



**Special Board of Appeals  
Meeting Agenda  
September 1, 2015, at 6:00 p.m.**

*Jon Liss, Chairperson  
Nathan Gauss, Vice-Chairperson  
Joe Klem, Member  
Judi LaCosse, Member  
Dennis Renken, Member*

*Mark Hannemann, Member  
Blaine DeGrave, Code Official  
Dr. Ralph Blaiser, City Council Liaison*

Escanaba City Hall, Council Chambers, 410 Ludington Street, Escanaba, MI 49829  
**Tuesday, September 1, at 6:00 p.m.**

CALL TO ORDER

ROLL CALL

APPROVAL/CORRECTION(S) TO MINUTES – August 25, 2015

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION

UNFINISHED BUSINESS

**1. Public Hearing - 617 and 623 Ludington Street/608 and 630 1st. Avenue South – Dimensional Parking Variance – Zoning Ordinance.**

Explanation: A hearing on a request from PK Development Group, LLC, for a dimensional variance to Section 1702 Parking Space Requirements and Table 1702 of the Escanaba Zoning Ordinance. The PK Development Group, LLC is requesting a dimensional variance be granted which would allow them to reduce the number of required and combined off street parking spaces from 74 spaces to 51 for a proposed mixed use commercial and 37 unit affordable housing project.

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,

Jon Liss, Chairperson  
Board of Appeals



COUNTY OF DELTA

STATE OF MICHIGAN

# SPECIAL MEETING

OF THE

## BOARD OF APPEALS

PLEASE TAKE NOTICE that a special meeting of the Board of Appeals has been scheduled for September 1, 2015, 6:00 p.m., Room C101 of the City Hall/Library Complex, 410 Ludington Street, to review a request for variance from PK Development for the Masonic Building Project, and/or to act on any other items brought up by the board.

**SPECIAL MEETING DATE: September 1, 2015; 6:00 pm  
City Hall Room C101**

This notice is given in accordance with Act 267 of the 1976 Public Acts of the State of Michigan and Chapter II, Section 5, of the Escanaba City Charter. The City of Escanaba will provide necessary, reasonable auxiliary 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 below named City Clerk. Public notice will be given regarding any changes of the above meeting.

Robert Richards, City Clerk  
(906) 786-1194  
P. O. Box 948, 410 Ludington Street  
Escanaba, MI 49829

or

Blaine Degrave  
(906) 786-9402

August 27, 2015 (11:32AM)

**CITY OF ESCANABA  
BOARD OF APPEALS  
September 1, 2015**

**CASE:** BOA090115-01

**APPLICANT:** PK Development Group, LLC  
1784 Hamilton Road  
Okemos, MI 48864

**STAFF  
CONTACT:** Blaine R. DeGrave  
Code Official, City of Escanaba  
410 Ludington Street, Escanaba, MI 49829  
(906) 786-9402  
Email: bdegrave@escanaba.org

**REQUEST:** A hearing on a request from PK Development Group, LLC for a dimensional variance to Section 1702.1. Required Number of Parking Space Requirements, Table 1702 of the Escanaba Zoning Ordinance.

PK Development Group, LLC is requesting a dimensional variance be granted which would allow him to reduce the number of required off street parking spaces from 74 to 51 total off street parking spaces for a proposed mixed use commercial and 37 dwelling unit affordable housing project.  
(See Attachment No. 1)

**LOCATION:** 617 and 623 Ludington Street and 608 and 630 1<sup>st</sup>. Avenue South, Escanaba, MI 49829

**PRESENT  
ZONING:** Commercial

**STAFF OVERVIEW:**

The City of Escanaba Zoning Ordinance, Section 1702.1 (Table 1702) requires two (2) off street parking spaces per each dwelling unit. Because the existing building footprint occupies most of the property, the developer is requesting a dimensional variance on parking requirements be approved due to what the developer perceives to be a practical difficulty in that they believe there are circumstances which are beyond their control and that a practical difficulty exists at the property because of exceptional and/or extraordinary circumstances and physical limitations due to the existing building density and the historical lack of existing off street parking for a similar existing use.

Section 1701.3.1. Required Parking of the Escanaba Zoning Ordinance mandates off street parking in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces.

Section 1701.3.2. Remodeling/Rebuilding of the Escanaba Zoning Ordinance states; For those buildings existing within all districts excepting districts "A," "B," and "C", no additional parking space need be provided when remodeling or rebuilding of structures, provided the usable floor area of existing structures on such site is not increased in the remodeling or rebuilding. Where floor area is increased, parking space shall be provided for such increased floor area in accordance with the provisions of the zoning ordinance.

With this project comes a change of use in that the buildings located on Ludington Street originally contained former uses such as a bank, retail space, office space and lodge. The property on 1<sup>st</sup>. Avenue South was used as a warehouse (which has recently been demolished) and a single family home. Under the concept of the project the properties would be remodeled and rebuilt with approximately 4,500 square feet of commercial space and thirty seven (37) affordable dwelling units. Historically there has been no off street parking provided for at the two building on Ludington Street. The property located at 630 1<sup>st</sup>. Avenue South which a warehouse was located upon occupied the entire property. The property located at 608 1<sup>st</sup>. Avenue South is a single family dwelling and adequate parking was/is present.

Because this project is a change of use, Section 1701.3.3. Change of Use of the Escanaba Zoning Ordinance states that whenever the use of an existing building is changed to a category or classification which requires more parking than the former established use, the additional demand for parking spaces created by the use change shall be provided for. Also whenever a business use is changed to a residential use, the minimum on-site parking requirements shall be provided.

#### **PROPOSED FINDINGS:**

1. Clean Green Energy, LLC is the owner of record for the property of 617 and 623 Ludington Street. Todd Caron is the owner of record for 630 1<sup>st</sup>. Avenue South. Theresa Brown is the owner of record for 608 1<sup>st</sup>. Avenue South. In accordance with the requirements of Section 304.1.7 of the Zoning Ordinance, the property owners have given the PK Development Group, LLC authorization to act on their behalf in obtaining a dimensional zoning variance for a potential project. (See Attachment No. 2)
2. In accordance with Section 304.1.4 Advertisements of the Zoning Ordinance, all fee and notification requirements of the Zoning Ordinance have been accommodated for. Meeting notices were placed in the Escanaba Daily Press (August 28, 2015 – See Attachment No. 3) indicating the nature of the appeal and the date of the hearing between seven (7) and twenty (20) days before the hearing date. Letter notices were sent out to all property owners within 400 feet of the property indicating the nature of the appeal and the date of the hearing on August 27, 2015 (See Attachment No. 4). A meeting notice was also placed on the City Website and on the City Facebook page on August 27, 2015.
3. A dimensional variance on parking is required to be approved before the request for site plan review can be brought before the Escanaba Planning Commission at a later date (tentatively scheduled for September 10, 2015). The Planning Commission will be responsible for performing a site plan review which is intended to ensure developments are designed to integrate well with adjacent developments, minimize nuisance impacts on adjoining parcels, ensure safe and functional traffic access and parking and minimize impacts on sensitive environmental resources.

4. On August 10, 2015 the PK Development Group, LLC filed a Zoning Board of Appeals Application. In the application the developer was asked to answer the following questions (See Attachment No. 1):

- (1) **(Q) Could you describe the reason(s) for requesting a variance from zoning ordinance requirements?** (A) *We are requesting a variance to allow for the redevelopment of the property into a vibrant, walkable community which will provide affordable workforce housing and retail options for downtown residents and visitors. The project will contain 37 apartment units (13 2-bedroom units and 24 1-bedroom units for a total of 50 bedrooms) and 3 retail storefronts. The current site plan proposes 51 total parking spaces which will entirely be available for residents of the apartment units (one space per bedroom). There is ample street parking available along 7<sup>th</sup> and Ludington streets, which will be available for customers and employees of the retail businesses. The current parking requirements will not allow for the kind of density needed to allow the project to be financially feasible, which is why a variance is being requested. The project will result in the substantial renovation of two (2) vacant, historic downtown structures and put these great buildings back into productive use.*
- (2) **(Q) Describe why the problem is not self-created.** (A) *The problem is not self-created, as the property is simply not large enough to contain enough parking spaces that the development will require. We have used best efforts to obtain as much property as we can to create as much parking as possible. Our original plan did not include 608 1<sup>st</sup> Avenue South, but through conversations with the City of Escanaba we recognized that more parking would be needed, and so we also obtained an option to buy property and add it to the parking lot.*
- (3) **(Q) Describe any negative impact to the adjacent parcel(s) that may result from granting of a variance.** (A) *No negative impact will result on the adjacent parcels. If anything, the adjacent property owners will receive an increase in their property values due to the additional downtown development. There will also be more residents living downtown who will work and shop at the various adjacent retail stores. The entire space will be upgraded, enhanced, and landscaped to provide a more vibrant space.*

(4) **(Q) Does the property possess unique characteristics (not common to the general area)?** *(A) The property is unique in that it contains two (2) large historic structures. The property at 630 1<sup>st</sup> Avenue South was also a blighted warehouse structure that was demolished recently. This development project will bring these buildings and parcels back into productive use.*

5. Within the existing Downtown Development Authority Master Plan (2011), community members were asked to rate the importance of community recommended goals as obtained through a community survey and planning charrette. Each goal was prioritized and numerically rated as “Mandatory”, “Necessary”, or “Desired”. Currently a goal exists, which calls for the creation of an upper story residential redevelopment program. This goal was prioritized as “Desired” with 53.8% of the vote. Lastly, the Community Master Plan (2006) addresses a need for additional housing, particularly apartment, condo, and senior housing. The Master Plan speaks of the increased desire for housing that is part of mixed use and suitable for younger people starting out or senior who are ready to give up the responsibilities of owning a home. (See Attachment No. 5)
6. In addition to the Downtown Development Authority Master Plan, the Downtown Development Authority created a “Downtown Development Authority 2020 Vision” in 2000. The purpose of the visioning plan was to have a strategy for implementing and coordinating the vision plan once opportunities arise. Within that plan there is a recommended direction under vision themes that the Escanaba Downtown Development Authority work to enhance conditions that will allow higher density residential developments such as condominiums and townhouses. A recommendation also exists to create a redevelopment plan to define potential reuses of building space and building improvement plans that will encourage reinvestment into the properties through Obsolete Property Rehabilitation and similar programs. There is also a goal to plan and initiate funding programs that facilitate improvements to facades of downtown businesses and provide for architectural and landscape guidelines for improvement. There is also a goal in the 2020 Vision Plan to improve parking downtown by enhancing the existing downtown parking lots and promoting shared parking. (See Attachment No. 6)
7. In 2012, the City of Escanaba applied to the United States Department of the Interior – National Park Service, to have the entire downtown placed on the National Register of Historic Places. On April 21, 2014 the City of Escanaba was notified by the National Park Service that the City of Escanaba downtown was awarded a historical designation and registered on the National Register of Historic Places. In the City of Escanaba filing a report was completed which inventoried all building uses in downtown Escanaba to include the property located at 617 and 623 Ludington Street. (See Attachment No. 7)
8. Historically the existing property and use has no existing off street parking spaces for the former uses of banking, retail space, office space and a private lodge. In the past all parking was provided on publically owned right of way.

9. On June 23, 2015 the Escanaba Downtown Development Authority conducted a study session to begin discussing the need to update zoning parking specifications and requirements within the Downtown Development District. That discussion and work is ongoing and will be addressed in the completion of the upcoming Community Master Plan update. (See Attachment No. 8)
10. On June 30, 2015, the developer appeared before the Escanaba Historical Commission to pitch and review the project concept. The Escanaba Historical Commission recommended the project be advanced for further consideration by the Escanaba City Council, Zoning Board of Appeals, and Escanaba Planning Commission. (See Attachment No. 9)
11. On July 1, 2015, the developer appeared before the Escanaba Downtown Development Authority to pitch and review the project concept. The Escanaba Downtown Development Authority recommended the project be advanced for further consideration by the Escanaba City Council and Escanaba Planning Commission. (See Attachment No. 10)
12. On July 16, 2015, the developer appeared before the Escanaba City Council to pitch and review the project concept. The Escanaba City Council recommended the project be advanced to the Zoning Board of Appeals for parking requirement review and the Escanaba Planning Commission for site plan review. (See Attachment No. 11)

## **POWERS AND DUTIES OF THE BOARD OF APPEALS**

In accordance with Chapter 3, Board of Appeals, the ordinance allows the Board of Appeals the power to hear and decide on appeals where it is alleged that there is an error in any order, requirement, decision, determination, or interpretation of the code by the Code Official. The Board of Appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination of the appeal and shall make an order, requirement, decision, or determination as in the Board's opinion ought to be made on the matter.

If there are practical difficulties or unnecessary hardships in carrying out the strict letter of the ordinance, the Board of Appeals may, in passing appeals, grant a dimensional variance in any of the provisions relating to the construction, or structural changes in equipment, or alteration of buildings or structures, or the use of land, buildings, or structures, so that the spirit of the Ordinance shall be observed, public safety secured, and substantial justice done.

The Board of Appeals is a quasi-judicial body <sup>(\*)</sup> that has two principal functions:

1. Deciding appeals of administrative decisions and interpretations made in implementing the zoning ordinance; and
2. To hear and decide requests for variances from the strict terms of the Zoning Ordinance or interpreting the requirements of the Zoning Ordinance (text and map)

\* (When the Board of Appeals is called upon formally to hear facts and make a decision, they are performing a quasi-judicial function since this is similar to what judges do in court. This duty most commonly arises for requests for variances and conditional uses when applied to the Zoning Ordinance).

The presence of four (4) members is necessary to constitute a quorum and a majority vote of the members of the Board shall be necessary to reverse an order, requirement, decision or determination of an administrative official or to decide in favor of the applicant in the case of a variance, exception or interpretation, except that the concurring vote of four (4) of the members shall be necessary to grant a variance from uses of land permitted by the Zoning Ordinance. In the case of a dimensional variance request, a simple majority of the quorum present is necessary to grant or deny a variance.

The request before the Board is for a dimensional variance. As previously stated, it is the opinion of the property owner/developer that a practical difficulty exists at the property in that there are exceptional or extraordinary circumstances or physical conditions, such as narrowness, shallowness, shape, or topography of the property involved, that do not generally apply to other property or uses in the same zoning district.

The Board has the power to authorize specific variances or departures from the Zoning Ordinance, if all of the basic conditions are satisfied as defined in Section 305.4 Basic Conditions of the Zoning Ordinance and provided there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Zoning Ordinance. A variance from the dimensional requirements of the Zoning Ordinance may only be granted if it is determined that all basic conditions have been satisfied and that there is a practical difficulty in carrying out the requirement.

The basic conditions are:

- A. The spirit of the Zoning Code shall be observed, public safety secured, and substantial justice done.
- B. There is no substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.
- C. The difficulty or hardship relating to the property is not so general or recurrent in nature that the formulation of a general regulation for such conditions is preferable.
- D. The practical difficulties or unnecessary hardships are unique to property under consideration and not to the general neighborhood, and shall apply only to property that is under the control of the applicant.
- E. It shall be necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.
- F. There is a clear showing of an unnecessary hardship in that the property as a whole cannot reasonably be put to a use authorized by this Zoning Ordinance.
- G. The alleged hardship or difficulty is not solely economic and is based on the reasonable use of a particular parcel of land.
- H. It may be denied where the alleged practical difficulties or unnecessary hardships resulted from an act of the applicant, or a person in privity or concert with the applicant.

The Board of Appeals needs to determine if there is a practical difficulty or unnecessary hardship prior to granting any variance. The granting of any variance should be in harmony with the general purpose and intent of such documents such as the Zoning Ordinance, Community Master Plan, Downtown Master Plan, and Downtown Vision Plan 2020. The Board of Appeals should determine if a literal interpretation of the provisions of these documents could deprive the property owner of rights commonly enjoyed by other properties in the same district under the terms of the documents and that the variance is the minimum necessary. Before any variance is granted, the following questions should also be considered:

1. Can the property be reasonably used as zoned?
2. Are there unique circumstances related to the property?
3. Does the proposed use alter the essential character of the area?
4. Is the need for a non-dimensional variance a self-created hardship or is it the result of a circumstance or special condition related to the property such as size, shape, and existing structures?
5. Does the variance, if approved, impair or conflict with the intent and purpose of the Zoning Ordinance, the Master Plan, the Downtown Master Plan, or the Downtown 2020 Vision Plan?
6. Is the project, if completed, expected to support a reasonable rate of return on the property owner's investment?

#### **OWNER/APPLICANT DEMONSTRATION OF A HARDSHIP AND NEED FOR VARIANCE**

In order for a variance to be considered, the developer should be able to demonstrate that the following conditions have been addressed/met/demonstrated to the satisfaction of the Board of Appeals:

- A. That the spirit of the Zoning Ordinance is observed, public safety secured and substantial justice done. "Public Safety Secured" indicates that the variance, if approved, will not create an unsafe condition. "Substantial Justice" directly addresses fairness to the applicant, but it also applies to others that might be affected by the variance. The substantial justice requirement should dictate that the variance would not undermine the purpose and intent of ordinances and plans. The developer also needs to provide assurance that the variance being asked for is the minimum necessary to afford relief.
- B. That there is no substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.
- C. The difficulty or hardship relating to the property is not so general or recurrent in nature that the formulation of a general regulation for such conditions is preferable.
- D. The practical difficulties or unnecessary hardships are unique to the property under consideration and not to the general neighborhood and apply only to property that is under the control of the applicant.
- E. The variance is necessary for the preservation of a substantial property right.
- F. There is a clear showing of an unnecessary hardship in that the property as a whole cannot reasonably be put to a use authorized by the Zoning Ordinance.
- G. The alleged hardship or difficulty is not solely economic and is based on the reasonable use of a particular parcel of land.

