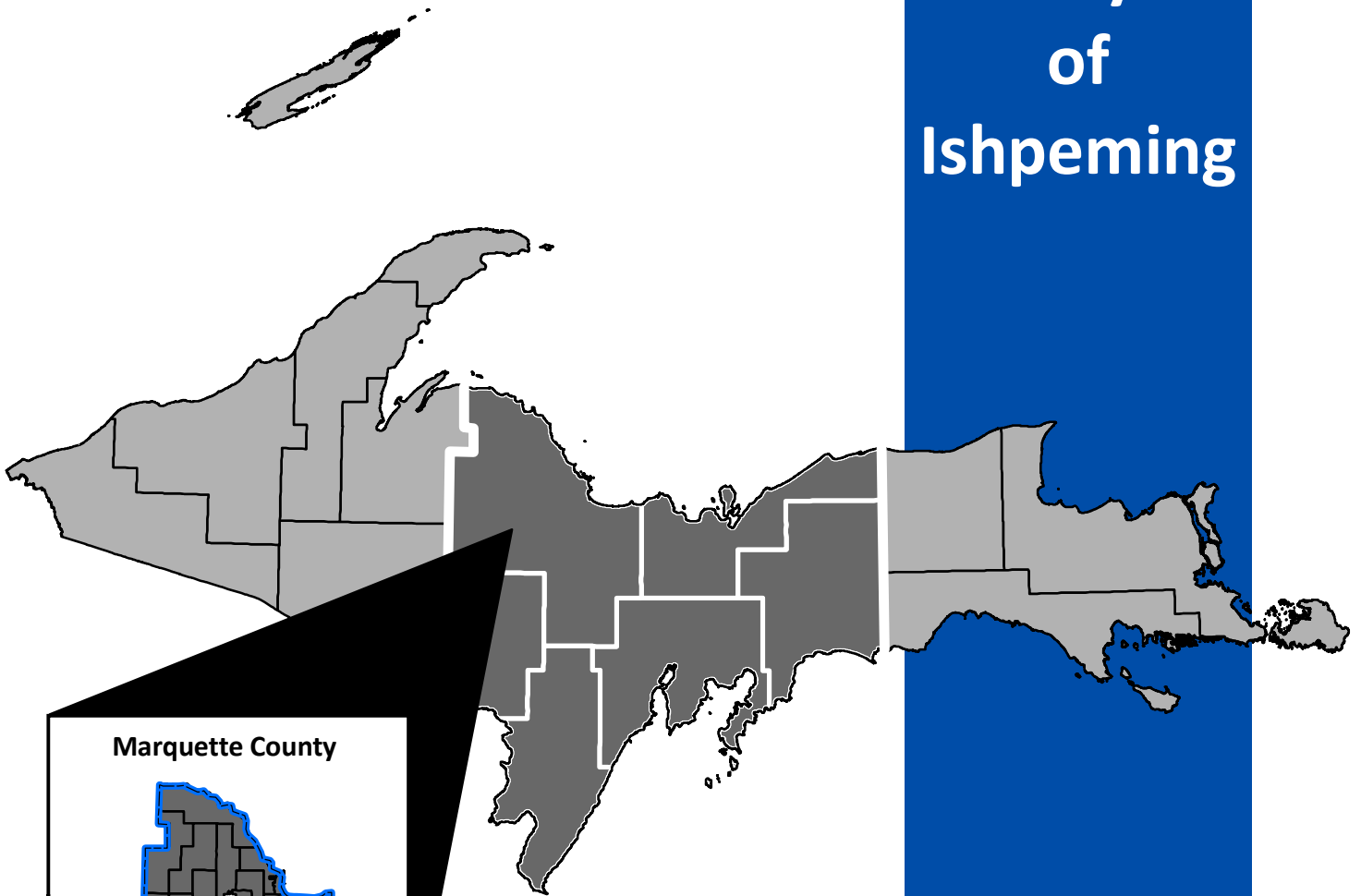
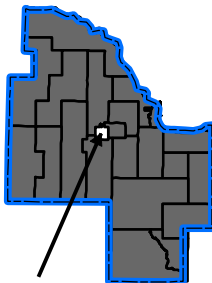


City of Ishpeming



Marquette County



City of Ishpeming

Master Plan

Prepared By:
**City of Ishpeming Planning Commission
&
City of Ishpeming City Council**
Adopted: March 3, 2010



**City of Ishpeming Planning Commission
Master Plan Adoption
Resolution**

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

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

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

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

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

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

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

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

Yes: 6

No: None

MOTION CARRIED.

The Vice-Chair declared the resolution adopted.

By:



Howard Robare

Planning Commission Secretary



CITY OF ISHPERING, MICHIGAN

100 East Division Street • Ishpeming, Michigan 49849

City Manager	485-1091	Police	486-4416	Library	486-4381
City Clerk	485-1091	Fire	486-4426	Cemetery	486-6181
Treasurer	485-1091	Public Works	486-9371	Al Quaal Recreation	486-8301
City Attorney	485-1091	Assessor	485-1091	Fax	485-6246

RESOLUTION NO. 2010-2

RESOLUTION ADOPTING THE MASTER PLAN

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

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

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

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

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

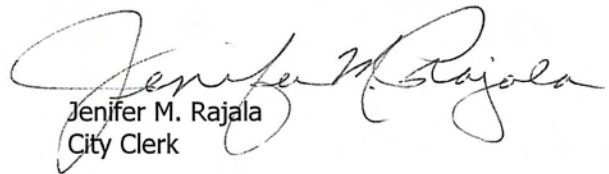
Whereas, on February 2, 2010, after proper public notice, the Planning Commission held a public hearing on the proposed Master Plan, during which members of the public were given the opportunity to comment on the proposed Plan and written comments received were discussed, and the Planning Commission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

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

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

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

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


Jenifer M. Rajala
City Clerk



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Auxiliary aids and service are available upon request to individuals with disabilities.*

HOME OF THE U.S. NATIONAL SKI HALL OF FAME & SKI MUSEUM

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Chapter 1.0 Introduction and Brief Historical Background

1.1 Planning Overview

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

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

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

1.2 Brief Historical Background

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

Until 1862, the town was known only as “Lake Superior Location.” When the town gained enough citizens to be a city, it was difficult to find a suitable name. The settlers decided upon “Ishpeming,” a Chippewa word for “high” or “on the summit.” This name was appropriate because Ishpeming sits on a ridge about 850 feet above nearby Lake Superior. A statue of a Native American figure has stood in the small town square since 1884 and is referred to as “Old Ish.” It is important to note, that although the City’s name has a Chippewa basis, the Native Americans had not settled in the area.

In the fall of 1856, Henry Ely employed the Longtine brothers of Marquette to clear timber on what was the Lake Superior Mine land. The first permanent building, a boarding house for miners (located in the SE corner of the current downtown area) was then built. Up until this time workers lived in tents and in the summer had to camp by smudge fires at night and deal with mosquitoes.

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

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

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

In the early 1870's Ishpeming was growing fast; the community was in need of a hotel. The Barnum House was built in 1875 by Mr. Nelson. Unfortunately it burned to the ground four years after it opened. The Nelson House was built to replace it, with Robert Nelson as the owner. The Nelson House was built of solid brick and existed for 48 years before it was also razed by fire in 1928. The Mather Inn, which remains in existence to this day, was built in its place with assistance from William G. Mather, the longtime president of Cleveland Cliffs Mining Company. Currently, the Mather Inn is undergoing a mixed use redevelopment effort by its new owner.

In the late 1870s the Iron Cliffs Company began exploratory work in the north and drilled two holes. The first hole, given the name “A,” was started in March of 1877. No ore was found by February of 1878 and the drilling was stopped. The second drill hole, to the west, was started in June of 1877 and was named “B.” Hole “B” was completed in July of 1878 and ore was found. The two exploratory holes became mine shafts and the operation was called the “New Barnum.” In the early 1880s, along the shores of Lake Bancroft, a new engine house and boiler house were constructed, in addition to a set of wooden shaft houses. In 1886 the New Barnum’s name was changed to the Cliffs Shaft.

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

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

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

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

For years, Ishpeming prospered because of its mining industry. Nonetheless, many mines across the country began to compete with the mines surrounding Ishpeming. The main highway, US-41 was then rerouted. Originally, the road had run directly through downtown Ishpeming, making the area visible to people traveling through. When the road was rerouted, the town became essentially invisible to travelers. In the 1990s, an entrepreneur built the Country Village along the rerouted highway. This part of town is now thriving with many businesses.

A major challenge facing the City of Ishpeming is maintaining and improving the existing quality of life for residents while enriching the characteristics that make the City an attractive place to live. This plan seeks to find ways to attract redevelopment while maintaining the significant natural and cultural resources currently enjoyed by residents. The master plan can be viewed as a community blueprint for the future, a mechanism to help ensure each decision fits as part of the whole vision.

Sources:

<http://www.ishpeming-michigan.com/>

Ishpeming Development Authority, <http://www.ishpemingdevelopmentauthority.org/history.php>

Chapter 2.0 Cultural Heritage and Community Events

2.1 Cultural Heritage

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

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

2.2 Famous Ishpeming Residents

- **Sam Cohodas**

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

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

- **Kelly Johnson**

Clarence (Kelly) Johnson and his team of workers called "Skunk Works" from Lockheed Aircraft Corporation in California designed more than 40 aircraft. Kelly Johnson was born to Swedish immigrants in Ishpeming in 1910. Mr. Johnson earned his Bachelor of Science degree at the University of Michigan in 1932 and his Master's Degree in aeronautical engineering in 1933. During the Great Depression, Mr. Johnson received a job offer from Lockheed Corporation in California. His team, "Skunk Works" produced the first combat-ready jet fighter. His team also developed the Constellation, which traveled quickly for great distances with room for 54 passengers, marking the first time people chose air travel over trains and boats.

Over the years Mr. Johnson and his “Skunk Works” team, developed over 40 aircraft and in 1958 earned the Collier Trophy for the greatest achievement in aviation. A top-secret project, the SR-71 Blackbird was a crowning career achievement and monitored trouble sports during the Vietnam War. In 1975, Mr. Johnson retired from Lockheed Martin. He received over forty awards and was honored by four presidents. Even after his death in 1990, his engineering philosophies continue to produce at Lockheed Martin.

- **Ted Mattson**

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

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

- **Robert Nelson**

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

- **Dr. Glen T. Seaborg**

Dr. Glen T. Seaborg, Nobel Laureate and chemist, was born on April 19, 1912 in Ishpeming. Dr. Seaborg began undergraduate studies at UCLA in 1929 and graduated in 1934 and moved on to graduate school at the University of California-Berkeley and received his Ph.D. in 1937. In 1941, Dr. Seaborg, along with several scientists, discovered plutonium-238, and later, plutonium-239m which would set the framework for the United States to create an atomic bomb, using plutonium. Seaborg would continue his scientific pursuits throughout the war and discovered 10 transuranium elements over the years.

