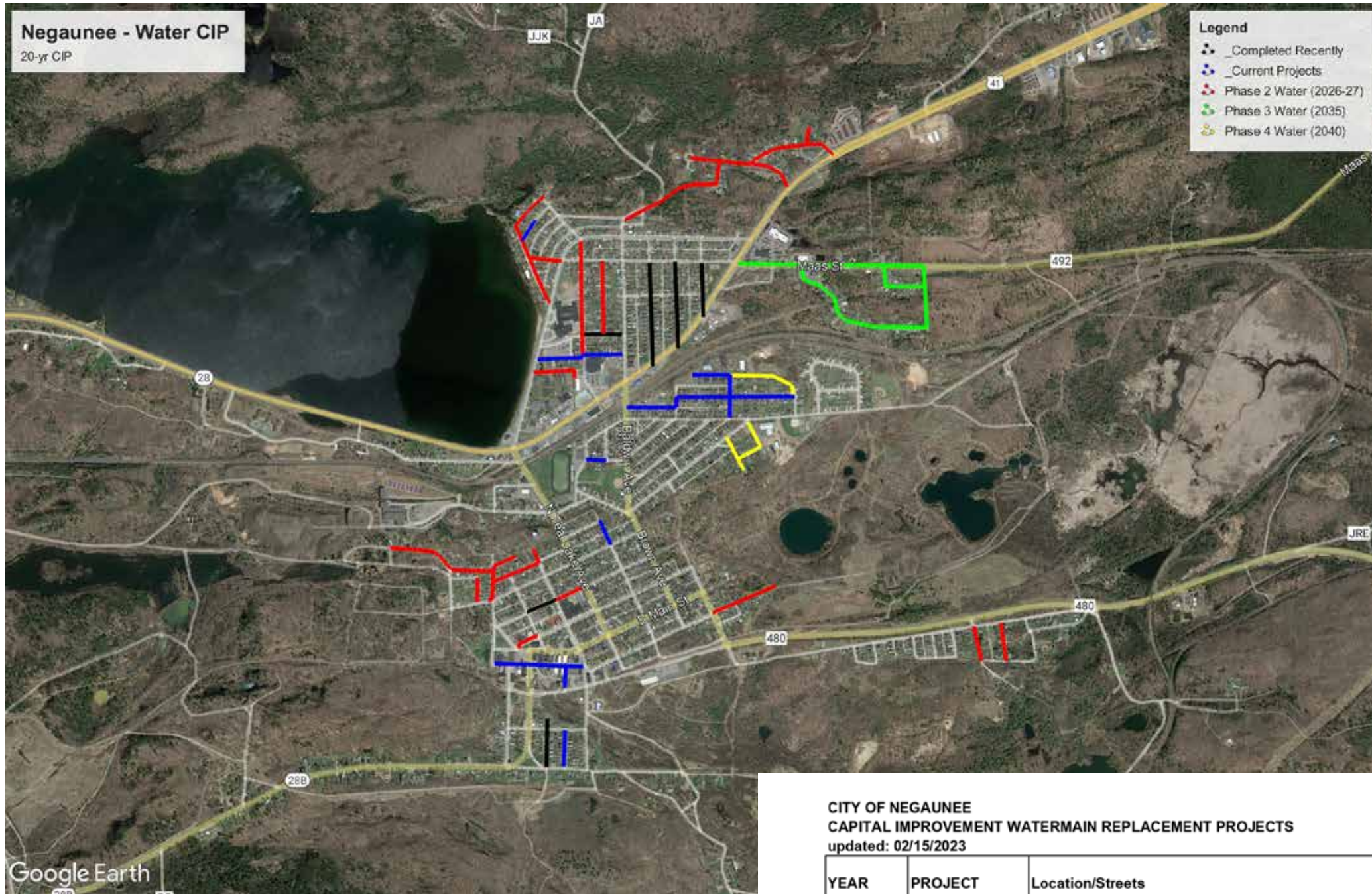
YEAR	PROJECT	Location	Combined with	Estimated
				Sewer Cost
2024	2024 Sewer Project	Ishpeming		\$ 480,000.00
2025	2025 Sewer Project	Iron/SC		\$ 380,000.00
2026-27	2026-27 Sewer Project	Croix/Owassa/Keewaydin Ann St Chippewa/Iroquois Bluff/Lombard Cedar/Hungerford/Croix	SRTS & Phase 2 Water Project	\$ 4,400,000.00
2028-30	2028-30 Sewer Project	Lakeview/Arch/Hungerford		\$ 1,400,000.00
2033	2033 Sewer Project	Baldwin/41/North alleys		\$ 1,100,000.00
2034	2034 Sewer Project	Lake/Elm Prince/Oak alleys/Maas Alley		\$ 1,200,000.00
2035-36	2035-36 Sewer Project	Case/Jackson Clark/Peck/Tobin		\$ 2,600,000.00
2037	2037 Sewer Project	County Rd		\$ 720,000.00
2038	2038 Sewer Project	Cambria/Tilot		\$ 850,000.00
2040	2040 Sewer Project	Sunset/492		\$ 490,000.00
2042	2042 Sewer Project	Copper/Division/TM		\$ 500,000.00
2043	2043 Sewer Project	Water/Teal/Tobin		\$ 835,000.00
TOTAL				\$ 14,955,000.00

Public Water Systems of Negaunee



Negaunee - Water CIP

20-yr CIP



Legend

- _Completed Recently
- _Current Projects
- Phase 2 Water (2026-27)
- Phase 3 Water (2035)
- Phase 4 Water (2040)

**CITY OF NEGAUNEE
CAPITAL IMPROVEMENT WATERMAIN REPLACEMENT PROJECTS**
updated: 02/15/2023

YEAR	PROJECT	Location/Streets	Estimated
			Water Cost
2026-27	Phase 2 Water	Lakeview/Hung/Cedar/Owaissa/Chippewa/Bluff/Rock	\$ 5,990,000.00
2035	Phase 3 Water	Maas/Woodland/Sunset	\$ 2,320,000.00
2040	Phase 4 Water	Everett/Grand/Vine	\$ 810,000.00
			\$ 9,120,000.00

\$ 9,120,000.00

Community Facilities

A variety of public facilities which serve the everyday needs of residents are located within the City Limits. An inventory and basic assessment of these city-owned facilities are described below.

Buildings and Grounds

City Hall

The Negaunee City Hall was built from 1915-1920, located at 319 W. Case Street. This building houses the police department, municipal library, utility billing office, and the offices for City staff. This extravagant government building was planned at a time when the population of Negaunee was on the rise and the production from Negaunee mines was approaching its peak. It makes a bold statement about the optimism of a small frontier city, even today.

Municipal Library

Located in Negaunee City Hall, the library serves about 8,000 people from the City of Negaunee and Negaunee Township. The library has an extensive collection of books, DVDs, and other media, including public use computers and free publicly accessible wifi. The facility hosts several weekly story hours and summer reading programs for all ages. The facility includes a reading/ meeting room and is ADA compliant.

Police Department

The City of Negaunee Police Department is housed in the Negaunee City Hall and consists of nine staff members including the chief, a sergeant, six road patrol officers, and one clerk. The department has three patrol vehicles which are replaced at around 150,000 miles. Equipment is inspected regularly and equipment that is noticed to be damaged is removed from service. Improvements or replacements for equipment can be found in the yearly Capital Improvements Plan.

Fire Department

The Negaunee Fire Station is located at 200 S. Pioneer Avenue and was built in 1910. Although the building is adequate to serve current needs, but many repairs are needed to keep the historic structure well maintained and functional. The fire department is staffed by about 20 on-call firefighters. As part of regular maintenance and upgrading of the water system, the City replaces and adds fire hydrants to ensure continued fire protection, regularly flushed to ensure proper working order.

Public Works

The Public Works facility was built in the early 1960's, after the previous building was abandoned due to caving. As the years go by, this building will again need to be rebuilt or replaced. The public works building is located at 600 Cherry Street and includes a block building which houses the Department of Public Works Administrators office, electric utility office, water/sewer office, and the DPW clerk's office. A storeroom for tools and materials is located in the building, along with a sign painting area. The Department of Public Works (DPW) maintains streets, alleys, sidewalks, storm sewers, sanitary sewers, city water/power systems, City Hall building, cemetery and various equipment. They also assist other departments as needed.

Negaunee Senior Center

The Negaunee Senior Center, located at 410 Jackson Street, is a full-service center serving the needs of seniors age 60 and older who live in the City of Negaunee, Negaunee Township, and Richmond Township. The center provides in-home services including homemaker aide, chore services, outreach, and case coordination and support.

Other services include a monthly blood pressure clinic, monthly footcare clinic, free legal clinic, support groups, financial management, educational and informational



Negaunee Fire Department

programs. Recreational activities include meals, cribbage, pinochle, Bingo, aerobics, tai chi, group travel, and more. The public is welcome to attend meals and fundraisers for an increased price.

Parks, Public Spaces, and Assets

Parks, public spaces, and recreational assets are outlined in the Negaunee Recreation Plan for 2022-2027.

Goals

Goal 10.1: Maintain plans for the management of public assets, community facilities, and capital improvements for the City.

- *Objective 10.1.1:* Increase knowledge of asset management practices and priorities by taking advantage of local training programs offered to City officials and staff.
- *Objective 10.1.2:* Maintain a local Asset Management Plan or Capital Improvements Plan that includes transportation, water, wastewater, and storm infrastructure, providing updates as new infrastructure is added to the system or as assets are re-assessed.
- *Objective 10.1.3:* Update plans annually, adjusting for priorities and possible financial opportunities such as grants or other State funding programs.
- *Objective 10.1.4:* Plan for and execute repairs and updates to community facilities including the Fire Station, City Hall, and the substation.
- *Objective 10.1.5:* Explore options and opportunities to rebuild or replace the aging DPW Building.

Goal 10.2: Support the development of improved roadway designs and configurations that improve safety, access, and flow of traffic across and through the City.

- *Objective 10.2.1:* Coordinate with area road agencies and neighboring jurisdictions to consider development and access management policies to increase safety.
- *Objective 10.2.2:* Improve road and sidewalk conditions for ease of pedestrian and bicycle access. Consider adopting a sidewalk snow removal policy for property and business owners for increased pedestrian mobility in winter.
- *Objective 10.3.3:* Consider traffic calming elements in the downtown and near the highway intersections.
- *Objective 10.3.4:* Consider creation of a pedestrian bridge or other safe crosswalk over US 41 for increased pedestrian safety and mobility.

Goal 10.3: Maintain and improve public utilities, communications systems, and services to accommodate the needs to residents, business owners, and visitors.

- *Objective 10.3.1:* Continue to maintain and update the Asset Management Plan and the Capital Improvement Plans to reflect current priority items and to access possible funding sources.
- *Objective 10.3.2:* Assess the City's sewer and water infrastructure according to Michigan's Lead and Copper Rule (LCR) to protect public health and minimize lead and copper levels in local drinking water.
- *Objective 10.3.3:* Encourage responsible usage of public utilities to limit excess use and general wear and tear on these systems.
- *Objective 10.3.4:* Encourage and work towards further development of affordable high speed internet to increase connectivity opportunities throughout the City.

11. Land Use and Zoning Plan

The land use and zoning plan section is one of the most integral components in the development of a master plan. The Michigan Planning Enabling Act of 2008 specifically requires the plan to address land use issues and recommendations for the physical development of the community 20 years or more into the future. As proposals for development are considered, the Planning Commission, City Council, and other City administrators should refer to this section to ensure that the vision, principles, and intent of districts are followed as closely as possible or amended when a new direction is determined to be necessary.

Strategic Priorities

The Planning Commission and city leaders recognize the growing and changing needs of the city in regards to land use and zoning.

A Modern Community with Contemporary Land Uses

Negaunee's roots in the mining industry are still visible today; however the landscape of the City and its employment base look a little different today. The City has transformed into a budding hub of tourism and recreation, situated at a unique vantage point with opportunities abound. Negaunee is leaning into the emerging outdoor recreation industry, becoming a destination for outdoor enthusiasts of all types, all year round.

As uses like breweries, short-term rentals, marijuana facilities, and renewable energy generation infrastructure become more commonplace around Michigan, Negaunee leaders recognize that it is essential to carefully consider the pros and cons of each new land use type relative to the impact it will have on compatibility within the community.

They recognize the need to make their best judgment of where and if such uses may be located. Leaders should periodically assess the need to add new permitted and conditional uses, especially in the traditional downtown and neighborhoods. The zoning ordinance should also be improved upon and reworked as needed, making room for these modern uses and reducing inefficiencies in the approval process where appropriate.



Construction in Negaunee

Responsible and Sustainable Land Use Practices

As Negaunee increasingly becomes a destination for adventure, city leaders recognize the need for responsible development and preservation of the natural recreation assets. Downtown development should be prioritized for those seeking an authentic small-town experience, with dilapidated buildings and blight being removed or redeveloped in a timely fashion. Access to trails and other outdoor recreation assets should always be considered

when development is proposed.

Planning for and adjusting to the needs of the community is a top priority of the land use plan. By prioritizing residential development within the City, Negaunee could continue to attract people and grow. The map on the next pages relate the possible future changes to the land use and zoning in the City. These will be described more fully in the next section, but represent Negaunee's changing and evolving priorities to meet the needs of the community.

Increasing Housing Stock and Availability

Negaunee is quickly becoming one of the few places where housing is available and affordable. Young professionals and families are drawn to the close-knit neighborhoods and authenticity of community members. Growing the housing stock of Negaunee could be advantageous in increasing the tax base of the community and could form incentives for developers. Currently, there is a high demand for quality affordable housing in the area, suggesting that people have a desire to move to the area and put down roots in the community. There is also a high demand for quality, affordable, up-kept rentals, along with accessible market-rate senior housing, to allow the elderly to age in place in the city they love.

Current Land Use and Zoning Map



Official Zoning Map City of Negaunee, Michigan

Legend

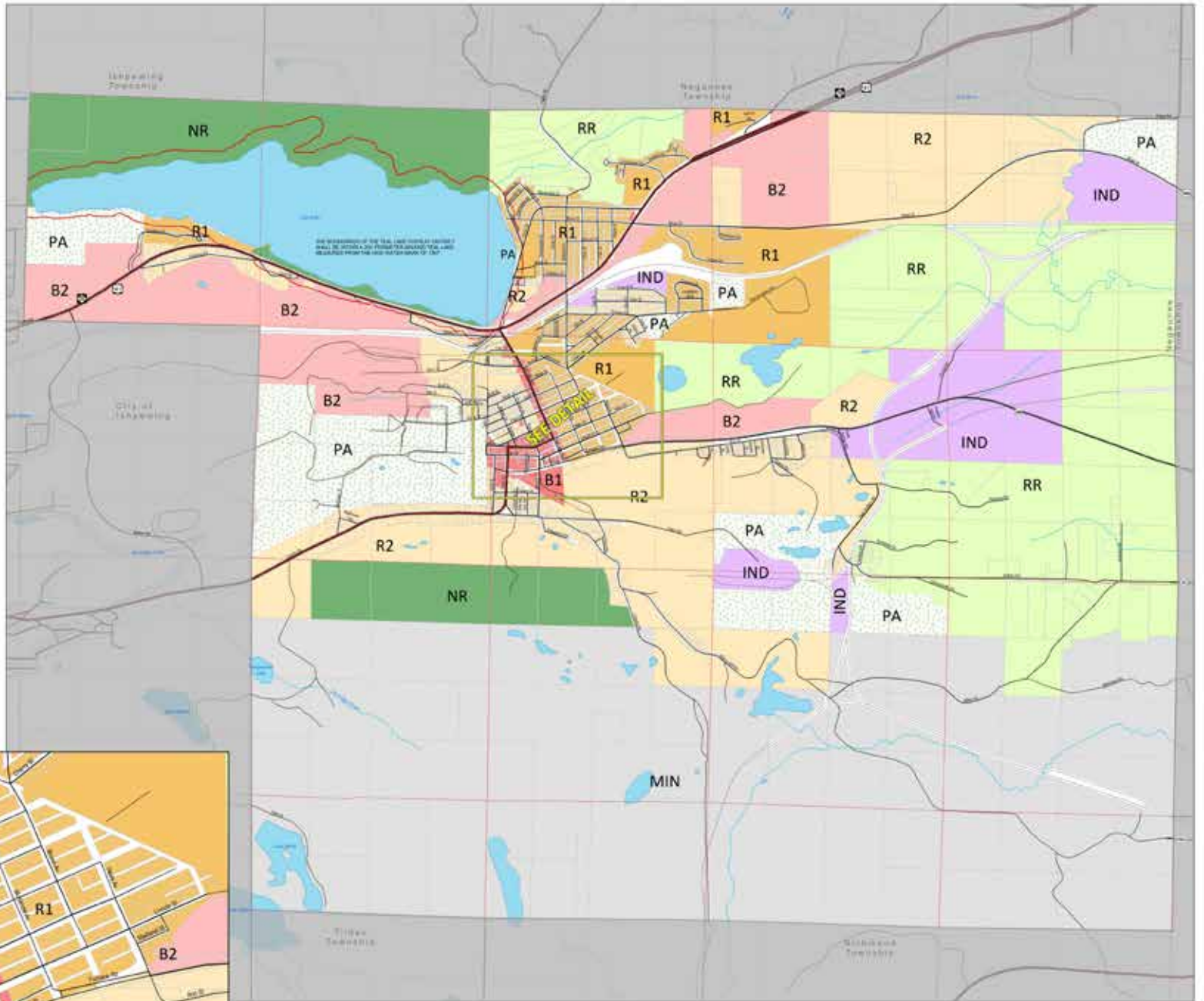
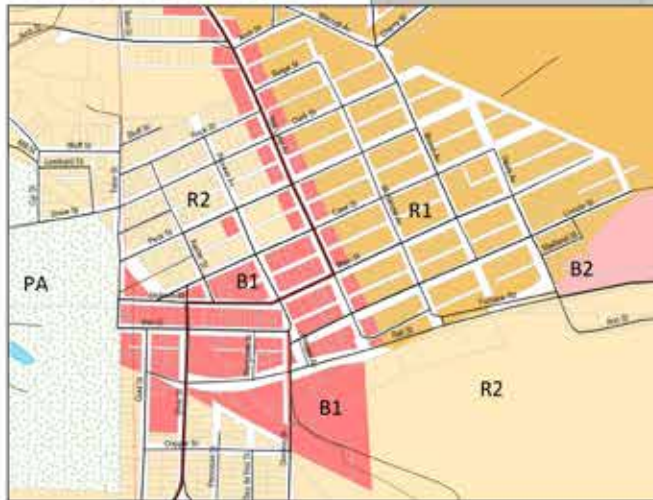
Zoning Districts