## **STAFF SUMMARY:**

The Board of Appeals does not have the authority to alter or change the requirements of the Zoning Ordinance without first establishing that a hardship exists. The Board of Appeals must determine if there is a hardship or difficulty, which is not a result of an act, created by the owner and is not solely economic in nature. Variances are not intended to relieve requirements of the Zoning Ordinance that are simply preventing the developer from doing what they wish. Instead, the Board of Appeals is intended to serve as a safety valve in those cases where the application of the zoning requirements results in a practical difficulty or unnecessary hardship. Provided, however, that in interpreting and applying the provisions of the Ordinance, the requirements shall be deemed to be the spirit and intent of the Ordinance and would not constitute the granting of a special privilege.

In the case of the application before the Board of Appeals, it is believed that any off street parking improvements at 617 and 623 Ludington Street and 608 and 630 1<sup>st</sup>. Avenue South improves the parking situation that currently exists with the installation of fifty one (51) new off street parking spaces (which is consistent with the goal to improve off street parking in the area). However, because the potential development will include a change of use, and the change of use is residential in nature, the minimum on-site parking requirements must be provided until a dimensional variance is approved. Without approval of such variance, along with a site plan approval from the Escanaba Planning Commission, a zoning land use application cannot be issued by the City of Escanaba for the project nor can a building permit be issued by the Delta County Building and Zoning Department.

In accordance with Escanaba Zoning Ordinance and state law, a decision of the Board of Appeals shall be final. However, any party having a substantial interest affected by an order, determination, or decision of the Board of Appeals, may appeal to the Circuit Court if such appeal is made to the Court within twenty-eight (28) days after rendering of the final board decision.



CITY OF ESCANABA  
P O BOX 948  
ESCANABA, MI 49829

H2 DEVELOPMENT LLC  
C/O NEAL HENDRICKSON  
17674 OTSEGO PIKE  
BOWLING GREEN, OH 43402

RICHARDS JEFFREY  
718 LUDINGTON STREET  
ESCANABA, MI 49829

STICHMAN KENNETH L  
712 LUDINGTON STREET  
ESCANABA, MI 49829

DECKER MICHAEL & KATHLEEN ET AL  
P O BOX 701  
ESCANABA, MI 49829

CIN-NO-MAR INC  
IRANITA MARSHALL  
1300 T ROAD  
RAPID RIVER, MI 49878

DAGENAIS REAL ESTATE INC  
1505 NORTH LINCOLN ROAD  
ESCANABA, MI 49829

M & M ENTERPRISES  
616 LUDINGTON STREET  
ESCANABA, MI 49829

M & M ENTERPRISES  
624 LUDINGTON STREET  
ESCANABA, MI 49829

EAGLES FRATERNAL ORDER OF  
608 LUDINGTON STREET  
ESCANABA, MI 49829

KMB BROADCASTING INC  
RADIO STATION  
604 LUDINGTON STREET  
ESCANABA, MI 49829

OGDEN NEWS PUBLISHING OF MI INC  
DAILY PRESS  
600 LUDINGTON STREET  
ESCANABA, MI 49829

VANEFFEN ENTERPRISES LLC  
120 NORTH 6TH STREET  
ESCANABA, MI 49829

LUDINGTON POST SUITES LLC  
OFFICE BUILDING  
524 LUDINGTON STREET  
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK  
P O BOX 716  
ESCANABA, MI 49829

PILON LEONARD J  
716 1ST AVENUE SOUTH  
ESCANABA, MI 49829

MCDONOUGH JAMES M & STEPHANIE L  
711 LUDINGTON STREET  
ESCANABA, MI 49829

ESCANABA STEAM LAUNDRY INC  
707 LUDINGTON STREET  
ESCANABA, MI 49829

WM BONIFAS FINE ARTS CENTER  
700 1ST AVENUE SOUTH  
ESCANABA, MI 49829

CLEAN GREEN ENERGY LLC  
7627 PARK PLACE STE 101  
BRIGHTON, MI 48116

2 LANE PROPERTIES LLC  
1639 16TH AVENUE SOUTH  
ESCANABA, MI 49829

PINOZEK DAVID J JR & JOANNE E  
2514 SOUTH 21ST STREET  
ESCANABA, MI 49829

MOVALSON-FIX LLC  
NORTHERN INSURANCE AGENCY  
P O BOX 774  
ESCANABA, MI 49829

CARON TODD E & MARIA L  
CARON TODD & MARIE L  
4954 WINDSONG 18.23 DR  
ESCANABA, MI 49829

BROWN THERESA M  
608 1ST AVENUE SOUTH  
ESCANABA, MI 49829

PINOZEK DAVID J JR & JOANNE E  
2514 SOUTH 21 STREET  
ESCANABA, MI 49829

RIVERA SAMUEL C  
606 1ST AVENUE SOUTH  
ESCANABA, MI 49829

MICHIGAN STATE HOUSING DEV AUTH  
16900 W CAPITOL DRIVE  
BROOKFIELD, WI 53005

HALL RUSSELL W & AMY D  
1720 DAKOTA AVENUE  
GLADSTONE, MI 49837

VADER & VADER PC  
C/O DANIEL J & MARY VADER  
309 SOUTH 6TH STREET  
ESCANABA, MI 49829

ESCANABA HOUSING COMMISSION  
110 SOUTH 5TH STREET  
ESCANABA, MI 49829

FINLAN MARY A  
518 1ST AVENUE SOUTH  
ESCANABA, MI 49829

ST JOSEPHS CHURCH  
709 1ST AVENUE SOUTH  
ESCANABA, MI 49829

NEUMEIER PAUL E & MARCIA  
7646 SUMMIT 19.55 DRIVE  
GLADSTONE, MI 49837

GET UP BEGIN AGAIN CHURCH  
612 2ND AVENUE SOUTH  
ESCANABA, MI 49829

WELLS MICHAEL C  
523 1ST AVENUE SOUTH  
ESCANABA, MI 49829

City of Escanaba

ZONING BOARD OF APPEALS APPLICATION

Contact Person: James V. O'Toole (906) 786-9402

201  
8/10/15  
✓ #1343  
\$200.00  
(BS)

All information must be completed in full before this application will be processed and scheduled for a Zoning Board of Appeals (ZBA) hearing.

1) Property Owner(s)

Name(s): Please see attached for list of Property Owners  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

2) Agent (if not property owner)

If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization.

Name(s): PK Development Group, LLC  
Address: 1784 Hamilton Road  
City, State, Zip: Okemos, MI 48864  
Telephone: 517-347-9662 Fax: 517-325-0785  
E-mail Address: jhomer@pkhousing.com

3) Subject Property

Street Address: Please see attached for list of Property Information  
Subdivision Name: \_\_\_\_\_ Lot Number(s): \_\_\_\_\_  
Property Identification Number (s): \_\_\_\_\_  
Zoning District(s): \_\_\_\_\_

4) Fee

The application fee is \$200. Make checks payable to the City of Escanaba.

Check all that apply:

To appeal an order, requirement, decision or determination of the Zoning Administrator when an error is alleged. You must attach a copy of the written determination of the Zoning Administrator that you are appealing. An appeal must be filed no later than thirty (30) days after the determination was rendered by the Zoning Administrator. The appeal must be filed with the Zoning Administrator.

To request a variance. Identify the type and amount of variance(s) below. Example: Five foot (5') reduction of the twenty-five (25') rear yard setback (use additional paper, if necessary). Please state below:  
Non-Use Variance, Parking Requirements.

The existing zoning will not allow for the amount of parking spaces required for the development planned.

1. Describe the reason (s) for requesting a variance from zoning ordinance requirements: \_\_\_\_\_

Please see attached.

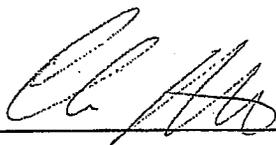
2. Describe why the problem is not self-created: Please see attached. \_\_\_\_\_

3. Describe any negative impact to the adjacent parcel(s) that may result from granting of the variance: Please see attached. \_\_\_\_\_

4. Does the property possess unique characteristics (not common to the general area)? Please see attached. \_\_\_\_\_

*By signing below I certify that the information contained in this application is true and correct to the best of my knowledge and belief at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete applicable submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline meeting date.*

Signature: \_\_\_\_\_



Date: 8/4/15

### INSTRUCTIONS:

1. Have your completed Application turned into the Zoning Administrator's Office located at 410 Ludington Street, 2nd Floor by the first Tuesday of the month with the \$200 fee paid.
2. Clearly state in your request exactly what you are asking the Board for (e.g. time extension, use variance, set-back variance, over-turment, etc.)
3. If you are requesting a time extension from the Board, have a completion date in mind.
4. When you appear before the Zoning Board, have all evidence and documentation concerning your appeal with you (e.g. any drawings or plans of any proposed change. If requesting a variance from yard set-back requirements, submit a plot plan indicating all set-backs).
5. Keep in contact with the Community Development and Planning Department so you can minimize any possible oversights or errors.
6. The complete appeal process will consist of an administrative review and an appearance before the Zoning Board. All neighbors within 300 feet of your property will be notified of the public hearing and may appear before the Board to voice any objections, support, or to further inquire.

Properties include:

- 617 Ludington 051-010-2929-307-002 Lot 2 OPRA District 9  
Clean Green Energy LLC  
7627 Park Place, Brighton MI  
bzaplitny@gqe-llc.com
- 623 Ludington 051-010-2929-307-001 Lot 1 OPRA District 9  
Clean Green Energy LLC  
7627 Park Place, Brighton MI  
bzaplitny@gqe-llc.com
- 608 1<sup>st</sup> Ave South 051-010-2929-307-009 Lot 10 OPRA District 9  
Theresa Brown  
608 1<sup>st</sup> Avenue South, Escanaba  
906-280-0647
- 630 1<sup>st</sup> Ave South 051-010-2929-307-008 Lot 9 OPRA District 9  
Todd E & Maria L. Caron  
4954 Windsong, Escanaba

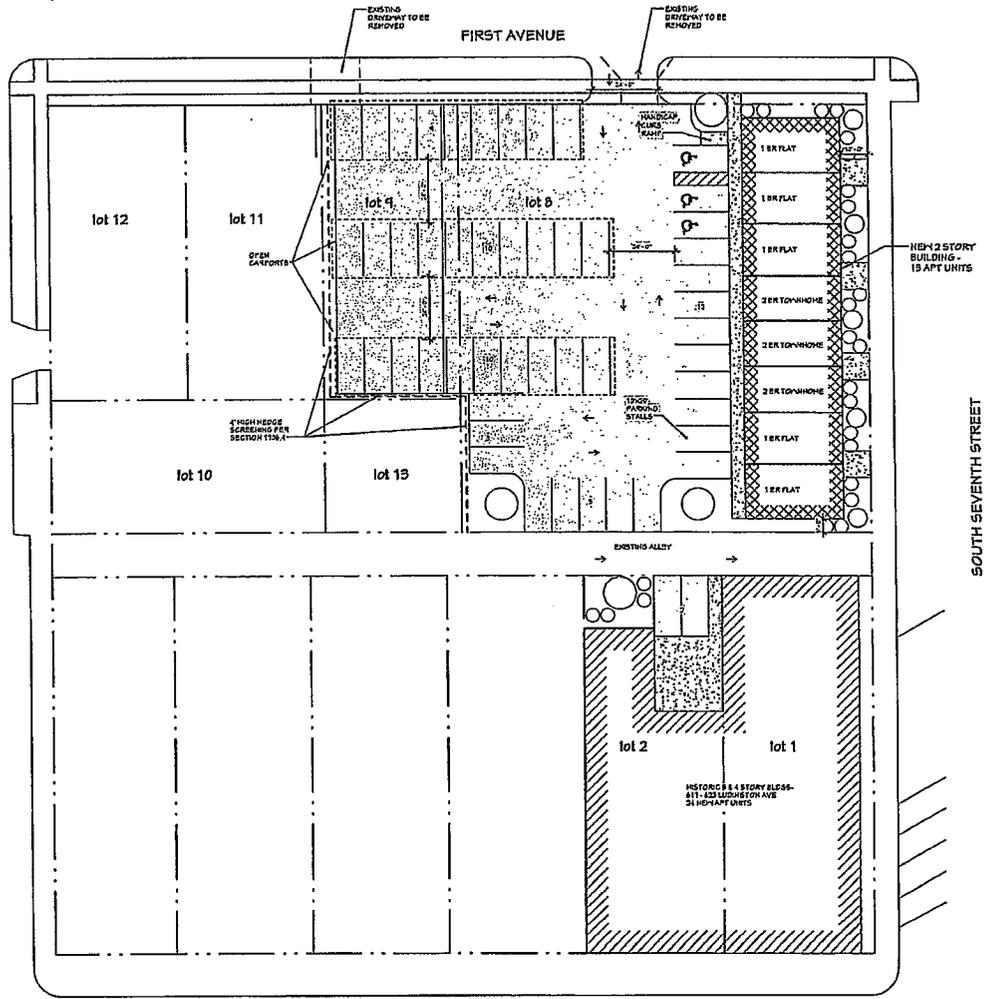
We are requesting a variance to allow for the redevelopment of the property into a vibrant, walkable community which will provide affordable workforce housing and retail options for downtown residents and visitors. The project will contain 37 apartment units (13 2-bedroom units and 24 1-bedroom units for a total of 50 bedrooms) and 3 retail storefronts. The current site plan proposes 51 total parking spaces which will entirely be available for residents of the apartment units (one space per bedroom). There is ample street parking available along 7<sup>th</sup> and Ludington streets which will be available for customers and employees of the retail businesses. The current parking requirements will not allow for the kind of density needed to allow the project to be financially feasible, which is why a variance is being requested. The project will result in the substantial renovation of two vacant, historic downtown structures and put these great buildings back into productive use.

The problem is not self-created, as the property is simply not large enough to contain enough parking spaces that the development will require. We have used best efforts to obtain as much property as we can to create as much parking as possible. Our original plan did not include 608 1<sup>st</sup> Avenue South, but through conversations with the City of Escanaba we recognized that more parking would be needed, and so we also obtained an option to buy that property and add it to the parking lot.

No negative impact will result on the adjacent parcels. If anything, the adjacent property owners will receive an increase in their property values due to the additional downtown development. There will also be more residents living downtown who will work and shop at the various adjacent retail stores. The entire space will be upgraded, enhanced, and landscaped to provide a more vibrant space.

The property is unique in that it contains two large historic structures. The property at 630 South 1<sup>st</sup> Avenue was also a blighted warehouse structure that was demolished recently. This development project will bring these buildings and parcels back into productive use.

