



*Thomas Warstler, Chairperson*  
*Patrick Connor, Vice-Chairperson*  
*Roy Webber, Secretary*  
*Brian Black, Commissioner*  
*Todd Milkiewicz, Commissioner*

**PLANNING COMMISSION  
REGULAR MEETING AGENDA  
March 13, 2014, at 6:00 p.m.**

*Christine Williams, Commissioner*  
*Kel Smyth, Commissioner*  
*James Hellermann, Commissioner*  
*Vacancy*  
*James V. O'Toole, City Manager*  
*Ronald Beauchamp, City Council Liaison*

Escanaba City Hall, Council Chambers, 410 Ludington Street, Escanaba, MI 49829

**Thursday, March 13, 2014, at 6:00 p.m.**

CALL TO ORDER

ROLL CALL

APPROVAL/CORRECTION(S) TO MINUTES – February 13, 2014

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION

UNFINISHED BUSINESS

**1. Discussion – Planning Commission Rules of Procedure Amendment.**

**Explanation:** The Planning Commission will discuss a possible amendment to Section 5, paragraph F. Voting of the Planning Commission Rules of Procedure.

PUBLIC HEARING

**1. Amendment to Zoning Map and Site Plan Review – Lot 23, Block 2 and Lot 24, Block 2 of the Hessel & Hentschel Addition – 1921 3<sup>rd</sup> Avenue North – Northern Michigan Bank and Trust.**

**Explanation:** A public hearing on an application to amend Escanaba's Zoning Ordinance #1028, Chapter 4 Districts, Boundaries and Zoning Map for Lot 23, Block 2 and Lot 24, Block 2 of the Hessel & Hentschel Addition will be conducted along with a site plan review for a 7,483 s.f. addition to the existing structure.

**2. 2014-19 Planning Commission Capital Improvement Plan (CIP).**

**Explanation:** Annually, the Planning Commission is required to prepare a CIP for the evaluation and identification of capital infrastructure projects in need of renovation, repair and/or construction. The CIP relates these capital project needs to the financial resources that will support the realization of an improvement and the timeframe in which both the financing and work will take place. A second public hearing on the proposed plan will take place.

NEW BUSINESS

**1. Project Updates:**

- a. Zoning Board of Appeals Hearings/Decisions.
- b. Delta County Planning Commission Update. The Planning Commission will be updated on the activities at the latest Delta County Planning Commission Meeting.
- c. Zoning/Land Use Permit Update.
- d. Various.

GENERAL PUBLIC COMMENT  
COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS  
ADJOURNMENT

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling City Hall at (906) 786-9402.

Respectfully Submitted,

Thomas Warstler, Chairperson  
Planning Commission

**PLANNING COMMISSION MEETING  
ESCANABA, MICHIGAN  
FEBRUARY 13, 2014**

A meeting of the Escanaba Planning Commission was held on Thursday, February 13, 2014, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

**PRESENT:** Vice Chairperson Patrick Connor, Secretary Roy Webber, Commissioners Kel Smyth, Todd Milkiewicz, James Hellerman and Brian Black

**ALSO PRESENT:** City Manager Jim O'Toole, Confidential Secretary Amy Peltin, DDA Director Ed Legault and City Engineer/Public Works Superintendent Bill Farrell

**ABSENT:** None

Vice Chairperson Connor called the meeting to order at 6:00 p.m.

**Roll Call**

Confidential Secretary Peltin conducted the roll call.

**Approval/Correction of the December 12, 2013, Planning Commission Meeting Minutes**

~~A motion was made by Commissioner Black, seconded by Secretary Webber, to approve the December 12, 2013, Meeting Minutes. Ayes were unanimous.~~

**Approval/Adjustments to the Agenda**

A motion was made by Vice Chairperson Connor, seconded by Secretary Webber, to approve the meeting agenda. Ayes were unanimous.

**Conflict of Interest Declarations**

None.

**UNFINISHED BUSINESS**

None.

**PUBLIC HEARING**

**2014 -19 Planning Commission Capital Improvement Plan** – This a preliminary review of the Capital Improvement Plan. A final public hearing of the plan will be conducted at the March Planning Commission meeting with recommendation to go before City Council as part of the budgeting process. City Manager O'Toole gave an overview of this year's Capital Improvement Plan and the addition of Category 4 – Opportunity for projects not funded under the current economic conditions but are desired. Within the budget there is a number of revenue sources that pay for operations within the City, explanation of each are listed in the Capital Improvement Plan (Capital Improvement Plan attached to Meeting Minutes). For Fiscal Year 2014-2015 the following improvements are being recommended:

Resurfacing and Curb Repair City Wide – Major Streets – This includes streets such as Lake Shore Drive, Ludington Street, Sheridan Road, and Stephenson Avenue, main arterial streets. Funding for Major Streets has been significantly cut by the State of Michigan so the City is waiting to see what amounts will be received.

Resurfacing and Curb Repair City Wide – Local Streets – This is classified as neighborhood streets and is included in the Major Street funding. The amount of money spent on snow removal will impact the street repairs that will be done in the following year. Once spring arrives, the City Engineering Department, along with a number of other agencies, all get together and rate every street in Escanaba using what's called a Paser System, which is how the City determines what streets need the most work and how much money is needed for repairs.

Sidewalk Repair and Maintenance Program – City Wide – Typically the fund amount is \$5,000 and that money is just for trip and fall situations. For example – fifteen years ago there used to be \$300,000 in that fund.

Non-Motorized Recreational Trail Upgrades – Year Round Trail – This is the cross country ski trail and snowshoe trail. One item that is currently being working on is to move the trail head entrance off of North 30<sup>th</sup> Street to the paved area right behind the Comfort Inn Suites, as there is no good parking area on North 30<sup>th</sup> Street. Legal is currently putting together a lease for Comfort Inn Suites. The area currently comes paved, lighted, and with a trail entrance already in place.

Civic Center Cement Entrance – There is a lot of original cement that needs to be replaced with the volume of traffic currently there.

DDA District Curb Repair Program – Downtown Development Authority Fund has funded major curb repairs downtown and will evaluate which blocks need work this spring.

Downtown Building Façade Improvement Program – Currently the DDA is working on architectural designs of ten facades. The DDA is applying for \$400,000 of MEDC monies and with that will come a 25% or 50% property owner match, depending on the level of historical value of the building. It should be a minimum of \$600,000 invested for ten structures.

Street Light Replacement – New LED street lights were installed in front of City Hall and the Courthouse over the past year and have proven to work well. The Electrical Department will continue installing the new LED lights up Ludington Street as they have to be run in line to communicate with each other.

Sheridan Road Resurfacing – This is a two fiscal year project. Public Works will be redoing 8<sup>th</sup> Avenue North to 17<sup>th</sup> Avenue North. A significant amount of Small Urban Grant money along with monies from the City's Major Street Fund for a total of \$450,000 will go into this project. This project is bid out and ready to go; Public Works will be weather permitting.

Ludington Street Facelift – Stephenson Avenue to 6<sup>th</sup> Street – Project Engineering – For twenty-five years the City has been talking about the need to overhaul Ludington Street. There are certain realities here as it is a \$20-25 million project. The challenge given to City Engineer Bill Farrell was what kind of facelift can be done. City Engineer Farrell felt with \$1 million the entire street pavement could be done and about half of the concrete work and corner ramps.

Ludington Street Storm Sewer Relief Project – City Engineer Farrell explained the SAW Grant the Public Works applied for to assess the conditions of both the sewer and storm water. If awarded, it will be huge in the design of eliminating or alleviating the flooding that is seen in the central retail area of Ludington Street. Our storms are high intensity/short duration, which is what causes the problem. The SAW Grant is a very unique grant opportunity which is a 90/10 grant with most of the match being in-kind services and very little out of pocket expenses on the sanitary and storm sewer side. City Engineer Farrell should find out in April 2014 if they have been chosen for the SAW Grant through the State's lottery system. The Storm Sewer Relief Project on Ludington Street gives all field work, pipe sizes, manhole conditions, topography, see what water is going where, all using our existing software, server, and GIS system. The model will help in assessing problems and cost estimating. City Engineer Farrell explained we don't want to do our Ludington Street project until a good design for the storm sewer is in place. Vice

Chairperson Connor asked if there were still clay tiles in our sewers. City Engineer Farrell stated he believes there are clay tiles, which are in three foot sections creating more joints/problems. Today everything is in twenty foot sections creating fewer joints. There is definitely infiltration from ground water, leaking problems, illicit flows into the storm sewers are out there; Public Works will not be able to address them all but will be looking what they can fix with monies available at that time.

Downtown Business Incubator Site Strategy – DDA Director Legault explained the DDA is looking at how putting in place an incubator strategy for students or new businesses wanting to try something new downtown. Originally last year's plan was building a structure in conjunction with the Farmer's Market. The two projects have been separated and the current idea for the incubator is to rent some space close to Center Court offering some business tools. The business would pay rent to utilize the space at a cheaper rate while starting up their business. This will give DDA an opportunity to help them with their venture.

Parking Lot Improvement – 1100 Block of 1<sup>st</sup> Avenue North – DDA Director Legault explained the DDA will be taking a look at nine to ten parking lots owned by the DDA and will make repairs on each and over a period of years. The parking lot on 1100 Block of 1<sup>st</sup> Avenue North is the next parking lot to be repaired/renovated this spring/summer and funds are in place.

Farmer's Market Preservation and Upgrade-Construction – DDA Director Legault stated the DDA is very excited about this project. Drawings are currently being completed to build a partially enclosed building on the current Farmer's Market site. A nice portion of grant money from MEDC's Farmer Food Program will help fund the project. It will be a multi-use facility for the City of Escanaba and can be utilized for many different things.

City Manager O'Toole discussed the items listed under "Opportunity Improvement" should funding become available and this is the list of items through the DDA Master Plans, Community Master Plans, North Shore Master Plans as projects identified in the past as desirable and the new section outlines each project. One item that will be added to the plan as a result of the recent power outage is a backup generator at the Civic Center. The reason for this addition is at the time of the power outage the temperature was -15 degrees and if it was going to be an extended outage a location would have been needed to use as an emergency warming shelter. The Civic Center was chosen as a warming shelter due to its central location within the City. The problem with using the Civic Center was the power was out and we do not have a back-up generator at the Civic Center. City Manager O'Toole also explained another item will be to have CUPPAD assist the City in updating the Community Master Plan with respect to projects, which will be community driven.

DDA Director Legault gave an update on the status of Certified Local Government, Historical Registry nomination, and MEDC Readiness Re-Development Communities Program. Training/certification took place and by getting obtaining this certification it puts the City in front to receive grant monies from MEDC. DDA Director Legault explained they submitted their interest in applying and by applying it puts the City of Escanaba in front for receiving some additional grant monies. The Historical District for Downtown application has been sent to the State; approval at the State level has been approved and is currently awaiting approval at the Federal level for all of the downtown Escanaba Historical District. Once approved, the City of Escanaba will be placed on the National Registry of Historical Places. The Historical CLG Program is working with the Historical Commission to change some of the guidelines and identify buildings which are historical gems to the City in order to receive additional funding. City Manager O'Toole explained Blain DeGrave, Ed Legault, and Carolyn Stacey are currently working on a design guideline and development guidelines. City Manager O'Toole has asked the group to identify the top five historical structures on Ludington Street and target them for preservation. There is a Historic Commission training session with educators from the State

Historic Preservation in which Planning Commissioners are invited and City Manager O'Toole encouraged Commissioners to attend.

Vice Chairperson Connor asked if the Downtown Façade Program buildings and the Historical buildings were the same. City Manager O'Toole explained the ten historic buildings were separate from the ten downtown façade buildings. The historic buildings will be for next year's project and will include the interior of the building; which is completely separate program from the Façade program.

Commissioner Black asked if there was ever any discussion about putting in a non-motorized path connection to the YMCA and Bay College Campus. City Manager O'Toole explained there have been discussions with the railroad to get the abandoned rail right-of-way between Drifter's and Kmart and know we are interested. In the meantime City Engineer Farrell has been looking for alternative routes. Commissioner Black stated since Bay Middle School was moved to Bay College he has seen a huge increase in pedestrian traffic on Danforth Road and surrounding area. City Manager O'Toole suggested adding the path to the Capital Improvement Plan.