In 1951, the King of Sweden awarded the Nobel Prize to Glen Seaborg and Edwin McMillan for their work in chemistry. The impact of Seaborg's scientific discoveries resulted in an advisory role with ten presidents, beginning with Franklin Roosevelt and was a tireless promoter of nuclear arms control. He served as chancellor at the University of California-Berkeley for three years and also served on many state and national committees in an effort to improve education.

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

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

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

Dr. Tobin served on Ishpeming's City Council from 1983-1989 and from 1990 to 1998. Tobin also served as mayor from 1984-85, 1988, 1993-94 and 1997-98. In May 2001, Bell Memorial Hospital dedicated its medical center in honor of Dr. Tobin.

- **Ward L. Quaal**

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

- **Frank Valente**

Frank Valente emigrated from Simbario, Italy to Ishpeming in 1934 at the age of 17. Even without the opportunity to obtain a formal education, Mr. Valente became a successful businessman and an influential politician. Mr. Valente owned several businesses throughout his career, the most famous being the restaurant he opened on Main Street in Ishpeming, the "Napoli."

Mr. Valente's career in politics began in 1955 when he was elected to the Ishpeming City Council. He served on the council until 1982, with a five year break from 1958 to 1963. He was the mayor of the City in 1970, 1971 and 1981 and served on the County Board of Commissioners from 1982 to 1988. Mr. Valente served on numerous boards and committees over the years and participated in several service organizations as well.

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

- **John Voelker**

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

Source: [Ishpeming Sesquicentennial](#), 2004.

2.3 Community Events

- **Renaissance Festival**

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

- **Italian Fest**

The annual Italian Fest is presented by the Italian American Mutual Aid Society of St. Rocco/St. Anthony Society in Ishpeming. The event is held at the Al Quaal Recreation

Area in late July. There is no admission to the event and the public is welcome. Events include: free pony rides, games of chance, ring toss and balloon darts, a dunk tank, the greased pole event, bingo, glide slide and arts and crafts. Different musical groups also perform throughout the day.

- **Gem and Mineral Show**

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

- **Noquemanon Ski Marathon**

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

- **Torch Light Trek**

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

- **Ski Jumps at Suicide Hill**

Ski jumping has been held in Ishpeming since 1887, and held at Suicide Hill since 1926. The ski jumps are presented by the Ishpeming Ski Club and have been for 122 years. Suicide Hill is a 90 meter jump with an official hill record of 328 feet and unofficial jumps of around 340 feet as of 2001. Junior Olympics events are also held at Suicide Hill. In past years, the Suicide Hill Ski-Jumping Competition has welcomed skiers from the United States, Finland, Germany, Japan, Austria, France, Norway, Canada, as well as other countries. The jumpers came to the United States as part of the ski-jumping circuit, earning points at each jump which applied towards their standing in the race for the individual cup. Suicide Hill is also the training site for ski jumpers involved in the U.S. Olympic Education Center program at Northern Michigan University in Marquette.

- **Ishpeming Fourth of July Celebration**

The City of Ishpeming has a phenomenal turnout for its Fourth of July activities. The day kicks off with the annual Firecracker five-kilometer race and one-mile walk at the Al Quaal Recreation Area. The Ride for Glory five-kilometer bike race is also held at the recreation area. There is a “Kids Parade” starting at the Mather Inn and proceeding south on Main Street from Canda to Division. The Kids Parade ends with a balloon launch and goody bags for each child who participated by decorating bicycles or marching with their pets. The Ishpeming Fourth of July Parade follows the annual route beginning at Empire and Third Streets and ending at the former Bell Memorial Hospital building on Division Street. After the parade, a community picnic is held at the Al Quaal Recreation Area featuring food booths, activities, bingo, live entertainment and alumni softball games. Fireworks end the celebration, beginning at dusk at the recreation area.

- **Festival of Treasures**

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

- **Tilden Mine Tours**

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

- **Buzz the Gut**

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

- **US National Ski and Snowboard Hall of Fame and Museum**

As the site of the longest, continually active ski club in the United States, Ishpeming is home to the US National Ski and Snowboard Hall of Fame and Museum. The Hall was

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

2.4 State and National Historic Sites

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

Birthplace of Skiing in America Informational Designation-National Ski Hall of Fame

- 12/06/1957 Marker erected
- 01/19/1957 State Register listed

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

Carnegie Public Library

- 01/18/1980 State Register listed

The Carnegie Public Library was a gift to the city from wealthy philanthropist Andrew Carnegie. Designed by Chicago architect John D. Chubb in the Neo-Classical Revival style, the library has served Ishpeming and residents since 1904 as a place of quiet learning and community enrichment.

Cliffs Shaft Mine

- 03/14/1973 State Register listed
- 08/23/1973 Marker erected
- 07/17/1992 National Register listed

Cliffs Shaft Mine was opened by the Iron Cliffs Company in 1879 and was acquired by the present owner, the Cleveland-Cliffs Iron Company, in 1891. The Cliffs Shaft was the nation's largest producer of hard, specular hematite, a type of iron ore. Over twenty-six million tons were mined, and since 1887 ore was shipped every year but one. The mine was also one of the largest of Michigan iron mines, its sixty-five miles of tunnels running under most of Ishpeming and plunging to a depth of 1,358 feet. As late as the 1930s, there were eight iron mines in Ishpeming. The Cliffs Shaft was the last of these, and its closing in 1967 marked the end of an era.

Grace Episcopal Church Complex

- 04/18/1983 State Register listed

The Grace Episcopal Church Complex has historical significance as Ishpeming's oldest Episcopal congregation and recalls its association with Ishpeming mining magnates as their company church, and the Episcopal worship center for Ishpeming mine workers.

Ishpeming Municipal Building

- 01/18/1980 State Register listed
- 07/09/1981 National Register listed

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

Mather Inn

- 06/18/1976 State Register listed
- 12/20/1978 National Register listed

The Mather Inn is a valuable cultural resource primarily because of its associations with nationally renowned landscape architect Warren H. Manning of Massachusetts and Boston architect James H. Ritchie. Construction was initiated and financed mostly by William G. Mather, president of the Cleveland Cliffs Iron Company, to replace the Nelson House (the town's finest hotel, destroyed by fire in 1928) and to house important guests of the company. The Mather Inn Preservation Society was created in the mid 1980's, as part of an effort to sustain it. Finally, in 1987, the distressed landmark closed and was sold. The Mather Inn is located at 107 Canada Street. Today, The

Mather Inn is privately owned and undergoing a significant renovation effort. It is projected to open in mid 2009, returning to the Ishpeming community a first class establishment providing a hub of activity on downtown's northern boundary.

2.5 Issues and Opportunities

- The City of Ishpeming is home to many influential and celebrated individuals.
- Throughout the year, Ishpeming holds numerous events celebrating the unique heritage and character of the area. The increasing popularity of these celebrations bring area residents, families and past residents to the City; providing an economic boost to local businesses.
- The City of Ishpeming possesses numerous historical sites, recognized by the State and National historic registers. Grant funding could be pursued to restore and preserve these pieces of cultural history. With the increasing popularity of heritage tourism, promotion of cultural attractions could bring a boost to tourism and to visits from residents.
- **The cost of renovation and restoration of historic buildings often exceeds the property value when completed. Tax breaks and grants are often necessary for construction to occur. Buildings are often left to deteriorate without the essential incentives to renovate.**

Chapter 3.0 Population

3.1 Introduction

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

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

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

3.2 Area Population Trends

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

The six county CUPPAD Region experienced some population decline in the 1940s, which was then followed by steady growth from 1950-1980, with a population increase of 22 percent; however, from 1990 to 2000, the region lost 2,975 persons.

The State of Michigan in each of the decades from 1940 to 2000 incurred growth in population, with a 60 year period increase of 89.1 percent. Michigan's population has steadily declined for the past three years (2006-2008). If the state maintains its losses for another year, its population could fall below 10 million for the first time since 2000. The U.S. Bureau of the Census has estimated the State of Michigan's population as of July 1, 2008 at 10,003,422 persons. Driving the state's decline is the steady increase in movement of residents to other states, many who left for economic reasons.

Table 3-1 Population and Percent Change, Selected Areas, 1940-2000														
Area	1940	1950	% Change 1940- 1950	1960	% Change 1950- 1960	1970	% Change 1960- 1970	1980	% Change 1970- 1980	1990	% Change 1980- 1990	2000	% Change 1990- 2000	% Change 1940- 2000
Ishpeming City	9,491	8,962	-5.6	8,857	-1.2	8,245	-6.9	7,538	-8.6	7,200	-4.5	6,686	-7.1	-29.6
Champion Twp.	694	557	-19.7	495	-11.1	519	4.8	460	11.4	346	-24.8	297	-16.5	-57.2
Chocolay Twp.	882	1,205	36.6	2,235	85.5	3,299	47.6	5,685	72.3	6,025	6.0	7,148	18.6	710.4
Ely Twp.	616	674	9.4	884	31.2	1,120	26.7	1,955	74.6	1,946	-0.5	2,010	3.3	226.3
Ewing Twp.	308	281	-9.1	223	-20.6	176	-21.1	163	-7.4	156	-4.3	159	1.9	-48.4
Forsyth Twp.	1,998	1,736	-13.1	3,454	99.0	8,290	140.0	9,679	16.8	8,775	-9.3	4,824	-45.0	141.4
Humboldt Twp.	522	445	-148.0	471	5.8	444	-5.7	577	30.0	500	-13.3	469	-6.2	-10.2
Ishpeming Twp.	1,331	1,517	14.0	2,238	47.5	2,376	6.2	3,612	52.0	3,515	-2.7	3,522	.20	164.6
Marquette City	15,928	17,202	8.0	19,824	15.2	21,967	10.8	23,288	6.0	21,977	-5.6	19,661	-10.5	23.4
Marquette Twp.	780	1,280	64.1	1,880	46.9	1,703	-9.4	2,669	56.7	2,757	3.3	3,286	19.2	321.3
Michigamme Twp.	513	455	-11.3	410	-10.0	436	6.3	383	-12.2	339	-11.5	377	11.2	-26.5
Negaunee City	6,813	6,472	-5.0	6,126	-5.3	5,248	-14.3	5,189	-1.1	4,741	-8.6	4,576	-3.5	-32.8
Negaunee Twp.	568	909	60.0	1,383	52.1	1,760	27.3	2,443	38.8	2,368	-.31	2,707	14.3	376.6
Powell Twp.	644	623	-3.3	390	-37.4	372	-4.6	667	79.3	660	-1.0	724	9.7	12.4
Republic Twp.	1,617	1,490	-7.9	1,417	-4.9	1,442	1.8	1,390	-3.6	1,170	15.8	1,106	-5.5	-31.6
Richmond Twp.	1,225	1,197	-2.3	1,411	17.9	1,277	-9.5	1,246	-2.4	1,095	-12.1	974	-20.2	-20.5
Sands Twp.	172	179	4.1	1,657	825.7	2,164	30.6	2,437	12.6	2,696	10.6	2,127	-21.1	1,136.6
Skandia Twp.	793	634	-20.1	664	4.7	717	8.0	999	39.3	933	-6.6	907	-2.8	14.4
Tilden Twp.	967	932	-3.6	922	1.1	883	-4.2	1,044	18.2	1,010	-3.3	1,003	-.70	3.7