*Handwritten notes:*  
 94 spaces  
 51 spaces  
 P.K. Holding, Inc.  
 Leg



LUDINGTON STREET

ZONING: COMMERCIAL DISTRICT  
 UNIT AUC:  
 HISTORIC BLDG: 24 UNITS  
 HIGH 2 STORY BLDG:  
 (1) 18 FLATS 19 UNITS  
 (2) 18 TOP W/HS 5 UNITS  
 TOTAL: 51 UNITS  
 PARKING:  
 51 SPACES, INCLUDING 9 HANDICAP SPACES



**SITE PLAN**  
 1" = 20'-0"




10000 HIGHWAY 202  
 Annapolis, Md 21406  
 751 307th Avenue  
 Columbia, Md  
 21046-1744  
 410-321-1147  
 410-321-1148

---

MASONIC LODGE & FIRST NATIONAL  
 BANK  
 P.K. Holding, Inc.  
433 LUDINGTON, COLUMBIA, MARYLAND

---

Project Number: **PH12**  
 Reference:  
 2015.07.14 - Preliminary Site Plan

---

Drawing Title: **PH12**  
 No. Date Description  
 1 07/14/15 PRELIMINARY SITE PLAN



SITE PLAN

C-1

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STERLING INVESTMENT PROPE	UKRAINIAN SELFRELIANCE MI	0	12/16/2011	QCD	AFFILIATED GROUPS	1032/984		0.0
UKRAINIAN SELFRELIANCE MI	CLEAN GREEN ENERGY LLC	0	12/16/2011	LC	AFFILIATED GROUPS	1032/987		100.0
TOMARKDON INC	STERLING INVESTMENT PROPE	162,500	07/31/2006	WD	ARMS-LENGTH	854/086		0.0
BOYDSTON JAMES N & LOIS M	TOMARKDON INC	250,000	06/30/1998	WD	ARMS-LENGTH	508/106		0.0
Property Address		Class: Commercial, 201		Zoning:	Building Permit(s)	Date	Number	Status
623 LUDINGTON STREET		School: Escanaba Schools 21010						
Owner's Name/Address		P.R.E. 0%						
CLEAN GREEN ENERGY LLC 7627 PARK PLACE STE 101 BRIGHTON MI 48116		Map #:						
		2015 Est TCV 186,701 TCV/TFA: 8.89						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 2/301.COMERCIAL & INDUSTRIAL		
LOT 6 OF BLK 30 OF THE ORIGINAL PLAT OPRA DIST 9		Public Improvements				* Factors * 50 X 140		
Comments/Influences		Dirt Road		Gravel Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value		
		X Paved Road		X Storm Sewer		E LUDINGTON 50.00 140.00 1.0000 1.0000 525 100 26,250		
		X Sidewalk		X Water		50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 26,250		
		X Sewer		X Electric		Land Improvement Cost Estimates		
		X Gas		X Curb		Description Rate CountyMult. Size %Good Cash Value		
		X Street Lights		X Standard Utilities		Commercial/Industrial Local Cost Land Improvements		
		X Underground Utils.				Description Rate CountyMult. Size %Good %Arch.Mult Cash Value		
						WATER&SEWER 2500.00 1.00 1.0 100 100 2,500		
						Total Estimated Land Improvements True Cash Value = 2,500		
						Topography of Site		
		X Level		Rolling		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value		
		X High		Landscaped		Who When What 2015 13,125 80,226 93,351		
				Swamp		KD 06/06/2011 Inspected 2014 12,491 86,966 99,457		
				Wooded		KD 08/17/2010 Inspected 2013 12,587 84,227 96,814		
				Pond		KD 08/18/2010 Data Enter 2012 96,989 0 96,989 96,989J 93,010C		
				Waterfront				
				Ravine				
				Wetland				
				Flood Plain				



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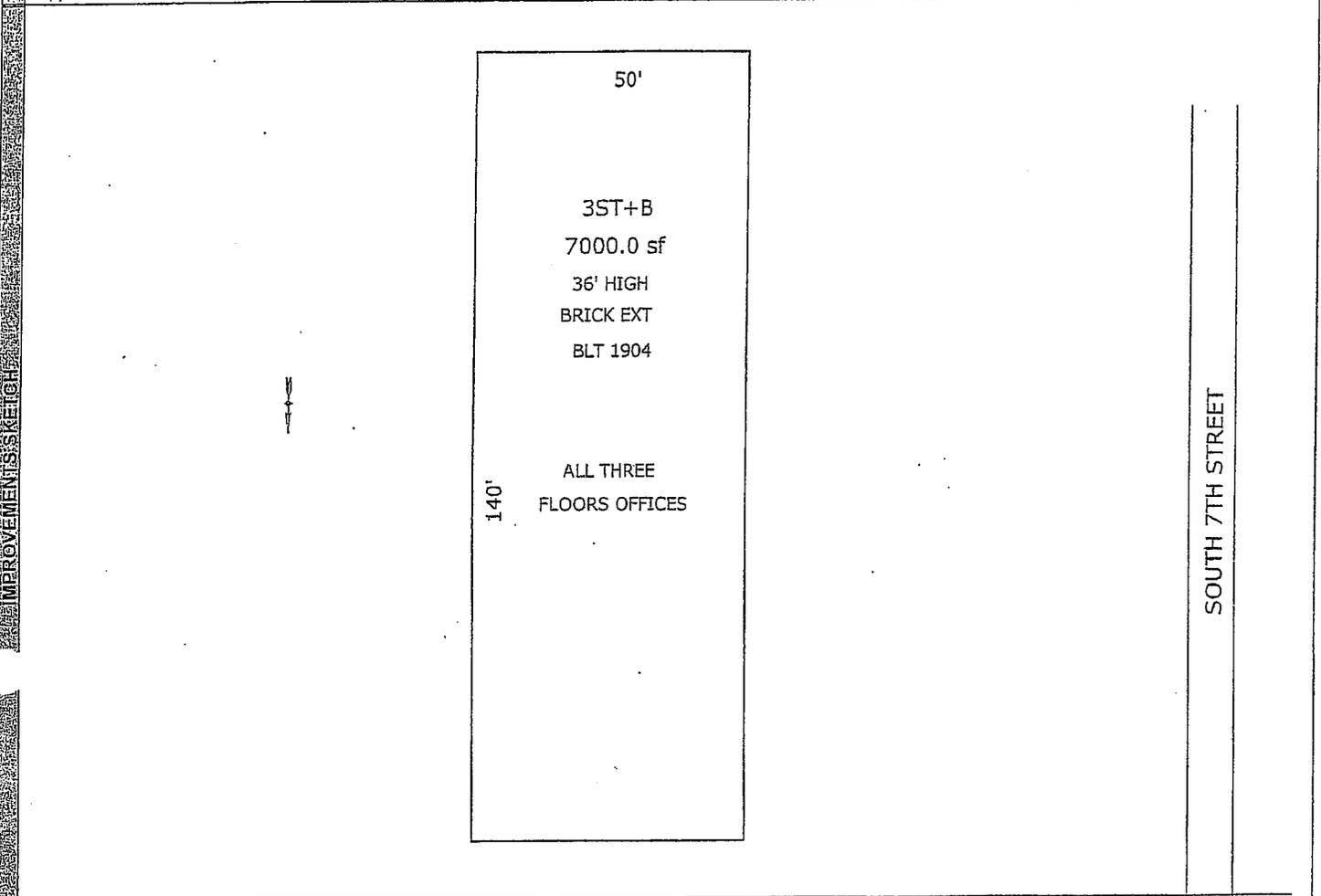
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Shopping Center, Mixed w/Residential				<<<<< Calculator Cost Computations >>>>>																															
Class: C				Class: C    Quality: Low Cost    Percent Adj: +0																															
Floor Area: 21,000 Gross Bldg Area: 21,000 Stories Above Grd: 3 Average Sty Hght : 10 Bsmnt Wall Hght : 8		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%; text-align: center;">X</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">Low</td> </tr> </table>		High	Above Ave.	X	Ave.	Low	Base Rate for Upper Floors = 45.30 Unfinished/Utility (No Rates) Basement, Base Rate for Basement = 0.00																										
High	Above Ave.	X	Ave.	Low																															
Depr. Table : 2.25% Effective Age : 51 Physical %Good: 37 Func. %Good : 55 Economic %Good: 80		** ** Calculator Cost Data ** ** Quality: Low Cost    Adj: %+0    \$/SqFt:0.00 Heat#1: Forced Air Furnace    100 Heat#2: Forced Air Furnace    0% Ave. SqFt/Story: 7000 Ave. Perimeter: 380 Has Elevators:		(10) Heating system: Forced Air Furnace    Cost/SqFt: 0.00    100% Bsmnt Heating system: No Heating or Cooling    Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 45.30 Adjusted Square Foot Cost for Basement = 0.00																															
1904 Year Built Remodeled		*** Basement Info *** Area: 7000 Perimeter: Type: Unfinished/Utility (No Rates) Heat: No Heating or Cooling		3 Stories Average Height per Story: 10 Ave. Floor Area: 7,000    Perimeter: 380 Basement Area: 7,000    Perimeter: 380 Basement Height: 8 Refined Square Foot Cost for Upper Floors: 42.62 Refined Square Foot Cost for Basement: 0.00																															
36 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office    (No Rates) Area #2: Type #2: Office    (No Rates)		Number of Stories Multiplier: 1.000 Height per Story Multiplier: 0.960 Perim. Multiplier: 0.980 Basement Perim. Multiplier: 0.980 Basement Height Multiplier: 0.920 County Multiplier: 1.34, Final Square Foot Cost for Upper Floors = 57.108 for Basement = 0.000																															
Comments:		* Sprinkler Info * Area: Type: Low		Total Floor Area: 21,000    Base Cost New of Upper Floors = 1,199,277 Basement Area: 7,000    Base Cost New of Basement = 0 Reproduction/Replacement Cost = 1,199,277 Eff.Age:51    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/55 /80 /16.3 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																															
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:																													
(2) Foundation:		(8) Plumbing:		Outlets:                      Fixtures:																															
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%; text-align: center;">X</td> <td style="width:15%;">Poured Conc</td> <td style="width:15%;">Brick/Stone</td> <td style="width:15%;">Block</td> </tr> </table>		X	Poured Conc	Brick/Stone	Block			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%; text-align: center;">Many</td> <td style="width:15%; text-align: center;">Average</td> <td style="width:15%; text-align: center;">Few</td> </tr> <tr> <td style="text-align: center;">Above Ave.</td> <td style="text-align: center;">Typical</td> <td style="text-align: center;">None</td> </tr> </table>		Many	Average	Few	Above Ave.	Typical	None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%; text-align: center;">X</td> <td style="width:15%;">Few</td> <td style="width:15%; text-align: center;">X</td> <td style="width:15%;">Few</td> </tr> <tr> <td></td> <td style="text-align: center;">Average</td> <td></td> <td style="text-align: center;">Average</td> </tr> <tr> <td></td> <td style="text-align: center;">Many</td> <td></td> <td style="text-align: center;">Many</td> </tr> <tr> <td></td> <td style="text-align: center;">Unfinished</td> <td></td> <td style="text-align: center;">Unfinished</td> </tr> <tr> <td></td> <td style="text-align: center;">Typical</td> <td></td> <td style="text-align: center;">Typical</td> </tr> </table>		X	Few	X	Few		Average		Average		Many		Many		Unfinished		Unfinished		Typical
X	Poured Conc	Brick/Stone	Block																																
Many	Average	Few																																	
Above Ave.	Typical	None																																	
X	Few	X	Few																																
	Average		Average																																
	Many		Many																																
	Unfinished		Unfinished																																
	Typical		Typical																																
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners																															
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		(40) Exterior Wall:																													
(5) Floor Cover:		(10) Heating and Cooling:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%; text-align: center;">Thickness</td> <td style="width:15%; text-align: center;">Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.																										
Thickness	Bsmnt Insul.																																		
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%; text-align: center;">X</td> <td style="width:15%;">Gas</td> <td style="width:15%;">Coal</td> <td style="width:15%;">Hand Fired</td> </tr> <tr> <td></td> <td style="text-align: center;">Oil</td> <td style="text-align: center;">Stoker</td> <td style="text-align: center;">Boiler</td> </tr> </table>		X	Gas	Coal	Hand Fired		Oil	Stoker	Boiler	(13) Roof Structure:    Slope=0																							
X	Gas	Coal	Hand Fired																																
	Oil	Stoker	Boiler																																
				(14) Roof Cover:																															

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

# SKETCH/AREA TABLE ADDENDUM

<b>JECT</b>	Property Address 623 LUDINGTON STREET		
	City	State	Zip
	Owner		
	Client 051-010-2929-307-001		
	Appraiser Name KEVIN DUBORD	Inspection Date DRAWN 6-3-11	



623 LUDINGTON STREET

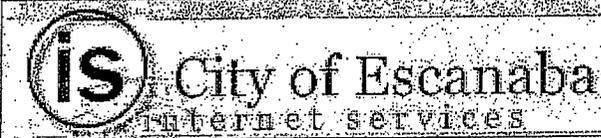
Scale: 1" = 30'

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	3ST+B	1.00	7000.0	380.0	7000.0
Net LIVABLE Area (rounded w/ factors)					7000

Comment Table 1	
Comment Table 2	Comment Table 3

AREA CALCULATIONS

IMPROVEMENTS SKETCH



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Main > Assessing System > Property and Land Search > Results > Details

**General Property Information**

Parcel: 051-010-2929-307-008 Unit: City of Escanaba

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View this parcel on a map

**Property Address [collapse]**

630 1ST AVENUE SOUTH  
ESCANABA, MI 49829

**Owner Information [collapse]**

CARON TODD E & MARIA L  
4954 WINDSONG 18.23 DR  
ESCANABA, MI 49829

Unit: 051

**Taxpayer Information [collapse]**

SEE OWNER INFORMATION

**General Information for Tax Year 2015 [collapse]**

<b>Property Class:</b>	201 - Commercial, 201	<b>Assessed Value:</b>	\$22,500
<b>School District:</b>	21010 - Escanaba Schools 21010	<b>Taxable Value:</b>	\$20,035
<b>State Equalized Value:</b>	\$22,500	<b>Map #</b>	N/A
<b>User Num Idx</b>	0	<b>Date of Last Name Chg:</b>	06/17/2015

<b>Historical District:</b>	N/A	<b>Date Filed:</b>	
		<b>Notes:</b>	N/A
		<b>Census Block Group:</b>	N/A

<b>Principal Residence Exemption</b>	<b>June 1st</b>	<b>Final</b>
<b>2016</b>	0.0000 %	-
<b>2015</b>	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2014	\$48,587	\$48,587	\$40,112
2013	\$47,808	\$47,808	\$39,481

**Land Information [collapse]**

	<b>Frontage</b>		<b>Depth</b>
<b>Lot 1:</b>	N/A		N/A
<b>Lot 2:</b>	N/A		N/A
<b>Lot 3:</b>	N/A		N/A
<b>Total Frontage:</b>	N/A	<b>Average Depth:</b>	N/A
<b>Total Acreage:</b>	N/A		
<b>Zoning Code:</b>			
<b>Total Estimated Land Value:</b>	N/A	<b>Mortgage Code:</b>	
<b>Land Improvements:</b>	\$0	<b>Lot Dimensions/Comments:</b>	N/A
<b>Renaissance Zone:</b>	N/A		
<b>Renaissance Zone Expiration Date:</b>	N/A		

**Legal Information for 051-010-2929-307-008** [collapse]

LOTS 7 THRU 9 INCL BLK 30 OF THE ORIGINAL PLAT OPRA DIST 9

**Sales Information**

2 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
01/31/1993	\$0.00	QCD	CARON EDWARD	CARON TODD & MARIA	QCD	395-392
10/21/1987	Confidential	WD	FIRST NATIONAL BANK & TRUST COMPANY	CARON ED	ARMS-LENGTH	310/185

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
CARON EDWARD	CARON TODD & MARTA	0	01/31/1993	QCD	QCD	395-392		0.0
1ST NATIONAL BANK	CARON EDWARD	28,500	10/21/1987	WD	WD	310/185		0.0
Property Address		Class: Commercial, 201		Zoning: 293		Building Permit(s)		Date
115 SOUTH 7TH STREET		School: DISTRICT 21010						Number
Owner's Name/Address		P.R.E. 0%		Map #:				Status
CARON TODD E & MARIA L CARON TODD & MARIE L 4954 WINDSONG 18.23 DR ESCANABA MI 49829		2013 Est TCV Tentative						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 93.COMM OFF MAIN		
LOTS 7 THRU 9 INCL BLK 30 ORIGINAL PLAT 115 SOUTH 7TH ST OPRA DIST 9		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value		
Comments/Influences		X Dirt Road				150 Actual Front Feet, 0.55 Total Acres		47,700
		X Gravel Road				Total Est. Land Value =		47,700
		X Paved Road						
		X Storm Sewer						
		X Sidewalk						
		X Water						
		X Sewer						
		X Electric						
		X Gas						
		X Curb						
		X Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level						
		Rolling						
		Low						
		X High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Who		When		What		Year
		KD		06/26/2012		Data Enter		2013
		KD		06/06/2011		Inspected		2012
		KD		08/02/2004		Inspected		2011
								2010
								Land Value
								Building Value
								Assessed Value
								Board of Review
								Tribunal/Other
								Taxable Value
								Tentative
								38,556C
								49,281
								44,639
								47,803
								0
								0
								0
								0