- B1-Business One
- B2-Business Two
- IND-Industrial
- MIN-Mining
- NR-Natural Resources
- PA-Public Area
- R1-Residential One
- R2-Residential Two
- RR-Rural Residential
- Teal Lake Overlay Zone



Officially adopted by the City Council of the City of Negaunee, Benzie County Michigan, on the 27th day of November, 2018.
Revised through December 4, 2018.
Spide & Spant
City Clerk

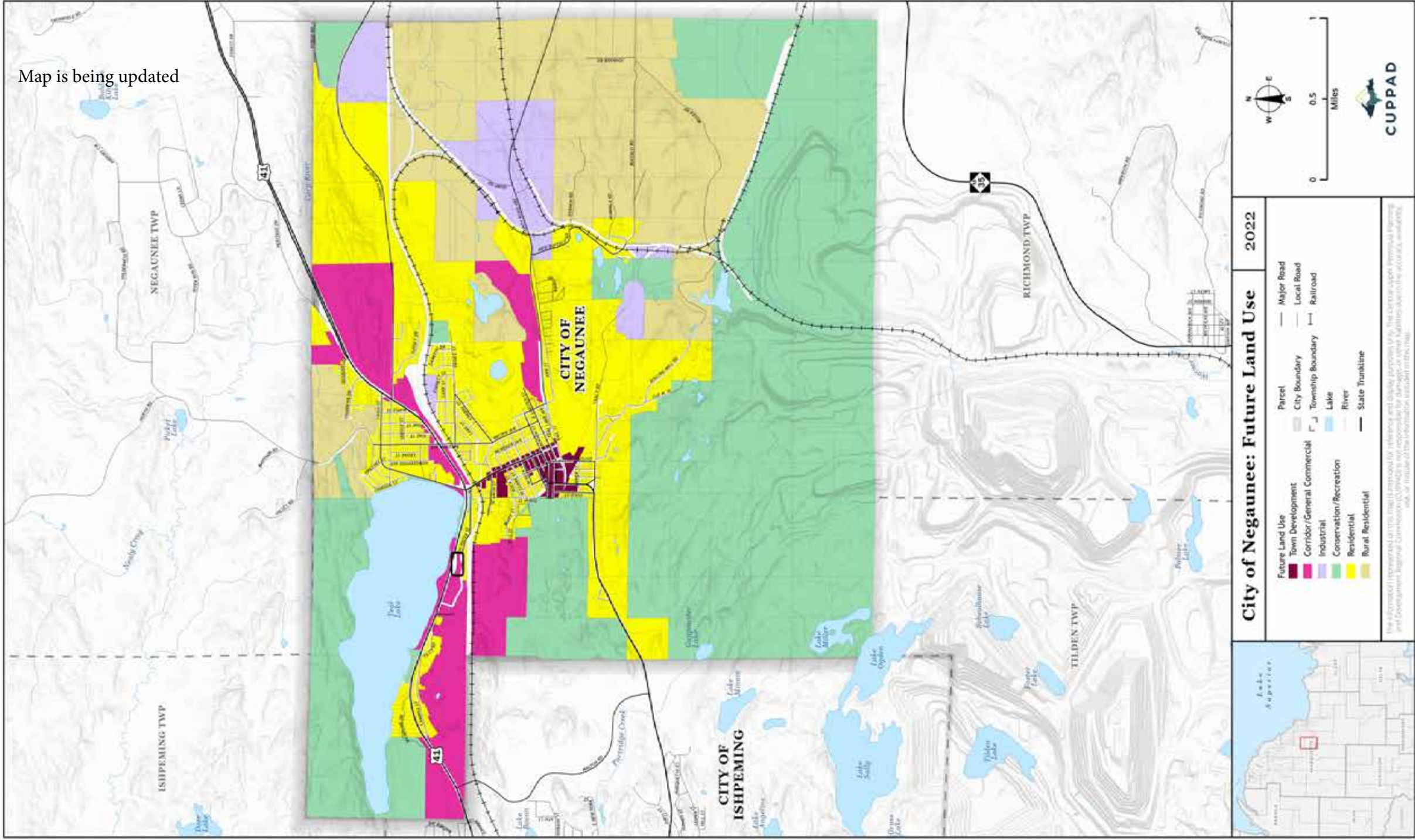
DETAIL: DOWNTOWN NEGAUNEE



ZONING MAP AMENDMENTS					
NO.	DATE OF ADOPTION	ZONING DISTRICT		LOCATION	PREPARED BY
		REMOVED	ADDED		
1					
2					
3					
4					

This document and data provided herein are made available under certain conditions, and is used at the user's discretion. The user assumes all liability for any use of this information and data. The user agrees to hold the City of Negaunee, Michigan, and its officials, harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, arising from any use of this information and data. The user agrees to hold the City of Negaunee, Michigan, and its officials, harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, arising from any use of this information and data.

Map is being updated



Goals

Goal 11.1: Enhance the City through redevelopment or rehabilitation of vacant and underutilized properties, while preserving and protecting natural and built amenities.

- *Objective 11.1.1:* Consider creation and/ or participation in a regional trails planning project to enhance and maintain the trail system.
- *Objective 11.1.2:* Develop more green spaces within the City to offset development, ie) gardens in unused lots; trees along the streets, etc.
- *Objective 11.1.3:* Encourage establishment of environmentally friendly industry practices whenever possible to protect the natural areas.
- *Objective 11.1.4:* Consider development of a land use plan specific to the downtown to maintain character and vibrancy.

Goal 11.2: Maintain and update an inventory of City-owned properties and vacant sites.

- *Objective 11.2.1:* Identify city held properties with designations for potential future uses and consider relinquishing control of unused properties for the purpose of development or redevelopment.
- *Objective 11.2.2:* Consider future trail and campground development to protect these essential amenities.



Infrastructure Improvements

Goal 11.3: Maintain the balance between residential and commercial uses by following the updated zoning map and plan.

- *Objective 11.3.1:* Discourage areas of incompatible uses in order to preserve the integrity, character, and safety of Negaunee.
- *Objective 11.3.2:* Review zoning ordinances yearly to maintain and prioritize the zoning plan.
- *Objective 11.3.3:* Consider collaboration with neighboring cities on recurring or controversial issues.
- *Objective 11.3.4:* Encourage preservation of open and green spaces that maintain the rural character and scenic views that make Negaunee unique.

Goal 11.4: Expand and upgrade current infrastructure and utilities in order to encourage new housing and business developments.

- *Objective 11.4.1:* Facilitate and assist proper connections to utilities and emergency services for new developments.
- *Objective 11.4.2:* Work with neighboring cities and municipalities to ensure consistent utility connections.



Zoning Plan

The Michigan Zoning Enabling Act of 2006 is a state law that provides the authority for communities in Michigan to use zoning as a tool for the regulation of land. This law states that local zoning regulations in a community must be based upon a plan and this means particularly a zoning plan. A zoning plan describes the ways in which the current existing land uses in the community may change in the future by relating those changes to the aspirations described on the Future Land Use Map and discussion on zoning districts.

The zoning plan is the legal basis for the zoning ordinance of Negaunee, which means any decisions contrary to what is stated in this plan could lack legal defensibility. The zoning plan is intended to guide all future rezoning activities and discretionary land use decision in the community, so leaders should consult this section whenever these topics are under consideration. The table that follows describes the anticipated changes or lack thereof across districts in Negaunee.



Future Land Use	Current Land Use and Zoning	Strategies & Potential Zoning Changes
<p>R1-Residential One: Residential One is also known as the Single-Family Residential District and is intended for the establishment and preservation of quiet single-family residence neighborhoods. The uses in the district are intended to keep the neighborhood relatively quiet and free from unrelated traffic influences. The R-1 District is designed to accommodate residential dwellings served by municipal water and wastewater treatment services.</p>	<p>R1-Residential One: Residential One is also known as the Single-Family Residential District and is intended for the establishment and preservation of quiet single-family residence neighborhoods. The uses in the district are intended to keep the neighborhood relatively quiet and free from unrelated traffic influences. The R-1 District is designed to accommodate residential dwellings served by municipal water and wastewater treatment services.</p>	<p>Primary: Maintain and Enhance Secondary: Preserve and Protect Changes: No changes</p>
<p>R2-Residential Two: Residential Two is also known as the Multiple-Family Residential District and is intended for the establishment and preservation of residential areas with single- and multiple-family dwellings. The uses in the district are to be compatible with the residential character of the neighborhoods.</p>	<p>R2-Residential Two: Residential Two is also known as the Multiple-Family Residential District and is intended for the establishment and preservation of residential areas with single- and multiple-family dwellings. The uses in the district are to be compatible with the residential character of the neighborhoods.</p>	<p>Primary: Maintain and Enhance Secondary: Preserve and Protect Changes: No changes</p>

Future Land Use	Current Land Use and Zoning	Strategies & Potential Zoning Changes
<p>RR- Rural Residential: The Rural Residential District is designed primarily for single-family residential home use with lots larger than other areas of the city. This is to create a more rural character to the district than found in the R-1 and R-2 Districts. The larger lots are to ensure a safe, potable water supply and/or adequate area for on-site wastewater treatment.</p>	<p>RR- Rural Residential: The Rural Residential District is designed primarily for single-family residential home use with lots larger than other areas of the city. This is to create a more rural character to the district than found in the R-1 and R-2 Districts. The larger lots are to ensure a safe, potable water supply and/or adequate area for on-site wastewater treatment.</p>	<p>Primary: Maintain and Enhance Secondary: Preserve and Protect Changes: No changes.</p>
<p>B1-Business One: The Commercial Business District (B-1) is intended to provide for commercial uses which are appropriate for high density development, such as in the Central Business District. Uses in this district occasionally occupy buildings which share common walls and front directly on the sidewalks. Where off-street parking is provided it is behind the business or at a nearby parking lot. Residential uses are not permitted in the district, with the exception of dwellings in the upper floors of commercial establishments and as a special land use authorized by permit.</p>	<p>B1- Business One: The Commercial Business District (B-1) is intended to provide for commercial uses which are appropriate for high density development, such as in the Central Business District. Uses in this district occasionally occupy buildings which share common walls and front directly on the sidewalks. Where off-street parking is provided it is behind the business or at a nearby parking lot. Residential uses are not permitted in the district, with the exception of dwellings in the upper floors of commercial establishments and as a special land use authorized by permit.</p>	<p>Primary: Maintain and Enhance Secondary: Preserve and Protect Changes: No changes</p>
<p>B2-Business Two: The Commercial Business District (B-2) is intended to provide for a diversified, lower density commercial district, containing businesses which may require larger lots or generate more traffic, lighting, or other impacts on adjacent uses. Uses in the district are oriented toward automobile traffic.</p>	<p>B2- Business Two: The Commercial Business District (B-2) is intended to provide for a diversified, lower density commercial district, containing businesses which may require larger lots or generate more traffic, lighting, or other impacts on adjacent uses. Uses in the district are oriented toward automobile traffic.</p>	<p>Primary: Maintain and Enhance Secondary: Preserve and Protect Changes: No changes</p>

Future Land Use**Current Land Use and Zoning****Strategies & Potential Zoning Changes**

CR- Conservation/ Recreation: The Conservation/ Recreation designation establishes and preserves appropriate access for city and public uses and is intended to provide open space in conjunction with the character of the land. This area includes the previously zoned areas of Public Area, Natural Resources, and the Mining District.

PA- Public Area: The Public Area District (PA) is intended to establish and preserve appropriate access for city, public, or quasi-public uses which are designed to serve the entire community or specific section of it, except such uses as constitute a nuisance in the place where conducted, and to allow the necessary flexibility to address specific land use proposals regarding public lands to make informed decisions in the best interests of the public, health, safety, and welfare of the city and its residents.

Primary: Preserve and Protect
Secondary: Maintain and Enhance
Changes: The Conservation/ Recreation area is made up of the previously named zones; Public Area, Natural Resources, and the Mining District, focusing more on the possibilities of recreation and conservation where appropriate.

CR- Conservation/ Recreation: The Conservation/ Recreation designation establishes and preserves appropriate access for city and public uses and is intended to provide open space in conjunction with the character of the land. This area includes the previously zoned areas of Public Area, Natural Resources, and the Mining District.

NR- Natural Resources: The Natural Resource District is intended to provide open space in conjunction with recreational uses and other services and to preserve the character of the land in the city which has outstanding scenic and/or recreational qualities. Development shall only be authorized by issuance of a special land use permit.

Primary: Preserve and Protect
Secondary: Maintain and Enhance
Changes: The Conservation/ Recreation area is made up of the previously named zones; Public Area, Natural Resources, and the Mining District, focusing more on the possibilities of recreation and conservation where appropriate.

MIN-Mining District: The Mining District is intended to accommodate uses associated with ore mining, excavation or extractive processing. The district includes caving grounds and abandoned shafts and mines.

MIN-Mining District: The Mining District is intended to accommodate uses associated with ore mining, excavation or extractive processing. The district includes caving grounds and abandoned shafts and mines.

Primary: Preserve and Protect
Secondary: Redevelop and Intensify
Changes: No significant changes.

Future Land Use	Current Land Use and Zoning	Strategies & Potential Zoning Changes
<p>I-Industrial: Industrial uses are relegated to the west and south along the railroad lines. This will give the City a more cohesive feel without sacrificing prime land for neighborhoods or recreation.</p>	<p>IND-Industrial: The Industrial District (I) is intended to accommodate establishments when the finished product generally consists of small machine parts, small electronic equipment or similar items.</p>	<p>Primary: Redevelop and Intensify Secondary: Maintain and Enhance Changes: No significant changes.</p>
<p>Teal Lake Overlay Zone: To prevent development near the shoreline of Teal Lake which would have a detrimental effect upon the purity of the water, the character of the lake, or the public enjoyment of the scenic views and the shoreline and waters of Teal Lake.</p>	<p>Teal Lake Overlay Zone: To prevent development near the shoreline of Teal Lake which would have a detrimental effect upon the purity of the water, the character of the lake, or the public enjoyment of the scenic views and the shoreline and waters of Teal Lake.</p>	<p>Primary: Expand and Grow Secondary: Redevelop and Intensify Changes: A new designation specific to the US 41 highway corridor commercial businesses.</p>

12. Implementation Strategy

Time frame Key
Short: 1-12 months
Medium: 12-24 months
Long: 24+ months

Proactive application of the master plan is supported by the use of a well-coordinated implementation strategy. It includes the actions necessary for the achievement of goals and objectives expressed in previous sections, as well as other statutorily-required duties that local leaders should expect to accomplish relative to the plan. Accountability for this strategy is reinforced through the identification of responsible parties, estimated costs, and by budgeting for time and deadlines for these actions. The tool provided in this section is a five-year workplan that should be reviewed and updated each year along with the Annual Report. For best results, commitments from responsible parties should be secured when coordinated actions are identified.