Table 3-1 Population and Percent Change, Selected Areas, 1940-2000														
Area	1940	1950	% Change 1940- 1950	1960	% Change 1950- 1960	1970	% Change 1960- 1970	1980	% Change 1970- 1980	1990	% Change 1980- 1990	2000	% Change 1990- 2000	% Change 1940- 2000
Turin Twp.	353	217	-385.0	128	-410.0	101	-21.1	160	8.4	156	-2.5	131	-16.0	-62.9
Wells Twp.	491	431	-12.2	278	-35.5	277	-0.4	351	26.7	281	-20.0	292	3.9	-40.5
West Branch Twp.	438	256	-41.6	807	215.2	2,195	172.0	2,806	27.8	2,998	6.8	1,648	-45.0	276.3
Marquette County	47,144	47,654	1.2	56,154	17.8	64,686	15.2	74,101	9.9	70,887	-4.3	64,634	-8.8	37.1
CUPPAD Region	154,496	149,865	-.30	157,257	4.9	165,744	5.4	182,390	10.0	177,692	-2.6	174,717	-1.7	13.1
Michigan	5,256,106	6,381,766	21.2	7,824,965	22.8	8,875,083	13.4	9,262,078	4.4	9,295,297	0.4	9,938,444	6.9	89.1
United States	131,669,275	151,325,798	14.9	179,232,175	18.5	203,302,031	13.4	226,542,199	11.4	248,709,873	9.8	281,421,906	13.2	113.7

Source: U.S. Bureau of the Census, years cited. Table DP-1, Profile of General Demographic Characteristics: 2000.

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

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

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

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

Table 3-2 Components of Population Change, Marquette County, 1960-2000				
	1960-1969	1970-1979	1980-1989	1990-1999
Live Births	13,733	12,781	11,558	7,445
Deaths	5,694	5,380	5,039	5,285
Natural Increase	8,039	7,401	6,519	2,160
Migration	493	2,014	-9,733	-10,709
Total Population Change	8,532	9,415	-3,214	-8,549

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

3.3 Population Estimates

Periodically, the Michigan Department of Management and Budget (DMB), along with the U.S. Bureau of the Census, prepare population estimates between the decennial censuses. County estimates of population developed by the U.S. Bureau of the Census are used by DMB to develop sub-county population estimates. These estimates are based on formulas which attempt to estimate migration, births and deaths in a

community and also respond, to a certain extent, to known local changes. An example is the mid-1990s closure of K.I. Sawyer Air Force Base and activities associated with the mining industry.

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

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

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

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

Table 3-3
Population Estimates, Marquette County Jurisdictions, 2000-2007

Area	2000 Census (April 1)	2000 Estimate (Dec 31)	2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate	2006 Estimate	2007 Estimate	% Change 2000- 2007
Ishpeming City	6,686	6,675	6,630	6,596	6,566	6,568	6,531	6,510	6,474	-3.2
Champion Twp.	297	299	308	314	321	336	346	357	365	22.9
Chocolay Twp.	7,148	6,091	6,086	6,077	6,069	6,106	6,037	6,040	6,025	-1.1
Ely Twp.	2,010	2,014	2,029	2,037	2,047	2,080	2,094	2,110	2,118	5.4
Ewing Twp.	159	160	163	164	166	171	174	178	180	13.2
Forsyth Twp.	4,824	4,826	4,834	4,834	4,835	4,875	4,874	4,883	4,874	1.0
Humboldt Twp.	469	470	476	480	485	497	505	513	518	10.4
Ishpeming Twp.	6,522	3,525	3,539	3,553	3,558	3,570	3,569	3,598	3,597	2.1
Marquette City	19,661	20,681	20,653	20,801	20,663	20,763	20,781	20,748	20,780	0.3
Marquette Twp.	3,286	3,302	3,296	3,292	3,291	3,315	3,315	3,322	3,319	0.5
Michigamme Twp.	377	378	383	386	390	401	408	415	420	11.4
Negaunee City	4,576	4,569	4,544	4,524	4,505	4,510	4,487	4,475	4,451	-2.7
Negaunee Twp.	2,707	2,707	2,709	2,708	2,707	2,726	2,724	2,726	2,720	0.5
Powell Twp.	724	726	734	739	745	762	771	780	786	8.6
Republic Twp.	1,106	1,107	1,113	1,116	1,120	1,136	1,142	1,151	1,154	4.3
Richmond Twp.	974	975	980	983	986	1,001	1,006	1,013	1,015	4.2
Sands Twp.	2,127	2,115	2,135	2,145	2,153	2,178	2,183	2,190	2,187	3.6
Skandia Twp.	907	909	919	924	931	950	959	969	975	7.5
Tilden Twp.	1,003	1,006	1,017	1,023	1,031	1,052	1,061	1,071	1,077	7.4
Turin Twp.	131	132	138	141	146	155	161	167	172	31.3
Wells Twp.	292	294	302	306	312	325	334	343	349	19.5
West Branch Twp.	1,648	1,651	1,651	1,649	1,649	1,661	1,660	1,663	1,660	0.5
Marquette	61,63	64,612	64,639	64,792	64,676	65,138	65,122	65,222	65,216	0.9

Table 3-3
Population Estimates, Marquette County Jurisdictions, 2000-2007

County	4								
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Source: Michigan Department of History, Arts and Libraries, Subcounty Population Estimates (7.1.08), 2009.

3.4 Age and Male/Female Composition

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

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

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

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

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

Table 3-3 Median Age, Selected Areas, 1970-2000					
Area	1970	1980	1990	2000	% Change, 1970-2000
City of Ishpeming	33.5	32.7	36.2	38.9	16.1
City of Negaunee	34.3	31.8	36.9	40.4	17.8
Negaunee Township	25.7	28.7	33.8	38.4	55.9
Marquette County	24.2	26.1	30.7	37.5	55.0
Michigan	26.3	28.8	32.6	35.5	35.0
United States	27.9	30.0	32.9	35.3	26.5

Source: U.S. Bureau of the Census, 2000 Census Table DP-1 Profile of General Demographic Characteristics; 1990 Census of Population and Housing, Summary Population and Housing Characteristics, Table 1; 1980 Census of Population, General Population Characteristics, Table 44; 1970 Census of Population, Characteristics of the Population, Table 33.

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

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

Table 3-4				
Age Distribution by Sex, City of Ishpeming, 2000				
	2000			
Age Group	Male		Female	
	Number	Percent	Number	Percent
Under 5	198	6.3	210	6.0
5 to 9	214	6.8	185	5.2
10 to 14	217	6.9	237	6.7
15 to 19	234	7.4	238	6.7
20 to 24	194	6.1	238	6.7
25 to 34	392	12.4	427	12.1
35 to 44	462	14.6	515	14.6
45 to 54	485	15.3	421	11.9
55 to 59	160	5.1	141	4.0
60 to 64	113	3.6	138	3.9
65 to 74	271	8.6	322	9.1
75 to 84	178	5.6	307	8.7
85+	41	1.3	148	4.2
Total	3,159	100.0	3,527	100.0

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

3.5 Racial Composition

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

Table 3-5						
Number Of Persons By Race, City of Ishpeming, 1980-2000						
Race	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Total	7,538	100.0	7,200	100.0	6,686	100.0
White	7,490	99.4	7,117	98.8	6,505	97.3
Black	5	0.07	3	0.04	4	0.1
American Indian, Eskimo & Aleut	31	0.4	58	0.8	80	1.2
Asian and Pacific Islander	14	0.2	16	0.2	13	0.2
Other Races	2	0.03	6	0.08	18	0.3

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

3.6 Educational Attainment

The number of Ishpeming residents over 25 years of age without a high school diploma in 2000 was 579 persons or 13 percent, which was higher than the County, but significantly lower than the State (Table 3-6). Overall, 87.0 percent of residents over 25

years of age in the City were high school graduates or higher, which was slightly lower than the County (88.5 percent), and much higher than the State (80.4 percent). The percent of residents in the City and County over 25 years of age with a bachelor's degree or higher was slightly lower than the rate reported by the State, but rates are still relatively high. This may indicate that a high percentage of jobs within the City and County require higher education skills.

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

Table 3-6 Educational Attainment Of Persons Over 25 Years, Selected Areas, 2000						
Educational Level	City of Ishpeming		Marquette County		State of Michigan	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	165	3.7	1,559	3.7	13,755,477	7.5
9th-12th Grade, No Diploma	414	9.3	3,274	7.8	21,960,148	12.1
High School Graduate	1,919	43.2	14,815	35.3	52,168,981	28.6
Some College, No Degree	860	19.3	9,674	23.1	38,351,595	21.0
Associate Degree	345	7.8	2,669	6.4	11,512,833	6.3
Bachelor's Degree	558	12.5	6,685	15.9	28,317,792	15.5
Graduate or Professional Degree	186	4.2	3,258	7.8	16,144,813	8.9
Percent High School Graduate or Higher	--	87.0	--	88.5	--	80.4
Percent Bachelor's Degree or Higher	--	16.7	--	23.7	--	24.4

Source: U.S. Bureau of the Census, 2000 Table DP-2, Profile of Selected Social Characteristics; 1990 Census of Population and Housing, STF 3A, P057.

3.7 Household Characteristics

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

From 1990 to 2000, the population of the City of Ishpeming decreased by 7.1 percent, however the number of housing units (by definition a household is the same as a

housing unit) decreased by 2.5 percent during the same time period (Table 3-7). This scenario was caused by a decrease in the average household size, which was the result of an increase in single-parent families and non-family households. As household size decreases, the number of households increases.

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

Table 3-7 Household Characteristics for the City of Ishpeming, 1990 - 2000				
Household Type	1990		2000	
	Number	Percent	Number	Percent
Family Households	1,937	64.8	1,757	60.3
Married-Couple Family	1,512	50.6	1,278	43.8
Female Householder	337	11.3	360	12.3
Male Householder	88	2.9	119	4.0
Non-Family Households	1,053	35.2	1,158	39.7
Householder Living Alone	955	31.9	990	34.0
Householder 65 or Over	514	17.2	443	15.2
Total Households	2,990	100.0	2,915	100.0
Average Household Size	2.36		2.25	

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

3.8 Population Projections

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

In 1996, the Michigan Department of Management and Budget prepared baseline population projections to the year 2020 for counties of the state using a special formula that utilizes the three main components of population change; birth, death, and migration. These population projections assist counties in making predictions on future demographic trends.