## **NEW BUSINESS**

**Planning Commission Rules of Procedure Amendment** – Last month Secretary Webber discussed a possible change on Section 5F – Voting. The proposed language change was reviewed and forwarded to legal for review, legal felt the wording would work for its intended purpose. City Manager O'Toole recommended from administration to adopt the changes. Secretary Webber tried to keep it within the spirit of the wording. Commissioner Hellermann disagreed with the wording and the meaning of quorum. He suggested the wording be "simple majority". City Manager O'Toole stated this discussion will be tabled for the March Planning Commission meeting.

## **Project Updates:**

- A. Zoning Board of Appeals Hearings/Decisions – There was no meeting held last month.
- B. Delta County Planning Commission Update – Meeting was held for election of officers.
- C. Ordinance Policy Review/Development – None.
- D. Zoning/Land Use Permit Update – One new commercial permit issued and one demolition permit issued for a garage at 117 Stephenson Avenue, a garage at the old UPPCO building site.
- E. Various – None.

## **GENERAL PUBLIC COMMENT**

None.

## **COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS**

Vice Chairperson Connor would like to welcome James Hellermann to the Planning Commission.

**ADJOURMENT**

**A motion was made by Secretary Webber, seconded by Commissioner Hellerman, to adjourn the meeting. The meeting adjourned at 6:46 p.m. Ayes were unanimous.**

---

Thomas Warstler, Chairperson  
Escanaba Planning Commission

---

James V. O'Toole, City Manager  
City of Escanaba

---

Roy Webber, Secretary  
Escanaba Planning Commission

**CITY OF ESCANABA  
SITE PLAN REVIEW/REZONING REPORT  
CASE NO. PC-031314-01**

**REFERENCE: 1921 3<sup>rd</sup> Avenue North, Escanaba, MI 49829  
Lots 20-24, Block 2, Hessel and Hentschel Addition**

**DATE:** March 7, 2014

**PROPERTY OWNER/APPLICANT ADDRESS:**

Northern Michigan Bank and Trust  
723 Ludington Street  
Escanaba, MI 49829

**TYPE OF REQUEST:**

In accordance with Section 1801.3 Site Plan Required of Escanaba's Zoning Ordinance, a site plan review for a Land Use Permit must be conducted prior to the use permit issuance. Additionally, the applicant is requesting the property at Lots 23 and 24, Block 2, of the Hessel and Hentschel addition be rezoned from a Two-Family Residence "B" District land use to a Light Manufacturing "F" District land use.

**CURRENT ZONING:**

Light Manufacturing District "F" and Two-Family Residence "B" District (pending zoning change)

**ORDINANCE:**

Ordinance No.1028 Escanaba Zoning Ordinance

**DESCRIPTION OF PROPOSED PROJECT:**

Northern Michigan Bank and Trust has submitted an application for zoning land use approval for property they own and/or control at 1921 3<sup>rd</sup> Avenue North, Escanaba, MI 49829. In the application, the applicant proposes to construct a 7,483 s.f. bank addition, provided lots 23 and 24, Block 2, of the Hessel and Hentschel Addition is rezoned.

**COMPLIANCE WITH DEVELOPMENT STANDARDS:**

1. The proposed addition will be located on property which is zoned Light Manufacturing District "F" and Two-Family Residence "B" District. Lots 23 and 24 of Block 2 of the Hessel and Hentschel Addition are under review for zoning district change from a Two-Family Residence "B" land use to a Light Manufacturing "F" land use.
2. The proposed construction will meet setback standards of a Light Manufacturing "F" District once the parcel is rezoned. As submitted, the building will meet the setback standards of the existing area.

3. The proposed construction site plan diagram complies with Chapter 18. Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements, paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A - X.
4. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1. Pre-Application Conference, the applicants met on March 6, 2014, with the City of Escanaba to review the proposed project, the City of Escanaba Code of Ordinances and the City Comprehensive Plan. Attending the meeting were: City Manager Jim O'Toole, Public Works Superintendent/City Engineer Bill Farrell, Electric Superintendent Mike Furmanski, City Assessor Daina Norden, Water/Wastewater Superintendent Jeff Lampi, Executive Secretary Kim Peterson, Northern Michigan Bank and Trust President Bill Jensen and Dennis Ness, P.E. President of Roy Ness Contracting and Sales.
5. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
6. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.3. Official Review, on February 24, 2014, an official City administration review was conducted for comments as to the proposed development's conformance to all applicable standards and requirements. City administration is recommending approval of the site plan provided minor adjustments to the plan are made as discussed in the site plan review meeting of March 6, 2014.
7. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.4. Approval; Referral, City administration will deem the site diagram to be complete and is referring the plan to the Planning Commission for review.
8. All fee and notification requirements of the Ordinance have been accommodated.

#### **DUTIES OF THE PLANNING COMMISSION**

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.2. Public Hearing Requirement, prior to voting on a final site plan, the Planning Commission must hold a Public Hearing so as to facilitate public review and understanding of the proposed development.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.3. Planning Commission Review, once a site plan is forwarded to the Planning Commission, the Planning Commission is required to review the site plan according to the standards and requirements of Chapter 18. Site Plan and Sketch Plan Standards. The Planning Commission must approve or deny the site plan according to the standards and requirements of the Zoning Ordinance within 45 days of submission of said plan.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.4. Site Plan Approval, should the Planning Commission approve the site plan, the applicant, the owner of record, or the legal representative thereof, the Planning Commission Chairperson and one other member of the Planning Commission shall each sign four copies of the approved site plan. The Planning Commission shall transmit one signed copy of the plan and any conditions attached to the Code Official, and one signed copy each to the office of the City Clerk and the applicant. One signed copy shall be retained in the Planning Commission file.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.5.1 Site Plan Rejection, should the Planning Commission reject the site plan, the property owner may appeal the decision to the Zoning Board of Appeals.

### **SITE PLAN APPROVAL STANDARDS**

In accordance with Section 1804. Site Plan Approval Standards of Escanaba's Zoning Ordinance, the proposed site conforms to the following site development standards:

- A. The main entrance faces the street upon which the lot fronts.
- B. All roof mounted equipment shall be screened.
- C. Reasonable and visible sound mitigation measures have been taken.
- D. The building is arranged to permit adequate emergency access to all sides.
- E. The development has legal access to a public street.
- F. The development provides for vehicular and pedestrian circulation.
- G. A pedestrian circulation system is provided.
- H. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.
- I. Unnecessary curb cuts were eliminated.
- J. All loading and unloading areas and outside storage areas shall be adequately screened.
- K. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.
- L. Adequate utilities will be provided and placed underground.
- M. All premises shall be graded to prevent accumulation of stagnant water.

### **STAFF FINDINGS, COMMENT, GENERAL PLAN GOALS AND CONDITIONS OF APPROVAL:**

1. Staff is recommending approval of the site plan diagram for the following reasons:

- A. The proposed use is consistent with the surrounding uses of 3<sup>rd</sup> Avenue North.
- B. The use of the property should meet the needs of the people of the City and surrounding region, in a manner that will not degrade the existing neighborhood or community character.
- C. Staff is recommending approval of a site plan as submitted contingent upon the reclassification of the zoning district from Two-Family Residence "B" District use to a Light Manufacturing "F" District use.

**FISCAL IMPACT:**

The construction value of the accessory building is estimated to be \$2,000,000. Once the addition is built, expected City tax revenue is expected to be approximately \$17,000 annually.

**PUBLIC CONTACT:**

Notice of Public Hearing was published in the Escanaba Daily Press Newspaper and meeting notices were mailed to the adjacent property owners of the project site. Notice was also posted on the City's Facebook page.

The meeting agenda was posted on the City's official notice bulletin board and the City of Escanaba's website.

**STANDARDS AND QUESTIONS (FINDING OF FACTS):**

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1801 General, paragraph 1801.1. Purpose, the Planning Commission must ensure that the plan outlines the use and development of the property and is designed to provide for the future growth and development of business that seek an aesthetically attractive working environment.

- 1. Is the development designed to integrate well with adjacent developments?
- 2. Is the development designed to minimize nuisance impacts on adjoining parcels?
- 3. Is the development designed to ensure safe and functional traffic access and parking?
- 4. Is the development designed to minimize impacts on sensitive environmental resources?

**ALTERNATIVES:**

Not applicable.

**ENFORCEMENT HISTORY:**

None.

**OTHER CONSIDERATIONS:**

None.

**BACK UP INFORMATION:**

1. Application for Zoning Land Use Approval
2. Site Plan Diagram
3. Assessor's Property Information Card
4. 300' radius property owner/tenant notification letter
5. 300' radius labels

**APPLICATION FOR ZONING LAND USE APPROVAL  
CITY OF ESCANABA, ESCANABA, MI 49829**

*pd ch # 101201  
3/7/14 (KP)*

We, the undersigned, owner(s)/agent(s) of the following described property hereby apply to you for a Zoning Land Use Permit, with a plan drawn to scale, showing actual dimensions and shape of the lot, exact sizes and locations of existing buildings on the lot, and locations and dimensions of the proposed buildings or alterations. The property owner(s) shall verify any existing easement(s) and/or right-of-way(s). The applicant certifies the information submitted is accurate. The applicant states that he/she has the property owner's authority to execute this agreement and permit. The undersigned, owner(s)/agent(s) further understand and have received a Development Handbook for Site Plan Standards and Parking and Circulation requirements as found in Escanaba's Zoning Ordinance. Any certificate issued upon a false statement of any fact which is material to the issuance hereof, shall be void. All questions must be answered.

LEGAL DESCRIPTION OF PROPERTY: LOTS 23 + 24 BLOCK 2 HESSEL + HENTSEN  
ASSESSOR #: \_\_\_\_\_

**LOT INFORMATION:**

PROPERTY OWNER(S): NORTHERN MICHIGAN BANK + TRUST  
PHONE NUMBER: 786-0220 x136 E-MAIL ADDRESS: WILLIAM JENSEN @ NMBANK.COM  
PROPERTY ADDRESS: 1921 3RD AVE NORTH  
TYPE OF LOT: (circle one) Corner Lot Interior Lot Other: \_\_\_\_\_  
\*Please note the dimensions on your site plan as well  
SIZE OF LOT: \_\_\_\_\_ LENGTH OF LOT: 125' WIDTH OF LOT: 25'  
IRREGULAR LOT: \_\_\_\_\_ PROPERTY ZONED: 2 FAMILY RESIDENTIAL

**BUILDING INFORMATION:**

TYPE OF BUILDING: (check one)  
 Multi-family building containing 5 or more dwelling units  
 A building conversion from a commercial use to any other use on Ludington Street between Lincoln Road and 2<sup>nd</sup> Street  
 A principal nonresidential building or structures permitted in a residential district  
 A communication tower  
 A commercial building 5,000 square feet or more in size  
 A Residential Planned-Unit Development  
 Planned Commercial Development  
 Change of Use: FROM 2 FAMILY RESIDENCE TO LIGHT MANUFACTURING  
 Other: \_\_\_\_\_  
 Industrial building and/or use  
 Special Land Use Permit Request  
 Special Planned District Development

SIZE OF BUILDING: 7483 SQ FT. EXISTING FLOOR AREA: \_\_\_\_\_  
PROPOSED PERCENTAGE OF LOT COVERED BY STRUCTURE(S) 50%  
PROPOSED USE: OFFICE

# OF STORIES: 1 HEIGHT OF BUILDING: (feet and stories) \_\_\_\_\_  
ROOF TYPE: (circle one) Gambrel Mansard Flat Gable Hip  
SETBACKS: (from property line) FRONT: 20' SIDES: 20' and REAR: 20'

IS THE PROPERTY IN A 100 YEAR FLOOD PLAIN? NO  YES \_\_\_\_\_ PANEL # \_\_\_\_\_ PANEL DATE \_\_\_\_\_  
ESTIMATED VALUE OF CONSTRUCTION: \$2,000,000

APPROVED VARIANCES: \_\_\_\_\_

I certify that the information contained herein is true and accurate: (Please print)  
COMPANY NAME/APPLICANT: NORTHERN MICHIGAN BANK + TRUST DATE: 2-26-14  
SUBMITTED BY: WILLIAM JENSEN  
SIGNATURE: William Jensen PHONE: 786-0220 x136