4. People & Community

Follows goal(s)	Action Item	Responsible party/ Partner	Estimated cost	Time frame	Completed

Follows goal(s)	Action Item	Responsible party/ Partner	Estimated cost	Time frame	Completed

5. Economic Development

Follows goal(s)	Action Item	Responsible party/ Partner	Estimated cost	Time frame	Completed

6. Natural Resources, Environment, and Energy

Follows goal(s)	Action Item	Responsible party/ Partner	Estimated cost	Time frame	Completed

7. Housing and Neighborhoods

Follows goal(s)	Action Item	Responsible party/ Partner	Estimated cost	Time frame	Completed

8. Downtown Development

Follows goal(s)	Action Item	Responsible party/ Partner	Estimated cost	Time frame	Completed

9. Quality of Life

Follows goal(s)	Action Item	Responsible party/ Partner	Estimated cost	Time frame	Completed

10. Infrastructure

Follows goal(s)	Action Item	Responsible party/ Partner	Estimated cost	Time frame	Completed

11. Land Use

Follows goal(s)	Action Item	Responsible party/ Partner	Estimated cost	Time frame	Completed

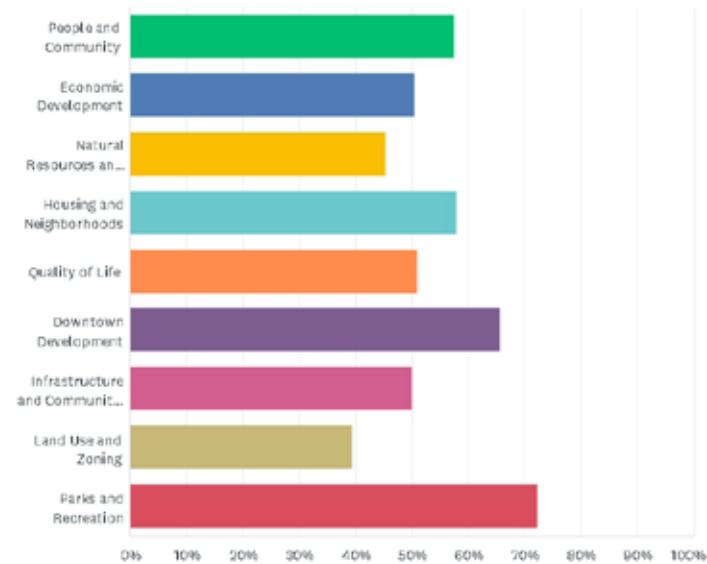
Appendix: Public Input Surveys + Outreach

Negaunee Master Plan
Community Survey
Conducted March, 2022

Negaunee Master Plan Community Survey

Q1 Starting in Spring of 2021, CUPPAD will start to develop and update the Negaunee Master Plan. If you would like to be involved and receive information about the topics below, please indicate your interest in one or more of the following subject areas.

Answered: 198 Skipped: 116

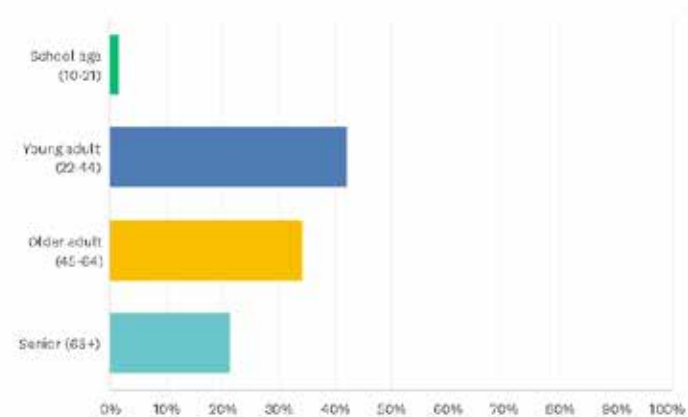


Negaunee Master Plan Community Survey

ANSWER CHOICES	RESPONSES
People and Community	57.58% 114
Economic Development	50.51% 100
Natural Resources and Environment	45.45% 90
Housing and Neighborhoods	58.08% 115
Quality of Life	51.01% 101
Downtown Development	65.66% 130
Infrastructure and Community Facilities	50.00% 99
Land Use and Zoning	39.39% 78
Parks and Recreation	72.22% 143
Total Respondents: 198	

Q2 What age group are you a part of?

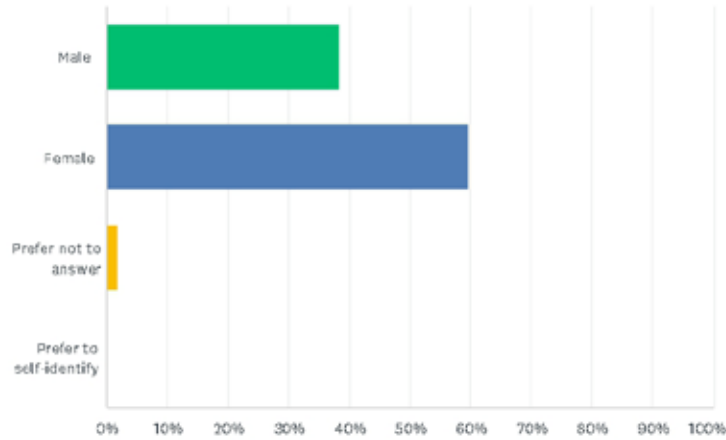
Answered: 305 Skipped: 9



ANSWER CHOICES	RESPONSES
School age (10-21)	1.64% 5
Young adult (22-44)	47.30% 129
Older adult (45-64)	34.43% 105
Senior (65+)	21.64% 66
TOTAL	305

Q3 What is your gender?

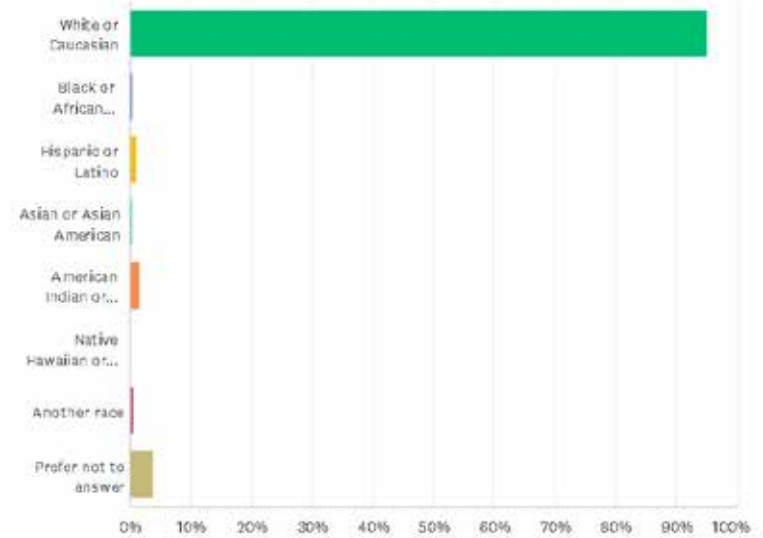
Answered: 308 Skipped: 6



ANSWER CHOICES	RESPONSES	
Male	38.31%	118
Female	59.74%	184
Prefer not to answer	1.95%	6
Prefer to self-identify	0.00%	0
TOTAL		308

Q4 Please select your race and ethnicity. (Select all that apply)

Answered: 308 Skipped: 6

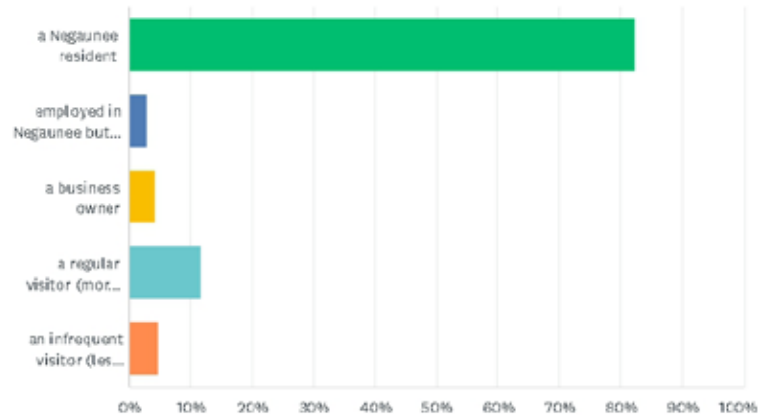


ANSWER CHOICES	RESPONSES	
White or Caucasian	95.13%	293
Black or African American	0.32%	1
Hispanic or Latino	0.97%	3
Asian or Asian American	0.32%	1
American Indian or Alaska Native	1.62%	5
Native Hawaiian or other Pacific Islander	0.00%	0
Another race	0.65%	2
Prefer not to answer	3.00%	12
Total Respondents: 308		

Q5 What is your relationship to the City of Negaunee? (select all that apply)

Answered: 301 Skipped: 13

Negaunee Master Plan Community Survey



ANSWER CHOICES	RESPONSES
a Negaunee resident	82.39% 248
employed in Negaunee but living elsewhere	2.99% 9
a business owner	4.32% 13
a regular visitor (more than once a month)	11.63% 35
an infrequent visitor (less than once a month)	4.98% 15
Total Respondents: 301	

Q6 Do you have any hobbies? If so, what are they?

Answered: 256 Skipped: 58

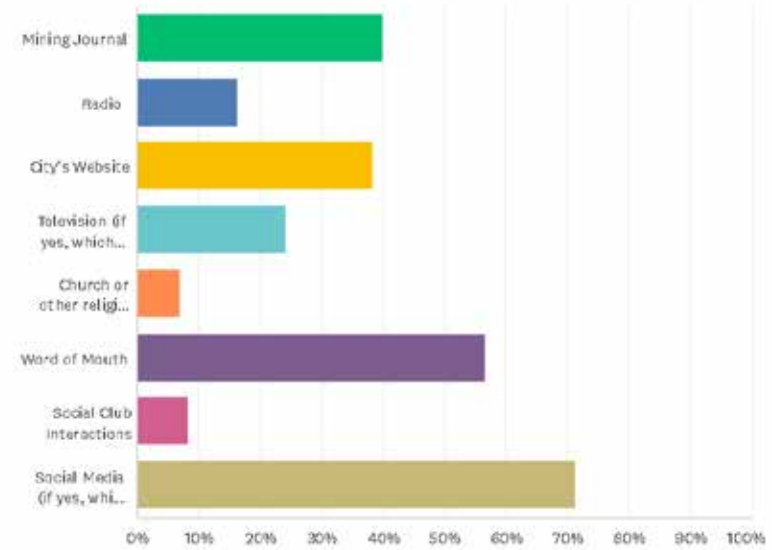
Q7 In your opinion, what is the City of Negaunee's greatest asset?

Answered: 279 Skipped: 35

Q8 How do you keep up to date on what is happening in the City? Choose all that apply.

Answered: 300 Skipped: 14

Negaunee Master Plan Community Survey



ANSWER CHOICES	RESPONSES
Mining Journal	40.00% 120
Radio	16.33% 49
City's Website	38.33% 115
Television (if yes, which channels?)	24.33% 73
Church or other religious institution	7.00% 21
Word of Mouth	56.67% 170
Social Club Interactions	8.33% 25
Social Media (if yes, which? ie) facebook, twitter, etc)	71.33% 214
Total Respondents: 300	

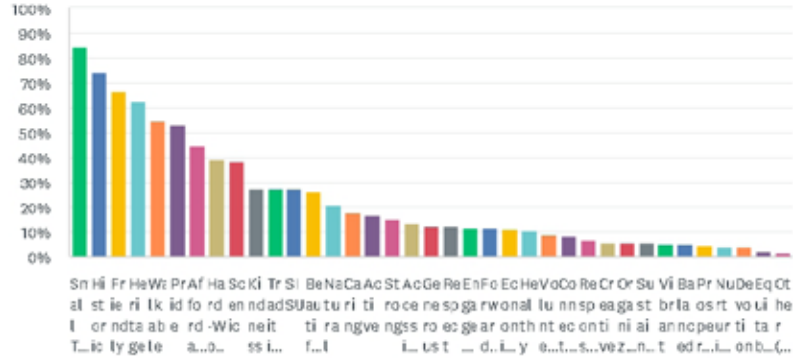
Q9 What three words best describe how you think others perceive Negaunee?

Answered: 267 Skipped: 47

ANSWER CHOICES	RESPONSES
One:	100.00% 267
Two:	95.51% 255
Three:	88.39% 236

Q10 What are the top community values that you think Negaunee embodies?

Answered: 298 Skipped: 16



ANSWER CHOICES	RESPONSES	
Small Town Character	84.90%	253
Historic	74.16%	221
Friendly	66.78%	199
Heritage	62.75%	187
Walkable	54.70%	163
Pride	53.36%	159
Affordable	44.97%	134
Hard-Working	39.60%	118
Scenic	38.59%	115
Kindness	27.52%	82
Traditional	27.18%	81
SISU	27.18%	81
Beautiful	26.51%	79
Natural	21.14%	63
Caring	17.79%	53
Active	16.78%	50
Strong	15.10%	45
Accessible	13.76%	41
Generous	12.75%	38
Respect	12.75%	38
Engaged Youth	11.74%	35
Forward-Thinking	11.41%	34
Economical	11.07%	33
Healthy	10.40%	31
Volunteerism	8.72%	25
Connected	8.39%	25
Responsible	7.05%	21
Creative	6.04%	18
Organized	6.04%	18
Sustainable	6.04%	18
Vibrant	5.37%	16
Balanced	5.37%	16

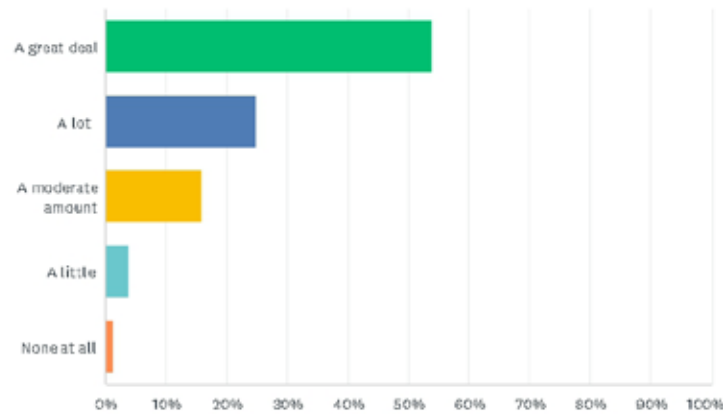
Prosperous	4.70%	14
Nurturing	4.36%	13
Devotion	4.03%	12
Equitable	2.01%	6
Other (please specify)	1.68%	5
Total Respondents: 298		

Q11 If you could create a slogan or tagline for the City of Negaunee, describe what would it be?

Answered: 164 Skipped: 150

Q12 How important is it that the City continues to grow and maintain its population?

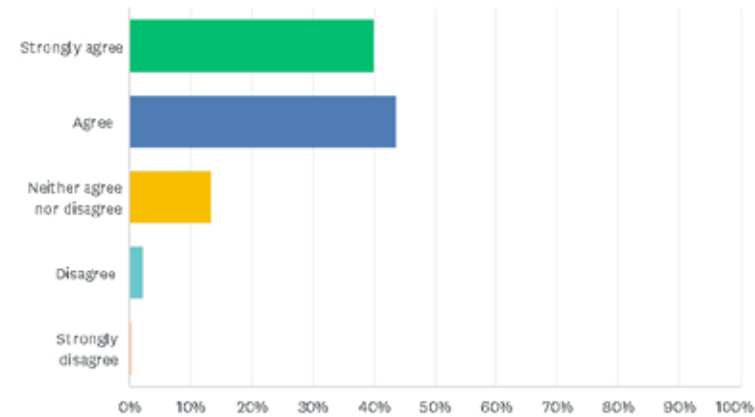
Answered: 293 Skipped: 21



ANSWER CHOICES	RESPONSES	
A great deal	53.92%	158
A lot	24.91%	73
A moderate amount	16.04%	47
A little	3.75%	11
None at all	1.37%	4
TOTAL		293

Q13 Negaunee would benefit from focusing more energy into promoting its unique assets and local culture to draw more residents and visitors.

Answered: 290 Skipped: 24

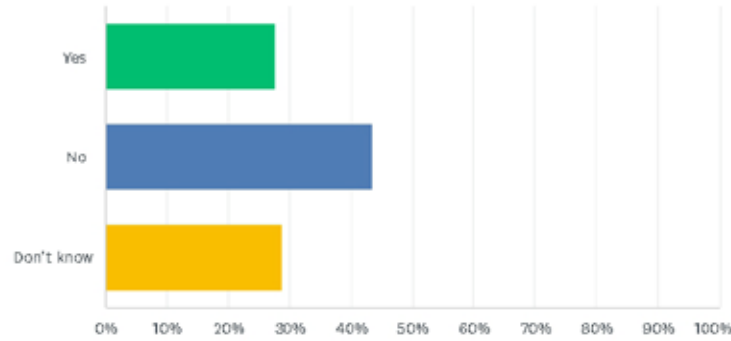


ANSWER CHOICES	RESPONSES	
Strongly agree	40.00%	116
Agree	43.79%	127
Neither agree nor disagree	13.45%	39
Disagree	2.41%	7
Strongly disagree	0.34%	1
TOTAL		290

Q14 Is the amount of youth extracurricular opportunities adequate? Consider: arts, after school clubs, activities, and internships with local employers, etc.