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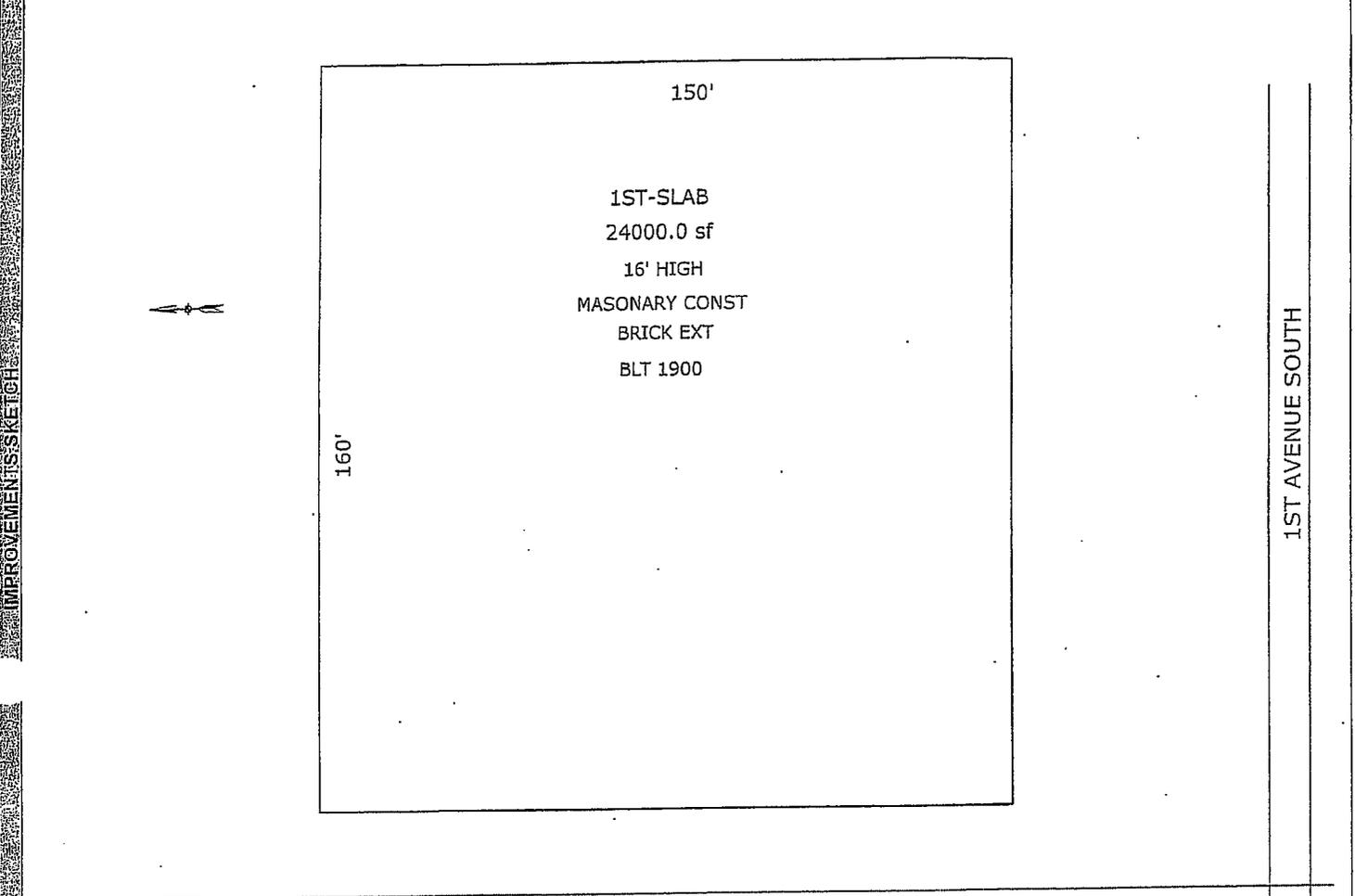
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



# SKETCH/AREA TABLE ADDENDUM

Parcel No 051-010-2929-307-008

<b>FCI</b>	Property Address 115 SOUTH 7TH STREET			
	City ESCANABA	County Delta	State MI	Zip 49829
	Owner CARON TODD E & MARIA L			
	Client	Client Address 115S7ST		
	Appraiser Name KEVIN DUBORD	Inspection Date DRAWN 6-26-12		



115 SOUTH 7TH STREET

Scale: 1" = 37'

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	1ST-SLAB	1.00	24000.00	620.0	24000.00		
Net LIVABLE Area					(rounded w/ factors)	24000	
						Comment Table 2	
						Comment Table 3	



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General Property Information

Parcel: 051-010-2929-307-009 Unit: City of Escanaba

Printer friendly version

View this parcel on a map

Property Address [collapse]

608 1ST AVENUE SOUTH  
ESCANABA, MI 49829

Owner Information [collapse]

BROWN THERESA M  
608 1ST AVENUE SOUTH  
ESCANABA, MI 49829

Unit: 051

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2015 [collapse]

<b>Property Class:</b>	401 - Residential, 401	<b>Assessed Value:</b>	\$26,753
<b>School District:</b>	21010 - Escanaba Schools 21010	<b>Taxable Value:</b>	\$26,753
<b>State Equalized Value:</b>	\$26,753	<b>Map #</b>	N/A
<b>User Num Idx</b>	0	<b>Date of Last Name Chg:</b>	06/17/2015

<b>Date Filed:</b>	05/12/2003
<b>Notes:</b>	N/A

<b>Historical District:</b>	N/A	<b>Census Block Group:</b>	N/A
-----------------------------	-----	----------------------------	-----

<b>Principal Residence Exemption</b>	<b>June 1st</b>	<b>Final</b>
<b>2016</b>	100.0000 %	-
<b>2015</b>	100.0000 %	100.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2014	\$26,550	\$26,550	\$26,385
2013	\$25,970	\$25,970	\$25,970

Land Information [collapse]

	<b>Frontage</b>		<b>Depth</b>
<b>Lot 1:</b>	N/A		N/A
<b>Lot 2:</b>	N/A		N/A
<b>Lot 3:</b>	N/A		N/A
<b>Total Frontage:</b>	N/A	<b>Average Depth:</b>	N/A
<b>Total Acreage:</b>	N/A		
<b>Zoning Code:</b>			
<b>Total Estimated Land Value:</b>	N/A	<b>Mortgage Code:</b>	
<b>Land Improvements:</b>	\$0	<b>Lot Dimensions/Comments:</b>	N/A
<b>Renaissance Zone:</b>	N/A		
<b>Renaissance Zone Expiration Date:</b>	N/A		

**Legal Information for 051-010-2929-307-009** [collapse]

S 110 FT OF LOT 10 OF BLK 30 OF THE ORIGINAL PLAT OPRA DIST 9

**Sales Information**

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
05/12/2003	\$34,600.00	WD		BROWN	WD	710/593

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Parcel Number: 051-010-2929-307-009

Jurisdiction: City of Escanaba

County: Delta

Printed on

08/04/2014

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
	BROWN	34,600	05/12/2003	WD	WD	710/593		0.0

Property Address	Class: Residential, 401	Zoning:	Building Permit(s)	Date	Number	Status
608 1ST AVENUE SOUTH	School: Escanaba Schools 21010					
	P.R.E: 100% 05/12/2003					
Owner's Name/Address	Map #:					
BROWN THERESA M 608 1ST AVENUE SOUTH ESCANABA MI 49829		2015 Est TCV Tentative				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 3.Res 3					Value	
			Description	Frontage	Depth	Front	Depth		Rate %Adj. Reason
S 110 FT LOT 10 BLOCK 30 ORIG PLAT 608 1ST AVENUE SOUTH OPRA DIST 9	X		RES3FFA	50.00	110.00	1.0000	1.0000	180 88 DEPTH	7,920
			50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	7,920

Comments/Influences

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- Standard Utilities
- Underground Utils.



- Topography of Site
- X Level
  - Rolling
  - Low
  - X High
  - Landscaped
  - Swamp
  - Wooded
  - Pond
  - Waterfront
  - Ravine
  - Wetland
  - Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2015	Tentative	Tentative	Tentative			Tentative
KD 08/04/2014 Data Enter	3,960	22,590	26,550			26,385C
KD 11/26/2012 Data Enter	3,960	22,010	25,970			25,970S
KD 09/24/2008 Inspected	4,500	21,461	25,961			25,961S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																													
X Single Family Mobile Home Town Home Duplex A-Frame		X Eavestrough X Insulation 3 Front Overhang 3 Other Overhang		X Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 18	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																															
X Wood Frame		(4) Interior Drywall Paneled	X Plaster Wood T&G	X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																						
Building Style: MIXED		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace																																																																																																																						
Yr Built 1939	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 100 Amps Service																																																																																																																						
Condition for Age: Good		Doors	Solid X H.C.	No./Qual. of Fixtures Ex. X Ord. Min																																																																																																																						
Room List		(5) Floors Kitchen: Vinyl Other: Carpeted Other:		No. of Elec. Outlets Many X Ave. Few																																																																																																																						
1 Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		(6) Ceilings X Plaster		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																						
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation		Basement: 1005 S.F. Crawl: 24 S.F. Slab: 0 S.F. Height to Joists: 8.0		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																						
(2) Windows Many Avg. Few X Large Avg. Small		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:																																																																																																																						
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support Joists: 2 X 8 Unsupported Len: 14 Cntr.Sup: WD BEAM																																																																																																																						
(3) Roof X Gable Hip Flat X Asphalt Shingle		Gambrel Mansard Shed																																																																																																																								
Chimney: Brick																																																																																																																										
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# SKETCH/AREA TABLE ADDENDUM

File No 6081AS

Parcel No 051-010-2929-307-009

Property Address 608 1ST AVENUE SOUTH

City ESCANABA

County Delta

State MI

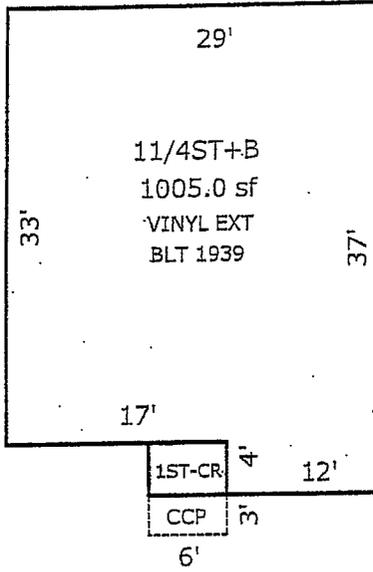
Zip 49829

Owner BROWN THERESA M

Appraiser Name KEVIN DUBORD

Drawn Date 8-3-15

Modified By



608 1ST AVENUE SOUTH

Scale: 1" = 30'

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	11/4ST+B	1.00	1005.00	132.0	
	1ST-CR	1.00	24.00	20.0	1029.00
E/P	Porch	1.00	18.00	18.0	18.00

Net LIVABLE Area

(rounded w/ factors)

1029

Comment Table 1

Comment Table 2

Comment Table 3

# SKETCH/AREA TABLE ADDENDUM

Parcel No 051-010-2929-307-009

File No 6081AS-LAND

Property Address 608 1ST AVENUE SOUTH

City ESCANABA

County Delta

State MI

Zip 49829

Owner BROWN THERESA M

Appraiser Name KEVIN DUBORD

Drawn Date 8-3-15

Modified By

IS NOT ADJ TO ALLEY

Due E 50'

Subject Site

5500.0sf

Due N 110'

Due S 110'

Due W 50'

608 1ST AVENUE SOUTH - SITE

Scale: 1" = 30'

## Subject Site

Beginning at a point of the Tract described by Metes and Bounds as follows:

THENCE Due East, a distance of 50.00 Feet;

THENCE Due South, a distance of 110.00 Feet;

THENCE Due West, a distance of 50.00 Feet;

THENCE Due North, a distance of 110.00 Feet to point of beginning;

Said tract containing 0.13 acres (5500.00 sf) of land, more or less.

Perimeter = 320.00 Feet

No significant error of closure.



# City of Escanaba

Internet services

Logged in as: Anonymous User

- Change Unit
- Create an Account
- Add to Favorites
- Login
- Help

### Additional Pages

General/Sales

### Related Details...

Tax Information

Back to Main

collapse the menu

Click this button to collapse the above menu to the top of the screen.

Main > Assessing System > Property and Land Search > Results > Details

Printer friendly version

## General Property Information

Parcel: 051-010-2929-307-002 Unit: City of Escanaba

View this parcel on a map

*617 Ludington St.*

### Property Address [collapse]

617 LUDINGTON STREET  
ESCANABA, MI 49829

### Owner Information [collapse]

CLEAN GREEN ENERGY LLC  
7627 PARK PLACE STE 101  
BRIGHTON, MI 48116

Unit: 051

### Taxpayer Information [collapse]

SEE OWNER INFORMATION

### General Information for Tax Year 2015 [collapse]

<b>Property Class:</b>	201 - Commercial, 201	<b>Assessed Value:</b>	\$82,005
<b>School District:</b>	21010 - Escanaba Schools 21010	<b>Taxable Value:</b>	\$35,884
<b>State Equalized Value:</b>	\$82,005	<b>Map #</b>	N/A
<b>User Num Idx</b>	0	<b>Date of Last Name Chg:</b>	06/17/2015

<b>Historical District:</b>	N/A	<b>Date Filed:</b>	N/A
		<b>Notes:</b>	N/A
		<b>Census Block Group:</b>	N/A

<b>Principal Residence Exemption</b>	<b>June 1st</b>	<b>Final</b>
<b>2016</b>	0.0000 %	-
<b>2015</b>	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2014	\$84,728	\$84,728	\$35,319
2013	\$82,549	\$82,549	\$34,763

### Land Information [collapse]

	<b>Frontage</b>		<b>Depth</b>
<b>Lot 1:</b>	N/A		N/A
<b>Lot 2:</b>	N/A		N/A
<b>Lot 3:</b>	N/A		N/A
<b>Total Frontage:</b>	N/A	<b>Average Depth:</b>	N/A
<b>Total Acreage:</b>	N/A		
<b>Zoning Code:</b>			
<b>Total Estimated Land Value:</b>	N/A	<b>Mortgage Code:</b>	
<b>Land Improvements:</b>	\$2,450	<b>Lot Dimensions/Comments:</b>	N/A
<b>Renaissance Zone:</b>	N/A		
<b>Renaissance Zone Expiration Date:</b>	N/A		

**Legal Information for 051-010-2929-307-002** [collapse]

LOT 5 OF BLK 30 OF THE ORIGINAL PLAT OPRA DIST 9

**Sales Information**

3 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
12/16/2011	\$0.00	QCD	STERLING INVESTMENT PROPERTIES LLC	UKRAINIAN SELFRELIANCE MI FED CR UN	QCD	1032/986
12/16/2011	\$0.00	LC	UKRAINIAN SELFRELIANCE MI FED CR UN	CLEAN GREEN ENERGY LLC	FAMILY	1032/987
02/03/2011	\$5,000.00	WD	MASONIC BLDG ASSN	STERLING INVESTMENT PROPERTY LLC	WD	1008/772

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[Privacy Policy](#)



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STERLING INVESTMENT PROPE	UKRAINIAN SELFRELIANCE MI	0	12/16/2011	QCD	QCD	1032/986		100.0
UKRAINIAN SELFRELIANCE MI	CLEAN GREEN ENERGY LLC	0	12/16/2011	LC	FAMILY	1032/987		100.0
MASONIC BLDG ASSN	STERLING INVESTMENT PROPE	5,000	02/03/2011	WD	WD	1008/772		100.0

Property Address	Class: Commercial, 201	Zoning:	Building Permit(s)	Date	Number	Status
617 LUDINGTON STREET						
Owner's Name/Address	School: Escanaba Schools 21010					
CLEAN GREEN ENERGY LLC 7627 PARK PLACE STE 101 BRIGHTON MI 48116	P.R.E. 0%					
	Map #:					
	2015 Est TCV 164,009 TCV/TFA: 8.04					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2/301.COMERCIAL & INDUSTRIAL								
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
LOT 5 OF BLK 30 OF THE ORIGINAL PLAT OPRA DIST 9	X		Dirt Road	50.00	140.00	1.0000	1.0000	525	100	50 X 140	26,250
Comments/Influences	X		Gravel Road	50 Actual Front Feet; 0.16 Total Acres Total Est. Land Value = 26,250							
OLD MASONIC BLDG	X		Paved Road	Land Improvement Cost Estimates							
	X		Storm Sewer	Description Rate CountyMult. Size %Good Cash Value							
	X		Sidewalk	Commercial/Industrial Local Cost Land Improvements							
	X		Water	Description Rate CountyMult. Size %Good %Arch.Mult Cash Value							
	X		Sewer	2500.00	1.00	1.0	98	100		2,450	
	X		Electric	Total Estimated Land Improvements True Cash Value = 2,450							
	X		Gas								
	X		Curb								
	X		Street Lights								
			Standard Utilities								
			Underground Utils.								



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Licensed To: City of Escanaba, County of Delta, Michigan

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2015	13,125	68,880	82,005			35,884C
	Rolling								
	Low								
X	High		2014	12,491	72,237	84,728			35,319C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	2013	12,587	69,962	82,549			34,763C
KD	06/06/2011	Inspected	2012	81,642	0	81,642	81,642J		33,949C
KD	08/02/2004	Inspected							
KD	02/06/2010	Data Enter							

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

Desc. of Bldg/Section: Calculator Occupancy: Shopping Center, Mixed w/Residential		<<<<< Calculator Cost Computations >>>>>	
Class: C		Class: C Quality: Low Cost Percent Adj: +0	
Floor Area: 20,400 Gross Bldg Area: 20,400 Stories Above Grd: 4 Average Sty Hght : 10 Bsmnt Wall Hght : 8		Base Rate for Upper Floors = 45.30 Storage (No Rates) Basement, Base Rate for Basement = 0.00	
Depr. Table : 2.25% Effective Age : 54 Physical %Good: 37 Func. %Good : 45 Economic %Good: 80		(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 45.30 Adjusted Square Foot Cost for Basement = 0.00	
1900 Year Built Remodeled 48 Overall Bldg Height		4 Stories Average Height per Story: 10 Ave. Floor Area: 5,100 Basement Area: 4,500 Basement Height: 8 Refined Square Foot Cost for Upper Floors: 45.93 Refined Square Foot Cost for Basement: 0.00	
Comments:		County Multiplier: 1.34, Final Square Foot Cost for Upper Floors = 61.552 for Basement = 0.000	
Area: 4500 Perimeter: Type: Storage (No Rates) Heat: No Heating or Cooling		Total Floor Area: 20,400 Basement Area: 4,500 Base Cost New of Upper Floors = 1,255,663 Base Cost New of Basement = 0	
* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		Reproduction/Replacement Cost = 1,255,663 Eff. Age: 54 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 37 /100/45 /80 /13.3	
* Sprinkler Info * Area: Type: Low		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(5) Floor Cover:		(9) Sprinklers:	
(6) Ceiling:		(10) Heating and Cooling:	
		X Gas Oil Coal Stoker Hand Fired Boiler	
		(11) Electric and Lighting:	
		Outlets: Fixtures:	
		X Few Average Many Unfinished Typical X Few Average Many Unfinished Typical	
		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer	
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness Bsmnt Insul.	