The 30-year population forecast for Marquette County reveals downward population trend, with an overall 5.96 percent decrease from 1990 to 2020 (Table 3-1, Table 3-8). Though anticipated to grow from 1995 to 2000, the county is projected to experience a drop in population in the ensuing years. Marquette and Menominee Counties are the only counties in the central U.P. with an expected decline in the next three decades. Alger County to the east is projected to have the largest increase, at 13.74 percent during the 30-year time period. The populations of Delta, Dickinson and Schoolcraft counties are also predicted to grow during this time period.

Table 3-8 Population Projections, Selected Areas , 2005-2020				
Area	2005	2010	2015	2020
Alger County	10,009	10,114	10,192	10,205
Delta County	38,906	39,004	39,244	39,400
Dickinson County	27,547	27,746	27,942	28,096
Marquette County	68,916	68,393	67,016	66,661
Menominee County	22,518	21,497	20,565	19,581
Schoolcraft County	8,861	8,926	8,970	8,929
Michigan	9,963,788	10,121,298	10,284,960	10,454,737
United States	287,092,000	299,194,000	311,833,000	324,668,000

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

3.9 Population Density

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

Table 3-9 Population Densities, Selected Areas, 2000			
Place	Land Area (Sq. Miles)	Population	Persons Per Square Mile
City of Ishpeming	8.7	6,686	769.8
City of Negaunee	13.8	4,578	332.1
Negaunee Township	42.1	2,707	64.4
Ishpeming Township	86.5	3,522	40.7
Marquette Township	54.7	3,286	60.0
City of Marquette	11.4	19,661	1,724.6
Chocolay Township	59.7	7,148	119.7
Marquette County	1821.3	64,634	35.5
Michigan	56,809.2	9,938,444	175.0

Source: U.S. Bureau of the Census, DP-1 Profile of General Demographic Characteristics, 2000.

3.10 Issues and Opportunities

- Census data indicates that the City of Ishpeming has experienced a relatively steady population decline from 1940 to 2000.
- **Lack of career opportunities for local high school and college graduates have contributed to the declining population in the City of Ishpeming and Marquette County.**
- From 1990 to 2000, the population of the City decreased by 7.1 percent, however the number of housing units only decreased by 2.5 percent during the same time period. This indicates that there is an increase in householders living alone in the City.
- The median age of Ishpeming residents in 2000 was 38.9 years. The age composition and distribution within the City indicates an older population base than the State, the nation and county averages.
- Baby Boomers account for about 25 percent of the City's population, Gen Xers make up about 12 percent and Millennials comprise about 20 percent of Ishpeming's population.
- Providing alternate modes of transportation in the City may help attract and retain Gen Xers and Millennials as well as new business development opportunities. Establishing a Park and Ride at the Ishpeming Senior Center has the potential to benefit all generations in the community. Adding bike and ski racks to the front of Marq-Tran buses also facilitates the use of alternate modes for transportation when possible.
- Nearly 20 percent of the City's population is over the age of 65. Many of these residents have moved back to the area to retire and may have discretionary income to spend.
- The population estimates for the City of Ishpeming indicate a slight decrease in the number of residents, while county population projections also indicate an overall population decrease into the 21st Century.
- The relatively high percentage of high school graduates or higher in the City indicates that the City offers a well-educated work force to potential employers within the area.

- The moderately large shift from family households to non-family households between 1990 and 2000 may indicate a change in the type of housing and other services demanded within the City. Most significant is the increase in the number of non-elderly persons living alone.
- The City's population density of 769.8 persons per mile is the second highest of the communities within the Ishpeming-Negaunee-Marquette urban area.

Chapter 4.0 Economic Base

4.1 Introduction

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

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

4.2 Area Economy

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

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

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

many working at the mine.

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

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

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

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

Tourism is a growth industry in the area that has become much less seasonal in nature. This is due, in large part, to the growing population of retirees who travel extensively and favorable economic conditions. Besides traditional summer vacationing, the autumn color of the northern hardwood forests and winter sports, especially snowmobiling (Michigan leads the nation in the number of snowmobiles licensed) attracts thousands of visitors to the area. The Lake Superior Community Partnership works with local communities throughout Marquette County to serve as a business, visitor and economic development partner.

Tourism and recreation have changed over the years as transportation means have increased personal mobility. Today's tourists are more likely to travel frequently, take shorter trips and stay closer to home. Heritage-tourism and eco-tourism have increased in popularity. Heritage-tourism draws those interested in the historic and cultural offerings of a community or institution. With the paving of the section of the regional, multi-use Iron Ore Heritage Trail between Ishpeming and Negaunee in 2008, heritage tourism has come to the forefront in Ishpeming. Eco-tourism has gained popularity among those wanting to experience nature through activities such as bird watching, hiking, horseback riding and kayaking. The term "tourism" is comprehensive and includes a range of activities associated with natural and man-made attractions such as products and services for leisure and recreational pleasure.

4.3 Area Business Organizations

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

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

The DDA can assist developers and business owners with financial incentives for building rehabilitation as well as for new construction. The City of Ishpeming has created a Neighborhood Enterprise Zone (NEZ) under Public Act 147 of 1992. The purpose of establishing NEZ's is to promote home ownership and investment in areas where the greatest impact could occur and where such improvements may trigger additional

investment in adjacent neighborhoods. The benefit of the NEZ program to property owners in these areas results in lower property taxes. NEZ property tax abatements are available for rehabilitation of an existing property and new construction.

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

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

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

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

4.4 Civilian Labor Force Characteristics

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

percent); there are 0 persons identified as being in the armed forces in the City.

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

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

Table 4-1 Employment Status of Civilian Labor Force, Selected Areas, 2000				
Characteristics	City of Ishpeming	Marquette County	CUPPAD Region	State of Michigan
Population 16 years and older	5,206	54,694	139,981	7,630,645
Civilian Labor Force	3,238	32,653	84,965	4,922,453
Female	1,485	15,536	39,509	2,304,452
Male	1,753	17,122	45,456	2,618,001
Employed in Labor Force	2,989	30,639	79,354	4,637,461
Female	1,428	14,799	37,495	2,178,114
Male	1,561	15,840	41,859	2,459,347
Armed Forces	0	57	83	4,010
Unemployed in Labor Force	249	2,014	5,611	284,992
Female	57	732	2,014	126,338
Male	192	1,282	3,597	158,654

Source: U.S. Bureau of the Census, Summary File 3, P43, 2000.

Table 4-2 Employment Status of Civilian Labor Force (Percent), Selected Areas, 2000				
Characteristics	City of Ishpeming	Marquette County	CUPPAD Region	State of Michigan
Civilian Labor Force	3,238	32,653	84,965	4,922,453
% Female	45.9	47.6	46.5	46.8
% Male	54.1	52.4	53.5	53.2
Employed in Labor Force	2,989	30,639	79,354	4,637,461
% Female	47.8	48.3	47.3	47.0
% Male	52.2	51.7	52.7	53.0
Unemployed in Labor Force	249	2,014	5,611	284,992
% Female	22.9	36.3	35.9	44.3
% Male	77.1	63.7	64.1	55.7

Source: U.S. Bureau of the Census, Summary File 3, P43, 2000.

Workforce participation by females is presented in Table 4-3. The percentage of women with children in the labor force in 2000 was slightly lower for the City of Ishpeming (54.3 percent) than for Marquette County (59.0 percent). Of those women in the labor force,

women with children ages 6-17 participate at a higher rate (87.6 percent) than women with children under 6 years of age (70.5 percent). It may be more convenient for women with school-age children to participate in the labor force when their children are attending school during the day and many women return to the labor force once their children reach school-age.

Table 4-3		
Labor Force Participation of Women, Selected Areas, 2000		
City of Ishpeming	Number	Percent
Women 16 years and older	2,735	100.0
In labor force	1,485	54.3
Women w/children under 6 years	305	100.0
In labor force	215	70.5
Women w/children 6-17 years	491	100.0
In labor force	430	87.6
Marquette County		
Women 16 years and older	26,335	100.0
In labor force	15,536	59.0
Women w/children under 6 years	1,587	100.0
In labor force	1,179	74.3
Women w/children 6-17 years	4,296	100.0
In labor force	3,662	85.2

Source: Source: U.S. Bureau of the Census, Summary File 3 Table P43, 2000.

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

Nearly 13 percent of Ishpeming residents are employed in the Retail Trade division, comparable to the County (13.6 percent) and the State (11.9 percent). About 11 percent of Ishpeming residents are employed Arts, Entertainment, Recreation and Food Services division, compared to 10.7 percent for the County and only 7.6 percent for the State.

Table 4-4
Employment by Broad Economic Division, Selected Areas, 2000

Broad Economic Division	City of Ishpeming		Marquette County	State of Michigan
	Number	Percent	Percent	Percent
Agriculture, Forestry, Fishing and Hunting	9	0.3	0.6	0.9
Mining	249	8.5	4.6	0.1
Construction	193	6.6	5.7	6.0
Manufacturing	255	8.7	6.2	22.5
Wholesale Trade	115	3.9	2.2	3.3
Retail Trade	372	12.7	13.6	11.9
Transportation, Warehousing and Utilities	114	3.9	5.2	4.1
Information	71	2.4	2.3	2.1
Finance, Insurance, Real Estate, Rentals and Leasing	133	4.5	4.7	5.3
Professional, Scientific, Management, Administrative	138	4.7	5.0	8.0
Educational, Health and Social Services	637	21.7	27.7	19.9
Arts, Entertainment, Recreation and Food Services	328	11.2	10.7	7.6
Other Services (except public administration)	175	6.0	5.4	4.6
Public Administration	147	5.0	6.1	3.6
TOTAL	2936	100.0	100.0	100.0

Source: U.S. Bureau of the Census, Summary File 3 Table P49, 2000.

4.5 Employment by Place of Work

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

Table 4-5 Residents Aged 16 Years or Older by Place of Work, City of Ishpeming, 2000		
Characteristics	Number	Percent
Total City Residents Employed	2,918	100.0
Worked in Michigan	2,871	98.4
Worked in Marquette County	2,819	96.6
Worked Outside of Marquette County	52	1.8
Worked Outside of Michigan	47	1.6

Source: U.S. Bureau of the Census, Census 2000 Summary File 3, P26.