OFFICE USE ONLY:  
DATE RECEIVED: \_\_\_\_\_ APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_  
IF APPLICATION IS DENIED, REASON FOR DENIAL: \_\_\_\_\_

SPECIAL REQUIREMENTS OF APPROVAL: \_\_\_\_\_  
SIGNATURE OF REVIEWER: \_\_\_\_\_ DATE: \_\_\_\_\_

30' SAN TWENTIETH STREET NORTH

6' WM

PROPERTY LINE 200.00'

THIRD AVENUE NORTH

PROPERTY LINE 125.00'

ONE WAY

ONE WAY

T-613.72  
L-607.60

10' WM

NINETEENTH STREET NORTH

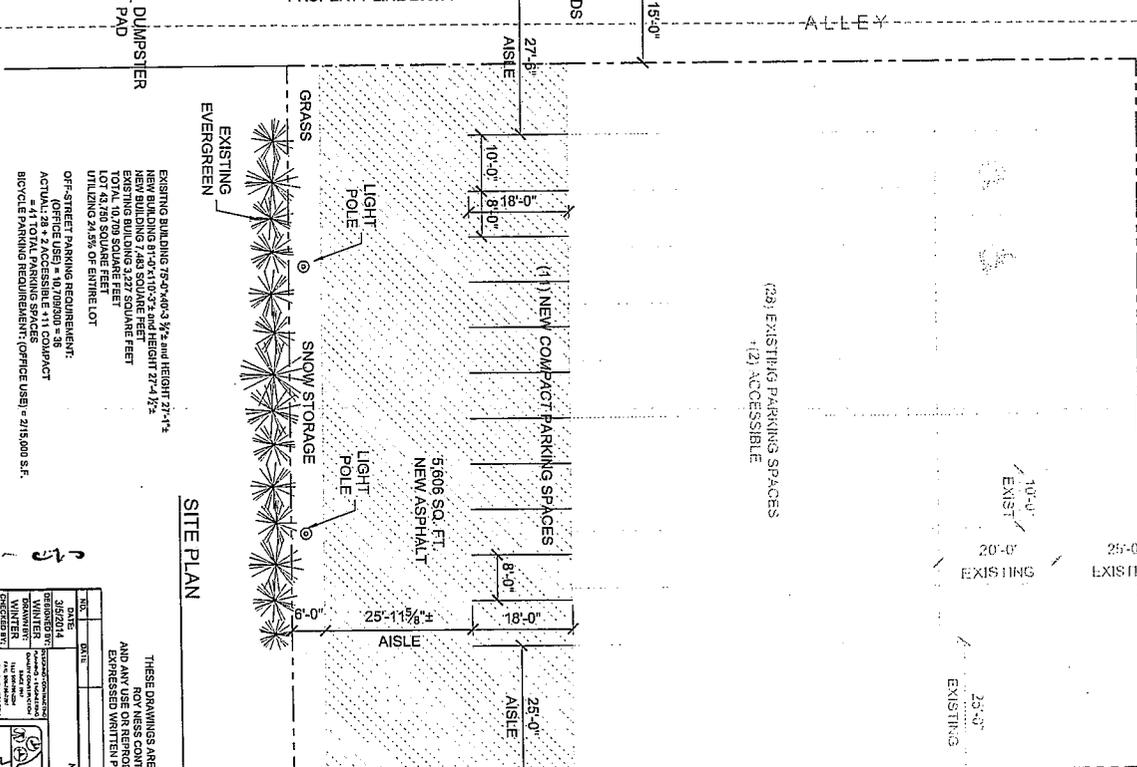
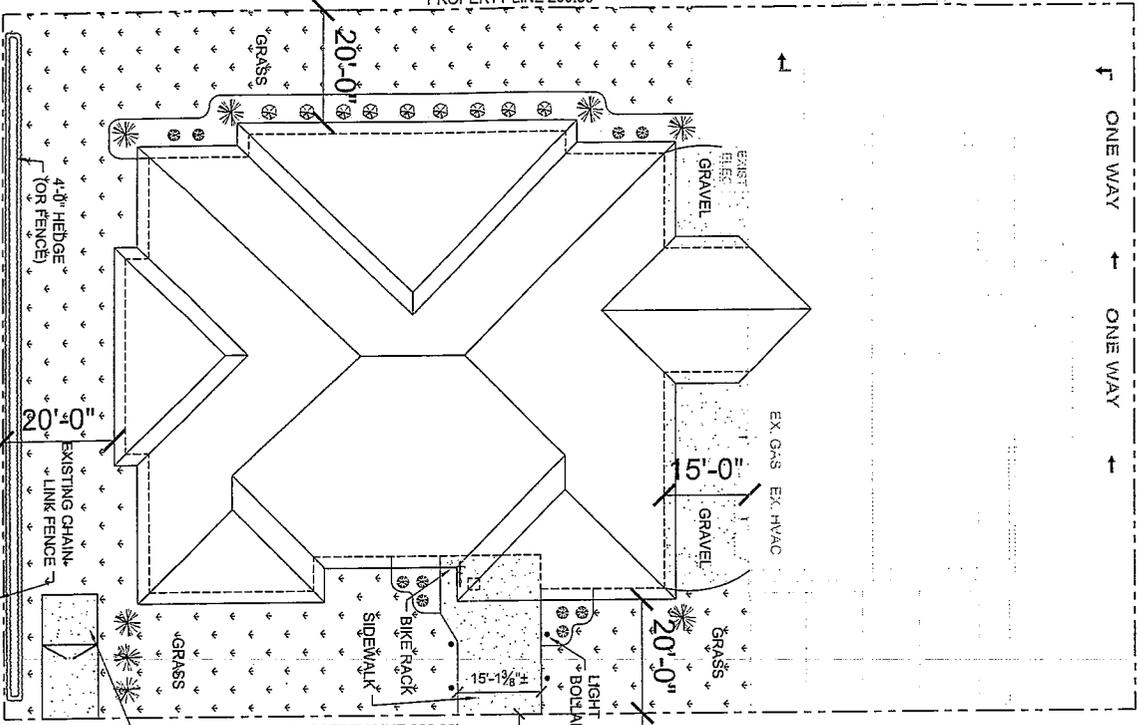
12' WM

EXISTING

EXISTING

EXISTING

EXISTING



EXISTING BUILDING 75'-0" x 60'-3 1/2" and HEIGHT 27'-1"±  
 NEW BUILDING 81'-0" x 110'-3" and HEIGHT 27'-4 3/4"±  
 EXISTING BUILDING 327 SQUARE FEET  
 TOTAL 10,799 SQUARE FEET  
 LOT 43,790 SQUARE FEET  
 UTILIZING 29.5% OF EXISTING LOT

OFF-STREET PARKING REQUIREMENT:  
 (OFFICE USE) = 18 (700 SQ. FT. = 38 SPACES)  
 ACTUAL = 41 TOTAL PARKING SPACES  
 BICYCLE PARKING REQUIREMENT (OFFICE USE) = 215,000 S.F.

SITE PLAN

SCALE: 1" = 10'-0"

THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF ROY NESS CONTRACTING AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT EXPRESS WRITTEN PERMISSION. ALL RIGHTS RESERVED.

NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	2/28/21	ISSUED FOR PERMIT	WINNIE	WINNIE
2	3/1/21	REVISED PER CITY COMMENTS	WINNIE	WINNIE

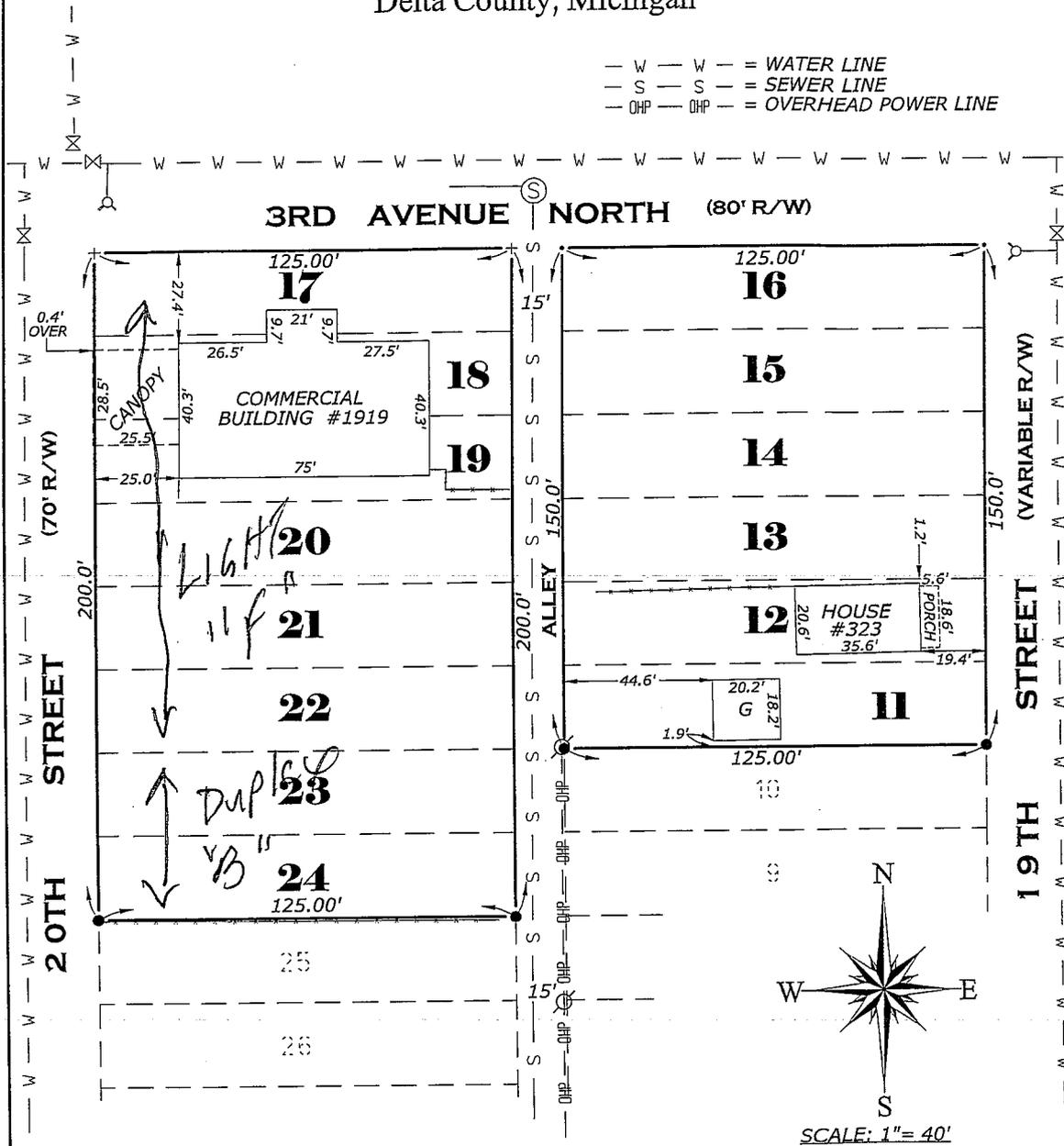
OWNER: NORTHERN MICHIGAN BANK  
 ADDRESS: ESCANABA, MICHIGAN

DESIGNED BY: ROY NESS  
 CONTRACTOR: Roy Ness Contracting & Staff Inc.  
 PROJECT NO.: 21-001

SHEET: C-1  
 OF: 0

**Plat of Survey of  
Part of Block 2 of  
Hessel & Hentschel Addition  
City of Escanaba  
Delta County, Michigan**

— W — W — = WATER LINE  
— S — S — = SEWER LINE  
— OHP — OHP — = OVERHEAD POWER LINE



SURVEY FOR	NORTHERN MICHIGAN BANK	JOB NUMBER	13356-1312
SUBJECT	BOUNDARY SURVEY		
DATE OF SURVEY	DECEMBER 23, 2013		
DATE OF MAPPING	DECEMBER 31, 2013		
CERTIFICATE OF SURVEY TO:			
NORTHERN MICHIGAN BANK			
I, TERENCE S. WANIC, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY; THAT I HAVE MADE A SURVEY OF THE ABOVE DESCRIBED LANDS, THAT IRON MONUMENTS, TOGETHER WITH THOSE FOUND HAVE BEEN PLACED OR LOCATED AT THE POSITIONS INDICATED HEREON, THAT THERE ARE NO VISIBLE PHYSICAL ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN, THAT THE RELATIVE ERROR OR CLOSURE OF THE UNADJUSTED FIELD MEASUREMENTS OF THE SURVEY IS LESS THAN THE RATIO OF 1 PART IN 10,000.			
TERENCE S. WANIC, Professional Surveyor No. 44296			