Answered: 289 Skipped: 25

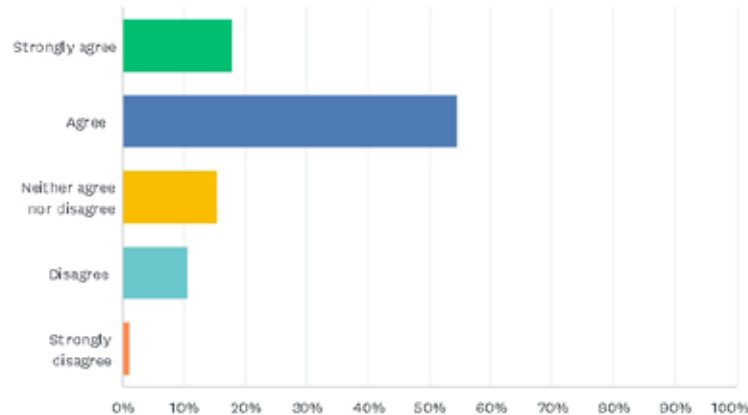
Negaunee Master Plan Community Survey



ANSWER CHOICES	RESPONSES
Yes	27.68% 80
No	43.60% 126
Don't know	28.72% 83
TOTAL	289

Q15 Generally speaking, Negaunee is an affordable place to live and raise a family.

Answered: 290 Skipped: 24

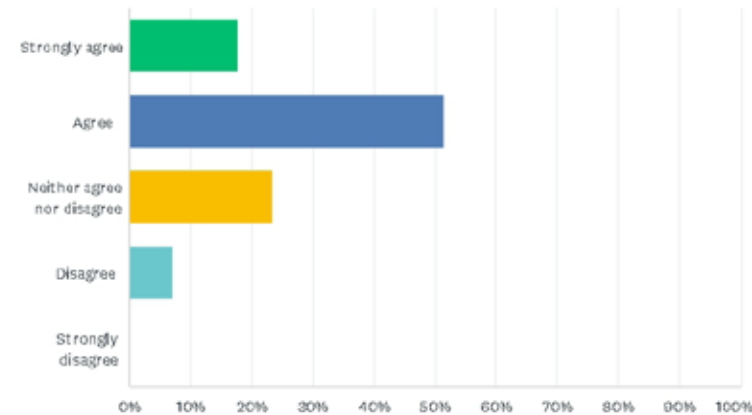


Negaunee Master Plan Community Survey

ANSWER CHOICES	RESPONSES
Strongly agree	17.93% 52
Agree	54.48% 158
Neither agree nor disagree	15.52% 45
Disagree	10.69% 31
Strongly disagree	1.38% 4
TOTAL	290

Q16 Generally speaking, Negaunee is an age-friendly city where seniors are able to live comfortably, independently, and affordably.

Answered: 291 Skipped: 23



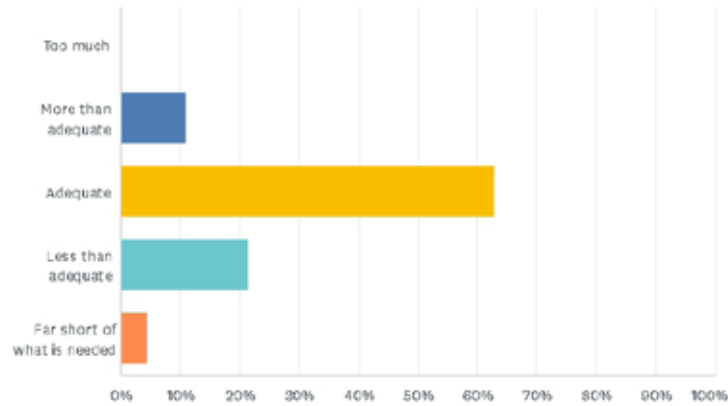
ANSWER CHOICES	RESPONSES
Strongly agree	17.87% 52
Agree	51.55% 150
Neither agree nor disagree	23.37% 68
Disagree	7.22% 21
Strongly disagree	0.00% 0
TOTAL	291

Q17 Is there anything you would like to add that was not addressed by the questions on the topic of People and Community?

Answered: 114 Skipped: 200

Q18 Do you feel that there is an adequate amount of well-placed parking in the downtown which allows people to park within a reasonable walking distance of their destinations?

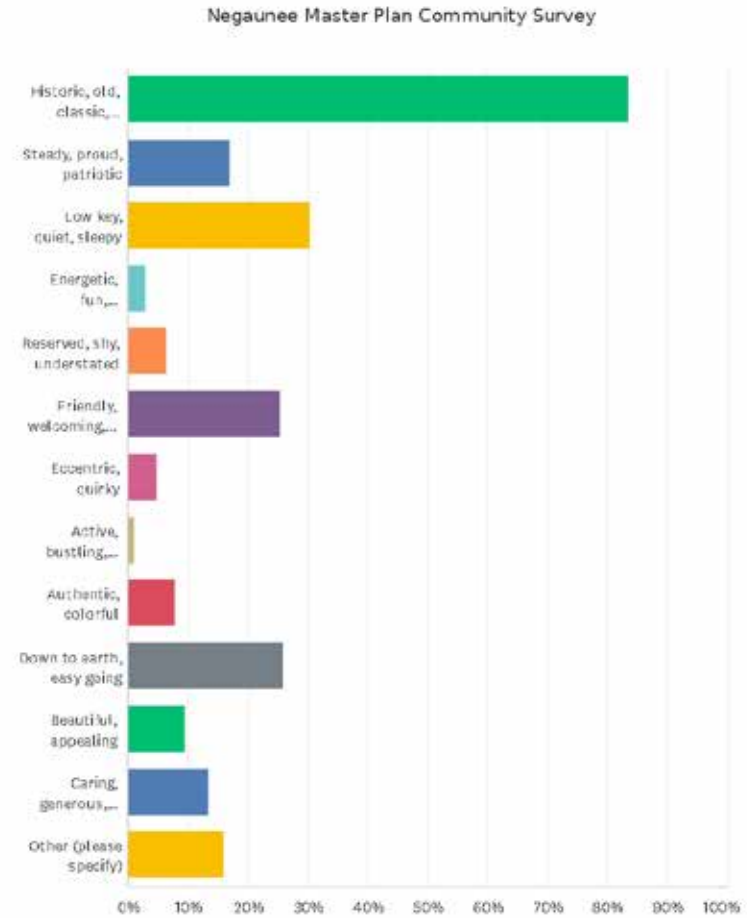
Answered: 270 Skipped: 44



ANSWER CHOICES	RESPONSES
Too much	0.00% 0
More than adequate	11.11% 30
Adequate	62.96% 170
Less than adequate	21.48% 58
Far short of what is needed	4.44% 12
TOTAL	270

Q19 If you were going to describe the "personality" of downtown Negaunee, what words come to mind? (Please check all that apply)

Answered: 259 Skipped: 45



Negaunee Master Plan Community Survey

ANSWER CHOICES	RESPONSES	
Historic, old, classic, traditional	83.64%	225
Steady, proud, patriotic	17.10%	46
Low key, quiet, sleepy	30.48%	82
Energetic, fun, adventurous	2.97%	8
Reserved, shy, understated	6.32%	17
Friendly, welcoming, outgoing	25.28%	68
Eccentric, quirky	4.83%	13
Active, bustling, bolsterous	1.12%	3
Authentic, colorful	7.81%	21
Down to earth, easy going	26.02%	70
Beautiful, appealing	9.67%	26
Caring, generous, helpful, giving	13.38%	36
Other (please specify)	15.99%	43
Total Respondents: 269		

Q20 What three words describe how you would like Downtown Negaunee to be seen by others?

Answered: 222 Skipped: 92

ANSWER CHOICES	RESPONSES	
One:	100.00%	222
Two:	95.50%	212
Three:	90.99%	202

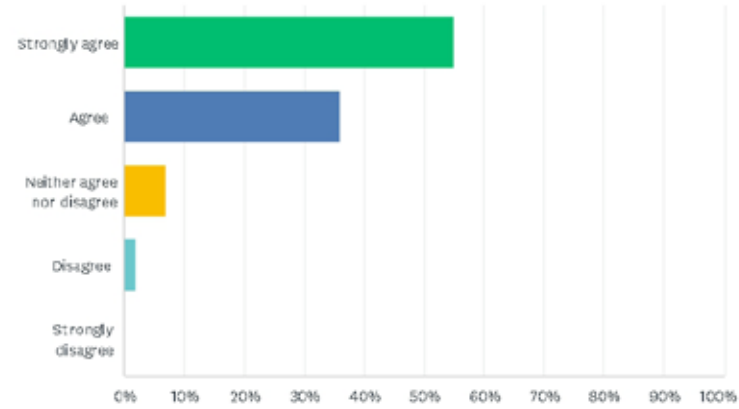
Q21 If you had one positive word to describe Downtown Negaunee, what would it be?

Answered: 218 Skipped: 96

Q22 Negaunee's downtown needs to bring in new, diverse businesses in order for it to thrive.

Answered: 267 Skipped: 47

Negaunee Master Plan Community Survey

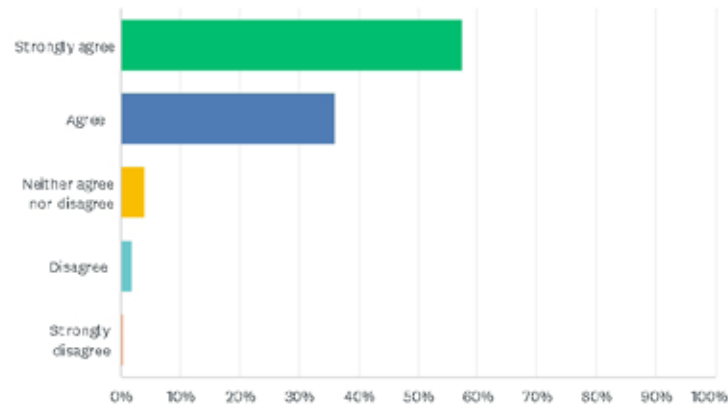


ANSWER CHOICES	RESPONSES	
Strongly agree	55.06%	147
Agree	35.96%	96
Neither agree nor disagree	7.12%	19
Disagree	1.87%	5
Strongly disagree	0.00%	0
TOTAL		267

Q23 To build a thriving downtown, the City should continue to focus efforts on redevelopment and beautification in coordination with local property owners and developers.

Answered: 266 Skipped: 48

Negaunee Master Plan Community Survey

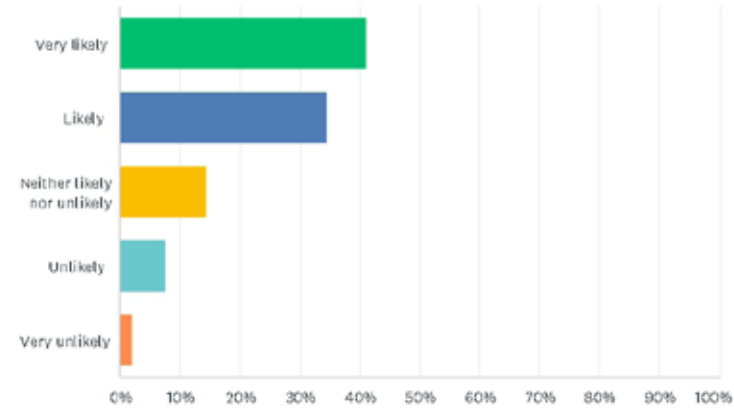


ANSWER CHOICES	RESPONSES	
Strongly agree	57.52%	153
Agree	36.09%	96
Neither agree nor disagree	4.14%	11
Disagree	1.83%	5
Strongly disagree	0.38%	1
TOTAL		266

Q24 How likely are you to want to spend time and gather with friends in the downtown within the next year?

Answered: 270 Skipped: 44

Negaunee Master Plan Community Survey

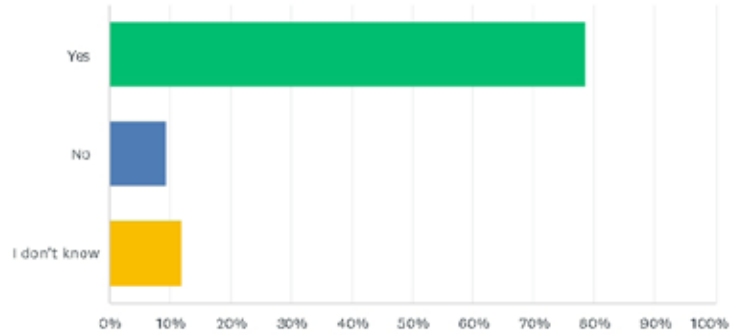


ANSWER CHOICES	RESPONSES	
Very likely	41.11%	111
Likely	34.44%	93
Neither likely nor unlikely	14.44%	39
Unlikely	7.78%	21
Very unlikely	2.22%	6
TOTAL		270

Q25 Placemaking is the creation of public spaces that promote people's health, happiness, and well-being. Should the City and local businesses prioritize placemaking improvements in the downtown?

Answered: 268 Skipped: 46

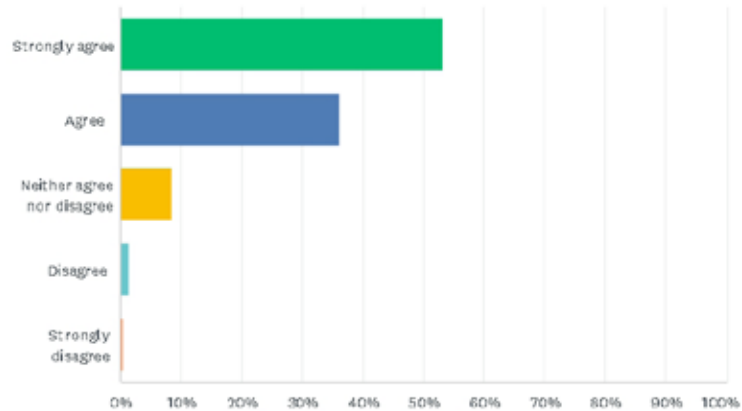
Negaunee Master Plan Community Survey



ANSWER CHOICES	RESPONSES
Yes	78.73% 211
No	9.33% 25
I don't know	11.94% 32
TOTAL	268

Q26 Negaunee should actively pursue programs that can provide financial support to business owners for improving their business.

Answered: 270 Skipped: 44

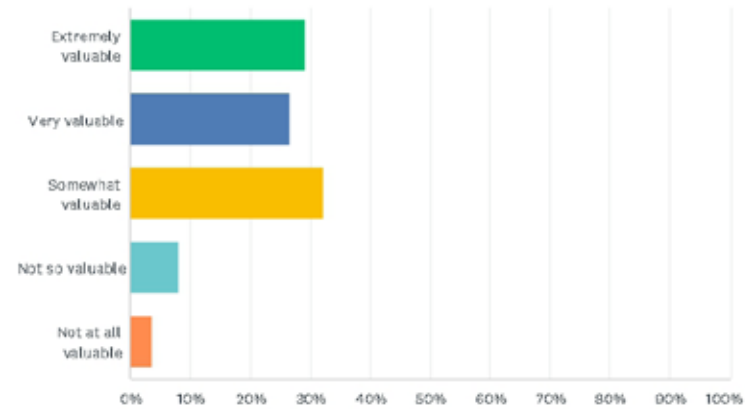


Negaunee Master Plan Community Survey

ANSWER CHOICES	RESPONSES
Strongly agree	53.33% 144
Agree	36.30% 98
Neither agree nor disagree	8.52% 23
Disagree	1.48% 4
Strongly disagree	0.37% 1
TOTAL	270

Q27 How valuable would free public Wi-Fi be in the downtown?

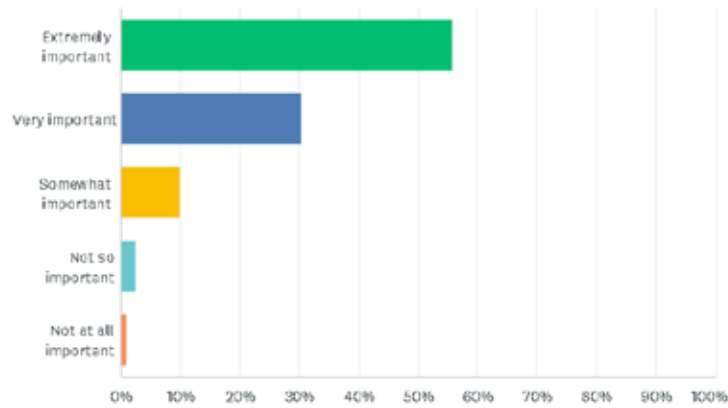
Answered: 270 Skipped: 44



Q28 How important are historic buildings to Negaunee's character and identity?