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

Table 4-6			
Residents 16 or Older, Travel Time to Work, Selected Areas, 2000			
Home to Work Travel Time	City of Ishpeming		Marquette County
	Number	Percent	Percent
Less Than 5 Minutes	253	8.7	7.4
5 to 9 Minutes	583	20.0	22.2
10 to 14 Minutes	385	13.2	18.9
15 to 19 Minutes	413	14.2	14.9
20 to 29 Minutes	764	26.2	17.1
30 to 39 Minutes	271	9.3	9.8
40 to 59 Minutes	37	1.3	4.1
60 Minutes or More	122	4.2	3.3
Worked at Home	60	2.1	2.3
TOTAL	2,918	100.0	100.0

Source: U.S. Bureau of the Census, Census 2000 Summary File 3, P31.

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

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

Table 4-7			
Means of Transportation to Work, Residents 16 or Older, Selected Areas, 2000			
Means of Transportation	City of Ishpeming		Marquette County
	Number	Percent	Percent
Car, Truck, Van-Drive Alone	2,282	78.2	80.3
Car, Truck, Van-Carpool	427	14.6	10.9
Public Transportation	33	1.1	0.6
Motorcycle	0	0	0.1
Bicycle	0	0	0.5
Walk	98	3.4	5.0
Other Means	18	0.6	0.3
Worked at Home	60	2.1	2.3
TOTAL	2,918	100.0	100.0

Source: U.S. Bureau of the Census, Census 2000 Summary File 3, P30.

4.6 Unemployment

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

States Bureau of the Census data was used in the computation of unemployment figures.

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

Table 4-8
Labor Force and Unemployment, Selected Areas, 1970-2008

Year	Marquette County Labor Force			Unemployment Percent Rate			
	Employed	Unemployed	Total Labor Force	Marquette County	Upper Peninsula	State of Michigan	United States
1970	20,225	1,425	21,650	6.6	9.2	6.7	4.9
1975	24,775	2,275	27,050	8.4	11.6	12.5	8.5
1980	26,650	3,925	30,575	12.8	12.2	12.4	7.1
1985	24,875	3,575	28,450	12.5	15.1	9.9	7.2
1991	29,725	2,750	32,475	8.5	10.6	9.3	6.8
1992	30,825	2,775	33,600	8.3	10.8	8.9	7.5
1993	31,375	2,350	33,725	7.0	8.9	7.1	6.9
1994	31,450	2,400	33,850	7.1	8.7	5.9	6.1
1995	29,900	2,625	32,500	8.1	8.9	5.3	5.6
1996	29,775	2,000	31,775	6.3	7.9	4.9	5.4
1997	30,075	1,925	32,025	6.0	7.2	4.2	4.9
1998	30,325	1,625	31,925	5.1	6.4	3.9	4.5
1999	30,900	1,875	32,775	5.7	6.3	3.8	4.2
2000	31,757	1,600	33,150	4.8	5.8	3.5	4.0
2001	31,350	1,975	33,325	5.9	6.8	5.3	4.7
2002	30,075	2,325	32,400	7.2	7.3	6.2	5.8
2003	30,675	2,225	32,872	6.7	7.4	7.0	6.0
2004	33,054	2,149	35,202	6.1	7.4	7.1	5.5
2005	33,689	2,064	35,753	5.8	8.5	6.9	5.1
2006	34,001	2,173	36,174	6.0	7.4	6.9	4.6
2007	33,835	2,216	36,051	6.1	7.2	7.2	4.6
2008	33,205	2,548	35,753	7.1	8.5	8.4	5.8

Source: Michigan Labor Market Information, <http://www.milmi.org/cgi/dataanalysis/>, 2009.

4.7 Major Employers

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

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

Table 4-9**Major Employers, Marquette County**

Employer Name	Product	Estimated Number of Employees
MARESA	education	65
Lafaro's Foods	supermarket	45
Holli Forest Products	forest products	30
Jubilee Foods	supermarket	17

Source: Michigan Labor Market Information, 2009 and Lake Superior Community Partnership www.marquette.org, 2009, and individual business contacts.

4.8 Income and Wage Estimates

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

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

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

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

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

Table 4-10**Income Levels, Selected Areas, 1999**

	City of Ishpeming	Marquette County	CUPPAD Region	State of Michigan
Per Capita Income	\$10,532	\$18,070	\$18,064	\$22,168
Median Household Income	\$21,199	\$35,548	\$34,780	\$44,667
Median Family Income	\$27,334	\$46,281	\$43,765	\$53,457

Source: United States Bureau of the Census, Table DP-3 Profile of Selected Economic Characteristics, 1990 and 2000.

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

occupation for the Upper Peninsula.

Table 4-11 Selected Wage Estimates by Occupation, Upper Peninsula, 2007	
Occupational Title	Average Hourly Wage
Retail Salesperson	\$10.46
Laborer-Freight, Stock and Material Movers	\$10.88
General Office Clerk	\$12.06
Secretary (except legal and medical)	\$12.20
Graphic Designer	\$13.64
Customer Service Representative	\$13.70
Medical Transcriptionist	\$13.84
Truck Driver, Heavy and Tractor Trailer	\$14.71
Welders	\$15.18
Word Processor	\$15.39
Refuse & Recyclable Material Handler	\$16.06
Machinist	\$16.37
Carpenter	\$17.14
Sales, Wholesale/Manufacturer	\$17.94
Electrician	\$20.22
Corrections Officer	\$20.93
Registered Nurse	\$23.93
Accountant/Auditor	\$24.98
Computer System Analyst	\$25.19
Earth Drillers (except oil and gas)	\$25.26
Electrical & Electronic Engineering Technicians	\$25.29
Lodging Manager	\$25.79

Source: Bureau of Labor Statistics, May 2007 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates, http://www.bls.gov/oes/2007/may/oes_2600001.htm, 2009.

4.9 Poverty Rates

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

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

County and the statewide figure.

Table 4-12 Poverty Rates, Selected Areas, 2000			
Poverty Rates by Group	City of Ishpeming	Marquette County	State of Michigan
All Persons	11.1%	10.9%	10.5%
Persons 65 and older	6.8%	6.4%	8.2%
Children under 18	15.5%	11.2%	13.4%
Female Householder Families	25.6%	25.4%	24.0%
Female Households with Children under 18	35.3%	33.4%	31.5%
Female Households with Children under 5	61.5%	53.5%	44.2%
Families	8.0%	6.0%	7.4%

Source: U.S. Bureau of the Census, Census 2000, Summary File 3, Table DP-3.

4.10 Issues and Opportunities

- The historical basis of the local economy is based on the area's iron ore heritage and iron ore remains a large component of the area economy.
- The City of Ishpeming has several organizations dedicated to the growth of the Ishpeming economy including the Ishpeming Area Business Association, Ishpeming Downtown Development Authority and the Ishpeming Development Authority.
- Business owners and developers have access to numerous tax incentives for new construction as well as building rehabilitation in the City of Ishpeming.
- **Continued efforts toward revitalization and promotion of the City's unique downtown area are a vital key to future economic growth in Ishpeming.**
- In 2000, the City's labor force participation rate was 62.2 percent, similar to the County and the State.
- In 2000, the City's civilian labor force consisted of 54.1 percent males and 45.9 percent females. Within the population of persons 16 years and over, males and females participated at rates of 52.2 percent and 47.8 percent, respectively.
- The leading employment divisions for the City, County and State are Educational, Health and Social Services, Retail Trade and Arts, Entertainment, Recreation and Food Services.
- Nearly 97 percent of Ishpeming residents found work in Marquette County. Internet services available to residents may permit them to work from home.

- About 56 percent of Ishpeming residents travel less than 20 minutes to their place of work, while more than three-quarters of workers drove to work alone. Only 14.6 percent of residents reported participating in a carpool.
- Marquette County's unemployment rate has increased over the last three years but remains lower than the state average.
- **Per capita income, median household income and median family incomes remain much lower for the City than Marquette County, state and national averages.**

Chapter 5.0 Housing

5.1 Introduction

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

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

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

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

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

5.2 Housing Characteristics

• Trends

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

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

Table 5-1 Total Housing Units, Selected Areas, 1970-2000					
Unit of Government	1970	1980	1990	2000	% Change 1970-2000
City of Ishpeming	2,954	3,298	3,224	3,210	8.7%
Champion Township	209	253	276	262	25.4%
Ely Township	658	993	1,082	1,105	67.9%
Ishpeming Township	803	1,440	1,528	1,692	110.7%
Marquette Township	639	1,048	1,131	1,506	135.7%
Negaunee City	1,896	2,154	2,067	2,088	10.1%
Negaunee Township	658	984	1,093	1,259	91.3%
Tilden Township	305	525	520	562	84.3%
Marquette County	21,898	30,530	31,049	32,877	50.1%
CUPPAD Region	61,798	80,271	85,650	91,105	47.4%
State of Michigan	2,653,059	3,448,907	3,847,926	4,234,279	59.6%

Source: U.S. Bureau of the Census, General Housing Characteristics, 1970-2000.

• Occupancy and Tenure

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

Table 5-2 Total Housing Units, Occupancy and Tenure, Selected Areas, 2000										
	City of Ishpeming		City of Negaunee		Ishpeming Township		Marquette County		CUPPAD Region	
Housing Units	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Units	3,210	100.0	2,088	100.0	1,692	100.0	32,877	100.0	91,105	100.0
Occupied	2,915	90.8	1,946	93.2	1,347	79.6	25,767	78.4	70,909	77.8
Owner	1,892	64.9	1,349	69.3	1,245	92.4	17,985	69.8	54,166	76.4
Renter	1,023	35.1	597	30.7	102	7.6	7,782	30.2	16,743	23.6
Vacant	295	9.2	142	6.8	345	20.4	7,110	21.6	20,196	22.2
Seasonal, Recreational, Occasional	16	0.5	26	1.2	297	17.6	4,225	12.9	14,067	15.4

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Table DP-1.

• Units in Structure

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

Most of the remaining housing stock is of the multi-unit category. The City has a significant portion of its housing stock as two unit structures (17.3 percent). This is similar to the City of Negaunee (12.5 percent), but much higher than the surrounding townships (0.1-2.0 percent). Multiple unit structures tend to be prevalent within more densely populated areas where people are closer to shopping, schools, etc. The City reports very few mobile homes among its housing stock (0.6 percent). This is much lower than the surrounding townships. Housing types found in surrounding areas is presented in Table 5-3.