**LEGEND**

- — — — — INDICATES A LINE NOT DRAWN TO SCALE
- IRON MONUMENTS SET
- IRON MONUMENTS FOUND
- CONC. MONUMENTS SET
- CONC. MONUMENTS FOUND
- ⊕ CHISELED CROSS IN CONCRETE
- (M) MEASURED DISTANCE AND/OR BEARINGS
- (R) RECORDED DISTANCE AND/OR BEARINGS
- ⊕ SECTION CONTROL CORNERS

**WANIC**  
LAND SURVEYORS, P.C.

1410 Ludington Street  
Escanaba, Michigan 49829  
Phone (906)786-1755.  
Fax 786-6487



**CITY OF ESCANABA  
PLANNING COMMISSION**

At a regular meeting of the Escanaba Planning Commission on March 13, 2014, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following item will be on the agenda:

**AMENDMENT TO THE ZONING MAP/SITE PLAN REVIEW**

An application for amendment to the Escanaba Zoning Ordinance #1028, Chapter 4 Districts, Boundaries and Zoning Map for the following property has been submitted to the City of Escanaba by Northern Michigan Bank and Trust:

***Lot 23, Block 2 and Lot 24, Block 2 of the Hessel & Hentschel Addition***

Northern Michigan Bank and Trust is requesting the property be rezoned from a Two-Family Residence (B) District land use to a Light Manufacturing (F) District land use. Additionally, Northern Michigan Bank and Trust is seeking site plan approval to construct a 7,483 s.f. addition to their existing building located at 1921 3<sup>rd</sup> Avenue North, Escanaba.

The public is cordially invited to attend this meeting should you have any comments concerning any of the agenda items. If you have comments, but are unable to attend this meeting, please submit your written concerns to the City of Escanaba, City Manager's Office, P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 prior to March 13, 2014. All written correspondence will be read into the public record.

Thomas Warstler, Chairperson  
Escanaba Planning Commission

**Mission Statement:**





February 24, 2014

ESCANABA PLANNING COMMISSION  
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

AMENDMENT TO ZONING MAP  
2/24/14  
24th Ave  
Addition of 1921  
Address (p. 500)  
The document was reviewed by  
the Commission for the purpose  
of providing information to the  
City of Escanaba.

A regular meeting of the Escanaba Planning Commission has been scheduled for March 13, 2014, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall/Library Complex, 410 Ludington Street. The following item will be on the agenda:

**AMENDMENT TO THE ZONING MAP/SITE PLAN REVIEW**

An application for amendment to the Escanaba Zoning Ordinance #1028, Chapter 4 Districts, Boundaries and Zoning Map for the following property has been submitted to the City of Escanaba by Northern Michigan Bank and Trust:

***Lot 23, Block 2 and Lot 24, Block 2 of the Hessel & Hentschel Addition***

Northern Michigan Bank and Trust is requesting the property be rezoned from a Two-Family Residence (B) District land use to a Light Manufacturing (F) District land use. Additionally, Northern Michigan Bank and Trust is seeking site plan approval to construct a 7,483 s.f. addition to their existing building located at 1921 3<sup>rd</sup> Avenue North, Escanaba.

You are cordially invited to attend this meeting should you have any comments concerning this project. If you have comments, but are unable to attend this meeting, please submit your written comments to the City of Escanaba Planning Commission prior to March 13, 2014. All written and signed comments will be read into the public record.

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five (5) days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling the City of Escanaba at (906) 786-9402, P. O. B ox 948, 410 Ludington Street, Escanaba, MI, 49829.

Sincerely,

Thomas Warstler, Chairperson  
Escanaba Planning Commission

**Mission Statement:**

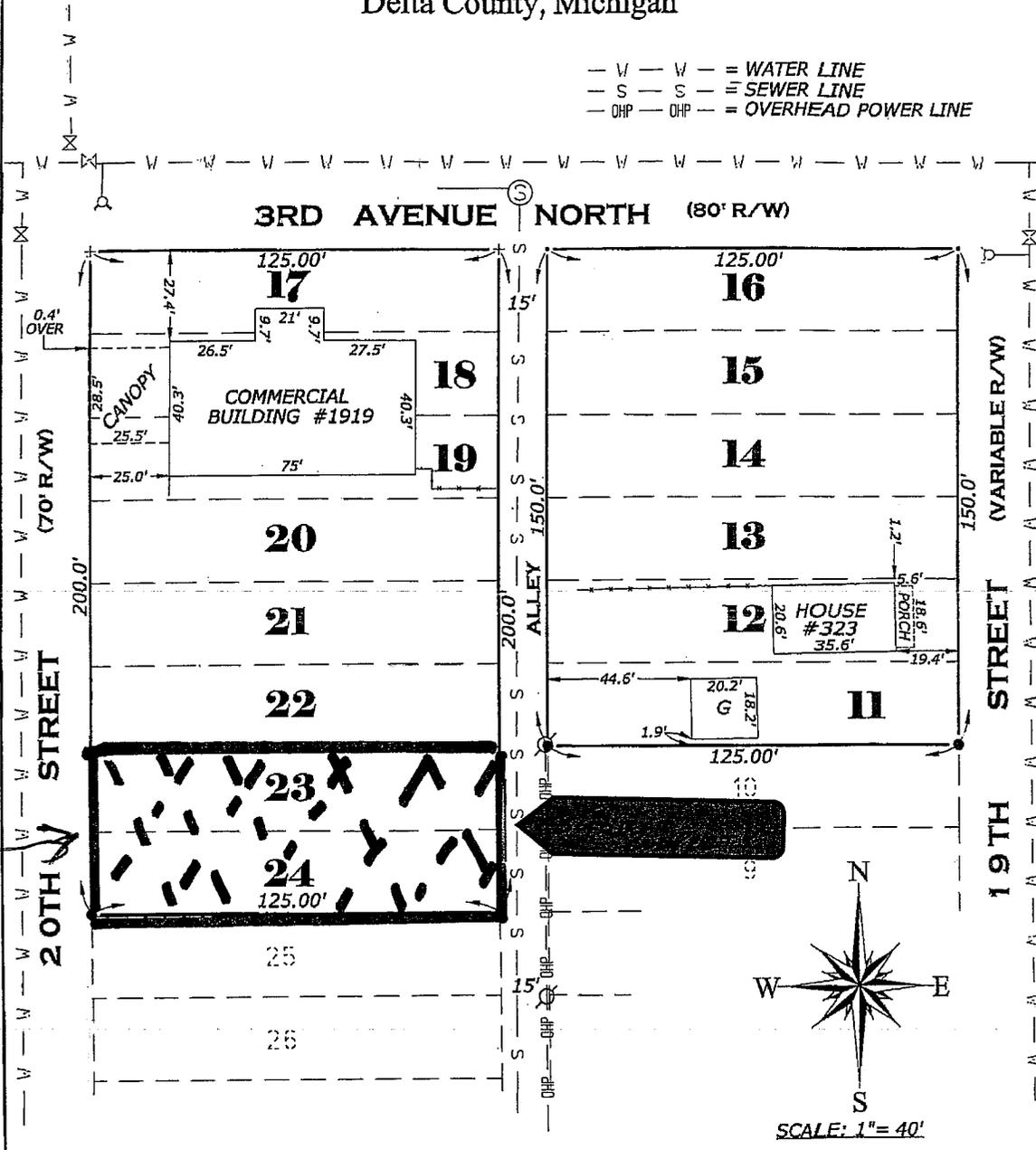


Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.  
*The City of Escanaba is an equal opportunity employer and provider.*

REZONING

Plat of Survey of  
**Part of Block 2 of**  
**Hessel & Hentschel Addition**  
 City of Escanaba  
 Delta County, Michigan

- V - W - = WATER LINE  
 - S - S - = SEWER LINE  
 - OHP - OHP - = OVERHEAD POWER LINE



F. →

B →

SURVEY FOR **NORTHERN MICHIGAN BANK** JOB NUMBER **13356-1312**  
 SUBJECT **BOUNDARY SURVEY**  
 DATE OF SURVEY **DECEMBER 23, 2013**  
 DATE OF MAPPING **DECEMBER 31, 2013**

**ORIGINAL**

LEGEND

- indicates a line NOT drawn to scale
- IRON MONUMENTS SET
- IRON MONUMENTS FOUND
- CONC. MONUMENTS SET
- CONC. MONUMENTS FOUND
- ⊕ CHISELED CROSS IN CONCRETE
- (M) MEASURED DISTANCE AND/OR BEARINGS
- (R) RECORDED DISTANCE AND/OR BEARINGS
- ⊕ SECTION CONTROL CORNERS



CERTIFICATE OF SURVEY TO:  
**NORTHERN MICHIGAN BANK**  
 I, TERENCE S. WANIC, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY, THAT I HAVE MADE A SURVEY OF THE ABOVE DESCRIBED LANDS, THAT IRON MONUMENTS, TOGETHER WITH THOSE FOUND HAVE BEEN PLACED OR LOCATED AT THE POSITIONS INDICATED HEREON, THAT THERE ARE NO VISIBLE PHYSICAL ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN, THAT THE RELATIVE ERROR OR CLOSURE OF THE UNADJUSTED FIELD MEASUREMENTS OF THE SURVEY IS LESS THAN THE RATIO OF 1 PART IN 10,000.  
*Terence S. Wanic 12/31/13*  
 TERENCE S. WANIC, Professional Surveyor No. 44298

**WANIC**  
 LAND SURVEYORS, P.C.  
 1410 Ludington Street  
 Escanaba, Michigan 49829  
 Phone (906)786-1755,  
 Fax 786-6487

PALEQUIN FAMILY TRUST  
328 NORTH 21ST STREET  
ESCANABA, MI 49829

ODONNELL KENNETH M  
325 NORTH 20TH STREET  
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK  
P O BOX 716  
ESCANABA, MI 49829

LEDUC JOSEPH & BETTY  
324 NORTH 21ST STREET  
ESCANABA, MI 49829

LAROSE JIM  
323 NORTH 20TH STREET  
ESCANABA, MI 49829

CONGLETON ELIZABETH  
314 NORTH 20TH STREET  
ESCANABA, MI 49829

BISSON AIMEE LT  
322 NORTH 21ST STREET  
ESCANABA, MI 49829

ARTS RONALD E  
321 NORTH 20TH STREET  
ESCANABA, MI 49829

SEXTON LESTER J SR & BONNIE J  
1419 NORTH 18TH STREET  
ESCANABA, MI 49829

BERGEON CAROL J  
320 NORTH 21ST STREET  
ESCANABA, MI 49829

KLUG HAZEL LIFE ESTATE  
309 NORTH 20TH STREET  
ESCANABA, MI 49829

GWALTNEY MITCHELL/DARELL L  
308 NORTH 20TH STREET  
ESCANABA, MI 49829

NUTT RICKY JR/LAROSE C  
316 NORTH 21ST STREET  
ESCANABA, MI 49829

WILLS LISA  
305 NORTH 20TH STREET  
ESCANABA, MI 49829

CHENIER GLENN & CAROL  
5780 PINE 0.25 LANE  
GLADSTONE, MI 49837

BROWN RANDY & HEATHER  
314 NORTH 21ST STREET  
ESCANABA, MI 49829

MOSER REALTY INC  
4140 18TH ROAD  
ESCANABA, MI 49829

JEAN THOMAS D  
1920 2ND AVENUE NORTH  
ESCANABA, MI 49829

MOSER REALTY INC  
4140 18TH ROAD  
ESCANABA, MI 49829

RYMKOS THOMAS & MARY  
7399 S LAKE BLUFF 0.5 DRIVE  
GLADSTONE, MI 49837

NORTHERN MICHIGAN BANK  
P O BOX 716  
ESCANABA, MI 49829

NANCE GLENN  
300 NORTH 21ST STREET  
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK  
P O BOX 716  
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK  
P O BOX 716  
ESCANABA, MI 49829