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 051-010-2929-307-002

Property Address 617 LUDINGTON STREET

City ESCANABA

County Delta

State MI

Zip 49829

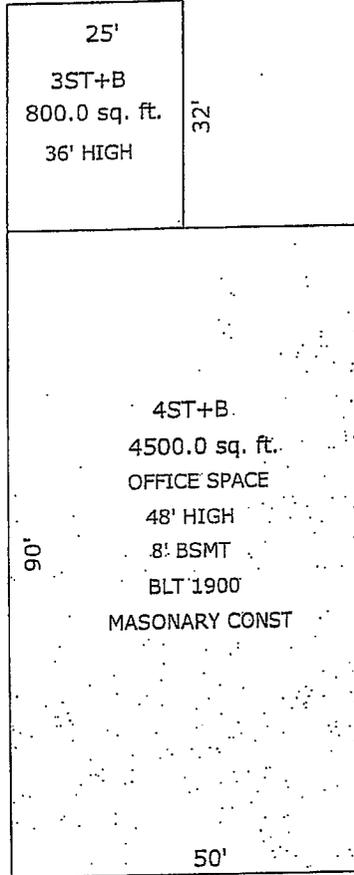
Owner CLEAN GREEN ENERGY LLC

Client 051-010-2929-307-002

Client Address 617LU DS

Appraiser Name KEVIN DUBORD

Inspection Date DRAWN 5-30-12



617-619 LUDINGTON STREET

Scale: 1" = 26'

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	4ST+B	1.00	4500.00	280.0	5300.00
	3ST+B	1.00	800.00	114.0	
Net BUILDING Area (rounded w/ factors)					5300

Comment Table 1

Comment Table 2

Comment Table 3

LETTER OF AUTHORIZATION TO REQUEST AN APPEAL BEFORE THE  
BOARD OF APPEALS

**PURPOSE:** All applications for an appeal must be submitted to the City of Escanaba for review and approved prior to the scheduling before the Board of Appeals. Each application must include all data necessary to show that the requirements of the appeal are met. The purpose of this form is to authorize an outside party to request an appeal on behalf of the property owner. By authorizing this letter, the property owner fully understands complete compliance is the ultimate responsibility of the property owner.

DATE: August 11, 2015

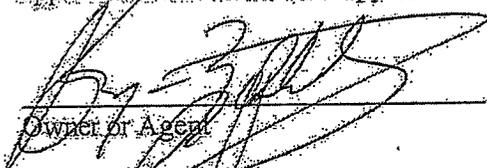
To Whom It May Concern:

I, Bryan Zaplitny, as the owner or agent for the properties

listed as 617 and 623 Ludington Street, Escanaba, MI 49829, do authorize

PK Development Group LLC or their authorized agent, to request an

appeal before the Board of Appeals on my behalf.

  
Owner or Agent

8.13.2015  
Date

248-431-5097  
Telephone Number

bzaplitny@CGEEnergy.com  
E-Mail Address

Sworn and subscribed to before me this 13 day of August  
2015 and being personally known to me as Bryan Zaplitny

  
Notary Public

My commission expires December 22, 2017 for Wayne  
County, MI.

Authorization letter for board of appeals

ANDREW ESSHAKI  
Notary Public - Michigan  
Wayne County  
My Commission Expires Dec 22, 2017  
Acting in the County of Wayne

ATTACHMENT #2

LETTER OF AUTHORIZATION TO REQUEST AN APPEAL BEFORE THE  
BOARD OF APPEALS

**PURPOSE:** All applications for an appeal must be submitted to the City of Escanaba for review and approved prior to the scheduling before the Board of Appeals. Each application must include all data necessary to show that the requirements of the appeal are met. The purpose of this form is to authorize an outside party to request an appeal on behalf of the property owner. By authorizing this letter, the property owner fully understands complete compliance is the ultimate responsibility of the property owner.

DATE: August 11, 2015

To Whom It May Concern:

I, Theresa M. Brown, as the owner or agent for the property listed as 608 1<sup>st</sup> Avenue South, Escanaba, MI 49829, do authorize PK Development Group LLC or their authorized agent, to request an appeal before the Board of Appeals on my behalf.

Theresa Brown  
Owner or Agent

8/10/15  
Date

906-280-0647  
Telephone Number

brown@baycollege.edu  
E-Mail Address

Sworn and subscribed to before me this 12<sup>th</sup> day of August 2015 and being personally known to me as Theresa Brown

Laura L. Johnson Laura L. Johnson  
Notary Public

My commission expires: August 12, 2017 for Delta County, MI.

**LETTER OF AUTHORIZATION TO REQUEST AN APPEAL BEFORE THE  
BOARD OF APPEALS**

**PURPOSE:** All applications for an appeal must be submitted to the City of Escanaba for review and approved prior to the scheduling before the Board of Appeals. Each application must include all data necessary to show that the requirements of the appeal are met. The purpose of this form is to authorize an outside party to request an appeal on behalf of the property owner. By authorizing this letter, the property owner fully understands complete compliance is the ultimate responsibility of the property owner.

DATE: August 11, 2015

To Whom It May Concern:

I, Todd E. Caron, as the owner or agent for the property

listed as 630 1<sup>st</sup> Avenue South, Escanaba, MI 49829, do authorize

PK Development Group LLC or their authorized agent, to request an

appeal before the Board of Appeals on my behalf pertaining to a parking variance.

Todd Caron  
Owner or Agent

08-12-15  
Date

906-399-4377

marialuisacaron@yahoo.com

Telephone Number

E-Mail Address

Sworn and subscribed to before me this 12<sup>th</sup> day of August,  
20 15 and being personally known to me as Todd Caron

Karen E. Hilt  
Notary Public

My commission expires: April 18, 2020 for Delta  
County, MI.

Authorization letter for board of appeals

Karen E. Hilt  
NOTARY PUBLIC, STATE OF MICHIGAN  
COUNTY OF DELTA  
My Commission Expires April 08, 2020  
Acting in the County of Delta



## City of Escanaba

### MEETING NOTICE

Please take notice that a special meeting of the Board of Appeals has been scheduled for September 1, 2015, 6:00 p.m., Room C101 of the City Hall/Library Complex, 410 Ludington Street, to review a request for a variance from PK Development for the Masonic/Bank Project for a dimensional variance to Section 1702 Parking Space Requirements and Table 1702 of the Escanaba Zoning Ordinance and/or to act on any other items brought up by the board.

Daryl Press  
8/27/15



August 27, 2015

BOARD OF APPEALS  
ESCANABA, MI 49829

Dear Property Owner/Occupant:

A called meeting of the Board of Appeals has been scheduled for **September 1, 2015, at 6:00 p.m. in the Council Chambers of City Hall, 410 Ludington Street, Escanaba, MI 49829.** The following item will be on the agenda and may affect your property:

**Public Hearing - 617 and 623 Ludington Street/608 and 630 1st. Avenue South – Dimensional Parking Variance – Zoning Ordinance**

Explanation: A hearing on a request from PK Development Group, LLC, for a dimensional variance to Section 1702 Parking Space Requirements and Table 1702 of the Escanaba Zoning Ordinance. The PK Development Group, LLC is requesting a dimensional variance be granted which would allow them to reduce the number of required and combined off street parking spaces from 74 spaces to 51 for a proposed mixed use commercial and 37 unit affordable housing project.

You are cordially invited to attend this meeting should you have any comment concerning this agenda item. If you have concerns, but are unable to attend this meeting, please submit your written concerns to the Community Preservation Department prior to September 1, 2015. All written concerns will be read into the 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 Community Preservation Department at (906) 786-9402. A copy of the full application and background paperwork for the referenced case can be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI, Monday through Friday, 7:30 a.m. to 4:00 p.m.

Sincerely,

Blaine R. DeGrave, Ex-Officio  
Escanaba Board of Appeals  
(906) 786-9402

**PROOF OF SERVICE – MAILING**

This document was enclosed in sealed envelope, first class postage fully prepaid, and deposited in the U.S. Government Mail.

Addressee(s): Property Owner/Occupant  
400 feet of Project

Mailing Date: August 27, 2015

Attested To By: Buffy L. Smith

**Mission Statement:**



Enhancing the enjoyment and livability of our community by providing quality  
The City of Escanaba is an equal opportunity employer

**ATTACHMENT #4**



*Remain*

CITY OF ESCANABA  
P O BOX 948  
ESCANABA, MI 49829

REBEDON INC D MOODY  
PARTY STORE  
616 LUDINGTON STREET  
ESCANABA, MI 49829

PILON LEONARD J  
716 1ST AVENUE SOUTH  
ESCANABA, MI 49829

H2 DEVELOPMENT LLC  
C/O NEAL HENDRICKSON  
17674 OTSEGO PIKE  
BOWLING GREEN, OH 43402

EAGLES FRATERNAL ORDER OF  
608 LUDINGTON STREET  
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK  
P O BOX 716  
ESCANABA, MI 49829

RICHARDS JEFFREY  
718 LUDINGTON STREET  
ESCANABA, MI 49829

EAGLES FRATERNAL ORDER OF  
608 LUDINGTON STREET  
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK  
P O BOX 716  
ESCANABA, MI 49829

STICHMAN KENNETH L  
712 LUDINGTON STREET  
ESCANABA, MI 49829

EAGLES FRATERNAL ORDER OF  
608 LUDINGTON STREET  
ESCANABA, MI 49829

MCDONOUGH JAMES M & STEPHANIE L  
711 LUDINGTON STREET  
ESCANABA, MI 49829

STICHMAN KENNETH L  
712 LUDINGTON STREET  
ESCANABA, MI 49829

KMB BROADCASTING INC  
RADIO STATION  
604 LUDINGTON STREET  
ESCANABA, MI 49829

ESCANABA STEAM LAUNDRY INC  
707 LUDINGTON STREET  
ESCANABA, MI 49829

DECKER MICHAEL & KATHLEEN ET AL  
P O BOX 701  
ESCANABA, MI 49829

OGDEN NEWS PUBLISHING OF MI INC  
DAILY PRESS  
600 LUDINGTON STREET  
ESCANABA, MI 49829

ESCANABA STEAM LAUNDRY INC  
707 LUDINGTON STREET  
ESCANABA, MI 49829

CIN-NO-MAR INC  
IRANITA MARSHALL  
1300 T ROAD  
RAPID RIVER, MI 49878

EAGLES FRATERNAL ORDER OF  
EAGLES CLUB  
608 LUDINGTON STREET  
ESCANABA, MI 49829

WM BONIFAS FINE ARTS CENTER  
700 1ST AVENUE SOUTH  
ESCANABA, MI 49829

DAGENAIS REAL ESTATE INC  
1505 NORTH LINCOLN ROAD  
ESCANABA, MI 49829

VANEFFEN ENTERPRISES LLC  
120 NORTH 6TH STREET  
ESCANABA, MI 49829

WM BONIFAS FINE ARTS CENTER  
700 1ST AVENUE SOUTH  
ESCANABA, MI 49829

M & M ENTERPRISES  
616 LUDINGTON STREET  
ESCANABA, MI 49829

LUDINGTON POST SUITES LLC  
OFFICE BUILDING  
524 LUDINGTON STREET  
ESCANABA, MI 49829

CLEAN GREEN ENERGY LLC  
7627 PARK PLACE STE 101  
BRIGHTON, MI 48116

M & M ENTERPRISES  
624 LUDINGTON STREET  
ESCANABA, MI 49829

NORTHERN MICHIGAN BANK  
P O BOX 716  
ESCANABA, MI 49829

CLEAN GREEN ENERGY LLC  
7627 PARK PLACE STE 101  
BRIGHTON, MI 48116

2 LANE PROPERTIES LLC  
1639 16TH AVENUE SOUTH  
ESCANABA, MI 49829

MICHIGAN STATE HOUSING DEV AUTH  
16900 W CAPITOL DRIVE  
BROOKFIELD, WI 53005

NEUMEIER PAUL E & MARCIA  
7646 SUMMIT 19.55 DRIVE  
GLADSTONE, MI 49837

*Renax*

2 LANE PROPERTIES LLC  
1639 16TH AVENUE SOUTH  
ESCANABA, MI 49829

PINOZEK DAVID J JR & JOANNE E  
2514 SOUTH 21ST STREET  
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH  
612 2ND AVENUE SOUTH  
ESCANABA, MI 49829

2 LANE PROPERTIES LLC  
1639 16TH AVENUE SOUTH  
ESCANABA, MI 49829

HALL RUSSELL W & AMY D  
1720 DAKOTA AVENUE  
GLADSTONE, MI 49837

GET UP BEGIN AGAIN CHURCH  
612 2ND AVENUE SOUTH  
ESCANABA, MI 49829

PINOZEK DAVID J JR & JOANNE E  
2514 SOUTH 21ST STREET  
ESCANABA, MI 49829

VADER & VADER PC  
C/O DANIEL J & MARY VADER  
309 SOUTH 6TH STREET  
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH  
612 2ND AVENUE SOUTH  
ESCANABA, MI 49829

MOVALSON-FIX LLC  
NORTHERN INSURANCE AGENCY  
P O BOX 774  
ESCANABA, MI 49829

ESCANABA HOUSING COMMISSION  
110 SOUTH 5TH STREET  
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH  
612 2ND AVENUE SOUTH  
ESCANABA, MI 49829

CARON TODD E & MARIA L  
CARON TODD & MARIE L  
4954 WINDSONG 18.23 DR  
ESCANABA, MI 49829

HALL RUSSELL W & AMY D  
1720 DAKOTA AVENUE  
GLADSTONE, MI 49837

GET UP BEGIN AGAIN CHURCH  
612 2ND AVENUE SOUTH  
ESCANABA, MI 49829

BROWN THERESA M  
608 1ST AVENUE SOUTH  
ESCANABA, MI 49829

ESCANABA HOUSING COMMISSION  
110 SOUTH 5TH STREET  
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH  
612 2ND AVENUE SOUTH  
ESCANABA, MI 49829

PINOZEK DAVID J JR & JOANNE E  
2514 SOUTH 21 STREET  
ESCANABA, MI 49829

ESCANABA HOUSING COMMISSION  
110 SOUTH 5TH STREET  
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH  
612 2ND AVENUE SOUTH  
ESCANABA, MI 49829

PINOZEK DAVID J JR & JOANNE E  
2514 SOUTH 21 STREET  
ESCANABA, MI 49829

FINLAN MARY A  
518 1ST AVENUE SOUTH  
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH  
612 2ND AVENUE SOUTH  
ESCANABA, MI 49829

RIVERA SAMUEL C  
606 1ST AVENUE SOUTH  
ESCANABA, MI 49829

ST JOSEPHS CHURCH  
709 1ST AVENUE SOUTH  
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH  
612 2ND AVENUE SOUTH  
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH  
612 2ND AVENUE SOUTH  
ESCANABA, MI 49829

*Remax*

WELLS MICHAEL C  
523 1ST AVENUE SOUTH  
ESCANABA, MI 49829

## MASTER PLAN GOALS

This Master Plan will serve as a guide to help manage the future growth of Escanaba and as a tool that will shape and maintain the community as growth occurs. To be successful, it is critical that the Master Plan reflect the views and opinions of those who will be most impacted, the residents. Intensive community input has given residents a sense of ownership in the plan, which will foster future support in the decisions that are made based on the content of the plan. The Master Plan goals are directly related to the community views. They support the resulting recommendations. The highlighted goals of the Escanaba Master Plan are as follows.

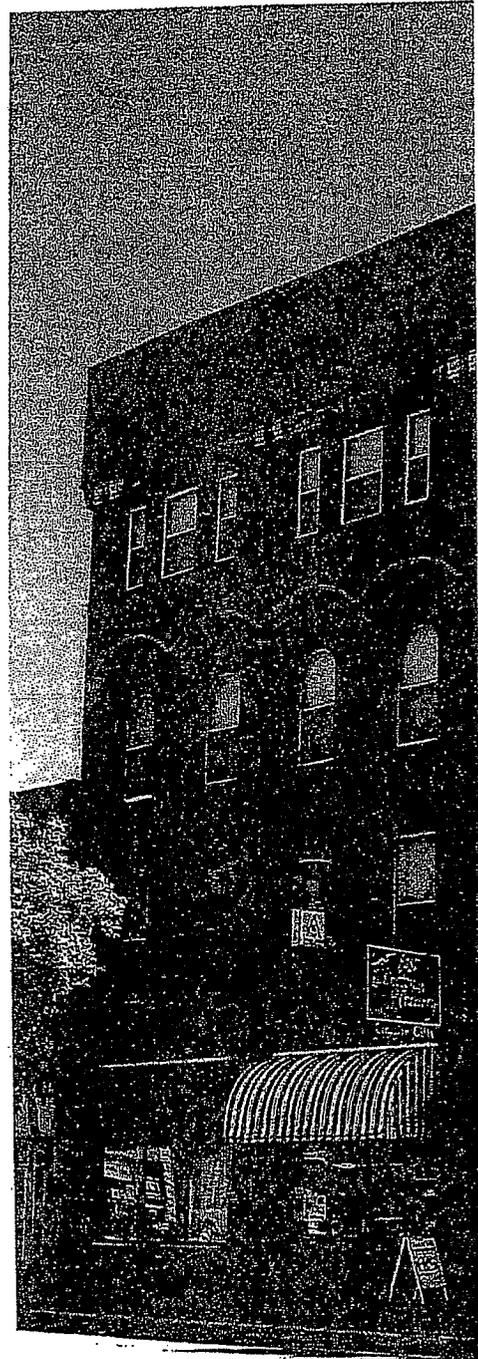
## VISION

- Waterfront along the north shore area is a balance between public recreation and private development.
- Main Street is inviting, attractive and walkable.
- Economic activities are vibrant, diversified and flexible, with high tech and evolving business culture in partnership with a four-year university.
- Utilities provided by the city in the most cost effective manner to meet the current and future demands of the community and to accommodate regional development.
- Neighborhoods are preserved and improved, combined with expanded quality housing options.
- Transportation is conducive to residential living, business priorities, and non-motorized travel.
- Escanaba is envied for its natural beauty and progressive small town atmosphere.