Answered: 269 Skipped: 45

Negaunee Master Plan Community Survey



ANSWER CHOICES	RESPONSES
Extremely important	55.76% 150
Very important	30.48% 82
Somewhat important	10.04% 27
Not so important	2.60% 7
Not at all important	1.12% 3
TOTAL	269

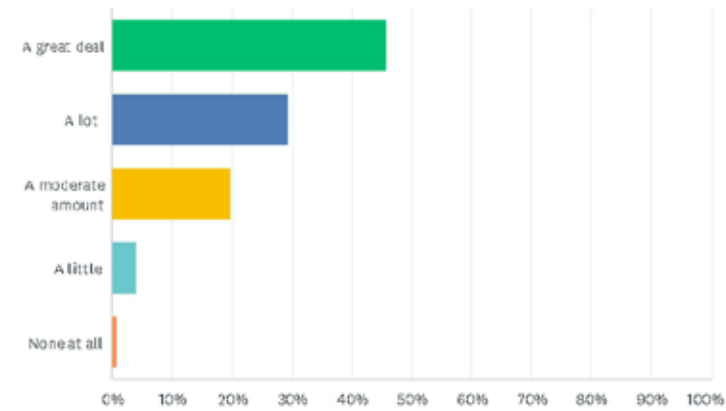
Q29 Is there anything you would like to add that was not addressed by the questions on the topic of Downtown Development?

Answered: 117 Skipped: 197

Q30 How much should the City should invest its time and resources working with partner organizations and state agencies to improve the aquatic health and water quality of Teal Lake and its watershed?

Answered: 266 Skipped: 48

Negaunee Master Plan Community Survey

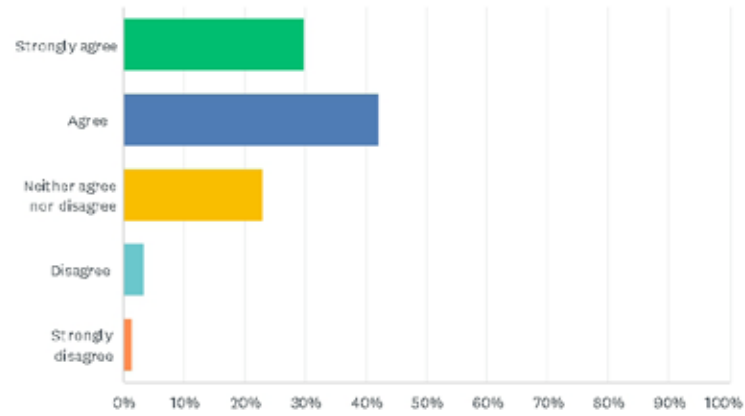


ANSWER CHOICES	RESPONSES
A great deal	45.86% 122
A lot	29.32% 78
A moderate amount	19.92% 53
A little	4.14% 11
None at all	0.75% 2
TOTAL	266

Q31 As the frequency of extreme weather events increases, the City should do more to adapt to changing conditions to preserve public health and infrastructure.

Answered: 265 Skipped: 49

Negaunee Master Plan Community Survey

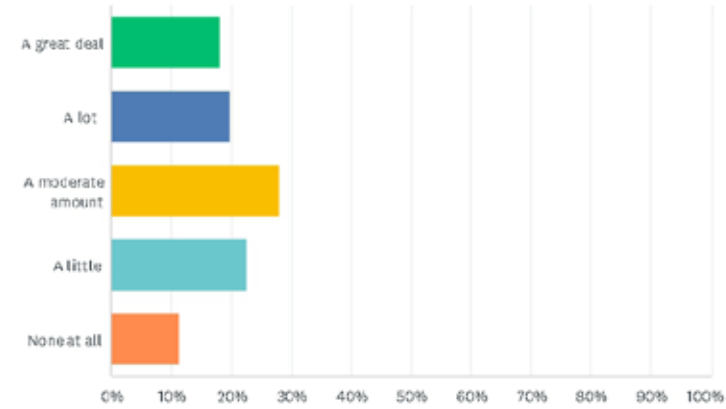


ANSWER CHOICES	RESPONSES
Strongly agree	29.81% 79
Agree	42.26% 112
Neither agree nor disagree	23.02% 61
Disagree	3.40% 9
Strongly disagree	1.51% 4
TOTAL	265

Q32 Please rate your concern about the increased prevalence of ticks, mosquitoes, and other vector-borne disease carriers which can lead to public health issues.

Answered: 266 Skipped: 48

Negaunee Master Plan Community Survey

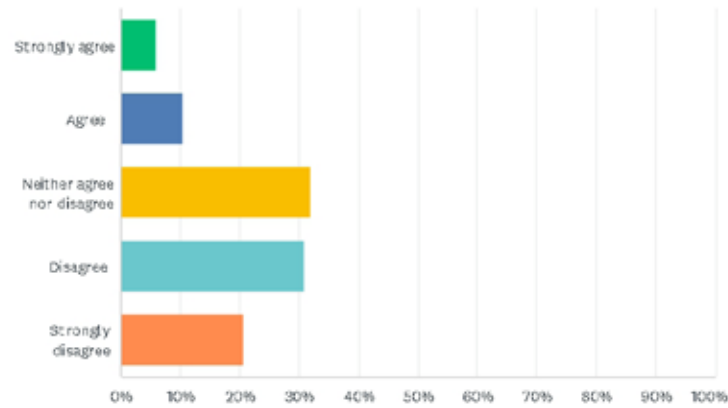


ANSWER CHOICES	RESPONSES
A great deal	18.05% 48
A lot	19.92% 53
A moderate amount	28.20% 75
A little	22.50% 60
None at all	11.28% 30
TOTAL	266

Q33 Local air quality issues are a significant concern for me, at least ten (10) days out of the year.

Answered: 266 Skipped: 48

Negaunee Master Plan Community Survey

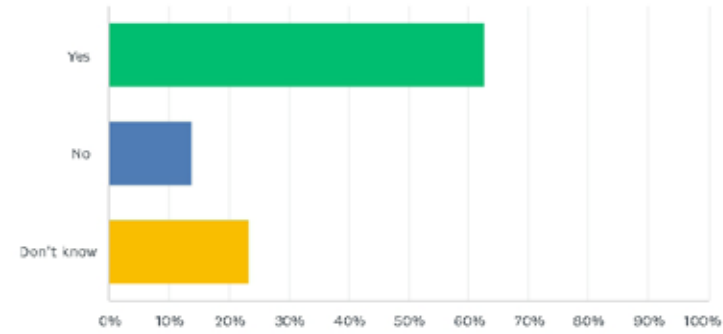


ANSWER CHOICES	RESPONSES	
Strongly agree	6.02%	16
Agree	10.53%	28
Neither agree nor disagree	31.95%	85
Disagree	30.83%	82
Strongly disagree	20.68%	55
TOTAL		266

Q34 Should cold weather issues, such as freezing pipes and personal exposure to extreme temperatures, receive additional attention and planning?

Answered: 265 Skipped: 49

Negaunee Master Plan Community Survey



ANSWER CHOICES	RESPONSES	
Yes	62.64%	165
No	13.96%	37
Don't know	23.40%	62
TOTAL		265

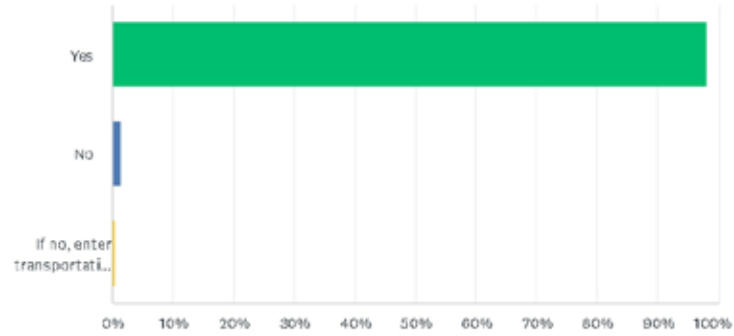
Q35 Is there anything you would like to add that was not addressed by the questions on the topic of Environment and Natural Resources?

Answered: 93 Skipped: 221

Q36 Do you have a personal vehicle that you have access to at least five days out of an average week?

Answered: 265 Skipped: 49

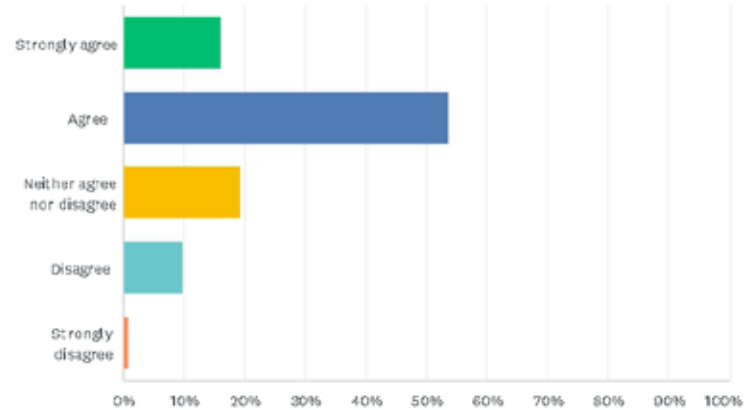
Negaunee Master Plan Community Survey



ANSWER CHOICES	RESPONSES
Yes	98.11% 260
No	1.51% 4
If no, enter transportation method here.	0.38% 1
TOTAL	265

Q37 Negaunee has an abundance of recreational and physical assets that provide the means for people of all types to engage in physical activity year-round.

Answered: 264 Skipped: 50

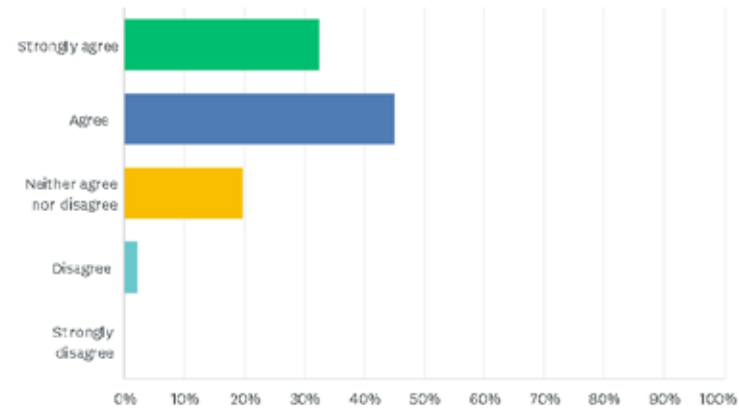


Negaunee Master Plan Community Survey

ANSWER CHOICES	RESPONSES
Strongly agree	16.29% 43
Agree	53.70% 142
Neither agree nor disagree	19.32% 51
Disagree	9.85% 25
Strongly disagree	0.76% 2
TOTAL	264

Q38 Negaunee should develop more year-round opportunities for outdoor recreation and entertainment.

Answered: 266 Skipped: 48

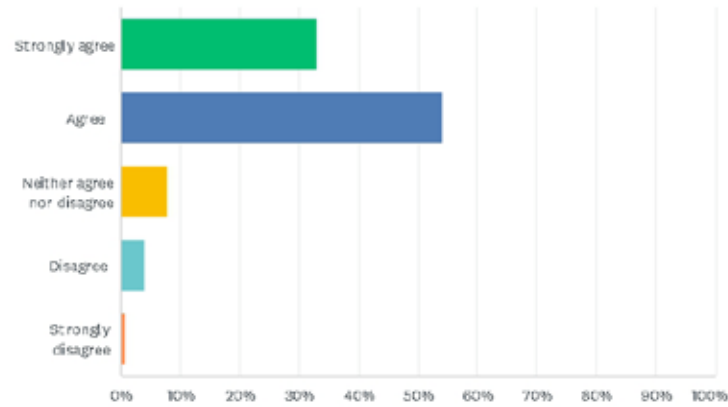


ANSWER CHOICES	RESPONSES
Strongly agree	32.71% 87
Agree	45.11% 120
Neither agree nor disagree	19.92% 53
Disagree	2.26% 6
Strongly disagree	0.00% 0
TOTAL	266

Q39 I have access to fresh, healthy, and affordably priced foods within a reasonable distance.

Answered: 266 Skipped: 48

Negaunee Master Plan Community Survey

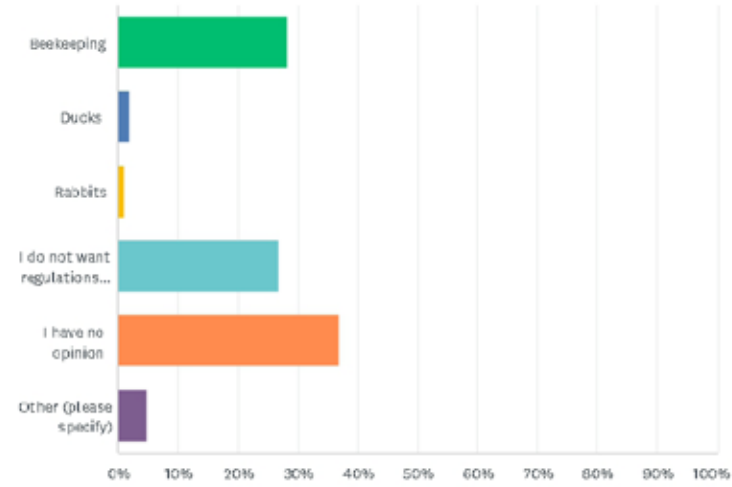


ANSWER CHOICES	RESPONSES
Strongly agree	33.08% 88
Agree	54.14% 144
Neither agree nor disagree	7.89% 21
Disagree	4.14% 11
Strongly disagree	0.75% 2
TOTAL	266

Q40 I would feel comfortable if regulations for urban agriculture were expanded to include more types of animals than chickens alone.

Answered: 265 Skipped: 49

Negaunee Master Plan Community Survey



ANSWER CHOICES	RESPONSES
Beekeeping	28.30% 75
Ducks	1.89% 5
Rabbits	1.13% 3
I do not want regulations expanded	26.79% 71
I have no opinion	36.98% 98
Other (please specify)	4.91% 13
TOTAL	265

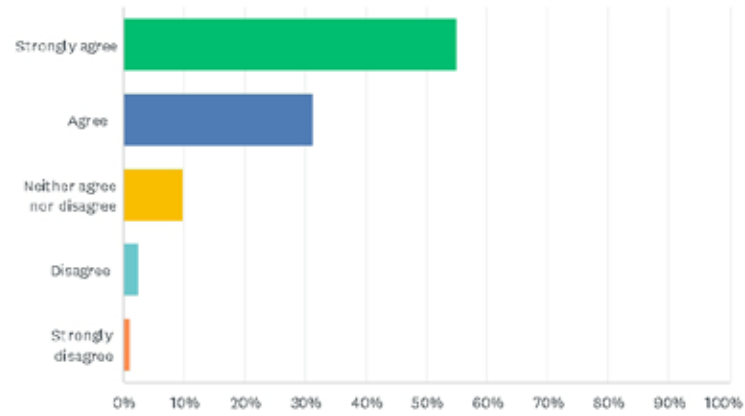
Q41 Is there anything you would like to add that was not addressed by the questions on the topic of Quality of Life?

Answered: 72 Skipped: 242

Q42 Housing problems and blight (meaning the accumulation of unwanted junk or deterioration of buildings) regulations are a high priority for maintaining community image.

Answered: 264 Skipped: 50

Negaunee Master Plan Community Survey

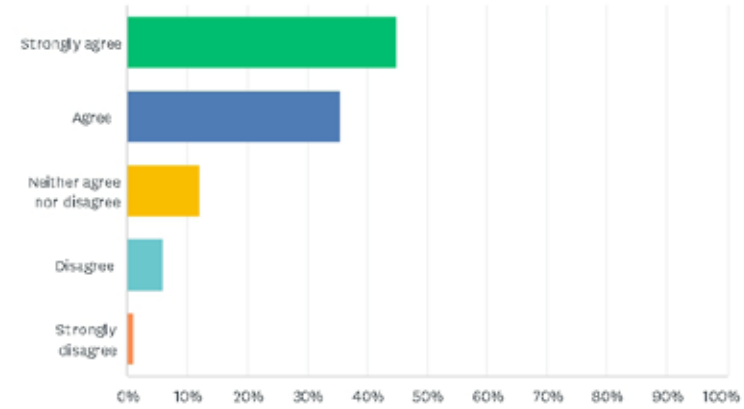


ANSWER CHOICES	RESPONSES	
Strongly agree	54.92%	145
Agree	31.44%	83
Neither agree nor disagree	9.85%	26
Disagree	2.65%	7
Strongly disagree	1.14%	3
TOTAL		264

Q43 The City and its homeowners should actively pursue programs that can provide financial support to homeowners for fixing up their homes.