CARON RAYMOND L  
331 NORTH 20TH STREET  
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK  
P O BOX 716  
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK  
P O BOX 716  
ESCANABA, MI 49829

CARON HERBERT & RITA  
327 NORTH 20TH STREET  
ESCANABA, MI 49829

NORTHERN MI BANK & TRUST  
P O BOX 716  
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK  
P O BOX 716  
ESCANABA, MI 49829

LAPALM FAMILY TRUST  
2853 16.5 ROAD  
ESCANABA, MI 49829

LANTAGNE ALLEN E  
4056 15TH ROAD  
ESCANABA, MI 49829

ELMERS COUNTY MARKET INC  
412 NORTH LINCOLN ROAD  
ESCANABA, MI 49829

LABRE CHRISTOPHER T  
315 NORTH 19TH STREET  
ESCANABA, MI 49829

SEXTON LESTER & BONNIE  
1419 NORTH 18TH STREET  
ESCANABA, MI 49829

WYCKOFF JUSTIN L  
313 NORTH 19TH STREET  
ESCANABA, MI 49829

PORATH STEVEN A & PEGGY A  
4918 CTY 426-21ST ROAD  
GLADSTONE, MI 49837

SMITH LEONARD C  
500 SOUTH 30TH STREET  
ESCANABA, MI 49829

WILLIAMSON WILLARD & ELAINE  
318 NORTH 19TH STREET  
ESCANABA, MI 49829

BERISH BERNICE  
307 NORTH 19TH STREET  
ESCANABA, MI 49829

PEACOCK ED J & LEATRICE  
314 NORTH 19TH STREET  
ESCANABA, MI 49829

KIDD LINDA  
303 NORTH 19TH STREET  
ESCANABA, MI 49829

TRIPP MICHAEL & ALICIA  
424 SOUTH 28TH STREET  
ESCANABA, MI 49829

WELLMAN MELANIE  
301 NORTH 19TH STREET  
ESCANABA, MI 49829

ROGERS GEORGE & JUDY  
306 NORTH 19TH STREET  
ESCANABA, MI 49829

SUMMERS NICOLAS  
233 NORTH 20TH STREET  
ESCANABA, MI 49829

RYMKOS THOMAS & MARY  
7399 S LAKE BLUFF 0.5 DR  
GLADSTONE, MI 49837

LIPPENS THOMAS & BEVERLY A  
4070 ST NICHOLAS 31ST RD  
ROCK, MI 49880

CITY OF ESCANABA  
P O BOX 948  
ESCANABA, MI 49829

SILSBY TINA M  
227 NORTH 19TH STREET  
ESCANABA, MI 49829

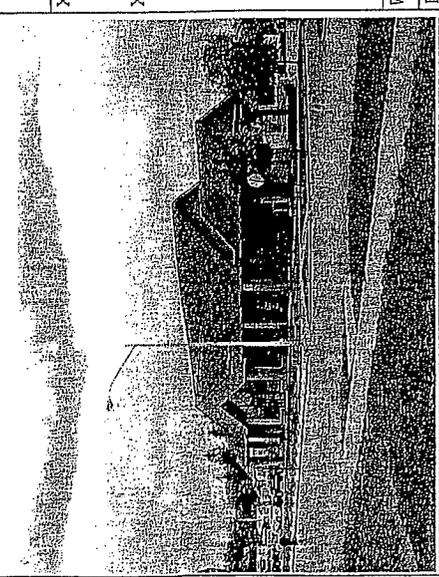
CITY OF ESCANABA  
P O BOX 948  
ESCANABA, MI 49829

Tenants:

232 9th 20th St  
304 9th 21st St  
628 9th 19th St  
302 9th 19th St  
306 9th 18th St  
306 9th 20th St  
317 9th 19th St  
309 9th 19th St  
1837 3rd AN  
1835 3rd AN  
1829 3rd AN  
312 9th 19th St

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.	
BOYLE DANIEL	NORTHERN MI BANK	0	06/06/1985	QCD	QCD	286-847		0.0	
CARINO SALVATORE	BOYLE DANIEL	0	06/06/1985	WD	WD	286-686		0.0	
Property Address	Class: Commercial, 201	Zoning: 293	Building Permit(s)	Date	Number	Status			
1919 3RD AVENUE NORTH	School: DISTRICT 21010			01/21/2000	7332				
Owner's Name/Address	P.R.E. 0%	Map #:							
NORTHERN MICHIGAN BANK P O BOX 716 ESCANABA MI 49829	2013 Est TCV 551,393 TCV/TFA: 171.77								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 93.COMM OFF MAIN						
LOTS 17 THRU 20 INCL BLK 2 HESSEL & HENSCHER ADDITION 1919 3RD AVE N	Public Improvements		* Factors * 125 X 100						
Comments/Influences	Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
	Paved Road		125.00 100.00 1.0000 300 90 DEPTH 33,750						
	Storm Sewer		125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 33,750						
	Sidewalk		Land Improvement Cost Estimates						
	Water		Description Rate CountyMult. Size %Good Cash Value						
	Sewer		D/W/P: Asphalt Paving 1.42 1.23 9000 50 7,860						
	Electric		Commercial/Industrial Local Cost Land Improvements						
	Gas		Description Rate CountyMult. Size %Good %Arch.Mult Cash Value						
	Curb		WATER&SEWER 2500.00 1.00 1.0 98 100 2,450						
	Street Lights		Total Estimated Land Improvements True Cash Value = 10,310						
	Standard Utilities								
	Underground Utilis.								
	Topography of Site								
	X Level Rolling								
	X Low								
	X High								
	X Landscaped								
	X Swamp								
	X Wooded								
	X Pond								
	X Waterfront								
	X Ravine								
	X Wetland								
	X Flood Plain								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
DRN	02/05/2013	Data Enter	2013	16,875	258,822	275,697			243,418C
KD	08/01/2012	Data Enter	2012	246,768	0	246,768			237,713C
KD	08/08/2011	Inspected	2011	254,400	0	254,400			231,464C
			2010	0	230,435	230,435			227,595C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Escanaba, County of Delta, Michigan

# SKETCH/AREA TABLE ADDENDUM

Parcel No 19193AN

File No 051-190-2930-154-001

Property Address 1919 3RD AVENUE NORTH

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

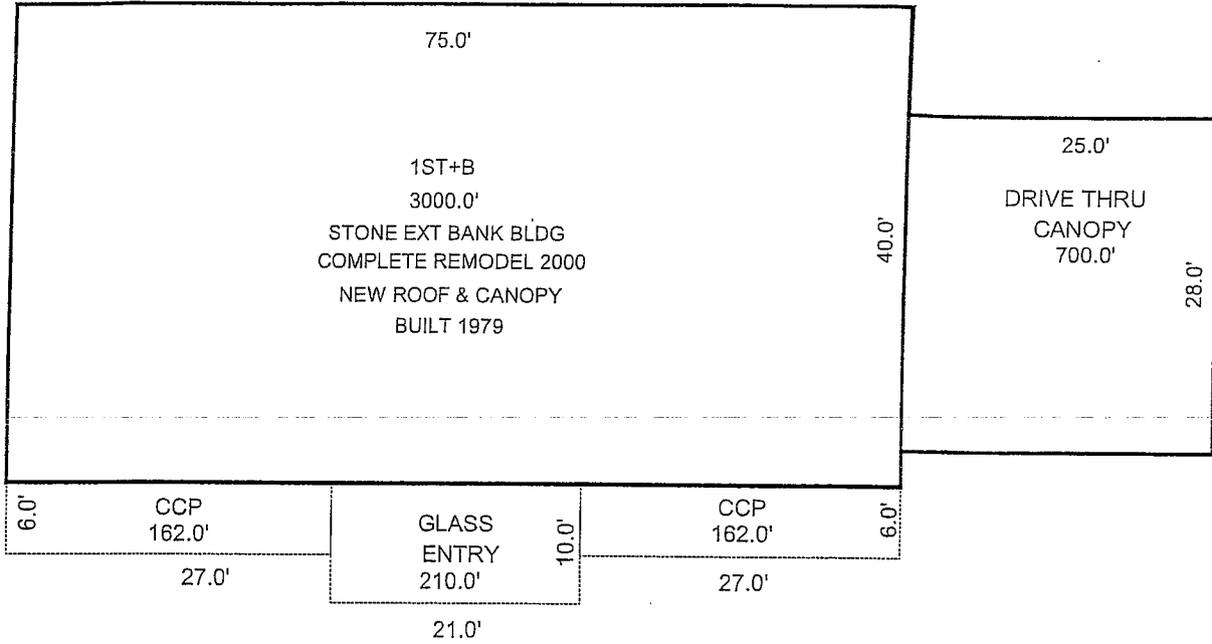
Owner \_\_\_\_\_

Client \_\_\_\_\_

Appraiser Name KEVIN DUBORD

Inspection Date DRAWN 3-25-09

IMPROVEMENTS SKETCH



1919 3RD AVENUE NORTH

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	1ST+B	1.00	3000.0	230.0	3000.0
P/P	Porch	1.00	162.0	66.0	
	Porch	1.00	162.0	66.0	
	Porch	1.00	210.0	62.0	
GAR	Garage	1.00	700.0	106.0	
Net LIVABLE Area (Rounded w/ Factors)					3000

Comment Table 1

Comment Table 2

Comment Table 3

AREA CALCULATIONS









# SKETCH/AREA TABLE ADDENDUM

Parcel No 314N20ST

File No 051-190-2930-154-004

Property Address 314 NORTH 20TH STREET

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

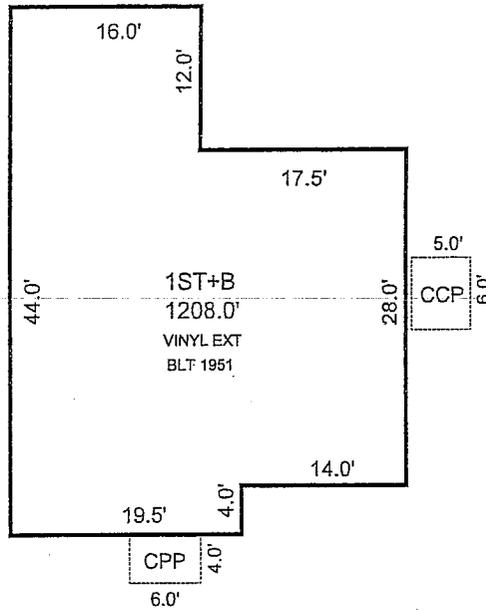
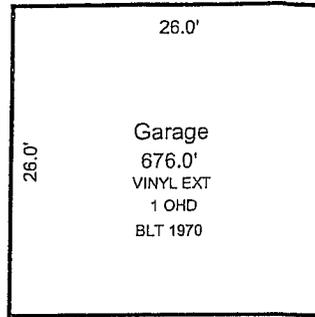
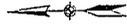
Owner \_\_\_\_\_

Client \_\_\_\_\_

Appraiser Name KEVIN DUBORD

Inspection Date DRAWN 7-12-06

IMPROVEMENTS SKETCH



314 NORTH 20TH STREET

Scale: 1 = 16

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	1ST+B	1.00	1208.00	155.0	1208.00
P/P	Porch	1.00	30.00	22.0	
	Porch	1.00	24.00	20.0	54.00
GAR	Garage	1.00	676.00	104.0	676.00
TOTAL LIVABLE (rounded)					1208

Comment Table 1	
Comment Table 2	Comment Table 3

AREA CALCULATIONS

**Pre-Site Plan Review Meeting  
Northern Michigan Bank and Trust  
1921 3<sup>rd</sup> Avenue North  
March 6, 2014, at 9:00 a.m., Council Chambers of City Hall**

PRESENT: City Manager Jim O'Toole, Public Works/City Engineer Bill Farrell, City Assessor Daina Norden, Water/Wastewater Superintendent Jeff Lampi, Electric Superintendent Mike Furmanski, Executive Secretary Kim Peterson, Northern Michigan Bank and Trust President Bill Jensen and P.E./President of Roy Ness Contracting and Sales Dennis Ness

City Manager O'Toole stated this project will consist of two parts. One for the rezoning of Lots 23 and 24, Block 2, of the Hessel and Hentschel Addition from a Two-Family Residence "B" District land use to a Light Manufacturing "F" District land use. The second part would be the site plan review process that will take place at the March 13, 2014, Planning Commission Meeting.