## COMMUNITY OVERVIEW

The City of Escanaba is located at the heart of Michigan's Upper Peninsula along the north side of Lake Michigan on the western shore of Little Bay De Noc. Bounded by the bay to the east, Wells Township to the north and west and Ford River Township to the south, Escanaba serves as both the county seat and largest community in Delta County.

Escanaba covers roughly twelve square miles of land area within the city limits. The City of Escanaba is a small northern town that prides itself in its community values and beauty. Escanaba hopes to maintain and improve these community values and small town character while expanding education and employment opportunities to further enhance the quality of life for the residents.



ATTACHMENT #5

Table 3.1: Historic Population Trends

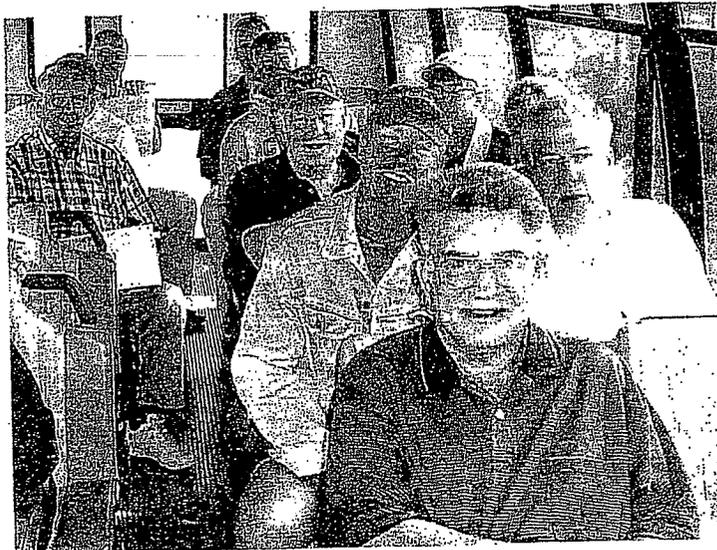
	1960	1970	1980	1990	2000
City of Escanaba	15,391	15,368	14,355	13,659	13,148
% Change		-0.15%	-6.59%	-4.85%	-3.74%
City of Gladstone	5,267	5,237	4,533	4,565	5,042
% Change		-0.57%	-13.44%	0.71%	10.45%
Ford River Twp..	1,308	1,762	2,136	2,002	2,241
% Change		34.71%	21.23%	-6.27%	11.94%
Wells Twp..	3,295	4,003	5,181	5,159	5,044
% Change		21.49%	29.43%	-0.42%	-2.23%
Escanaba Twp..	1,485	1,948	3,229	3,340	3,587
% Change		31.18%	65.76%	3.44%	7.40%
Brampton Twp..	589	737	1,113	1,142	1,090
% Change		25.13%	51.02%	2.61%	-4.55%
Bark River Twp..	1,361	1,299	1,571	1,548	1,650
% Change		-4.56%	20.94%	-1.46%	6.59%
Delta County	34,298	35,924	38,947	37,780	38,520
% Change		4.74%	8.41%	-3.00%	1.96%
State of Michigan	7,824,965	8,875,083	9,262,078	9,295,297	9,938,444
		13.42%	4.36%	0.36%	6.92%

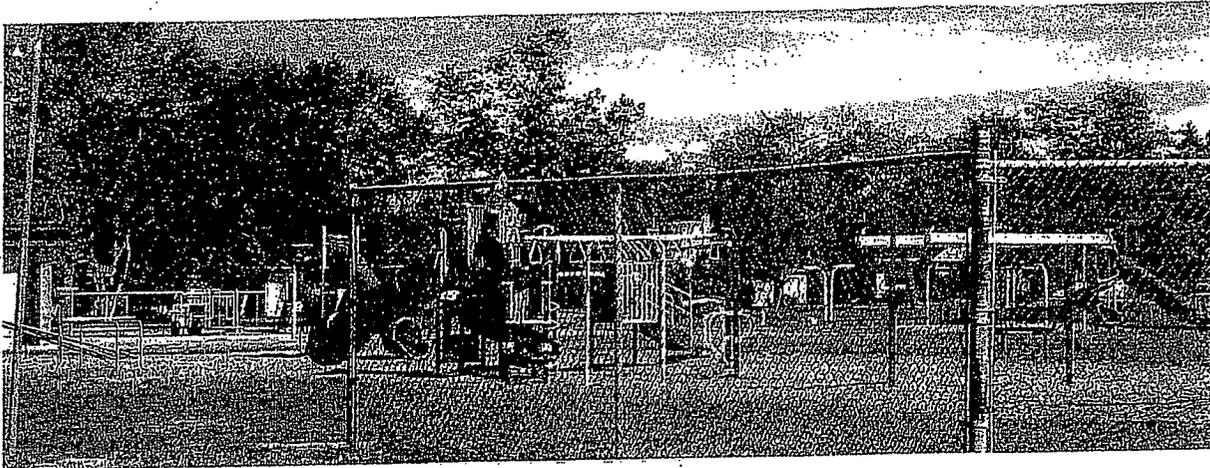
Source: U.S. Census - 2000

#### How will this impact Escanaba?

Escanaba is experiencing a demographic change that is common in major urban centers in northern Michigan and throughout the United States. Cities are developing along major thoroughfares, resulting in sprawling commercial corridors leading outward into surrounding townships and rural areas. Therefore, residents are migrating into these less densely populated areas that offer lower property costs and large lot development opportunities. Sprawl development, combined with an outward migration from the urban core, leads to declining downtown centers and increased traffic congestion. Escanaba is currently experiencing similar outward migration, leading to the under utilization of the downtown district and increased traffic along the Lincoln Road and US-2 commercial corridors. As more people migrate away from the central urban area, an increase in strip development has occurred to accommodate the needs of these residents living on the outer reaches of Escanaba. Residents wish to reverse this outward trend by making the city a more attractive and desirable place to live. Residents voiced concern about the declining downtown district as well as increased development along US-2 and Lincoln Road. Some of the suggested strategies to maintain and attract a strong population base were:

- Market & Promote Escanaba: capitalize on Escanaba as a gateway into the Upper Peninsula by creating an attractive entry into Escanaba from US-2, 41 and M-35.
- Clean up the city and redevelop downtown as an important destination; encourage mixed-use, walkability, facade improvements, and infill development.
- Encourage patronage of hometown or homegrown businesses.
- Enhance the existing school system.





### HOW WILL THIS IMPACT ESCANABA?

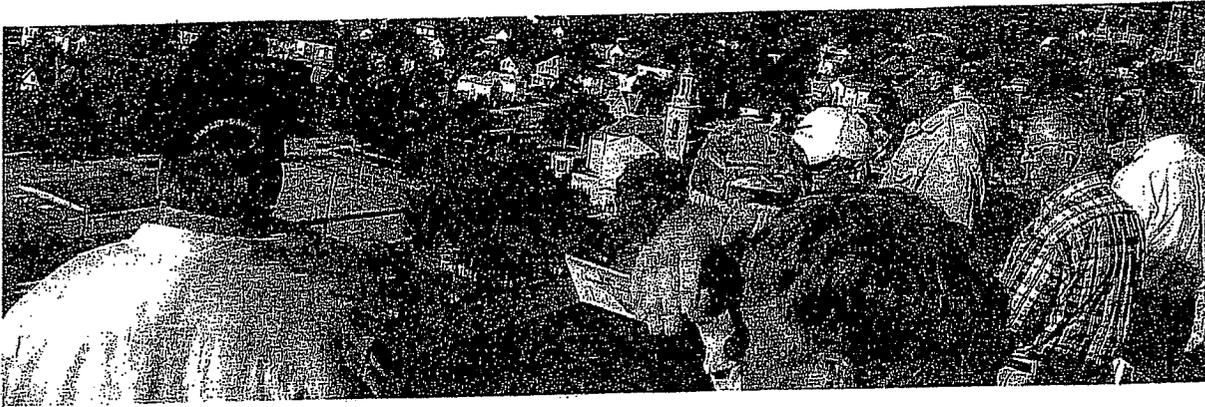
Analyzing the population projections for Delta County along with the historic population trends presents the city with the direction of Escanaba's population through the life of the master plan. The 2000 Census projections for Delta County show a slow growth rate of 1% or less over the next fifteen years. Though this is not a high rate of growth, with a potential renewal in interest in revitalizing the urban center, this may have an impact on the immediate area surrounding the city core. The city will then need to address needs such as an improved and upgraded infrastructure, public facilities, and transportation. It also presents the opportunity to better use existing residential and commercial sites and to promote infill development in the city center. Furthermore, it presents the opportunity to better utilize the existing sites and promote infill development within the city center.

Undeveloped property that could facilitate residential or mixed-use development exists along the "North Shore" and the area west of 30<sup>th</sup> Street and north of US-2. However, each of these undeveloped areas contains unique issues that may impede development. Both private ownership and wetlands present development problems for each area respectively. Given these factors, it would be beneficial to encourage infill development and the use of existing sites for residential development as needed by a slow growing population.

### AGE DISTRIBUTION

Age distribution, in conjunction with population dynamics, helps to determine which age groups are staying in Escanaba and which age groups are declining in population. The geographic concentration of age groups also helps to identify those areas that may require specific amenities and facilities. Differentiating between those areas with a higher concentration of elderly from those with a higher concentration of children aids in locating specific facilities, such as parks, recreation centers and schools. Walkability, safety, and recreation opportunities are important characteristics that need to be recognized for the vitality of any area. Furthermore, by assessing the age distribution of Escanaba, health care demands and school enrollment can be predicted.

Analysis of the spatial distribution of age groups in Escanaba is represented in maps 3.1 and 3.2 below. In map 3.1, the spatial distribution of children under age 15 is concentrated in three primary areas. The highlighted area adjacent to M-35, containing the Delta County Airport presents deceptive information. This is a large, sparsely populated block of land with a high percentage of children under the age of 15. On the map it looks more imposing than the true numbers bear out. There are smaller areas in the heart of the city with a much higher population of children under 15. Therefore, this airport area is not considered to have a significant population of children under age 15. The two remaining areas of concentration have a population of children under age 15 that reaches 20% to 39% of the total population of each Census Block. The most significant concentration of this age cohort is located between



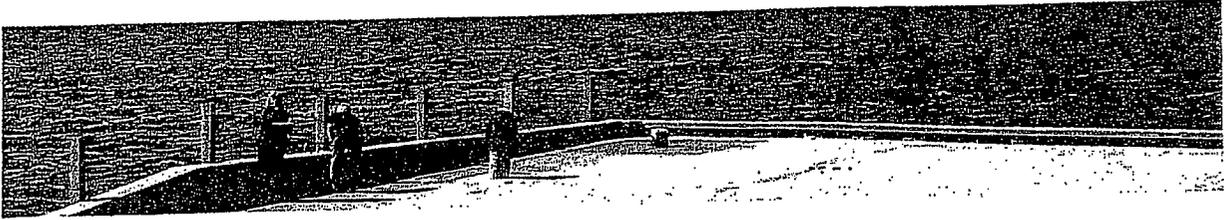
In contrast, individuals over age 65 experienced an increase in both number and percentage of the total population. Escanaba saw a 7.4% increase in the number of residents over age 65 from 1990 to 2000. This trend is the result of the aforementioned decline in younger populations that continues to increase the mean age of Escanaba. Additional increases occurred in those individuals between ages 45 and 54. Age distributions for all cohorts are listed in table 3.3 below.

Table 3.3: Age Distribution 1990 vs. 2000

Age Distribution						% Change	
1990			2000			1990-2000	
Age Group	Number	% of Total	Age Group	Number	% of Total	Number	%
Total Population	13,659		Total Population	13,148			
Under 5 years	956	7.00%	Under 5 years	762	5.80%	-194	-1.20%
5 to 20 years	2,950	21.60%	5 to 19 years*	2,612	25.66%	-338	-4.06%
21 to 24 years	704	5.15%	20 to 24 years	873	6.64%	169	1.49%
25 to 44 years	3,849	28.18%	25 to 44 years	3,296	25.07%	-553	-3.11%
45 to 54 years	1,231	9.01%	45 to 54 years	1,648	12.53%	417	3.52%
55 to 59 years	635	4.65%	55 to 59 years	582	4.43%	-53	-0.22%
60 to 64 years	713	5.22%	60 to 64 years	551	4.19%	-162	-1.03%
65 to 74 years	1,360	9.96%	65 to 74 years	1,233	9.38%	-127	-0.58%
75 to 84 years	905	6.63%	75 to 84 years	1,048	7.97%	143	1.35%
85 years and over	356	2.61%	85 years and over	535	4.07%	179	1.46%

\* Age cohort divisions changed between 1990 and 2000.

Source: U.S. Census - 2000



### HOW WILL THIS IMPACT ESCANABA?

Escanaba's declining population of young children and adults coupled with an increasing elderly population is a common trend throughout the state, as well as the United States as a whole. An increased mean age has evolved from advances in health care and an aging baby-boomer population. Escanaba attracts these young retirees and elderly due to the attractive, safe, small town, along with quality housing, abundant recreational resources, and close proximity to quality health care.

An aging population will be an important element to consider for planning related issues. For example, the Escanaba School District in 2004-2005 had a blended enrollment of 3,013 students. Over the past seven years, the District has been forced to close five elementary buildings due to declining student enrollment. Current trends have leveled off. As the community ages, an increased demand for senior housing and entertainment facilities will emerge, especially in areas where a high percentage of seniors are located.

Observing the aging trend of Escanaba presents the need to find new ways to attract younger generations of families and individuals to the area to help support an aging community. Additionally, Escanaba would greatly benefit by attracting more young retirees to the community. These young retirees seek out small town communities that provide cultural, educational, and quality medical facilities. Young retirees would not require jobs and characteristically have high discretionary incomes resulting in increased investment in local businesses without increased demand for local jobs. Marketing Escanaba's premiere waterfront and small town charm would attract these young retirees to the area and help to transform the local economy.

topic would like to see Escanaba continue as a power producer with a plant expansion or a new plant, some even mentioned Escanaba becoming a "U.P. power supplier."

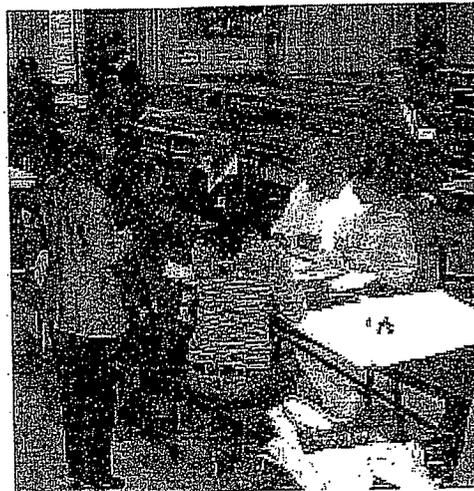
Participants discussed possible ideas for the development of the "North Shore" area. The ideas for this area were varied and at times conflicting. They included a Port Authority, mixed use development, public access and a marina. While people were not entirely opposed to a Port Authority, they expressed the need for additional information, an opportunity for input and the need to protect natural resources. With regards to mixed-use development, participants described the "North Shore" area as containing residential, commercial and recreational facilities as well as a better connection to downtown. Another frequently raised topic was the need to promote Escanaba as a tourist destination and that the "North Shore" could include a facility to hold medium to large size conferences.



Many participants noted that downtown Escanaba is no longer the destination it once was. The conversion of businesses from retail to service predominates. This change in orientation likely contributes to the perception that downtown has a high number of vacancies as the once lively storefronts have been replaced with offices. A Market Study for the Downtown Development Authority is currently underway and should address these concerns and perceptions.

Participants are seeing a need for additional housing in Escanaba, particularly apartment, condo and senior housing. Participants discussed that Escanaba is limited in the housing it offers that would be suitable for younger people starting out or seniors who are ready to give up the responsibilities of owning a home. Several groups also spoke of the increased desire for housing that is part of a mixed use or Traditional Neighborhood Design. Only one group mentioned a demand for larger homes on larger lots.