Answered: 264 Skipped: 50

Negaunee Master Plan Community Survey

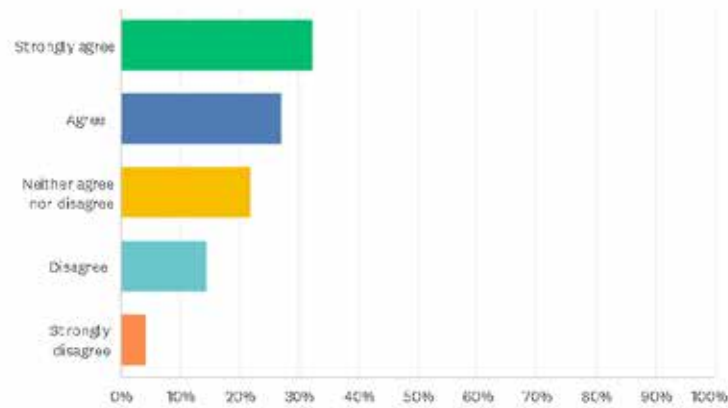


ANSWER CHOICES	RESPONSES	
Strongly agree	45.08%	119
Agree	35.61%	94
Neither agree nor disagree	12.12%	32
Disagree	6.00%	16
Strongly disagree	1.14%	3
TOTAL		264

Q44 A wider variety of housing types (e.g. apartments, townhouses, condominiums, and duplexes) are needed to accommodate the changing make-up of households in Negaunee.

Answered: 263 Skipped: 51

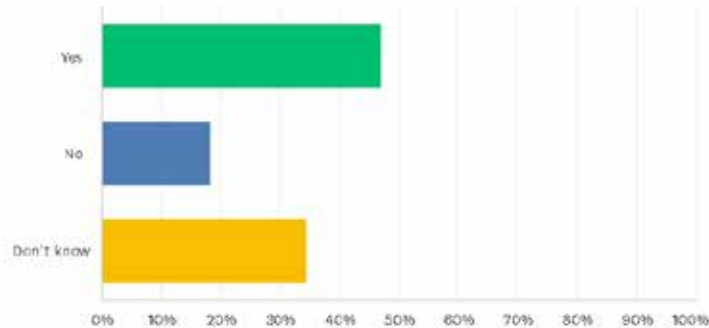
Negaunee Master Plan Community Survey



ANSWER CHOICES	RESPONSES	
Strongly agree	32.32%	85
Agree	27.00%	71
Neither agree nor disagree	22.05%	58
Disagree	14.45%	38
Strongly disagree	4.18%	11
TOTAL		263

Q45 More age-restricted (55+) housing is needed to accommodate the aging population of Negaunee.

Answered: 283 Skipped: 51



Negaunee Master Plan Community Survey

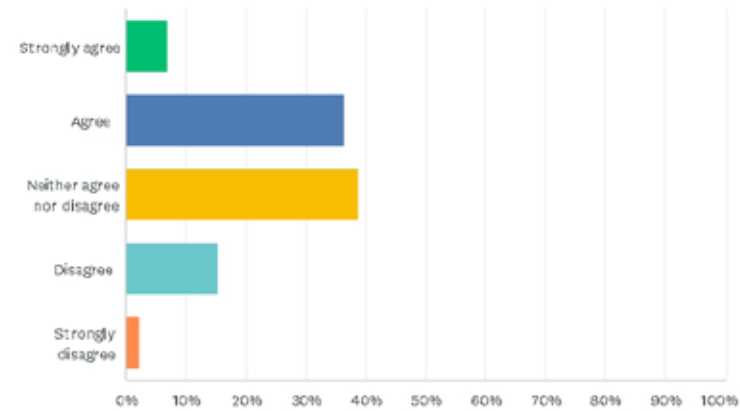
ANSWER CHOICES	RESPONSES	
Yes	47.15%	124
No	18.25%	48
Don't know	34.60%	91
TOTAL		263

Q46 Is there anything you would like to add that was not addressed by the questions on the topic of Housing and Neighborhoods?

Answered: 97 Skipped: 217

Q47 The modes of transportation currently available in Negaunee are adequate for supporting everyday life and commuting to work.

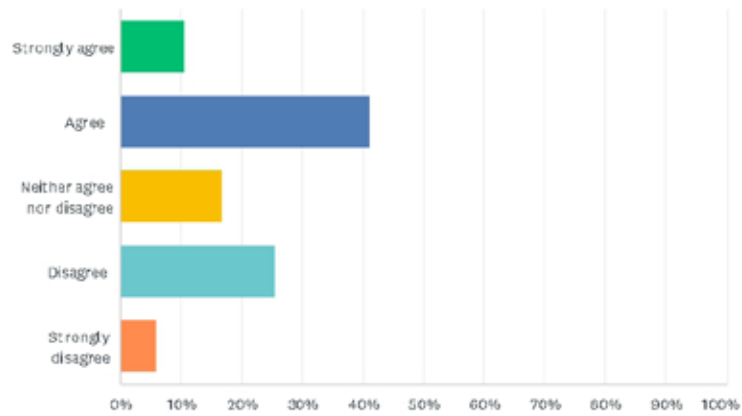
Answered: 255 Skipped: 59



ANSWER CHOICES	RESPONSES	
Strongly agree	7.06%	18
Agree	36.47%	93
Neither agree nor disagree	38.82%	99
Disagree	15.29%	39
Strongly disagree	2.35%	6
TOTAL		255

Q48 As a pedestrian, I feel like I can get from place-to-place in Negaunee without experiencing significant mobility challenges due to the design or physical condition of sidewalks and pathways.

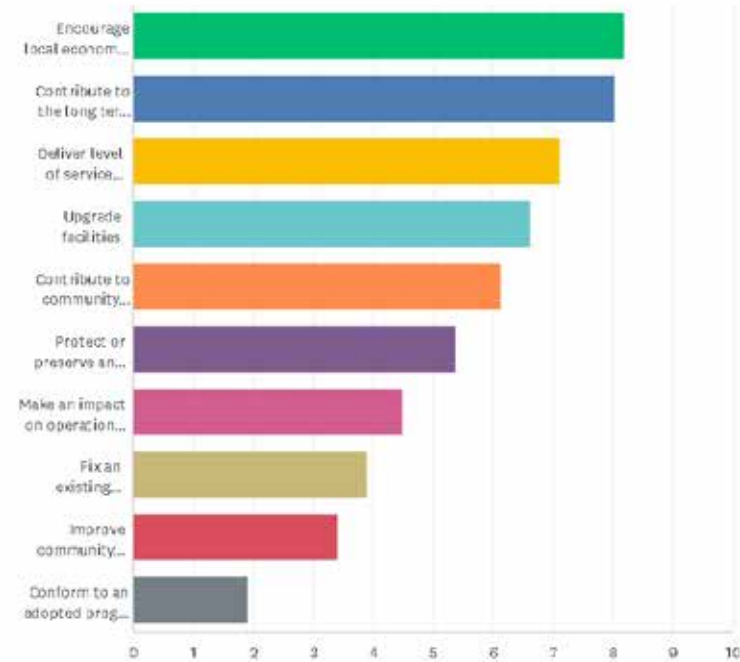
Answered: 255 Skipped: 59



ANSWER CHOICES	RESPONSES	
Strongly agree	10.59%	27
Agree	41.18%	105
Neither agree nor disagree	16.86%	43
Disagree	25.49%	65
Strongly disagree	5.88%	15
TOTAL		255

Q49 Each year, the City updates its Capital Improvements Plan (CIP) for future investments in public infrastructure and capital assets. The City would like to consider the public's perspective on how it should prioritize spending based on a range of factors. Please place the following priorities in order, highest first. It is most important for a project to..

Answered: 251 Skipped: 63



Negaunee Master Plan Community Survey

	1	2	3	4	5	6	7	8	9	10	TOTAL
Encourage local economic development	39.18% 96	23.27% 57	9.80% 24	8.57% 21	5.31% 13	5.31% 13	2.04% 5	1.03% 4	2.86% 7	2.04% 5	245
Contribute to the long term needs of the community	23.46% 57	29.22% 71	18.03% 45	9.47% 23	7.82% 19	3.70% 9	2.47% 6	2.47% 6	2.47% 6	0.00% 0	243
Deliver level of service desired by community	8.23% 20	13.99% 34	28.81% 70	17.70% 43	13.17% 32	7.00% 17	6.17% 15	2.06% 5	1.65% 4	1.23% 3	243
Upgrade facilities	9.35% 23	9.35% 23	15.04% 37	27.64% 68	12.60% 31	8.54% 21	8.13% 20	4.88% 12	2.85% 7	1.63% 4	246
Contribute to community health, safety, and welfare	6.50% 16	10.29% 25	7.41% 18	13.17% 32	29.81% 70	13.58% 33	9.47% 23	4.94% 12	4.53% 11	1.23% 3	243
Protect or preserve an existing investment	4.13% 10	2.48% 6	7.85% 19	11.16% 27	14.88% 36	26.93% 70	15.28% 37	8.08% 21	4.56% 12	1.65% 4	242
Make an impact on operational finances or revenue generation	2.07% 5	3.72% 9	4.13% 10	4.55% 11	8.26% 20	15.20% 37	33.47% 81	17.77% 43	7.44% 18	3.31% 8	242
Fix an existing project deficiency	4.12% 10	5.76% 14	5.35% 13	3.20% 8	5.35% 13	7.41% 18	9.47% 23	11.52% 28	41.56% 101	6.17% 15	243
Improve community resilience	1.64% 4	1.23% 3	2.05% 5	2.87% 7	4.10% 10	8.20% 20	11.07% 27	38.93% 95	20.08% 49	9.84% 24	244
Conform to an adopted program policy or plan	2.06% 5	1.23% 3	1.23% 3	1.65% 4	0.41% 1	2.88% 7	2.47% 6	6.58% 16	10.29% 25	71.19% 173	243

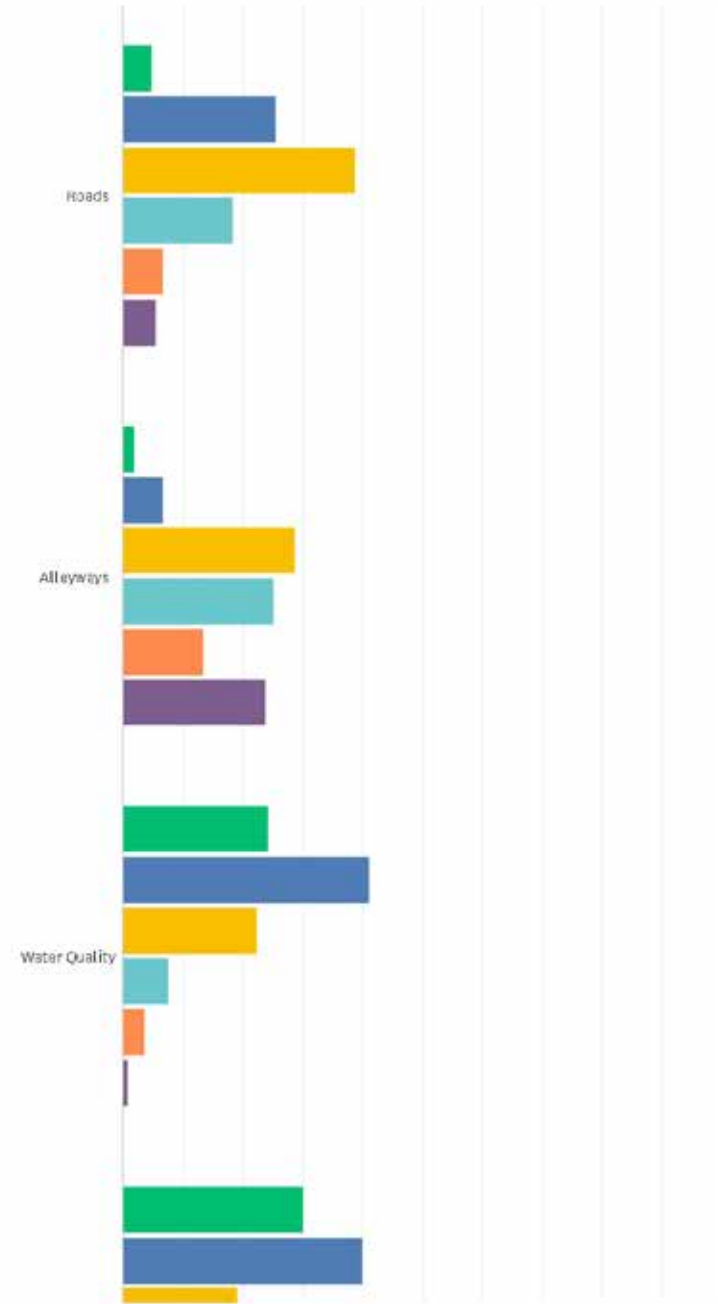
Q50 Do you have any ideas for potential public Capital Improvement Projects?

Answered: 107 Skipped: 207

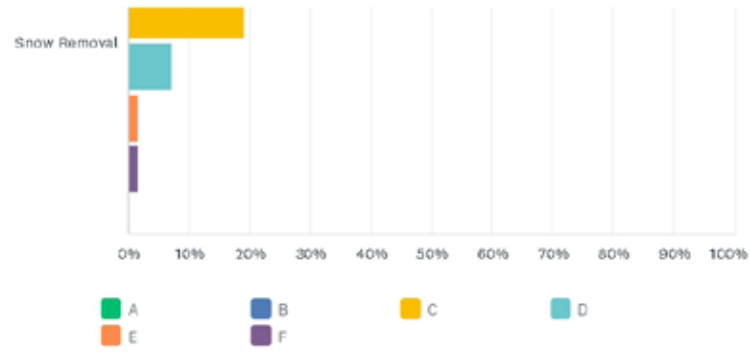
Q51 Please grade the quality of current infrastructure in the City A-F.

Answered: 253 Skipped: 61

Negaunee Master Plan Community Survey



Negaunee Master Plan Community Survey



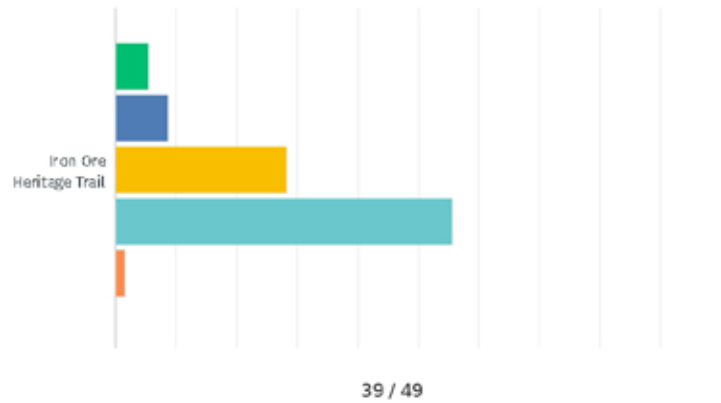
	A	B	C	D	E	F	TOTAL	WEIGHTED AVERAGE
Roads	4.80% 12	25.60% 64	38.80% 97	18.40% 46	6.80% 17	5.60% 14	250	3.14
Alleyways	2.02% 5	6.88% 17	28.74% 71	25.10% 62	13.36% 33	23.89% 59	247	4.13
Water Quality	24.39% 60	41.06% 101	22.36% 55	7.72% 19	3.66% 9	0.81% 2	246	2.28
Snow Removal	30.12% 75	40.16% 100	10.28% 48	7.23% 18	1.61% 4	1.61% 4	249	2.15

Q52 Is there anything you would like to add that was not addressed by the questions on the topic of Infrastructure and Community Facilities?

Answered: 85 Skipped: 229

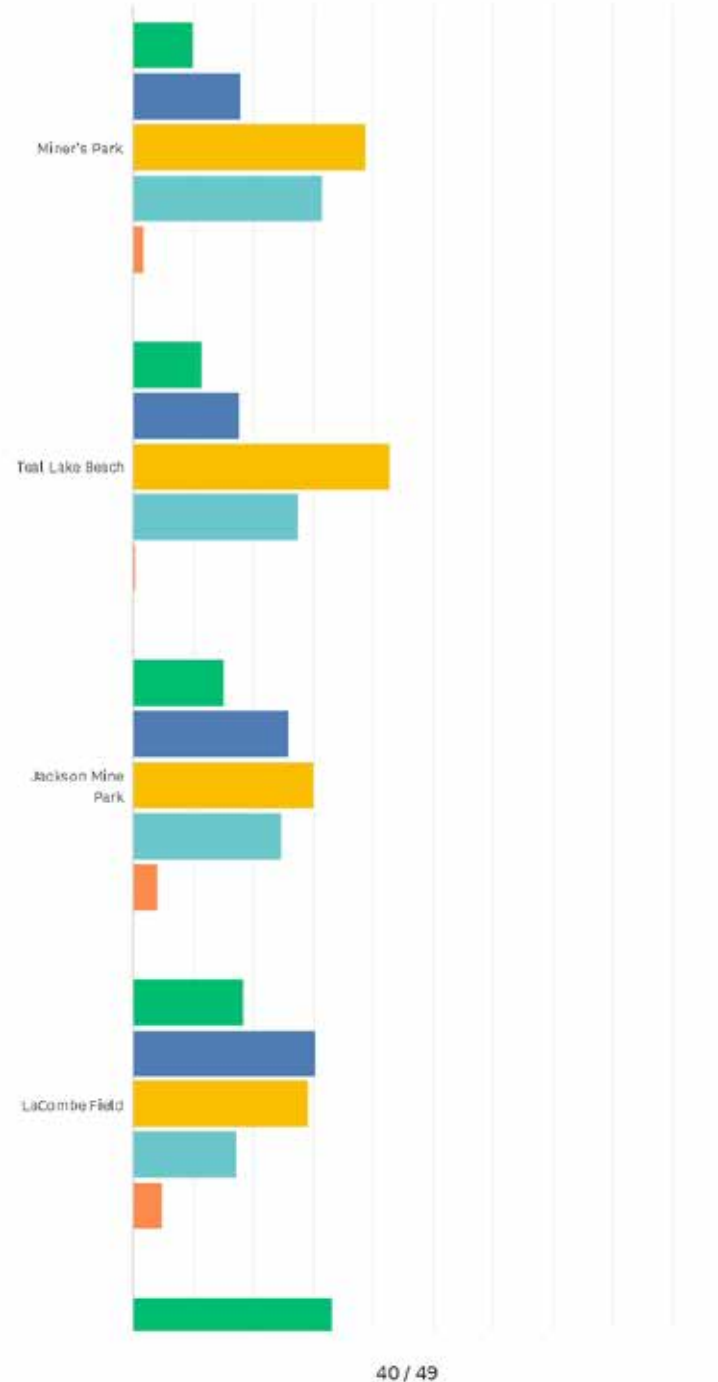
Q53 Please rate your likeliness to visit the following recreational facilities in the City.