Table 5-3**Units in Structure by Percentage, Selected Areas, 2000**

Unit Type/Area	1 detached	1 attached	2	3 or 4	5 to 9	10 to 19	20 or more	Mobile Homes	Boat, RV, Van, etc.
City of Ishpeming	63.4	2.0	17.3	6.0	3.9	2.3	4.6	0.6	0.0
Champion Township	86.8	0.0	0.4	0.0	0.0	0.0	0.0	11.3	1.6
Ely Township	86.2	0.4	0.1	0.0	0.0	0.0	0.0	13.3	0.0
Ishpeming Township	78.6	6.0	1.6	0.8	0.6	0.6	0.0	11.3	0.4
Marquette Township	81.1	2.6	2.0	0.8	1.7	0.3	10.0	1.5	0.0
Negaunee City	67.8	1.9	12.5	2.9	5.7	2.5	4.1	2.5	0.0
Negaunee Township	85.7	0.0	1.3	1.1	0.0	0.5	0.0	11.3	0.0
Tilden Township	80.1	0.0	0.4	0.0	0.0	0.0	0.0	17.7	1.8
Marquette County	67.2	3.7	7.1	4.4	3.4	2.8	4.1	7.1	0.2
CUPPAD Region	74.7	1.8	5.1	2.8	2.2	1.8	3.0	8.3	0.3
State of Michigan	70.6	3.9	3.5	2.8	4.0	3.4	5.1	6.5	0.2

Source: U.S. Bureau of the Census, Table DP-4, 2000.

- Age of Housing**

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

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

Table 5-4**Percentage of Housing Units by Year Structure Built and Median Year Constructed, Selected Areas, 2000**

Unit Type/Area	1990 to March 2000	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier	Median Year Constructed
City of Ishpeming	3.0	3.9	7.2	5.2	11.5	6.6	62.6	1939
Champion Township	6.6	6.2	16.7	14.8	13.6	13.2	28.8	1956
Ely Township	13.8	13.1	27.3	12.1	14.6	7.6	11.4	1972
Ishpeming Township	13.4	9.9	25.2	11.5	13.5	11.7	14.8	1969
Marquette Township	30.7	9.2	23.3	12.1	5.9	9.6	9.1	1976
Negaunee City	2.8	3.9	13.2	11.1	10.7	9.5	48.8	1941
Negaunee Township	16.2	12.0	28.1	13.4	14.1	8.3	7.8	1972
Tilden Township	14.2	15.4	16.1	11.0	6.7	9.0	27.5	1966
Marquette County	13.1	12.2	13.6	9.9	9.6	8.5	33.1	1964
CUPPAD Region	12.3	10.6	18.2	12.1	10.9	8.5	27.4	1962
State of Michigan	14.7	10.5	17.2	14.2	16.7	9.8	16.9	1965

Source: U.S. Bureau of the Census, Summary File 3, H34, 2000.

- **Household Type and Relationship**

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

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

The “group quarters” classification applies to persons in institutionalized and non-institutionalized settings. Institutionalized persons are those under authorized confinement, custody or supervised care such as in a correctional facility, juvenile detention facility, or nursing home. Non-institutional group quarters include college dormitories, military facilities and group homes.

Table 3-7 of Chapter 3 also illustrates household trends that affect housing. From 1990 to 2000, the percentage of family households and married-couple households declined with a corresponding increase in the number of non-family households. The total number of households also increased.

Table 5-5 Household Type and Relationship, Selected Areas, 2000						
Persons	City of Ishpeming		Marquette County		State of Michigan	
	Number	Percent	Number	Percent	Number	Percent
Total Persons	6,686	100.0	64,634	100.0	9,938,444	100.0
In Households	6,558	98.1	60,598	93.8	9,688,555	97.5
In Family Households	3,954	60.3	48,893	80.7	8,189,018	84.5
Householder	2,915	43.6	16,480	27.2	2,575,699	26.6
Spouse	1,278	19.1	13,225	21.8	1,947,710	20.1
Child	1,871	28.0	16,807	27.7	3,037,440	31.4
Other relatives	178	2.7	877	1.4	257,608	2.7
Non-relatives	316	4.7	1,040	1.7	195,189	2.0
In Non-Family Households	1,158	39.7	11,705	19.3	1,499,537	15.5
Householder Living Alone	990	34.0	7,450	12.3	993,607	10.3
Householder 65 Years+	443	15.2	2,709	10.5	355,414	9.4
In Group Quarters	127	1.9	4,036	6.2	249,889	2.5
Institution	113	1.7	1,870	46.3	126,132	50.5
Non-Institution	15	0.2	2,166	53.7	123,757	49.5

Source: U.S. Bureau of the Census, Summary File 1, P27, 2000.

• Household Size

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

Table 5-6 Persons Per Household, Selected Areas, 1980-2000				
Area	Persons Per Household			Percent Change 1980-2000
	1980	1990	2000	
City of Ishpeming	2.52	2.36	2.25	-10.7%
Champion Township	2.89	2.58	2.36	-18.3%
Ely Township	3.26	3.05	2.77	-15.0%
Ishpeming Township	3.08	2.86	2.53	-17.9%
Marquette Township	3.01	2.79	2.50	-16.9%
Negaunee City	2.63	2.46	2.30	-12.5%
Negaunee Township	3.29	2.80	2.63	-20.1%
Tilden Township	2.97	2.70	2.53	-14.8%
Marquette County	2.62	2.49	2.37	-9.5%
CUPPAD Region	2.78	2.64	2.37	-14.7%
State of Michigan	2.84	2.66	2.56	-9.9%

Source: U.S. Bureau of the Census, Profile of Geographic Characteristics, DP-1, 1980, 1990, 2000.

• Housing Values and Rent

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

Table 5-7 Median Housing Values, Selected Areas, 1990-2000		
Area	1990	2000
City of Ishpeming	\$33,800	\$52,100
Champion Township	\$17,000	\$36,900
Ely Township	\$43,400	\$68,200
Ishpeming Township	\$44,800	\$76,300
Marquette Township	\$51,800	\$97,400
Negaunee City	\$38,400	\$61,300
Negaunee Township	\$48,200	\$91,000
Tilden Township	\$29,700	\$57,700
Marquette County	\$44,800	\$77,200
CUPPAD Region	\$40,050	\$72,975
State of Michigan	\$60,600	\$115,600

Source: U.S. Bureau of the Census, Census of Population and Housing STF 1A 1990, Table DP-4 2000.

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

in Marquette Township with the lowest reported in Champion Township. Rents have increased for all municipalities from 1990 to 2000.

Table 5-8 Median Contract Rent, Selected Areas, 2000		
Area	1990	2000
City of Ishpeming	\$216	\$298
Champion Township	\$192	\$275
Ely Township	\$243	\$305
Ishpeming Township	\$250	\$315
Marquette Township	\$251	\$421
Negaunee City	\$239	\$310
Negaunee Township	\$252	\$363
Tilden Township	\$212	\$306
Marquette County	\$273	\$358
CUPPAD Region	\$236	\$333
State of Michigan	\$343	\$468

Source: U.S. Bureau of the Census, Census of Population and Housing, Table DP-4 2000.

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

Table 5-9 Median Gross Rent, Selected Areas, 1990 and 2000		
Area	1990	2000
City of Ishpeming	\$275	\$338
Champion Township	\$242	\$275
Ely Township	\$341	\$406
Ishpeming Township	\$322	\$410
Marquette Township	\$378	\$501
Negaunee City	\$300	\$381
Negaunee Township	\$339	\$474
Tilden Township	\$336	\$375
Marquette County	\$333	\$398
CUPPAD Region	\$306	\$386
State of Michigan	\$423	\$546

Source: U.S. Bureau of the Census, Census of Population and Housing, STF3A 1990, Table DP-4 2000.

5.3 Financial Characteristics

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

Table 5-10

Income Levels, Selected Areas, 1999

	City of Ishpeming	Marquette County	CUPPAD Region	State of Michigan
Per Capita Income	\$10,532	\$18,070	\$18,064	\$22,168
Median Household Income	\$21,199	\$35,548	\$34,780	\$44,667
Median Family Income	\$27,334	\$46,281	\$43,765	\$53,457

Source: United States Bureau of the Census, Table DP-3 Profile of Selected Economic Characteristics, 1990 and 2000.

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

Table 5-11
Monthly Owner Costs as a Percentage of Household Income, 1999

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

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

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

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

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

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

5.4 Selected Housing Characteristics

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

Table 5-13**Substandard Occupied Housing, Selected Areas, 2000**

Characteristics	City of Ishpeming		Marquette County		CUPPAD Region		State of Michigan	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Lacking Complete Plumbing Facilities	0	0.0	125	0.5	374	0.5	16,971	0.4
Lacking Complete Kitchen Facilities	0	0.0	103	0.4	384	0.5	17,844	0.5
No Telephone Service	43	1.5	438	1.7	1,433	1.8	99,747	2.6

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

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

Table 5-14**Occupied Housing Unit Heating Fuel, 2000**

Source	City of Ishpeming		Marquette County		CUPPAD Region		State of Michigan	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Utility Gas	2,401	82.6	16,794	65.2	43,406	61.2	2,961,242	78.2
Bottled, Tank or LP Gas	32.1	1.1	3,321	12.9	12,680	17.9	357,502	9.4
Electricity	248	8.5	2,113	8.2	4,377	6.2	251,208	6.6
Fuel Oil, Kerosene, etc.	199	6.8	2,402	9.3	5,990	8.4	130,933	3.5
Coal or Coke	0	0.0	0	0.0	2	0.0	659	0.0
Wood	7	0.2	964	3.7	4,016	5.7	54,608	1.4
Solar Energy	0	0.0	0	0.0	12	0.0	641	0.0
Other Fuel	7	0.2	112	0.4	296	0.4	18,413	0.5
No Fuel	12	0.4	61	0.2	130	0.2	10,455	0.3
Total Units	3,207	100.0	25,767	100.0	79,909	100.0	3,785,661	100.0

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

5.5 Private Housing Developments

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

Table 5-15
Building Permits Issued, City of Ishpeming, 1999-2008

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

Source: City of Ishpeming, 2009.

5.6 Public Housing Developments

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

Table 5-16
Subsidized Housing, City of Ishpeming

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

Source: City of Ishpeming Housing Commission, 2009.

5.7 Housing Assistance Programs

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

The United States Department of Agriculture (USDA) provides housing assistance through its Rural Development Program. USDA provides homeownership opportunities to rural Americans, as well as programs for home renovation and repair. USDA also makes financing available to elderly, disabled, or low-income rural residents of multi-unit housing buildings to ensure they are able to make rent payments.

The Michigan State Housing Development Authority (MSHDA) provides financial and technical assistance through public and private partnerships to create and preserve safe and decent affordable housing, engage in community economic development activities, develop vibrant cities, towns and villages, and address homeless issues. MSHDA provides assistance with Neighborhood Preservation, Rental Rehab and Homeowner Rehab programs as well.

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

5.8 Specialized Housing

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

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

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

5.9 Issues and Opportunities

- **The general trend has been to build larger homes, often with multiple levels and on large lots. The number of housing units in the City of Ishpeming has**

increased slightly since 1970. Providing infrastructure where feasible is necessary to achieve future development.