City Manager O'Toole stated Northern Michigan Bank and Trust has submitted an application for zoning land use approval for property they own and/or control at 1921 3<sup>rd</sup> Avenue North. In the application, the applicant proposes to construct a 7,483 s.f. bank addition, provided lots 23 and 24, Block 2, of the Hessel and Hentschel Addition is rezoned.

Discussion took place on the addition containing a basement. Public Works Superintendent/City Engineer Farrell did not believe there to be any ground water issues, however, more will be determined when they start to dig.

Water/Wastewater Superintendent Lampi questioned the need for a new water service as there is a "Y" available. Dennis Ness thought they would need a new sewer line. Discussed demolishing the adjoining house and abandoning the water and sewer lines with capping. The water service will be dug up at the main in the street and capped. The inspections for the abandonments are done by the Water and Wastewater Departments.

Public Works Superintendent/City Engineer Farrell questioned the storm water plan. Dennis Ness stated he will be working on a plan for the parking lot area.

Electric Superintendent Furmanski questioned the electric service. Mr. Ness stated they have not sized the electric service yet. Transformers are in stock if needed and they can be ordered by the Electric Department.

Discussed the importance of having a privacy fence or landscaping as a buffer to the neighboring residential area.

Bill Jensen believed this project to be a nice addition to the area and did not anticipate any increase in traffic.

Mr. O'Toole stated the Planning Commission will hold a Public Hearing on the site plan review on March 13<sup>th</sup>. Twelve full-set drawings are needed by March 7<sup>th</sup> along with a digital version e-mailed. The rezoning request will go before the City Council for a first reading on March 20<sup>th</sup> and second reading and adoption on April 3<sup>rd</sup>.

Meeting adjourned at 9:15 a.m.



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND SECTION 401.4, ZONING MAP OF ORDINANCE NO. 1028, CITY  
ZONING MAP ORDINANCE, AS CODIFIED UNDER THE CODE OF ORDINANCES**

THE CITY OF ESCANABA ORDAINS:

**Chapter I**

**Section 101.** The zoning map referred to in Section 401.1 of Ordinance No. 1028 is hereby amended as follows:

101.1 From Two-Family Residence "B" District to Light Manufacturing "F"  
District, as follows:

Lot 23 and 24, Block 2, of Hessel and Hentschel Addition

**Chapter II**

**SAVINGS CLAUSE**

**Section 201.** If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason held to be unconstitutional or unlawful such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or unlawful.

**Chapter III**

**CONFLICTING ORDINANCES**

**Section 301.** All ordinances or parts of ordinances or resolutions, hereto passed or adopted, which may conflict to be inconsistent with the provisions of this ordinance are hereby repealed.

**Chapter IV**

**EFFECTIVE DATE**

**Section 401.** This ordinance shall become effective ten (10) days after the passage and publication.

APPROVED:

APPROVED:

\_\_\_\_\_  
Ralph B.K. Peterson, City Attorney

\_\_\_\_\_  
Marc Tall, Mayor

Date Approved:

Attest:

Date Published:

\_\_\_\_\_  
Robert S. Richards  
CMC City Clerk

I hereby certify that the above and foregoing ordinance was duly passed and adopted at a meeting of the City Council held on \_\_\_\_\_ and was published in the Daily Press, a newspaper of general circulation in the City of Escanaba, on \_\_\_\_\_.

\_\_\_\_\_  
Robert S. Richards, CMC City Clerk

AN ORDINANCE TO AMEND SECTION 401.4, ZONING MAP OF ORDINANCE NO. 1028, CITY ZONING MAP ORDINANCE, AS CODIFIED UNDER THE CODE OF ORDINANCES.

THE CITY OF ESCANABA ORDAINS:

Chapter I

Section 101. The zoning map referred to in Section 401.4 of Ordinance No. 1028 is hereby amended as follows:

101.1 *Residence "B"* From Heavy Manufacturing "~~B~~" District to Light Manufacturing "F" District, as follows:

~~Commencing at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 25, Township 39 North, Range 23 West, thence S 0° 04' 00" W along east line of Section 25 a distance of 95.87 feet, thence S 88° 48' 00" W a distance of 55.80 feet to the West right-of-way line of US 2 & 41 and the point of beginning, thence continue S 88° 48' 00" W a distance of 259.34 feet, thence S 0° 04' 00" W a distance of 120.40 feet to the North right-of-way line of 3<sup>rd</sup> Avenue North, thence N 84° 50' 00" E along the said North right-of-way line of 3<sup>rd</sup> Avenue North, thence N 84° 50' 00" E along the said North-right-of-way line of 3<sup>rd</sup> Avenue North a distance of 255.51 feet to a point on the West right-of-way line of US 2 & 41, said point being on a 1,184.70-foot radius curve to the right, thence Northernly along said curve a chord bearing of N 02° 34' 00" E a distance of 102.94 feet to the point of beginning. Parcel contains .65 acres more or less.~~

*Lot 23 and 24 of Block 2 of Hessel & Hentzel Add. 1, 700*

SAVINGS CLAUSE

Section 201. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional or unlawful such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or unlawful.

Chapter III

CONFLICTING ORDINANCES

Section 301. All ordinances or parts of ordinances or resolutions, heretofore passed or adopted, which may conflict or be inconsistent with the provisions of this ordinance are hereby repealed.

Chapter IV

EFFECTIVE DATE

Section 401. This ordinance shall become effective ten (10) days after the passage and publication.

APPROVED:

  
Ralph B.K. Peterson, City Attorney

Date Approved: October 7, 2004  
Date Published: October 13, 2004

APPROVED:

  
Judith Schwalbach, Mayor

Attest:

  
Robert S. Richards  
CMC City Clerk

I hereby certify that the above and foregoing ordinance was duly passed and adopted at a meeting of the City Council held on ~~October 7, 2004~~, and was published in the Daily Press, a newspaper of general circulation in the City of Escanaba, on ~~October 13, 2004~~.

  
Robert S. Richards, CMC City Clerk

**ESCANABA PLANNING COMMISSION RECOMMENDED  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEAR 2014-2019**

**What is the Capital Improvement Program?**

The City's Capital Improvement Program (CIP) is a multi-year planning instrument that drives the evaluation in identification of capital infrastructure projects in need of renovation, repair and/or construction. Capital projects range from road maintenance, road construction to the renovation of municipal facilities, to watermain and sewage system repair. The CIP relates these capital project needs to the financial sources that will support the realization and the timeframe in which both the financing and work will take place. The CIP is designed to report to City Council, the public, City Staff, and other interested parties the capital management and planning strategies of the City. To guide the City in making necessary physical public improvements, Chapter 21 Planning, of the Code of Ordinances and the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, requires the Planning Commission to annually prepare a recommended Capital Improvement Program (CIP). A capital improvement is any improvement and direct engineering cost which involves the construction, purchase, or renovation of a public way, space, building, structure, or utility. A capital improvement must have a useful life of five or more years. A capital improvement is not a recurring capital outlay expense item (such as a motor vehicle or a fire engine) or a general maintenance expense.

In considering the many benefits of capital improvement programming, it is important to highlight the fact that this document should be considered fluid and referenced as a guide for future growth and development.

**Elements of a good Capital Improvement Plan.**

1. A good plan provides a means for coordinating and consolidating various departmental requests, thereby preventing duplication of projects and equipment.
2. A good plan establishes a system of examining and prioritizing the needs of the City, assuring that the most essential improvements are provided first.
3. A good plan provides an important implementation device for growth management.
4. A good plan coordinates physical planning with financial planning, allowing maximum benefit from available public funds.
5. A good plan allows sufficient time for investigation of project financing and implementation measures and proper technical design.
6. A good plan coordinates an equitable distribution of public improvements throughout the City.

**PLANNING COMMISSION CAPITAL IMPROVEMENT PLAN EVALUATION STANDARDS.**

When reviewing the proposed projects the planning commission should at a minimum consider the following issues:

- \* The project must be in conformance with the Master Plan, development policies of the city, and goals and objectives of the community.
- \* The project must be necessary to correct a dangerous and/or blighting condition.
- \* The project must be necessary to protect public health and/or safety.
- \* The project must be necessary to implement a priority housing or economic development project or opportunity.
- \* The project directly supports a priority City program.
- \* The project fulfils a State or Federal mandate.
- \* The project fulfils an approved, prior commitment of City funds.
- \* Adequate project details and justification have been provided.
- \* The project provides for the renewal and replacement of, and improvements to, existing public infrastructure and physical assets.
- \* The project implements the Goals, Objectives, and Policies of other Plan Elements of the Master Plan.
- \* The project is desirable in that it will enhance the desirability of the City of Escanaba as a place to live and invest.

**First Public Hearing Date: February 13, 2014**

**Second Public Hearing Date: March 13, 2014**

**Planning Commission Recommended Approval: \_\_\_\_\_**

**CITY MANAGER'S CAPITAL IMPROVEMENT OBJECTIVES:**

- \* Make Escanaba a safe, viable and progressive City.
- \* Increase transportation, recreation and other public improvement opportunities for the citizens of Escanaba and visitors to Escanaba.
- \* Strengthen Escanaba's economy by increasing the tax base of the community so new growth can occur and the existing tax base can expand.
- \* Make City Government more responsive, accountable and cost-effective.
- \* Eliminate and/or correct public hazards and/or existing deficiencies within the City.

**PRIORITY ASSESSMENT RATING SYSTEM:**

1. MANDATORY/CRITICAL The project is operationally essential for the well-being and advancement of the community.
2. NECESSARY The project is a high priority for the advancement of the community.
3. DESIRED The project is not necessarily critical or necessary (but desired) in the community.
4. OPPORTUNITY The project cannot be funded under current economic conditions, but are desired provided a funding source becomes available.

**SIGNIFICANT REVENUE SOURCES:**

**General Fund** - The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

**Major Street Fund** - This fund accounts for revenues and expenditures in connection with the street system designated as major streets by the State of Michigan. This fund is required under state law.

**Local Street Fund** - This fund accounts for revenues and expenditures in connection with the street system designated as local streets by the State of Michigan. This fund is required under state law.

**Brownfield Fund** - This fund accounts for the revenues and expenditures in connection with developing and maintaining contaminated properties in the Brownfield zone (city-wide). The major source of revenue is tax assessed on the growth and development of properties within the plan.

**Grants Fund** - This fund accounts for revenues from various sources, including City matching shares, received under one-time grants. Expenditures are restricted to accomplishing the goals as defined in the individual grant offers.

**Land Development Fund** - This fund accounts for revenues and expenditures in connection with the development and sale of City-owned land. It was established to provide on-going financing for water, sewer, storm sewer and street development on City-owned properties.

**Gas Retirement Fund** - This fund accounts for funds received from the sale of the City's gas utility in June 1965 to Michigan Consolidated Gas Company. By a vote referendum on November 2, 1965, the City is prohibited from expending any principal resulting from the sale. Additionally, the interest earned from the investment of the principal must be spent on "capital improvements" only.

**Electric Utility Fund** - This fund is used to record the operations of an electrical system.

**Water Utility Fund** - This fund is used to record the operations of a water system.

**Wastewater Utility Fund** - This fund is used to record the operations of a wastewater system.

**Marina Fund** - This fund is used to record the operations of a marina.

**Downtown Development Authority Fund** - This fund is used to record the operations of the Downtown Development Authority.