Answered: 253 Skipped: 61



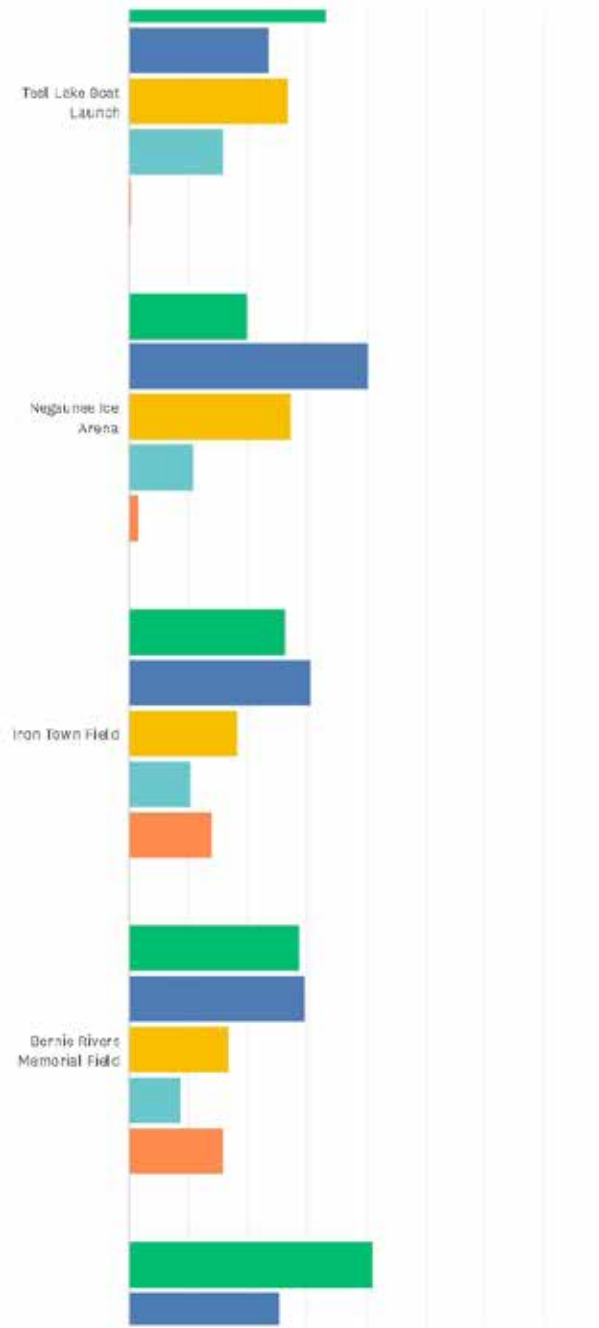
39 / 49

Negaunee Master Plan Community Survey



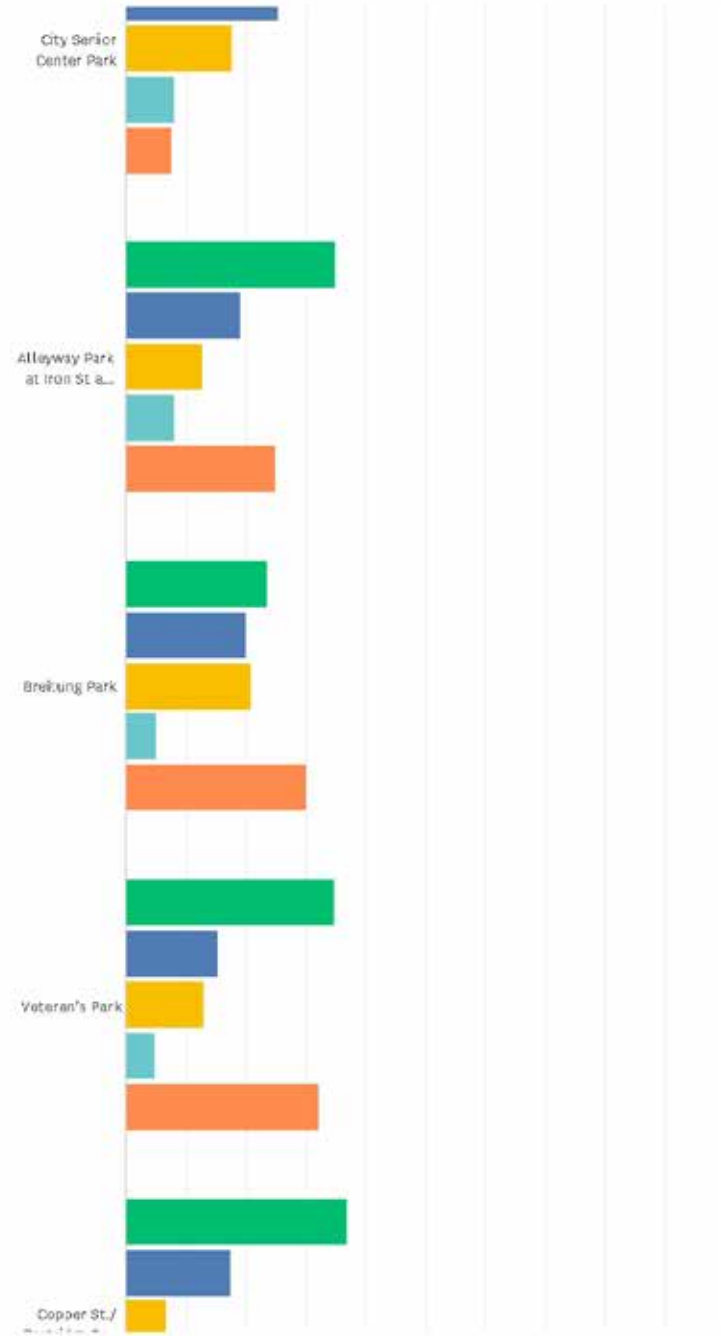
40 / 49

Negaunee Master Plan Community Survey



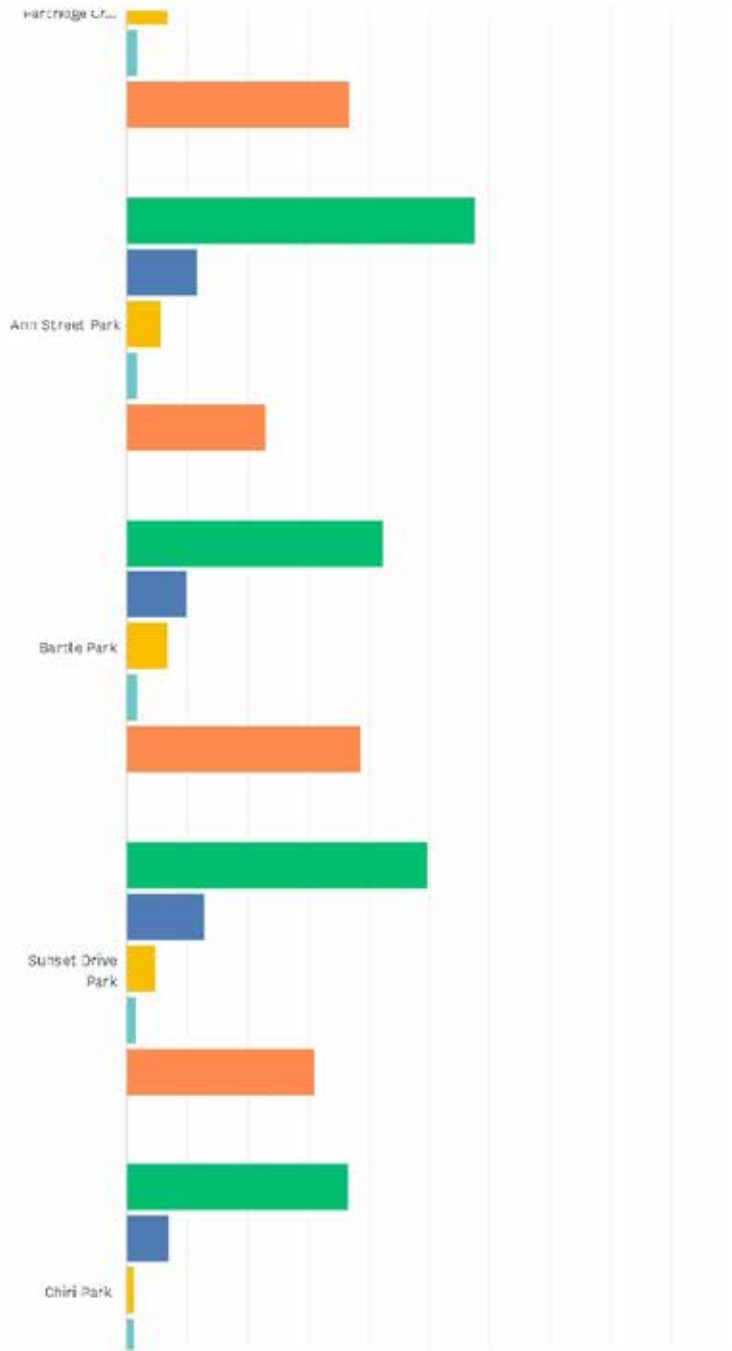
41 / 49

Negaunee Master Plan Community Survey



42 / 49

Negaunee Master Plan Community Survey



Negaunee Master Plan Community Survey



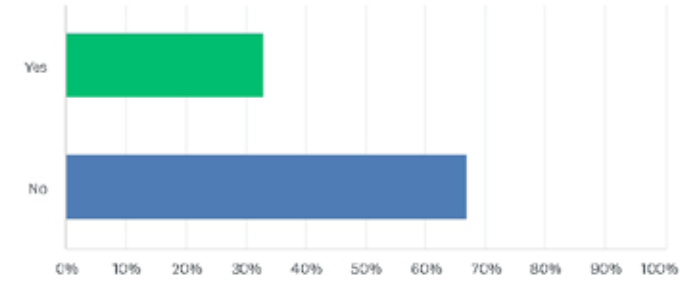
Negaunee Master Plan Community Survey

	I NEVER GO THERE	SELDOM VISIT	OCCASIONALLY VISIT	FREQUENTLY VISIT	I DON'T KNOW WHERE THIS FACILITY IS	TOTAL	WEIGHTED AVERAGE
Iron Ore Heritage Trail	5.60% 14	8.80% 22	28.40% 71	55.60% 139	1.60% 4	250	3.30
Miner's Park	10.00% 25	18.00% 45	38.80% 97	31.60% 79	1.60% 4	250	2.97
Teal Lake Beach	11.60% 29	17.60% 44	42.80% 107	27.60% 69	0.40% 1	250	2.88
Jackson Mine Park	15.20% 38	26.00% 65	30.00% 75	24.80% 62	4.00% 10	250	2.76
LaCombe Field	18.40% 46	30.40% 76	29.20% 73	17.20% 43	4.80% 12	250	2.60
Teal Lake Boat Launch	33.20% 83	23.60% 59	26.80% 67	16.00% 40	0.40% 1	250	2.27
Negaunee Ice Arena	20.00% 50	40.40% 101	27.20% 68	10.80% 27	1.60% 4	250	2.34
Iron Town Field	26.40% 66	30.80% 77	18.40% 46	10.40% 26	14.00% 35	250	2.55
Bernie Rivers Memorial Field	28.80% 72	28.60% 74	16.80% 42	8.80% 22	16.00% 40	250	2.54
City Senior Center Park	41.13% 102	25.40% 63	17.74% 44	8.06% 20	7.66% 19	248	2.16
Alleyway Park at Iron St and Jackson	34.94% 87	10.28% 26	12.85% 32	8.03% 20	24.90% 62	249	2.69
Breitlung Park	23.60% 59	20.08% 50	20.88% 52	5.22% 13	30.12% 75	249	2.98
Veteran's Park	34.68% 86	15.32% 38	12.90% 32	4.84% 12	32.26% 80	248	2.85
Copper St / Partridge Creek Park	36.84% 91	17.41% 43	6.88% 17	2.02% 5	36.84% 91	247	2.85
Ann Street Park	57.49% 142	11.74% 29	5.67% 14	2.02% 5	23.08% 57	247	2.21
Battle Park	42.34% 105	10.08% 25	6.85% 17	2.02% 5	38.71% 96	248	2.85
Sunset Drive Park	49.60% 123	12.90% 32	4.84% 12	1.61% 4	31.05% 77	248	2.52
Chili Park	36.63% 89	7.00% 17	1.23% 3	1.23% 3	53.91% 131	243	3.29

Q54 Is accessibility at Negaunee's parks a factor in whether you or someone you know would visit them?

Answered: 251 Skipped: 63

Negaunee Master Plan Community Survey



ANSWER CHOICES	RESPONSES
Yes	33.07% 83
No	66.93% 168
TOTAL	251

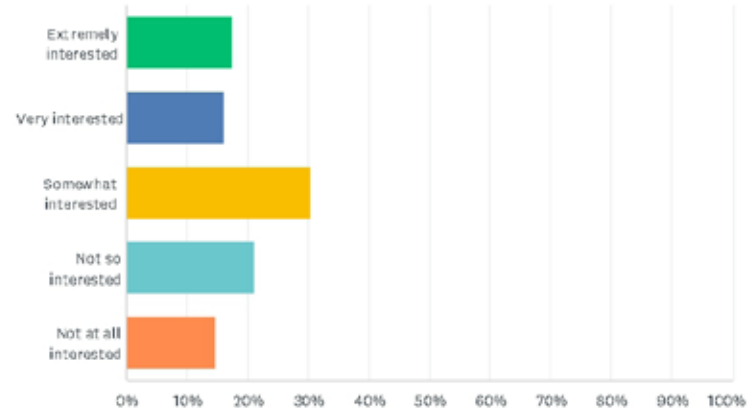
Q55 In the last year, what recreational activities have you or a member of your household participated in? (i.e. playground visits, walking, biking, skiing, sports participation)

Answered: 218 Skipped: 96

Q56 How interested are you in more equipment rental opportunities? (Cross Country Skis, Bikes, Longboards, Roller Skates/ Roller Blades, Kayaks, Canoes, etc)

Answered: 252 Skipped: 62

Negaunee Master Plan Community Survey



ANSWER CHOICES	RESPONSES	
Extremely interested	17.46%	44
Very interested	16.27%	41
Somewhat interested	30.56%	77
Not so interested	21.03%	53
Not at all interested	14.68%	37
TOTAL		252

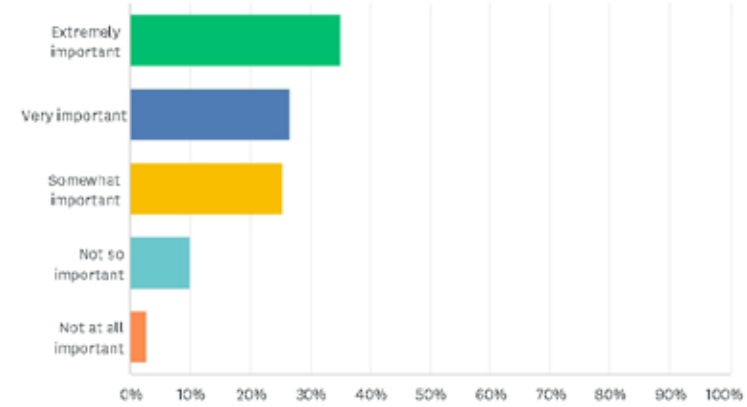
Q57 Is there anything you would like to add that was not addressed by the questions on the topic of Parks and Recreation?

Answered: 100 Skipped: 214

Q58 How important is it that Negaunee attract new non-local businesses?