- About 35% of the City's housing units are renter-occupied, higher than the county and the region. Identification of rental units is monitored through a rental inspection program.
- Census data from 2000 demonstrates that the City's housing stock consisted of 65.4 percent single family homes, while many of the remaining housing units are multi-family. Continuing to provide a diverse and affordable housing stock is a priority for the City.
- **More than 62 percent of the housing units in the City of Ishpeming were constructed before 1939. Maintaining the aging housing stock within the City is essential to community safety, beautification and growth.**
- The number of people living in a household, as well as the age and relationship of those people, all influence the type of housing needed in a community. With the decrease in household size and increase in the number of non-family households, an effort should be made to continue to provide diversified housing options in the City.
- Median housing values in the City have increased dramatically since 1990, while gross rent has also increased, but still remain significantly lower than the State average. Higher rent has a significant impact on lower income households. Rental assistance programs could be pursued to curb the impact of higher housing costs.
- There are no households in the City of Ishpeming that lack complete plumbing or kitchen facilities. Only 1.5 percent of households lack telephone service.
- Utility gas is utilized for heating in over 82% of homes in the City. An expansion of natural gas service could be beneficial to future residential development.
- Housing assistance programs and subsidized housing are available to qualified Ishpeming residents.
- Recent trends indicate that new housing development is occurring on bigger lots wherever available, in order to accommodate larger homes. The zoning ordinance is the chief regulatory tool to guide development. A review and

revision of the City's zoning ordinance may be beneficial to guide future development.

- A major goal for the Planning Commission is to maintain continued focus on the removal of dilapidated and unsafe buildings.
- The City should pursue MSHDA Rental Rehab opportunities and grants to upgrade rental units when available.
- **Priority issues for the Planning Commission regarding housing include: old housing, condition of existing rental units, as well as dilapidated and abandoned unsafe housing.**
- **Priority issues for the Planning Commission regarding specialized housing include: senior housing needs and the lack of available assisted living facilities.**

Chapter 6.0 Community Facilities and Services

6.1 Introduction

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

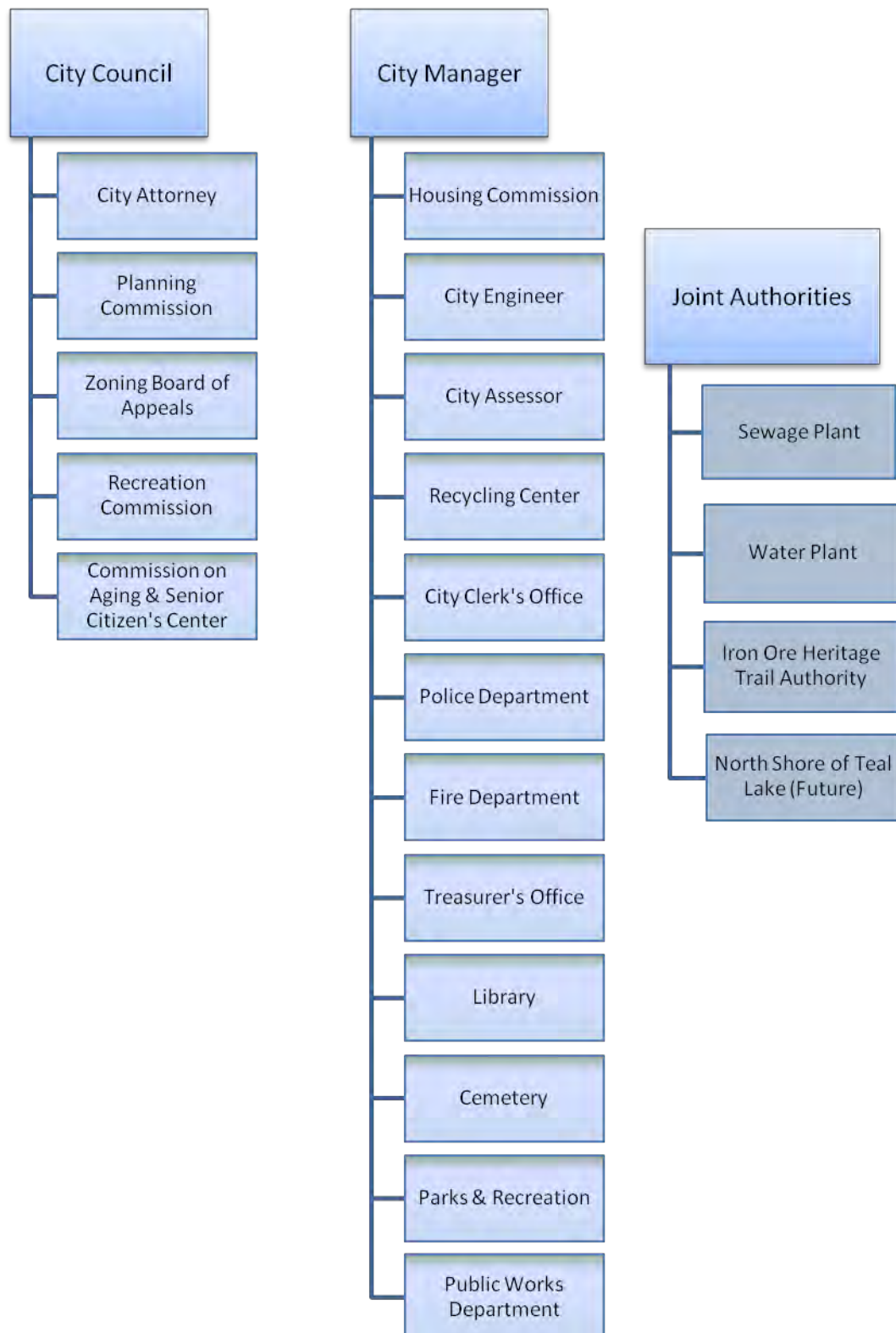
6.2 City of Ishpeming Organizational Structure

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

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

Figure 6-1 shows the City of Ishpeming's organizational chart.

Figure 6-1
City of Ishpeming Organizational Chart



6.3 City Facilities and Services

City Hall

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

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

Police Department

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

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

Fire Department

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

The adequacy of fire protection is evaluated by ISO through the use of the Grading Schedule for Municipal Fire Protection. The schedule provides criteria to be used by insurance grading engineers in classifying the fire defenses and physical conditions of

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

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

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

Public Works

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

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

Rental Registration Program

The City of Ishpeming employs a part time rental inspector. Landlords are required to register their rental units and the inspector will set up a walk-through appointment.

There is a charge to register each rental unit. If there are code violations in the unit, a citation is issued. Property owners are given the opportunity to make the necessary repairs and once completed a three year certificate of occupancy is issued. Property owners reserve the right to appeal violations to the Rental Inspection Board. The City has instituted the rental inspection program as part of a City-wide effort to rehabilitate and clean up residential rental properties.

Wastewater Treatment Plant and Sanitary Sewer System

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

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

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

Residential wastewater users are charged a flat rate per month. The majority of the City is served by the wastewater system, with the exception of about 40 septic systems.

Public Water Supply

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

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

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

Parks and Recreation

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

City owned facilities are listed below:

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

- **Second Street Playlot**-located on South Second Street, west of East Superior

Solid Waste Disposal/Recycling

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

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

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

Ishpeming Cemetery

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

Ishpeming Industrial Park

The Ishpeming Industrial Park is a 40-acre site strategically located for rail and road transportation. The Ishpeming Industrial Park is located just west of Washington Street and bordered on the south by M-28; Industrial Way is the road running through the industrial park. There is a church owned property located within the industrial park and the church utilizes all vacant property in the park. Businesses located in the industrial park include:

- Marqtran Bus Garage
- K & B Auto

- Jasper Engineering
- Laestadien Church
- Dave's Collision Center
- Superior Lawn Care
- Woody's Auto and Truck Repair
- Turino Chiropractic Center
- Donald Meyer Trucking
- Thomas Fleury, CPA

There are several lots zoned industrial along Lakeshore Drive and an additional 12-acre site in Ishpeming is zoned commercial/industrial.

Education

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

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

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

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

[Central Elementary](#) is located within Ishpeming High School and is home to grades K-4.

The [W.C. Peterson Auditorium](#) is located within the Ishpeming High School and opened in 1931. The auditorium is 1,134 seats and is the largest of its kind in the

region. Through the efforts of a community/alumni fund drive, the facility received a \$160,000 renovation in 1988. The refurbished hall has seen performances by such distinguished groups as the Vienna Boys Choir and the Taiwan Acrobatic Troupe. The Auditorium serves as a cultural center and a source of pride for citizens of the area and alumni of the school.

- **C.L. Phelps Middle School** is located at 700 East North Street in Ishpeming and houses grades 5-8, enrollment is at 273 students. C.L. Phelps Middle School offers students classes in language arts, mathematics, science, social studies, home economics, health, physical education, art, and multimedia. Students also have the opportunity to join organizations such as Builder's Club, Yearbook, or Student Council. C.L. Phelps Middle School also offers athletics for seventh and eighth grades. These sports consist of basketball, cheerleading, and track. Student Athletes in C.L Phelps are known as the Panthers.
- **Birchview Elementary** is located at 663 Poplar Street in Ishpeming and houses Pre-Kindergarten through 4th grades with an enrollment of 360 students. Birchview offers elementary students a comprehensive elementary curriculum. Students also have the opportunity to engage in special events like Young Authors, Safety Programs, the Moosewood Nature Center and the Liberty Children's Art Program. Some students also have access to Title I programs to help children overcome obstacles in learning.
- **North Star High School/Polaris Middle School** is located at 3030 Wright Street in Marquette. North Star Academy (NSA) was established as an alternative high school in 1994 and became a Public School Academy, chartered by Northern Michigan University in 1997. Today NSA serves students of all academic abilities in grades 6-12. North Star Academy is a member of the Coalition of Essential Schools (CES), a growing network of over 1,200 schools and 20 regional support centers that promotes higher student achievement and develops more nurturing and humane school communities.

Bell Hospital

The original Bell Memorial Hospital was built in 1918 and located in downtown Ishpeming. The former Bell Memorial Hospital facility has been sold to a private investor. In September 2008, the new Bell Hospital celebrated its grand opening. The new 25 bed facility is located on 35 acres at 901 Lakeshore Drive in Ishpeming and is 102,427 square feet with a 44,244 square foot medical office building. Bell Hospital has over 90 physicians on its active and consulting medical staff, with additional offices in several locations. The 130,000 square foot building is divided into two sections. The

clinic features an eye care center, an in-house pharmacy and a gym, among other services, while the hospital is designed with small waiting rooms for each department and all individual patient rooms.

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

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

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

Library

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

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

the following communities: Negaunee Township, Ishpeming Township, Ely Township, Tilden Township, Humboldt Township and Michigamme Township.