FISCAL YEAR	PROPOSED ACTIVITY	FUND DESCRIPTION	OPINION OF COST	PRIORITY	REQUESTED BUDGETED AMOUNT	ACTUAL BUDGETED AMOUNT
<b>CAPITAL IMPROVEMENT PLAN 2014-15</b>						
2014-15	<b><u>Resurfacing and Curb Repair City Wide – Major Streets</u></b> <b>Description:</b> The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2014.	Major Street Fund General Fund	To Be Determined	1		
2014-15	<b><u>Resurfacing and Curb Repair City Wide – Local Streets</u></b> <b>Description:</b> The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2014.	Local Street Fund General Fund	To Be Determined	1		
2014-15	<b><u>Sidewalk Repair and Maintenance Program - City Wide</u></b> <b>Description:</b> Routine repair and maintenance of existing sidewalk is needed City wide.	General Fund	To Be Determined	1		
2014-15	<b><u>Non-Motorized Recreational Trail Upgrades – Year Round Trail</u></b> <b>Description:</b> Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail where possible. With significant increase in activity over the past couple of years, the City is also looking to relocate the current trail head to behind the Rod and Gun Club or by the Comfort Suites off of US 2-41. The increased activity has created a safety concern at the current trail head location.	Land Development Fund Private Donations Grants	To Be Determined	3		
2014-15	<b><u>Civic Center Cement Entrance</u></b> <b>Description:</b> Replace north side entrance 55' x 15' with new cement slab, current slab is deteriorating and becoming a safety concern.	General Fund	\$7,000	2		
2014-15	<b><u>DDA District Curb Repair Program</u></b> <b>Description:</b> Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include street resurfacing, curb, brick pavers, sidewalk, and tree related problems-removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before the Downtown Development Authority Board of Trustees and Planning Commission.	DDA	\$25,000	2		
2014-15	<b><u>Downtown Building Façade Improvement Program</u></b> <b>Description:</b> Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.	DDA/Grants /Private Funds	\$400,000	1		

2014-15	<b><u>Commercial Weatherization Optimization Program – Building Energy Improvements</u></b> <b>Description:</b> The program will assist commercial property owners (within the DDA District) in making energy efficient upgrades to improve a buildings performance.	DDA	To Be Determined	1		
2014-15	<b><u>Property Acquisition, Purchase and Demolition Program</u></b> <b>Description:</b> Funding will be set aside for property acquisition, clearance/demolition and blight elimination with the intent to reuse, rebuild, repurpose or preserve future uses of the property.	DDA	\$50,000	2		
2014-15	<b><u>Power Pole Replacement</u></b> <b>Description:</b> The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.	Electric Fund	\$250,000	1		
2014-15	<b><u>Street Light Replacement</u></b> <b>Description:</b> There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.	Electric Fund	\$100,000	1		
2014-15	<b><u>Sheridan Road Resurfacing</u></b> <b>Description:</b> The Sheridan Road Project includes HMA crushing and repaving, along with related storm sewer work, and ADA accessible crosswalk construction from 8 <sup>th</sup> Avenue North to 17 <sup>th</sup> Avenue North.	MDOT Small Urban Grant and Major Street Fund	\$450,000	1		
2014-15	<b><u>Ludington Street Facelift – Stephenson Avenue to 6th Street – Project Engineering</u></b> <b>Description:</b> Rehabilitation/refacing project will include repaving of Ludington Street from Stephenson Avenue to 3 <sup>rd</sup> Street along with constructing crosswalks to meet the current ADA standards. Bad sidewalks and curbing as budget allows will also be addressed. This project will be done in phases to minimize disruption to businesses.	DDA	\$1,000,000	1		
2014-15	<b><u>Ludington Street Storm Sewer Relief Project</u></b> <b>Description:</b> Historically, portions of Ludington Street have experienced flooding during high intensity short duration rain storms. The worst of the flooding occurs between 14 <sup>th</sup> and 10 <sup>th</sup> Streets but flooding is evident in other areas as well. As part of a storm sewer model for this area, the most cost effective solutions will be determined and funding will be sought. With a successful application of a SAW grant for storm sewer inventory and modeling the majority of the field work could be completed at minimal costs. The application was submitted and currently the City is waiting to hear results	Grant	To Be Determined	1		
2014-15	<b><u>Downtown Business Incubator Site Strategy</u></b> <b>Description:</b> Identify a downtown site that can be used as a Business Incubator Program. The site will allow new businesses to test their strategies in a nesting environment.	DDA	\$3,000	1		

2014-15	<b><u>Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identity/Theme – 1100 Block of 1<sup>st</sup> Avenue North</u></b> <b>Description:</b> A DDA controlled parking facility located ( <b>Behind Ludington Center</b> ) on the 1100 block of 1 <sup>st</sup> Avenue North. The facility contains a total of 59 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	2		
2014-15	<b><u>Famer’s Market Preservation and Upgrade – Construction</u></b> <b>Description:</b> The Escanaba’s Farmer’s Market has been in operation in downtown Escanaba since the 19 <sup>th</sup> century. The Farmer’s Market functions as a vital economic and social link between families, businesses, farmers and crafts people of the community. Project construction will take place on the current site of the Farmer’s Market for an enhanced market place design.	DDA Grants Private Funds	\$500,000	2		
<b>CAPITAL IMPROVEMENT PLAN 2015-16</b>						
2015-16	<b><u>Resurfacing and Curb Repair City Wide – Major Streets</u></b> <b>Description:</b> The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2015.	Major Street Fund General Fund	To Be Determined	1		
2015-16	<b><u>Resurfacing and Curb Repair City Wide – Local Streets</u></b> <b>Description:</b> The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2015.	Local Street Fund General Fund	To Be Determined	1		
2015-16	<b><u>Sidewalk Repair and Maintenance Program - City Wide</u></b> <b>Description:</b> Routine repair and maintenance of existing sidewalk is needed City wide.	General Fund	To Be Determined	1		
2015-16	<b><u>Non-Motorized Recreational Trail Upgrades – Year Round Trail</u></b> <b>Description:</b> Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail, where possible, by either redirecting the trail to avoid the swamp where possible or adding to the trail. The addition of lighting, where possible, would provide the opportunity to use the trail more in the evening hours especially when the daylight season is shorter.	Land Development Fund Private Donations Grants	To Be Determined	3		
2015-16	<b><u>DDA District Curb Repair Program</u></b> <b>Description:</b> Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include street resurfacing, curb, brick pavers, sidewalk, and tree related problems-removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before the Downtown Development Authority Board of Trustees and Planning Commission.	DDA	\$25,000	2		

2015-16	<b><u>Downtown Building Façade Improvement Program</u></b> <b>Description:</b> Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.	DDA Grants Private Funds	\$400,000	1		
2015-16	<b><u>Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identity/Theme – 100 Block North 10<sup>th</sup> Street</u></b> <b>Description:</b> A DDA controlled parking facility located on the 100 block of North 10 <sup>th</sup> Street (behind Morrison Shop). The facility contains a total of 15 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping	DDA	\$6,000	1		
2015-16	<b><u>Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identity/Theme – 700 Block of 1<sup>st</sup> Avenue North</u></b> <b>Description:</b> A DDA controlled parking facility located on the (South of 700 Block of 1 <sup>st</sup> Avenue North) 700 block of 1 <sup>st</sup> Avenue North. The facility is not clearly marked, but has in excess of 50 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	1		
2015-16	<b><u>Power Pole Replacement</u></b> <b>Description:</b> The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.	Electric Fund	\$250,000	1		
2015-16	<b><u>Street Light Replacement</u></b> <b>Description:</b> There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.	Electric Fund	\$100,000	1		
<b>CAPITAL IMPROVEMENT PLAN 2016-17</b>						
2016-17	<b><u>Resurfacing and Curb Repair City Wide – Major Streets</u></b> <b>Description:</b> The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2016.	Major Street Fund General Fund	To Be Determined	1		
2016-17	<b><u>Resurfacing and Curb Repair City Wide – Local Streets</u></b> <b>Description:</b> The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2016.	Local Street Fund General Fund	To Be Determined	1		

2016-17	<b><u>Sidewalk Repair and Maintenance Program - City Wide</u></b> <b>Description:</b> Routine repair and maintenance of existing sidewalk is needed City wide.	General Fund	To Be Determined	1		
2016-17	<b><u>Non-Motorized Recreational Trail Upgrades – Year Round Trail</u></b> <b>Description:</b> Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail where possible by either redirecting the trail to avoid the swamp where possible or adding to the trail. The addition of lighting where possible would provide the opportunity to use the trail more in the evening hours especially when the daylight season is shorter.	Land Development Fund Private Donations Grants	To Be Determined	3		
2016-17	<b><u>Concrete Slab Behind Civic Center</u></b> <b>Description:</b> The Recreation Department is proposing to develop behind the Civic Center on the south side of the building, a cement slab large enough to be used for hockey, roller blading, inline skating, skate boarding and any other activity that can be utilized by youth. The Civic Center would be able to provide bathrooms, water and supervision and is central located within the City.		\$50,000	4		
2016-17	<b><u>DDA District Curb Repair Program</u></b> <b>Description:</b> Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems – removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before Downtown Development Authority board Trustees and Planning Commission.	DDA	\$25,000	1		
2016-17	<b><u>Downtown Building Façade Improvement Program</u></b> <b>Description:</b> Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.	DDA Grants Private Funds	\$400,000	1		
2016-17	<b><u>Parking Lot Beautification - Reline, Landscaping, Signage in Line With Identity/Theme – 1100 Block of 1<sup>st</sup> Avenue South</u></b> <b>Description:</b> A DDA controlled parking facility located on the (West of Carlyon office) 1100 block of 1 <sup>st</sup> Avenue South. The facility contains a total of 24 spaces none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	2		
2016-17	<b><u>Parking Lot Beautification - Reline, Landscaping, Signage in Line With Identity/Theme – 1100 Block of 1<sup>st</sup> Avenue South</u></b> <b>Description:</b> A DDA controlled parking facility located on the (East of Carlyon office) 1100 block of 1 <sup>st</sup> Avenue South. The facility contains a total of 24 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	2		

2016-17	<b><u>Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identity/Theme – Between 10<sup>th</sup> and 11<sup>th</sup> Streets on 1<sup>st</sup> Avenue South</u></b> <b>Description:</b> A DDA controlled parking facility located between 10 <sup>th</sup> and 11 <sup>th</sup> Streets on 1 <sup>st</sup> Avenue South. The facility contains a total of 18 parking spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	2		
2016-17	<b><u>Veteran’s Park Tennis Courts Resurfacing</u></b> <b>Description:</b> Resurfacing of Veteran’s Tennis Courts (2).	General Fund	\$12,000	3		
2016-17	<b><u>Power Pole Replacement</u></b> <b>Description:</b> The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.	Electric Fund	\$250,000	1		
2016-17	<b><u>Street Light Replacement</u></b> <b>Description:</b> There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.	Electric Fund	\$100,000	1		
2016-17	<b><u>Downtown Side Street Facelift – 100 Block Stephenson Avenue to 6<sup>th</sup> Street</u></b> <b>Description:</b> Rehabilitation/refacing project will include repaving of the 100 blocks off of Ludington Street from Stephenson Avenue to 6 <sup>th</sup> Street and will include repaving along with constructing crosswalks to meet the current ADA standards. Bad sidewalks and curbing as budget allows will also be addressed. This project will be done in phases to minimize disruption to businesses.	DDA City MDOT Grants	\$500,000	1		
2016-17	<b><u>Neighborhood Enhancement Area</u></b> <b>Description:</b> There are two neighborhood enhancement areas identified in the Escanaba Comprehensive Plan. These areas are located on the east side of Lincoln Road to Stephenson Avenue and on both sides of Ludington Street from Ludington Street to 3 <sup>rd</sup> Avenues North and South. The intent of the Neighborhood Enhancement Area is to concentrate code enforcement, infrastructure improvements, and home ownership programs to increase property value resulting in stabilized neighborhoods.	General Fund	To Be Determined	2		
2016-17	<b><u>Neighborhood Historic Overlay – 1<sup>st</sup> Avenue South, South 7<sup>th</sup> Street and Lake Shore Drive</u></b> <b>Description:</b> The historic stock of residential structures sets the City apart from surrounding townships. The area between 1 <sup>st</sup> Avenue South, South 7 <sup>th</sup> Street and Lake Shore Drive is to be designated as an historic overlay district, which means it poses a high concentration of historic structures deserving to be preserved for the community. A neighborhood historic overlay district would provide a basis for the City to manage the appearance of the exterior of new structures and significant additions within this area. The overlay district would not be a local historic district, but a zoning tool used to preserve the architectural and historic integrity of the neighborhood.	General Fund	To Be Determined	3		