Answered: 248 Skipped: 66

Negaunee Master Plan Community Survey

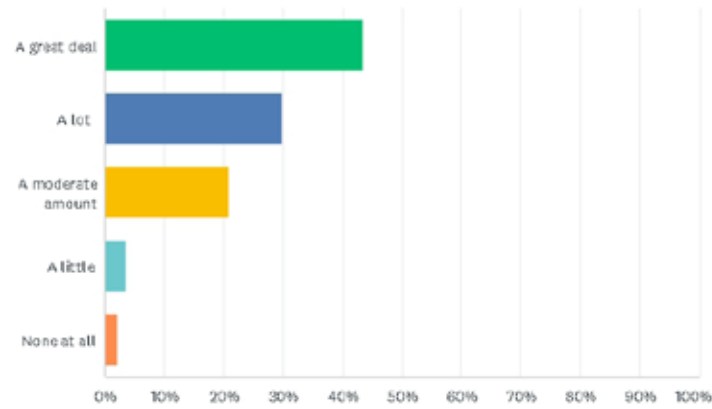


ANSWER CHOICES	RESPONSES	
Extremely important	35.08%	87
Very important	26.61%	65
Somewhat important	25.40%	63
Not so important	10.08%	25
Not at all important	2.82%	7
TOTAL		248

Q59 How important is high-speed internet, such as gigabit fiber for growing new businesses?

Answered: 244 Skipped: 70

Negaunee Master Plan Community Survey



ANSWER CHOICES	RESPONSES	
A great deal	43.44%	106
A lot	29.92%	73
A moderate amount	20.90%	51
A little	3.69%	9
None at all	2.05%	5
TOTAL		244

Q60 What types of new businesses would you like to see in Negaunee in the next five years?

Answered: 200 Skipped: 114

Q61 Is there anything you would like to add that was not addressed by the questions on the topic of Economic Development?

Answered: 64 Skipped: 250



Negaunee Master Plan Survey, Youth Edition



1) What is your favorite recreation space in Negaunee?

- Miner's Park
- Jackson Mine Park
- Teal Lake Beach
- Negaunee Ice Arena
- Iron Ore Heritage Trail
- City Center Park

2) Which kind of school do you go to?

- Elementary School
- Middle School
- High School

3) Do you have any hobbies? Circle the ones you enjoy.

- Hiking
- Biking
- Swimming
- Reading
- School Sports
- Running
- Dancing
- Video Games
- Arts & Crafts
- Motor Sports
- Other: _____

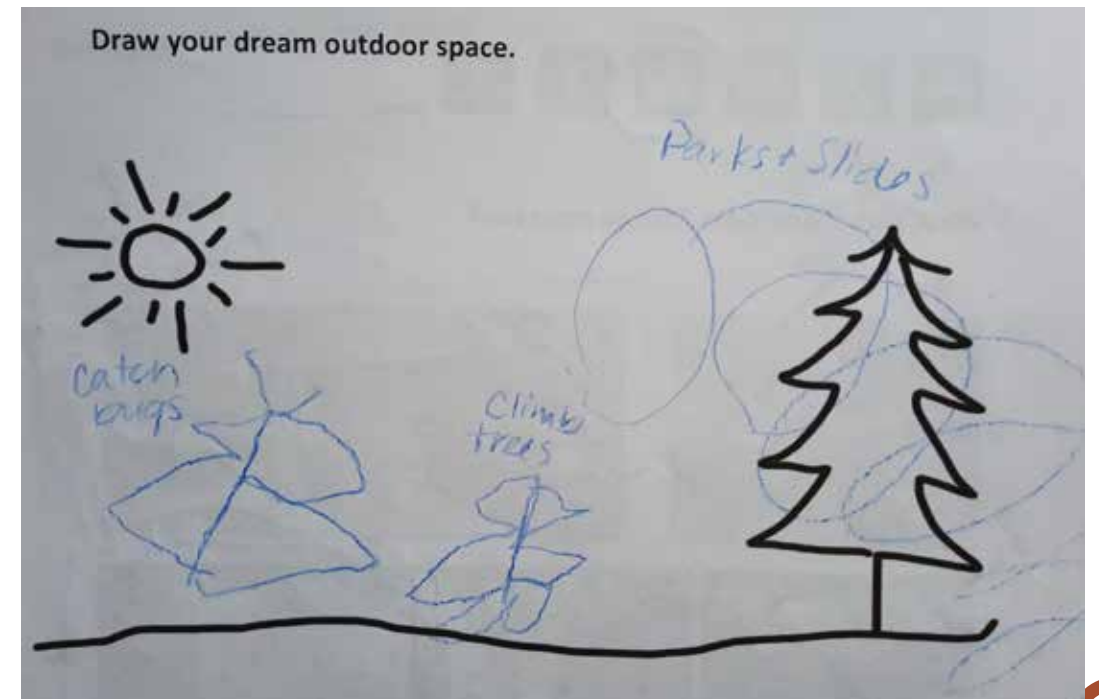
4) Do you like to spend time downtown with friends?

- Yes
- No
- Sometimes

5) Do you have access to fresh, healthy fruits and vegetables every day?

- Yes
- No
- Sometimes

6) If you had the power to change *anything* in the City of Negaunee, what would you change?





Negaunee Master Plan Neighborhoods and Quality of Life Survey

As the City of Negaunee continues to grow and prosper, it is important that the character and integrity of the City be preserved while continuing to meet the needs of current and future residents.

All answers are kept anonymous. Your answers will help inform specific goals and objectives within the Master Plan.

1. When considering **bike lanes** in Negaunee, which do you prefer?



Bikable shoulder.



A buffered signed bike lane.



Natural buffer with clear signs.

2. When considering **alleyways** in the City, which do you prefer?



Basic alley



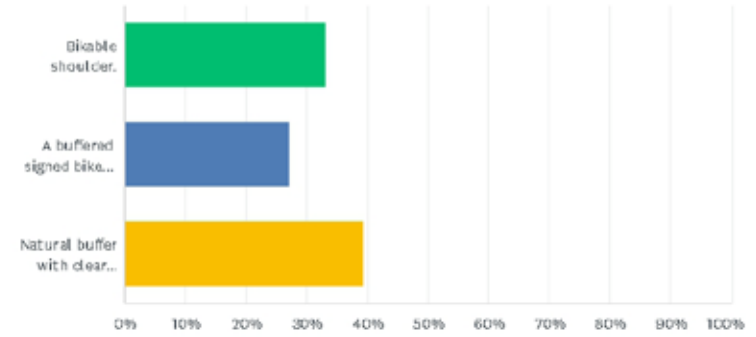
Art and activities in alleys



Greenery in alleys

Q1 When considering bike lanes in Negaunee, which do you prefer?

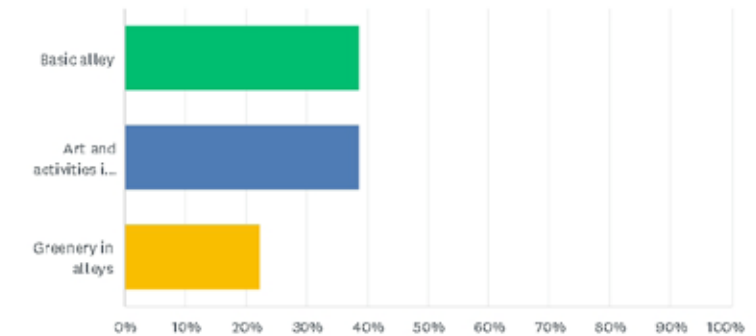
Answered: 66 Skipped: 13



ANSWER CHOICES	RESPONSES	
Bikable shoulder.	33.33%	22
A buffered signed bike lane.	27.27%	18
Natural buffer with clear signs.	39.39%	26
TOTAL		66

Q2 When considering alleyways in the City, which do you prefer?

Answered: 67 Skipped: 12



3. When considering **future housing developments** in Negaunee, which option would be your preference? Consider neighborhood character, senior needs, rental options, and families.



Townhouses



Traditional Single Family Homes



Apartments



Garden Apartments



Tiny Homes

4. When thinking about adding **greenery** to the City, what would you most like to see?



Planter boxes/ pots



Street trees



A combination of both

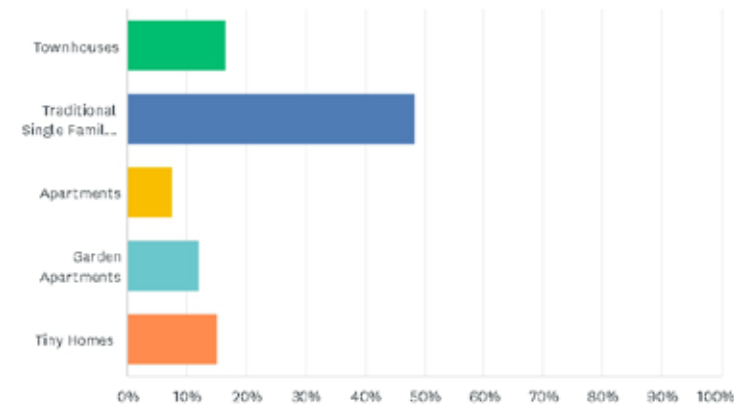


More pocket parks

ANSWER CHOICES	RESPONSES	
Basic alley	38.81%	26
Art and activities in alleys	38.81%	26
Greenery in alleys	22.39%	15
TOTAL		67

Q3 When considering future housing developments in Negaunee, which option would be your preference? Consider neighborhood character, senior needs, rental options, and families.

Answered: 66 Skipped: 13

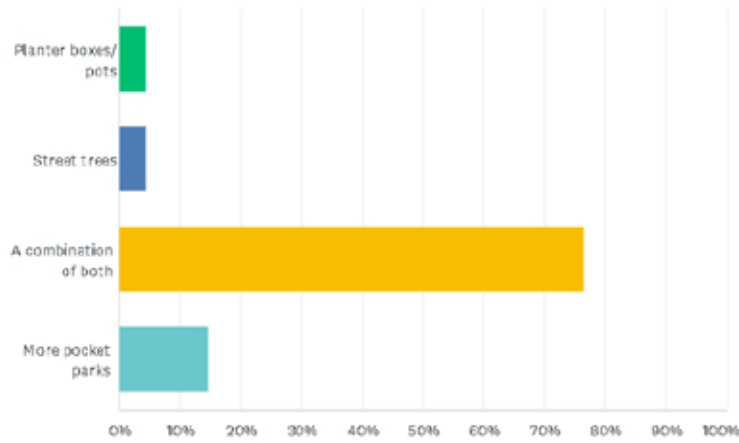


ANSWER CHOICES	RESPONSES	
Townhouses	16.67%	11
Traditional Single Family Homes	48.48%	32
Apartments	7.58%	5
Garden Apartments	12.12%	8
Tiny Homes	15.15%	10
TOTAL		66

Q4 When thinking about adding greenery to the City, what would you most like to see?

Answered: 68 Skipped: 11

Negaunee Master Plan Neighborhoods and Quality of Life Survey



ANSWER CHOICES	RESPONSES	
Planter boxes/ pots	4.41%	3
Street trees	4.41%	3
A combination of both	76.47%	52
More pocket parks	14.71%	10
TOTAL		68

Q5 List the top three attributes you look for in.. a vibrant place.

Answered: 58 Skipped: 21

ANSWER CHOICES	RESPONSES	
1	100.00%	58
2	100.00%	58
3	96.55%	56

Q6 List the top three attributes you look for in.. a home to live in.

Answered: 58 Skipped: 21

ANSWER CHOICES	RESPONSES	
1	100.00%	58
2	98.28%	57
3	94.83%	55

5. List the top three attributes you look for in.. a **vibrant place**.

1

2

3

6. List the top three attributes you look for in.. a **home to live in**.

1

2

3

7. List the top three attributes you look for in.. **general quality of life**.

1

2

3

8. What are some **strengths** of Negaunee's neighborhoods? What are you most **proud** of?

9. What are some **weaknesses** of Negaunee's neighborhoods? In what ways are they lacking, under-performing, or at a disadvantage?

10. What are the big **opportunities for improving** our neighborhoods? Are there any significant projects, activities, or initiatives that could have a positive impact?

11. What are some **threats** to the livability of our neighborhoods? What future **disruptions** (certain or potential) might challenge the balance?

12. What sparks **joy** for you in your community? Please list 3 areas in the community that make you **happy**.

Joyful 1

Joyful 2

Joyful 3

13. Where can we do **better**? Please list 3 areas in the community that need **improvement**.

Improvement 1

Improvement 2

Improvement 3

14. What should Negaunee's neighborhoods **aspire to be and do**? Let's dream big.

15. If you would like to be entered into a drawing to win a \$50.00 Super One Foods gift card, please enter your contact information. A winner will be randomly selected and informed before July 30th. (If not, please skip this question.)

Name

Address

Address 2

City

Email Address

Phone Number



Negaunee Needs YOU!

The City of Negaunee is in the process of updating its Master Plan and 5-year Recreation Plan. These plans form the strategic development of the City along with the parks and recreational opportunities.

Visit the City's website to learn more and to take our online survey. Let us know what is important and valuable to YOU in the City.

Let's keep Negaunee **Moving Forward!**

<https://cityofnegaunee.com/master-plan/>



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CUPPAD
2512 College Ave
Escanaba, MI 49889



Vibrant Neighborhoods & Quality of Life in Negaunee

Thursday, June 30 5:30-6:30pm

Public Open House



You are invited to participate in an Open House style forum to share your thoughts on neighborhoods and quality of life in Negaunee. Feedback gathered will be used to aid in the development of the city's Master Plan. Refreshments provided.

@ the Negaunee Senior Center
410 Jackson St



See you there!



SWOT Type of Capital	Strengths	Weaknesses	Opportunities	Threats
Human	<ul style="list-style-type: none"> • What qualities are you most proud of in Negaunee's neighborhoods? • Positive people who care • Know your neighbors • People are loyal and community-minded • Community pride • Community support • Friendly neighbors • Honest people 	<ul style="list-style-type: none"> • In what ways are Negaunee's neighborhoods lacking, underperforming, or at a disadvantage? • Little opportunities for employment • Messy yards 	<ul style="list-style-type: none"> • Are there significant projects, activities, or initiatives that could have a transformative impact on the City's neighborhoods and quality of life? • Housing development support • Make the downtown more accessible for people of all ages 	<ul style="list-style-type: none"> • What are the threats to our neighborhoods and quality of life? What future disruptions- certain or potential- might challenge the balance? • Environmental migration – people moving to area for fresh water and other natural resources • Meth problems • Nowhere for Seniors to live • Drug problems • Companies/ people who manage short term rentals or rentals but are not local, don't keep up with upkeep
Natural	<ul style="list-style-type: none"> • Trails • Teal Lake • Good location • Undeveloped land 	<ul style="list-style-type: none"> • Tree health management 	<ul style="list-style-type: none"> • Greenery • More green space 	<ul style="list-style-type: none"> • Environmental pollution • Fireworks
Built	<ul style="list-style-type: none"> • Small town feeling • Historic homes • Excellent schools • Parks • Schools • Variety in age and style of homes • Bikeable • Neat yards 	<ul style="list-style-type: none"> • Aging infrastructure • Unsafe biking at night • Aging housing stock • Rentals need rehabilitation • Poor sidewalk and road conditions • Crumbling buildings • Poor roads • Few businesses, no place to eat out • Not enough affordable family housing • Sidewalks need repair • Rundown homes with runaway yards • Alleys are in bad shape • Crossing US 41 is scary • Junk in yards, old cars, etc. • No apartments 	<ul style="list-style-type: none"> • Teal Lake shoreline improvements • Downtown Streetscape • Parks maintained and developed with everyone in mind • Re-paving city streets • Revitalizing downtown and trail heads • Empty buildings along Iron Street • Better Farmers Market • More restaurants • Healthier fast food options • Wedding venue rentals • Bike lanes 	<ul style="list-style-type: none"> • Blight • Empty/ vacant buildings • Downsizing of library • Aging infrastructure • Marijuana stores • Short term rentals • Lack of housing options • Campground
Political	<ul style="list-style-type: none"> • Purposeful development 	<ul style="list-style-type: none"> • Community involvement is low in city issues 	<ul style="list-style-type: none"> • Engage younger people and 	<ul style="list-style-type: none"> • Short term rental impacts • Security threats
Social	<ul style="list-style-type: none"> • through zoning ordinances • Active DDA, many events • School are small and personable 	<ul style="list-style-type: none"> • Lack of speed enforcement in alleys • Short term rentals • No place for teens to hang out • No area for off-leash dogs • Sidewalks are not cleared in winter • Trash/ littering/ used needles 	<ul style="list-style-type: none"> • students in local government • Speed enforcement • Block parties • Inclusive activities for non-alumni residents • Dog park • Splash pad • Indoor play area 	<ul style="list-style-type: none"> • Worried the City will be over-budget • High property taxes • High taxes and cost of living • Worried about families with children living in the social district • Home break-ins • Lack of transportation • Low paying jobs
Cultural	<ul style="list-style-type: none"> • Affordability of living • Events • Safe, clean, quiet 	<ul style="list-style-type: none"> • Cost of living too expensive • More activities like Pioneer Days 	<ul style="list-style-type: none"> • Expansion of services from Senior Center and Library to accommodate recent growth 	<ul style="list-style-type: none"> • Affordability • High speed drivers