Trends in recreation and transportation overlapped as participants spoke primarily of the difficulties in getting around without a car. In particular, road crossings are dangerous, sidewalks need to be improved and in some cases added and the bike path is not complete. Other issues raised were strictly recreational, as participants recognize the need to protect and

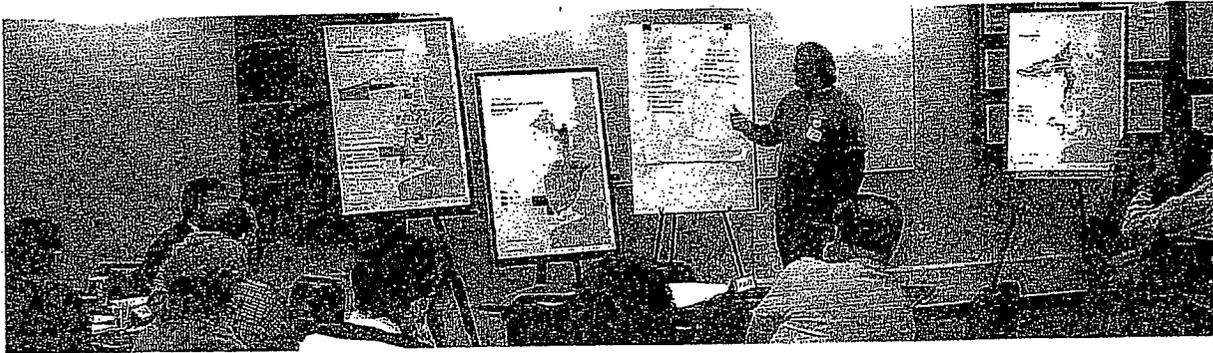


transit, and the conservation of natural resources.

#### HOW DO WE GET THERE?

Participants identified short-term strategies and actions that will move the community in the direction of its "preferred" scenarios. Some of the strategies discussed include:

- Involve community in planning and get regional support, work with the County
- Encourage and support homegrown businesses
- Recruit businesses that diversify the economic base utilize tax incentives and/or public-private partnerships
- Identify and work with investors to accomplish redevelopment and recruitment, take advantage of brownfield grants
- Ensure that adequate infrastructure is available, expand power plant in order to become a regional provider of power, issue bonds to fund expansion
- Increase tourism-- historic, water based, unique features, wildlife, convention center, update the airport
- Market & promote Escanaba, capitalize on Escanaba being "the Gateway to the Upper Peninsula" (all highways go through Escanaba); Create attractive entry on US-2
- Clean up city
- Redevelop Escanaba as an important destination - encourage mixed use, walkability, facade improvements
- City should acquire and redevelop waterfront
- Create a green corridor between cities along shoreline, utilize grant money
- Encourage in-fill development
- Additional community and recreation activities & better use of Fair grounds
- Form an Historic district to preserve character and qualify for funding
- Work with State and Bay College to expand academics to a four-year program
- Strengthen local schools



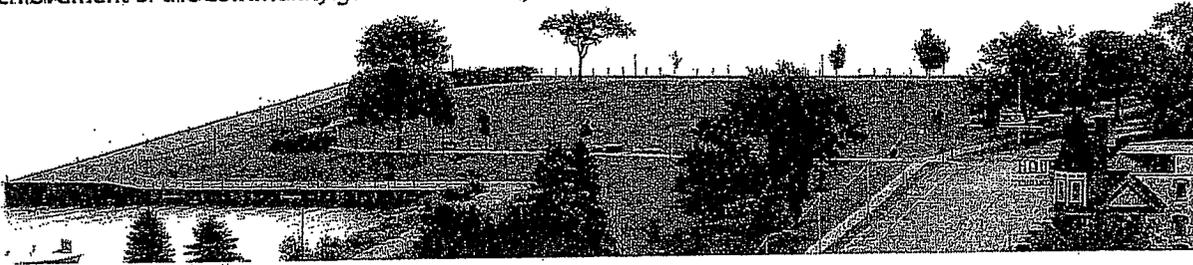
#### COMMUNITY VISIONING SUMMARY

Participants covered a wide range of subjects during the Visioning Sessions however; several general topics repeatedly emerged as areas of focus. Those items include:

- Escanaba is a safe, clean, friendly community.
- Escanaba has great parks and recreational opportunities.
- The natural resources of the area are one of its greatest assets.
- The "North Shore" should be available for public use.
- The waterfront is an under utilized resource for events, recreation, and scenic value.
- Downtown needs to be revitalized as a tourist, shopping, and entertainment district with clear connections to the waterfront.
- Escanaba needs to fully utilize the attractive location for a regional retail hub by encouraging retail business to locate in Escanaba.

- A plan is needed that will provide future sources of electric power at competitive costs to local power users and for future economic development. The current plant is operating near capacity during peak demand.
- Escanaba needs to diversify its economic base.
- Create a supportive environment for local businesses; Engineering Machine Products is a positive example for the community.
- Increase the housing types to include suitable options for seniors and young people (rental and condominium units).
- The community would like more information and input regarding the potential development of a Port Authority.
- Promote Escanaba as a tourist destination.
- Find ways to keep a young adult population in Escanaba.
- Encourage Bay College to expand its programs by offering a four-year degree.
- Promote Escanaba as a retirement community.
- The non-motorized transportation system needs improvement.
- Relations and communication between the residents and city officials need improvement.

The issues that emerged from the community visioning process formed the basis for the development of the themes for the community to focus their efforts on. These themes will serve as the guiding principles of the community master plan and will be translated into a series of policy statements that support the achievement of the community goals. A summary of the themes follows.



## WATERFRONT

The waterfront is viewed as one of Escanaba's greatest, yet under utilized, assets. While Escanaba has a number of amenities on the waterfront, including Ludington Park, the City marina, and the boat launch, the community does not feel that they are as well used as they could be. Additionally, the community feels that there is a better use for the area known as the "North Shore" (the waterfront area north of 1<sup>st</sup> Avenue North and south of the power plant).

## Recreation Assets

Escanaba has two primary boat launch facilities. The newly constructed north shore boat launch is heavily used by local fishermen and during fishing tournaments. However, the area offers few amenities for families and spectators, such as playground or picnic facilities. The newly reconstructed boat launch facility on Aronson Island at Ludington Park is heavily used during peak times of the fishing season in the spring and fall and during tournaments. This area offers amenities such as a public beach, rest room facilities, picnic areas, open space and close proximity to downtown Escanaba. In the winter, the Yacht Harbor Basin becomes a community of fishing shanties and an access to Little Bay De Noc for ice fishermen.

## North Shore

Most participants were in agreement that there is a better use for the area known as the "North Shore," however the ideas were varied. Some would like to see public access to the waterfront along this property, others spoke of developing the area as a mixed-use development, some felt it should be residential and others suggested a conference center in this location. Additionally, the City is investigating the feasibility of its use as a deep-water port. While the community was not opposed to the development of a deep-water port here, they did express the desire for more information to be publicly disseminated and the need for additional public discussion in the planning of this area of Escanaba.

### Port Authority

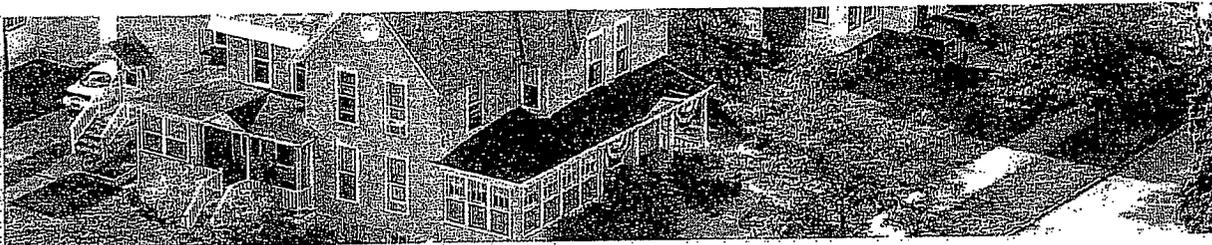
One idea is the creation of a Port Authority to oversee a deep-water port. As previously mentioned, the community is not opposed to a deep-water port, but would like additional information about the project and would like to be included in the planning process.

### Power Plant

The other idea is the potential expansion of the power plant. While the community agrees that something needs to happen, there are conflicting viewpoints as to how or whether the power plant should expand.

### Diversification through Support for Local Business and Tourism

The community would like to see a diversification of the City's economic base. Suggestions included support for "hometown businesses" (Engineering Machine Products was frequently cited as a positive example) and the development of the tourism industry in Escanaba. The citizens have discovered that fishing tournaments held in the community generate a significant amount of revenue but that without sufficient facilities to accommodate the participants (lodging in particular), they are not capturing their full potential of tourist spending.



## NEIGHBORHOODS

Neighborhoods are the foundation of a community and Escanaba is proud of their residential neighborhoods. However a few deficiencies were acknowledged. These included inadequate housing options for seniors, singles, and young adults. Citizens of Escanaba enjoy benefits of a traditional neighborhood design, which includes front porches facing the streets, sidewalks, a grid street system, and allows for mixed neighborhood uses.

### Housing for Seniors, Singles, and Young Adults

Seniors, singles, and young adults represent a group of citizens that desire condominium and apartment living, housing options that are limited in Escanaba. The "North Shore" and downtown were both mentioned as possible locations for this type of residential development.

## TRAFFIC

The increased traffic and development along the US-2 Corridor and Ludington Street has resulted in unwanted congestion, unappealing aesthetics, unsafe pedestrian conditions, and difficulties when trying to turn off or onto the corridor. Actions should be taken to improve these conditions. The recommendations and design features of the June 2003 Lincoln Road and Ludington Street Corridor Management Plan should be consistently followed and implemented.

## WALKABILITY

Creating a walkable community is important to quality of life issues as not every member of the community is able to drive, yet each member of the community needs to get around. Seniors, teens, and disabled (either permanently or temporarily) persons are the groups that are most impacted when a community is not walkable. These are the persons that must rely on others to get from place to place, which can be both financially and emotionally costly. Improvements to the walkability of Escanaba include well-marked crosswalks, safe sidewalks, and a network of bike paths that extend throughout the city.

**Objectives By Zone**

**Downtown Waterfront (Ludington Park to 6th Avenue North)**

1. Promote public accessibility to Lake Michigan.
2. Strategically locate public and/or private development which draw the downtown to the waterfront area, creating additional critical mass for the downtown.
3. Take appropriate measures to remove the blighted and inoperable freighter.
4. Create additional water related recreation uses.
5. Promote greater use of the municipal dock.
6. Higher density residential development, including attached townhomes and condominiums.
7. Mixed-use developments with commercial, entertainment, and residential components.

**Transitional Waterfront (6th Avenue to 16th Avenue North)**

1. Ensure that public accessibility is maintained along the shoreline.
2. Uses south of 14th Avenue North would include higher density residential developments similar to the Downtown Waterfront area, and commercial uses.
3. Uses north of 14th Avenue North would include water related commercial uses, which serve as transition between residential and port activities.
4. As a secondary use, light industrial uses, which are compatible with higher density residential developments, can be accommodated within areas north of 14th Avenue North.

**Port Waterfront (16th Avenue North to North City Limits)**

1. Use of existing deep water slips for waterborne commerce.
2. Uses would include industrial and other port related business, functions, and activities.

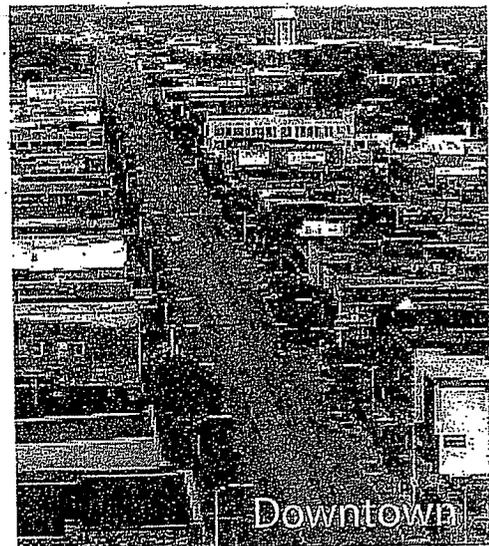
**THEME**

**DOWNTOWN: BUILDING ON A TRADITION**

Downtown Escanaba is Ludington Street. Linear in form stretching 22 blocks from Lincoln Road to Drive, its prowess as the retail center for the central lower Upper Peninsula has been eroded economically by commercial and big box development along US-2 (Lincoln Road). Escanaba desires and wants to change the function of the downtown from a service center to a diverse mix of retail, restaurants, entertainment, and residential uses building on its tradition as an historic, convenient, and economically viable downtown area.

**Objectives**

1. Establish downtown Escanaba as a strong factor promoting Escanaba as a regional retail hub for the Central Upper Peninsula.
2. Reclaim abandoned office and service buildings for use as retail, residential, and commercial activities.
3. Develop nodes of activity along the Ludington Street corridor resulting in a greater critical mass of retail, restaurant, and office activities.
4. Initiate funding programs that facilitate improvements to façade, signage, and landscaping of downtown businesses.
5. Provide incentives to maintain and restore historic buildings for retail and commercial uses.
6. Encourage businesses to extend hours of operation to meet the needs of residents who work a typical eight to five workday.
7. Combine the rich history of downtown with the history of



- sidewalk sales and a winter holiday open house.
- Utilize existing waterfront areas for the development of locally owned shops and restaurants targeting tourists and residents alike.
- Concentrate the development of big box regional shopping centers within the allocated area along Lincoln Road.
- Create walkable retail centers that are developed at a human scale to provide safe and accessible services to local residents, eliminating auto dependency.

#### Reclaim Downtown as a Retail and Service Destination

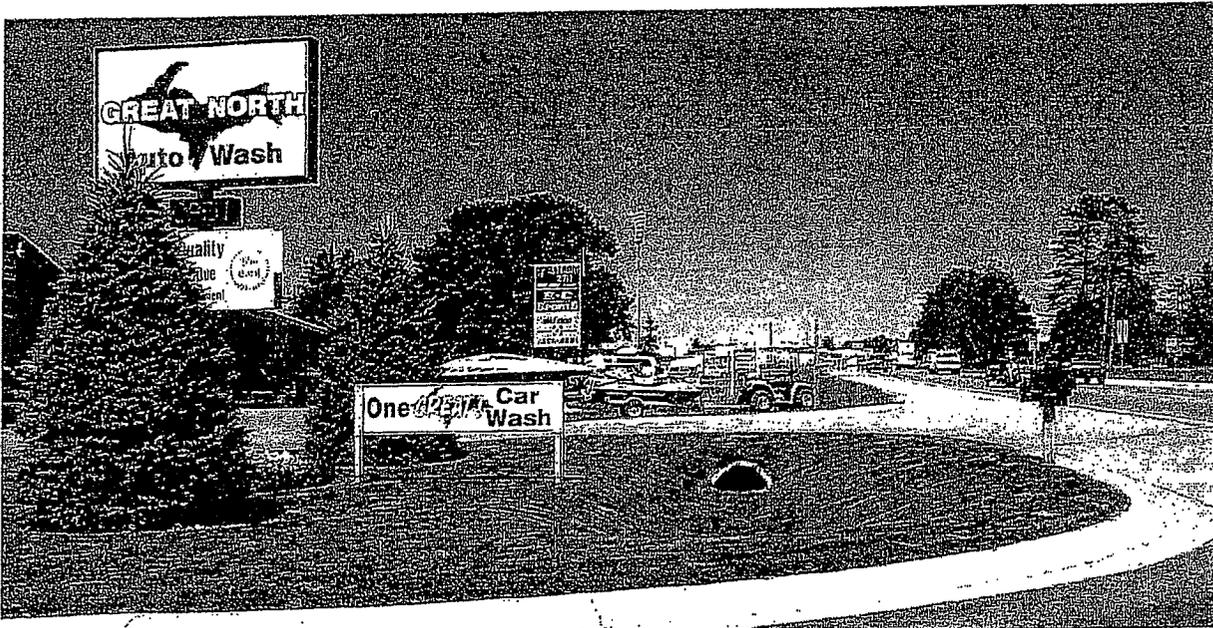
Downtown Escanaba was developed during a time of strong economic activity and strong pride in small town community values. Unfortunately, the introduction of national big box retail chains has led to a decline in the community connection to the downtown. Redevelopment of this once thriving commercial corridor has become a primary concern and focus of the community. Revitalizing downtown Escanaba will be a lengthy process and will require careful planning and consideration in order to successfully bring this community asset back to life.

The goal of downtown revitalization will be to establish specific districts along the 22-block corridor allowing for a mix of retail, service, office, entertainment and residential uses. By organizing these uses into specific geographic areas, efficient use of these spaces can be achieved and will promote the interaction of residents and local businesses. The initial step will be to locate residential uses around the commercial activities to incorporate an environment in which people and goods and services are intertwined. This will also require reclaiming abandoned office and service buildings as mixed retail and residential uses. The Ludington Street corridor will then become a linear downtown that attracts residential development around the perimeter while concentrating a mix of retail, commercial and service uses at the heart of the community.