**CAPITAL IMPROVEMENT PLAN 2017-18**

2017-18	<p><b><u>Resurfacing and Curb Repair City Wide – Major Streets</u></b>  <b>Description:</b> The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2017.</p>	Major Street Fund General Fund	To Be Determined	1		
2017-18	<p><b><u>Resurfacing and Curb Repair City Wide – Local Streets</u></b>  <b>Description:</b> The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2017.</p>	Local Street Fund General Fund	To Be Determined	1		
2017-18	<p><b><u>Sidewalk Repair and Maintenance Program - City Wide</u></b>  <b>Description:</b> Routine repair and maintenance of existing sidewalk is needed City wide.</p>	General Fund	To Be Determined	1		
2017-18	<p><b><u>Non-Motorized Recreational Trail Upgrades – Year Round Trail</u></b>  <b>Description:</b> Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail where possible by either redirecting the trail to avoid the swamp, where possible, or adding to the trail. The addition of lighting, where possible, would provide the opportunity to use the trail more in the evening hours especially when the daylight season is shorter.</p>	Land Development Fund Private Donations Grants	To Be Determined	3		
2017-18	<p><b><u>DDA District Curb Repair Program</u></b>  <b>Description:</b> Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems – removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before Downtown Development Authority board Trustees and Planning Commission.</p>	DDA	\$25,000	1		
2017-18	<p><b><u>Downtown Building Facade Improvement Program</u></b>  <b>Description:</b> Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.</p>	DDA Grants Private Funds	\$400,000	1		
2017-18	<p><b><u>Power Pole Replacement</u></b>  <b>Description:</b> The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.</p>	Electric Fund	\$250,000	1		

2017-18	<b><u>Street Light Replacement</u></b> <b>Description:</b> There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.	Electric Fund	\$100,000	1		
2017-18	<b><u>Ludington Street/Side Street Repair Program</u></b> <b>Description:</b> Annual DDA allocation to repair most critical infrastructure repairs: street resurfacing, curb, brick pavers, sidewalk and tree related problems – removal/replacement.	DDA City MDOT Grants	\$100,000	2		
2017-18	<b><u>Neighborhood Historic Overlay – 1300 – 1700 Sheridan Road</u></b> <b>Description:</b> The historic culture of this north side neighborhood sets the neighborhood apart from surrounding neighborhoods of the community. The area between 1300 - 1700 Sheridan Road is to be designated as an historic overlay district, which means it possesses a historical value deserving to be preserved for the community. A neighborhood historic overlay district would provide a basis for the City to manage the appearance of the exterior of new structures and significant additions within this area. The overlay district would not be a local historic district, but a zoning tool used to preserve the architectural and historic integrity of the neighborhood.	General Fund	To Be Determined	2		
2017-18	<b><u>Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identity/Theme – 700 Block of 1<sup>st</sup> Avenue South</u></b> <b>Description:</b> A DDA controlled parking facility ( <b>Bonifas Art Center</b> ) located on the 700 block of 1 <sup>st</sup> Avenue South. The facility contains a total of 60 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	2		

**OPPORTUNITY IMPROVEMENT SHOULD FUNDING SOURCE BECOME AVAILABLE – 2018-2019**

**Phase II - Construct North 26<sup>th</sup> Street Connecting 3<sup>rd</sup> Avenue North With 6<sup>th</sup> Avenue North – Projected Estimate: \$1 million**

**Description:** The City continues to grow to the west and very developable commercial property needs to be opened up for future commercial developments and surrounding properties. Because the Wal-Mart Super Center is located in the general vicinity and will become a destination location, the North 26<sup>th</sup> Street expansion is needed so that additional property can be developed so that our economic base can be increased and traffic congestion can be diverted away from North Lincoln Road. This will also be a phase of construction to develop a grid of streets and utilities for future economic growth in the area.

**Ludington Street Reconstruction – Projected Estimate \$20 million**

**Description:** Designed streetscape and upgrade all utilities of the East Ludington Street Corridor from Stephenson Avenue to 2<sup>nd</sup> Street, include side streets to 1<sup>st</sup> Avenues North and South.

**Wastewater Plant Expansion – Projected Estimate: \$5.5 million**

**Description:** The existing Escanaba Wastewater Treatment Plant handles all of the residential, commercial and industrial wastewater generated in the City. The plant was built in 1933 and is rated at 2.2 million gallons per day. A major treatment upgrade was done in 1973, but the capacity remained the same. The existing flows at certain times of the year approach and often exceed the design capacity. Additionally, the City of Escanaba will exceed design capacity more frequently when the ground water level rises. This is due to the poor condition of the old sanitary sewer collection system.

**Public Safety Building Upgrade – Projected Estimate: To Be Determined**

**Description:** The Public Safety building is in need of updates and remodeling to meet current demands and ADA standards.

**Near North Side 3<sup>rd</sup> Avenue North Non-Motorized Pathway – Projected Estimate: \$200,000**

**Description:** As part of the Recreation Non-Motorized Pathway Master Plan, the non-motorized pathway on 3<sup>rd</sup> Avenue North from North 3<sup>rd</sup> Street to Stephenson Avenue is being proposed on the north side of the Avenue.

**Willow Creek Road Non-Motorized Pathway - 8<sup>th</sup> Avenue South to Ludington Street – Projected Estimate: \$250,000**

**Description:** As part of the City of Escanaba Non-Motorized Pathway System Master Plan, 4,075 lineal feet of 10' wide pathway will be constructed from 8<sup>th</sup> Avenue South to Ludington Street. The pathway system from 8<sup>th</sup> Avenue South to 5<sup>th</sup> Avenue South will be located on the east side of the Willow Creek Road in the City-owned right-of-way. The pathway system on the north side of the creek between the bridge and Ludington Street will be located on the west side of Willow Creek Road once an easement is obtained. The non-motorized pathway will cross the creek using a non-motorized clear span bridge.

**3<sup>rd</sup> Avenue South Pocket Park (1<sup>st</sup> and 3<sup>rd</sup> Avenues South and South 30<sup>th</sup> Street – 3.93 Acres) – Projected Estimate \$150,000**

**Description:** The parcel located between 1<sup>st</sup> and 3<sup>rd</sup> Avenues South and South 30<sup>th</sup> Street consists of 3.93 acres of land bordered by a floodplain and consisting of a naturally wooded area. The purpose of this nature area is to accommodate a natural or park like setting with the installation of walking trails, benches, portable restroom facilities and such.

**Ness Field Stadium – Projected Estimate: \$200,000**

**Description:** It has been proposed to construct a baseball stadium that would include approximately 200 stadium seats, handicapped accessibility to the stadium, a roof, a new press box, and improved landscaping.

**Dickson Field Improvements – Projected Estimate: \$5,000**

**Description:** Plumbing upgrades need to be addressed so the concession area can be run properly.

**Northshore Industrial Park – Preliminary Engineering and Layout – Projected Estimate: To Be Determined**

**Description:** As part of the Northshore Redevelopment Master Plan, an Industrial Park will be developed to retain, grow and develop a new manufacturing base surrounding the Power Plant which will create industrial synergies with the potential conversion of the Power Plant. A preliminary engineering study is needed to determine the best physical layout of an Industrial Park surrounding the Power Plant to include the identification of needed infrastructure and proper sizing.

**Willow Creek East Subdivision Paving and Curbing – Projected Estimate: To Be Determined**

**Description:** The curbing and paving of this street will complete the Willow Creek East Phase 2 Subdivision.

**Restroom Upgrade – Aronson Island – Projected Estimate: \$30,000**

**Description:** The Aronson Island bathrooms are in need of major renovations. This project will completely upgrade the facilities to a more permanent building

**Restroom Upgrade - Municipal Dock – Project Estimate: \$30,000**

**Description:** The municipal dock bathrooms are in need of major renovations. This project will completely upgrade and redo the men's and women's bathroom.

**Escanaba to Gladstone Non-Motorized Pathway – Projected Estimate: \$75,000**

**Description:** As part of the City of Escanaba Non-Motorized Pathway System Master Plan, the Recreation Department has always envisioned connecting its non-motorized pathway to Gladstone. This proposed project is listed as a part of the City of Escanaba's Five Year Recreation Plan and will be implemented when funding is available.

**Pier 3 Restroom Facility – Projected Estimate: \$75,000**

**Description:** The Marina is looking to build a 19' x 34' permanent structure bathroom south of pier 3. This bathroom would be useful to slip holders on the south end of the harbor as well as fishing tournaments.

**Public Works Cold Storage Building/Lean-To – Projected Estimate: \$60,000**

**Description:** This would be a 50' x 100' pole style building within the existing Department of Public Works fence. This building would also house the sign shop in conjunction with the building modification project. The project would also be done with Department of Public Works labor. Another option has been looked at for construction of a lean-to off the side of the building. A lean-to at 200' long and 24' wide. To cut the lean-to size in half would be approximately half the cost.

**Sheridan Road Improvement Program – 1300 block to 1700 block – Off-Street Parking Lot Installation – Projected Estimate: \$75,000**

**Description:** As part of the Comprehensive Plan, a strategy exists to improve the 1300 to 1700 blocks of Sheridan Road. The neighborhood has an ethnic heritage which will be capitalized on. The area has a defined neighborhood business district with well-maintained homes. Efforts to improve and demarcate the business district are being planned.

**Lemerand/Ness Complex (Playground Facilities) – Projected Estimate: \$30,000**

**Description:** Because of the recreational use, and the area being the far southside major playground facility, improvements to equipment is needed for the health, safety and welfare of the citizens.

**Escanaba Heritage Walking Tour – Projected Estimate: \$15,000**

**Description:** A Heritage Walking Tour of the downtown area and parts of the City of Escanaba celebrating historic building, homes, and landmarks will be developed.

**Concrete Slabs for Royce and Webster Parks - Projected Estimate: \$36,000 Each**

**Description:** The Recreation Department is proposing to develop a designated area for cement slabs at the Webster and Royce Ice Rinks to utilize the area for year round use. With the proposed slabs, participants could use the area for inline skating in the summer months and for ice skating in the winter months (year around use).

**18<sup>th</sup> Avenue South Athletic Complex Parking – Projected Estimate: To Be Determined**

**Description:** With the continuing development of these fields and the strong fan interest, this has created a serious vehicle parking problem. We would like to provide a combined parking/roadway for these facilities to reduce traffic/pedestrian accident hazards. Paved parking will be installed in the 18<sup>th</sup> Avenue South Athletic Complex which will serve the Ness Baseball Field, Lemerand Park and Escanaba Public Schools Athletic Field.

**Monument to Labor Project – Esky 150 Project – Projected Estimate: \$20,000**

**Description:** As part of the Escanaba Sesquicentennial, the history of labor is significant in the City of Escanaba. In the course of demolishing the former Department of Public Works Facility in the early 1990's, four historical reliefs were salvaged for inclusion into a public monument to labor in a public space at Rose Park.

**Liberty Tree Project at Veteran's Memorial – Esky 150 Project – Projected Estimate: \$20,000**

**Description:** As part of the Escanaba Sesquicentennial, "A Liberty Tree" Victory Garden will be erected at Veteran's Park as a reminder of the liberty and freedoms, we as a City value.

**Emergency Back Up Generator - Catherine Bonifas Civic Center - Projected Estimate: \$50,000**

**Description:** The Catherine Bonifas Civic Center is being retrofitted so that it can be used as an emergency shelter if there is ever a need during and after a disaster. To that end, a 130kw, natural gas supplied back-up generator is needed for this critical facility at an approximate cost of \$50,000.

**Non-Motorized Pathway and Railroad Crossing - North 26th Street between 16th Avenue North and Danforth Road – Projected Estimate: \$75,000**

**Description:** -A non-motorized pathway with railroad crossing is needed at North 26th Street and 16th Avenue North so that walkers and bicyclists can safely get to the Bay College campus. Under the concept, the plan would be to connect the existing non-motorized pathway at North 26th Street and 16th Avenue North to North 26th Street (north of the Canadian National Railroad Crossing) up to Danforth Road. Once designed, MDOT will be required to conduct a formal investigation to determine if a crossing can be established.