Zoning Administration

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

6.4 Additional Public Facilities and Services

Ishpeming Senior Center

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

Marquette County Road Commission

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

Marquette County Health Department

The Marquette County Health Department (MCHD) is located at 184 US-41 East in Negaunee. The mission of the MCHD is to serve people by assessing, promoting and assuring health within our community. Their vision is healthy choices for a healthy community. The MCHD strives to: assure the quality and accessibility of health services, prevent epidemics and the spread of disease, promote safe and healthy behaviors and protect against environmental hazards. The MCHD offers a wide array of services including but not limited to: adolescent health promotions, breast and cervical cancer screening, cholesterol screening, communicable disease control, family planning, food service sanitation, general environmental health, immunizations, senior health screening, smoking cessation and well care, inspections and installations.

Marquette County Sheriff's Department

The Marquette County Sheriff's Department operates out of the Marquette County Sheriff's Department and Jail, located immediately adjacent to the Marquette County Courthouse in Marquette. The department is staffed by 70 full and part-time employees, including 26 road patrol officers, 26 corrections officers, detectives, an under sheriff, a sheriff, and support staff.

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

Michigan State Police

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

Enhanced 911 System

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

Marquette County Emergency Services

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

Marquette General Hospital

Marquette General Hospital, the Upper Peninsula's regional medical center, is located in the City of Marquette. The 352-bed specialty care hospital provides care in 54 specialties and subspecialties and 24-hour emergency services. Marquette General houses the Upper Michigan Heart Institute; the Upper Michigan Centers for

Neuroscience, Rehabilitation and Cancer Treatment; and Upper Michigan Behavioral Health Service. The Family Practice Residency Program serves as a teaching facility affiliated with Michigan State University. The medical staff of more than 200 doctors work with the about 2,700 employees providing care to approximately 11,000 inpatients and 350,000 outpatients per year.

Sawyer International Airport

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

Marquette Area Regional Educational Service Agency

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

Marq-Tran

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

Northern Michigan University

Northern Michigan University, located in the City of Marquette, offers more than 180 programs in 32 different departments with credentialing that ranges from certificates and associate degrees to masters degrees. The physical campus includes 56 buildings

on a campus of 336 acres. A 350-member faculty teaches the enrollment of approximately 8,700 students.

Cable Television Service

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

Electrical Service

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

Natural Gas Service

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

Postal Service

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

Telephone Service

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

MDOT Carpool Rideshare Lots

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

6.5 Issues and Opportunities

- **Current budget constraints require innovative and responsible spending.**
- **City Hall was recently upgraded, but monthly City Council meetings are held at the Ishpeming Senior Center due to that buildings' handicapped accessibility.**
- **The public works building is very outdated and is in need of replacement or upgrades. There are various industrial sites throughout the City that may provide an appropriate location for a new facility.**

- Ishpeming currently shares the wastewater treatment plant with Ishpeming Township. Plans are being developed to allow the City of Negaunee's wastewater to be sent via the construction of a sanitary sewer transmission line and other needed improvements from Division Street in Negaunee to the Ishpeming Wastewater Authority plant.
- **Ishpeming's water distribution system is shared jointly with the City of Negaunee and is in need of upgrades.**
- The Ishpeming Industrial Park's available land is filled to capacity. Any vacant land in the park is utilized by a church. There is additional vacant land for industrial uses available in the City.
- The City is fortunate to have a successful school system that continuously obtains excellent MEAP scores and provides area students with a variety of educational and recreational opportunities.
- In September 2008, Bell Hospital opened a new facility in Ishpeming providing a wide range of services and quality care. The former Bell Memorial Hospital building has been sold to a private developer.
- The City of Ishpeming is actively engaged in pursuing the establishment of a district library which may potentially benefit numerous surrounding communities.

Chapter 7.0 Land Use

7.1 Land Use Patterns

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

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

7.2 Factors Affecting Land Use

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

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

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

Generally, the immediate self-interest of the individual or organization making a land use decision supersedes what impact the use may have on the surrounding lands.

Decisions determined in this fashion can potentially result in incongruous or incompatible development since the community's overall pattern of development is not necessarily among the factors considered. Laws and regulations have been enacted giving local units of government the means to deal with land use issues. These legal tools allow federal, state and local governments to address the overall compatibility and appropriateness of development and land use.

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

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

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

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

specifically designed for elderly residents - particularly those residing for only part of the year.

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

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

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

7.3 Water Features

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

Lake Bancroft, Lake Angeline and Lake Bacon have residential development around them, due to the availability of adjacent land for development. Portions of Lake

Angeline are privately owned, preventing further residential development at this time. Lake Angeline and Lake Bacon have areas of difficult terrain preventing further residential development.

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

7.4 Current Land Use Inventory

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

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

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

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

Multiple Residential: Multiple residential areas are established for high density residential neighborhoods. The City has approximately 102 acres of land designated for multiple residential uses, accounting for 1.7 percent of the City's total acreage.

Neighborhood Commercial: Neighborhood commercial areas are intended to encompass businesses which cater to the retail and service needs of the surrounding neighborhoods, but which do not require large areas of land. The City has approximately 19 acres of land designated for neighborhood commercial uses, accounting for 0.3 percent of the City's total acreage.

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

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

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

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

Mining District: Mining areas are designed to establish and preserve tracts of mineral lands within the City which have a potential for developing into mining projects. The City has designated approximately 2,652 acres of land for potential mining, accounting for 44.6 percent of the City's total acreage.

Table 7-1 Current Use Inventory, City of Ishpeming		
Category	City of Ishpeming Acreage	Percentage of Total Acreage
Single Family Residential	589	9.9
General Residential	815	13.7
Multiple Residential	102	1.7
Neighborhood Commercial	19	0.3
General Commercial	478	8.0
Central Business	30	0.5
Industrial	435	7.3
Deferred Development	824	13.9
Mining District	2,652	44.6
Total	5,944	100.0

Source: CUPPAD Regional Commission, City of Ishpeming Current Land Use Map, 2009.

7.5 Residential Land Use

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

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

General residential land use consists of medium density residential neighborhoods. General residential land makes up the majority of land allotted for residential use in the City (54.1 percent). General residential land is located in the following areas of Ishpeming:

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

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

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

Residential living preferences changed significantly after World War II and accelerated in the 1970s. During World War I, the Depression and World War II, new housing starts dropped to near zero. After World War II however, the surge in housing construction was unprecedented. The widespread development of suburban housing that got under way in 1946 was inspired by the typical American pattern of rural settlement, where each farmhouse stands alone on its own ground, often out of sight of any neighbors. The typical suburb consists almost entirely of single-family detached homes surrounded by their own lawns, gardens, sheds and centered on lots that provide at least minimum separation from neighbors, even in low income and middle income districts.

Average new homes built within the last decade typically have two or more stories, three bedrooms, two and a half baths, central heating and air conditioning and a garage. These homes are 46 percent larger than those homes built in the mid 1970s. Low density settlements prevail in the surrounding Townships. As shown in Chapter 5, Table 5-15, the City issued 41 building permits in 2008. Total construction costs for all building permits issued in the City totals over \$1,144,712.00 in 2008. The Ishpeming City Council approved an addition to the Ishpeming Hills subdivision in spring 2009. The expansion may add about 20 lots to the neighborhood. A condominium project was developed along Hematite Drive by a local entrepreneur. Another local entrepreneur has proposed an additional condominium development on Hematite Drive, east of Lakeshore Drive.

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

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

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

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

7.6 Commercial Land Use

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

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

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

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

General commercial areas are located all along the US-41 corridor through the City. The main commercial zone along US-41 is the Country Village. The Country Village offers several options for lodging, dining, entertainment, conference center, camp grounds and many retail options. General retail areas also follow along Lake Shore Drive into the downtown and areas just east of the downtown. There is potential for growth within the general retail districts. The Country Village was one of the large land areas sold off by mining interests and has seen considerable development and provides much needed tax revenue.

Neighborhood commercial areas were intended to encompass businesses which cater to the retail and service needs of the surrounding neighborhoods, but which do not require large areas of land. These areas are generally utilized for what can be termed “mom and pop stores.” One neighborhood commercial area is located along Greenwood Street from Steel Street to east of Sunset Drive. The second area is found west of South Pine Street near Angeline Street. This area could be rezoned to General Residential. A third area is along 3rd Street containing a grocery store. Neighborhood commercial areas could be phased out over time and replaced with a mixed-use development district or a Planned Unit Development.

7.7 Industrial Land Use

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

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

7.8 Deferred Development

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

- The far northeast corner of the City, to the City limits
- South of US-41, north of Carp Creek, west of and along the railroad
- South of the railroad tracks adjacent to US-41, northeast of Lake Shore Drive continuing east to include the land encompassing the Lake Bacon area, continuing northeast to the City limit

- South of Wabash Street, east of 8th Street, south east to M-28; including a small parcel east of Partridge Creek (north of M-28)
- South west corner of the City; south of Winthrop, east of the railroad tracks south to Saginaw Street and south/west of Saginaw Street/Pine Street intersection to the City limits

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

7.9 Mining District

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

- **Brownstone Development**

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

- **Cliffs Land Purchase**

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

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

location to existing development within the City as well as being located within the City limits.

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

The Planning Commission recommends discussion of development possibilities for the Cliffs Land Purchase:

- PUD
- Residential-Recreation
- Other

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

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

7.10 Contaminated Sites

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

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

Table 7-4**Sites of Environmental Contamination, City of Ishpeming, 2009**

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

Source: MDEQ, 2009.

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

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

7.11 Issues and Opportunities

- The availability of public and private services, accessibility, existing conditions of the area, and price are other important considerations for residential development.
- The City has taken steps to make improvements in older neighborhoods, such as demolishing dilapidated buildings. Residential development continues to expand in the surrounding Townships, due to the availability of larger lots.
- The City should continue to utilize the Rental Inspection program to insure that rental units are up to code and safe.
- **Commercial land use is concentrated along the US-41 corridor and in the City's downtown area. Access management standards should be followed to alleviate traffic and safety concerns.**
- **Currently local downtown businesses are experiencing difficulty competing with "box stores" located along US-41. Businesses should be encouraged to fill in vacant locations within the central business district.**
- Sites are available in Ishpeming for industrial use.
- The Planning Commission recommends the rezoning of various deferred development lands as development opportunities present themselves.

- The City should continue to pursue clean up of dilapidated buildings through the condemnation process.
- Cleanup of contaminated sites is beneficial to the environment, removing the source of the contamination and reducing the exposure potential now and into the future. Contamination that remains in the ground can infiltrate into structures and may travel offsite onto other properties. Any development in close proximity to former mining sites will need to be thoroughly evaluated before proceeding.
- The City's purchase of the former Cleveland Cliffs property leaves many opportunities for development. The Planning Commission recommends discussing the possibility of a PUD, Residential-Recreation or other uses.
- **The City lost approximately \$55,000 in taxes annually from Cliffs Natural Resources for the former Cliffs Land when purchased by the City. The City needs to pursue development of the purchased Cliffs Land to restore an annual tax base for this property.**