A thriving and livable downtown is an important element in any community, and is viewed as one of the primary objectives of the residents. Throughout the community input process residents shared their vision with hopes of bringing new life and activity to this once vibrant and lively downtown. This vision has been summarized in the following objectives.

- Reclaim abandoned office and service buildings for retail, residential, and commercial activities.
- Develop nodes of activity along the Ludington Street corridor resulting in a greater critical mass of retail, restaurant, and office activities.
- Initiate funding programs that facilitate improvements to façade, signage, and landscaping of downtown



### LAND USE ISSUES

Observing the spatial distribution of existing land use and zoning patterns presents possible opportunities to plan for areas that have seen significant and unexpected change, as well as locate areas which may be disconnected and under utilized. Furthermore, a comparison of the zoning and land use maps presents important land use issues. These issues will be addressed and highlighted in the development of the Master Plan and will support the development of a future land use plan and map.

#### Commercial Development Along Lincoln Road

The first observation that is made regarding the existing land use in Escanaba is the concentration of commercial activity along the linear corridor on Lincoln Road. A number of big box retail stores have been established on the north side of 1<sup>st</sup> Avenue North east of Lincoln Road. This area has become a regional shopping center offering retail and services at a scale that will support not only Escanaba residents, but the surrounding region as well. However, the development of this commercial hub has been the leading factor in the decline of retail and service businesses in the downtown along Ludington Street. Big box retail development is characteristic of many small towns in Michigan and has led to declining downtowns nationwide. Escanaba residents support the revitalization of the historic downtown. Therefore, the continued commercial sprawl along Lincoln Road must be managed in order to allow for a market that can support local businesses and services.

#### Downtown Ludington Street

Land use along downtown Ludington Street has become much less focused around retail and entertainment and more focused on office and service activities. The 22 blocks along Ludington Street which make up Escanaba's downtown have developed a severe disconnect with the businesses and residents in and around this area. The length and magnitude of the downtown inhibits pedestrian interaction along the entire retail and entertainment corridor. Furthermore, while a large percentage of commercial buildings are occupied, the specific uses are primarily specialty retail and office. A lack of daily goods and services such as a grocery or neighborhood markets is lacking in the downtown. Additionally, with the development of the commercial strip along Lincoln Road, local businesses, which once supported the daily needs of residents, have been forced to close their doors because they are unable to compete with the chain and big box retail operations. Downtown Ludington Street once served as the primary commercial center of Escanaba, providing residents with all the necessary goods and services. Revitalizing the downtown to a thriving commercial core is the goal of the residents and a primary focus of this Master Plan.

## FUTURE LAND USE FRAMEWORK

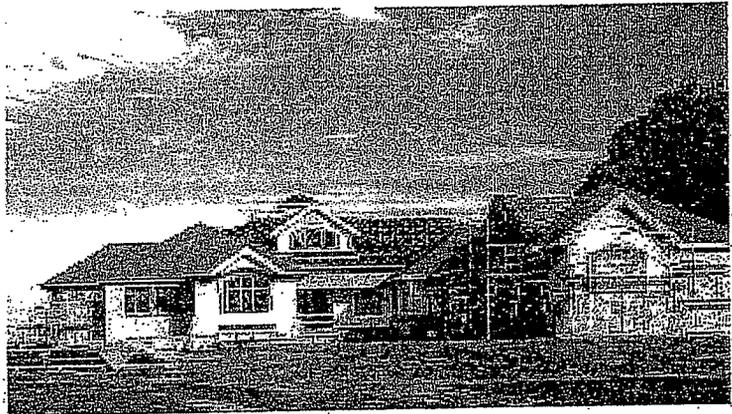
As previously mentioned, the future land use framework is outlined graphically in Map 12.2, the Future Land Use Map. The following is a break down of each of the specific land uses that are proposed on the map, which are summarized in Table 12.2. The proposed land uses are the result of the public participation, as well as the detailed analysis of the existing conditions. Furthermore, these proposed land uses are designed to meet an increased demand for new development in Escanaba.

## RESIDENTIAL

Residential areas of Escanaba are the primary uses that require the greatest amount of space. As seen in Table 12.2, this trend remains within the future land use proposal. Within the residential classification, three sub-categories have been defined based upon housing density and types of uses permitted. The three categories include Residential (Moderate Density), Residential (Medium Density), and Residential (Mixed Use).

### Residential (Moderate Density)

Residential areas classified under the Moderate Density category are composed of traditional single-family homes, located on lots of approximately 6,000 to 7,000 square feet. This category is the largest within the future land use framework, making up 23.17% of the total area in the City of Escanaba. Consequently, the housing density in these areas ranges from one to seven units per acre, with the majority being at the denser end of this range, from four to seven units per acre. Few areas in the heart of the residential



neighborhoods are available for future development. Therefore, new residential neighborhoods, depicted in light yellow on Map 12.2, have been proposed for the southwestern portion of the city that lies just north of the Delta County Airport. As these neighborhoods develop, it is important to make sure that neighborhood features such as parks, sidewalks and local shopping nodes be incorporated.

### Residential (Medium Density)

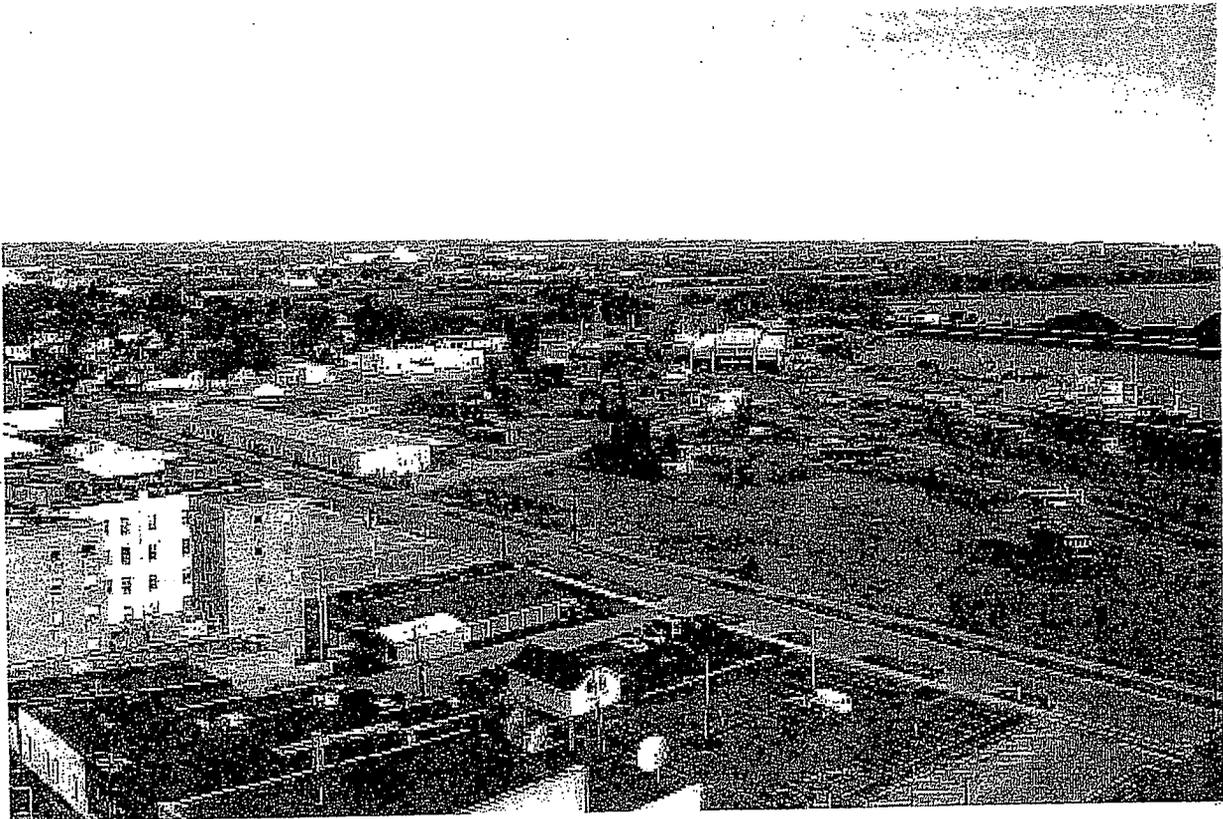
Medium density residential development allows for eight or more dwelling units per acre. Residential development of this density provides areas in which to locate apartments, townhomes, and condominiums for multiple family uses. Five main areas are classified under this designation comprising over one hundred sixty acres of land. These five areas are centrally located in the southeastern portion of the city as depicted in the bright yellow tone in Map 12.2. Availability of multiple family housing opportunities is critical for retaining and attracting young



adults, as well as retirees who are not interested in maintaining a larger lot and home. Escanaba has a strong desire to attract more of these individuals, resulting in a need to further develop this housing type. Furthermore, locating this residential development in close proximity to traditional neighborhoods will create greater connectivity between residential areas.

### Residential (Mixed Use)

Traditional development trends have created a distinct separation between different land uses, such as residential and commercial. This type of land use framework has led to greater dependency on automobiles and disconnects between residents and businesses throughout many communities. Incorporating a multitude of uses, which do not impose hardships on one another, creates areas that are self-supporting and retain a greater sense of community. Two primary areas of Escanaba have been proposed for residential mixed-use development in this Master Plan. These areas will provide opportunities for development that incorporates residential, retail, office, and commercial uses. The first area that is considered for residential mixed-use development is the stretch of Ludington Street between Lincoln Road and 15th Street. Incorporating a mix of residential and commercial uses within this traditional downtown stretch will provide an opportunity for new residential development, as well as begin to focus development in downtown Escanaba within a more centralized location. The second area that is considered for residential mixed-use development is the area along the lakeshore that is currently being utilized for industrial purposes, between 6th Avenue North and 14th Avenue North. This area provides an ideal opportunity to develop lakeshore townhomes mixed with retail and entertainment activities. Development of this nature would become an attractive area for retirees and young residents to have a location in which they can live and work without the need for lengthy commutes to work or shopping. Lakeshore development of this type is typical of many Great Lakes communities and is proving to be a very viable reuse of industrial waterfronts.



### COMMERCIAL

Commercial development in Escanaba has been typical of most communities nationwide. Commercial concentration in the traditional downtown has been relocated along major thoroughfares resulting in a sprawling commercial strip. Strip commercial development is a critical issue and is the leading cause for Escanaba's declining downtown. Limiting sprawl is a primary concern of residents and officials alike. In order to address this growing problem three commercial areas have been designated in Escanaba. The three commercial classes differ in intensity and include the following; Commercial (General Retail), Commercial (Mixed Use) and Commercial (Regional Retail).

### What Does This Mean For Escanaba

The Future Land Use Plan provides a framework for the City to determine how and where land uses develop as they are needed. Within each future land use classification, specific projects and developments are also explained in the next chapter. It is important for Escanaba to stay the course and locate land uses where they have been determined to meet the needs of the community in the most desirable manner. The future land use plan is summarized in the following list of recommendations.

#### Residential

- Moderate Density
  - Provide for traditional neighborhood development and the preservation of historic residential communities within Escanaba.
  - Encourage new residential development that grows in the traditional fashion and ties into existing neighborhoods.
- Medium Density
  - Create housing opportunities for young adults and retirees who are not looking for a single family home.
  - Concentrate housing for residents with similar needs in areas where alternative transportation and accessibility can be focused.
- Mixed Use
  - Incorporate a multitude of uses to encourage community interaction with local businesses and provide a greater connection between residents and their neighborhoods.
  - Provide daily goods and services in areas where people live, decreasing the need for automobile transit to outlying commercial hubs.

#### Commercial

- General Retail
  - Implement a general retail-shopping district along Ludington Street to initiate a more manageable downtown retail area.
  - Concentrate retailers in central locations to allow for greater pedestrian access and connectivity of similar land uses.
- Mixed Use
  - Reverse the traditional land use development by allowing differing uses that serve one another through a multitude of retail, residential, and commercial activities.
  - Implement a mixed-use district along Ludington Street to establish a resident population downtown that can rely on downtown businesses.
- Regional Retail
  - Provide an area to locate "big box" retailers, while limiting strip development along Lincoln

ESC. DDA MASTER PLAN

Projects and programs for the amended and restated Development Plan and Tax Increment Financing Plan were identified through several joint special meetings with the City Council, City Administration, Planning Commission and Downtown Development Authority. A list of projects and programs was compiled and a survey was offered to each of the groups for rating and prioritization. Twenty-six members representing the various groups mentioned above responded to the survey coordinated through the City Manager's office. The results of the prioritization exercise are outlined below in Table 2. The table graphically and numerically identifies how each project was rated ("Mandatory," "Necessary," and "Desired") and prioritized as a "top five" pick. Three projects rated as "Mandatory" were also selected as one of five top choices, and due to a tie, three projects selected as one of five top choices were rated as "Desired." The top five choices appears as "Near Term" projects and programs in Table 3.

Table 2  
Priorities – Projects and Programs

Project or Program	Mandatory	Necessary	Desired
Downtown Building Facade Improvement Program	16	8	2
Downtown Property Acquisition, purchase and demolition	14	4	6
Create an Infrastructure Replacement Plan	13	10	2
Creation and Combination of a DDA and Northshore Administrative Promoter (Champion)	11	4	10
Public parking lot improvements (paving, stripping, landscape, and lighting)	2	15	9
National Register of Historic Places inventory for eligible tax	5	14	7
Include the Escanaba Northshore into the DDA District (As a non-funding contributor)	3	13	7
Establish a retail incubator	7	12	6
Side street enhancements (paving, stripping, landscape, and lighting)	3	5	17
Conversion of One-way side streets to two-way	4	6	15
Streetscape – Lincoln to 15th (includes underground utilities)	5	5	15
Interior lease space improvement loan program	3	8	14
Downtown Upper story residential redevelopment program			14
Downtown District-wide Wireless / Broadband network	6	6	13
Streetscape – 6th to 1st (includes underground utilities)	8	5	12
Indoor / outdoor Farmers Market Building (Year Round Use)	8	5	12
Downtown Promotion and Marketing program	8	5	12
Municipal Dock enhancements consistent with a passive park	6	5	12
Install trees along Ludington Street where trees have been removed	5	9	11
Streetscape – 15th to 6th (includes underground utilities)	8	7	10

 Rated as "Top Five" Project / Program Selection

*Escanaba DDA  
Mission Plan.*

Downtown Promotion and Marketing program	30.8% (8)	18.2% (5)	46.2% (12)	3.8% (1)	26
Downtown District-wide Wireless / Broadband network	23.1% (6)	23.1% (6)	50.0% (13)	3.8% (1)	26
<del>Downtown 3-story residential redevelopment program</del>	<del>10.2% (5)</del>	<del>26.9% (7)</del>	<del>53.8% (14)</del>	<del>10.0% (3)</del>	<del>26</del>
Conversion of One-way side streets to Two-way	15.4% (4)	23.1% (6)	57.7% (15)	3.8% (1)	26
Creation and Combination of a DDA and Northshore Administrative Promoter (Champion)	42.3% (11)	15.4% (4)	38.5% (10)	3.8% (1)	26
Include the Escanaba Northshore into the DDA District (As a non-funding contributor)	11.5% (3)	50.0% (13)	26.9% (7)	11.5% (3)	26
Create an Infrastructure Replacement Plan	50.0% (13)	38.5% (10)	7.7% (2)	3.8% (1)	26

answered question 26

skipped question 0

2. Is there a Downtown Development Project or Program that you would like the Escanaba DDA and City of Escanaba to consider in addition to what has been listed? (Please Specify)

Response  
Count

15

answered question 15

skipped question 11

# Downtown Development Authority 2020 Vision

## How will we get there?

Because all of the issues downtown cannot be addressed today, it is important to have a strategy for implementing and coordinating the Vision Plan once opportunities arise. This vision plan summarizes the recommended direction for Escanaba to insure all elements of the vision plan are accomplished.

## What is the overall vision for Escanaba's downtown?

The vision is to see the downtown reinvented and revitalized with a mix of activity nodes focused on retail, residential, and entertainment uses; to see downtown become a vibrant business, entertainment and tourist destination with a diverse economy, including increased job opportunities which will continue to enhance the quality of life in the community.

## Visioning Themes

The following is an explanation of themes and objectives for revitalizing downtown Escanaba. Downtown Waterfront (Ludington Street to 6th Avenue North) The plan is to promote additional public accessibility to Little Bay De Noc. Additionally, a strategy to locate public and/or private development which draws the downtown to the waterfront area creating additional critical mass for the downtown will be created. Also included in this strategy will be objectives to remove the blight on the waterfront, to create additional water-related recreational uses to promote greater utilization of the municipal dock, to enhance conditions that will allow higher density residential developments such as condominiums and townhouses. Lastly, the strategy will address measures to increase mixed-used developments with respect to commercial, entertainment, and residential components.

### **Abandoned/Under-utilized Buildings.**

Create a redevelopment plan to define potential reuses of building space and building improvement plans that will encourage reinvestment into the properties through Obsolete Property Rehabilitation and similar programs.

### **Downtown Land Use.**

Develop specialized zoning districts along the Ludington Street corridor which will result in a greater critical mass of retail, restaurant, entertainment, and service activities.

### **Improved Parking.**

Recommendations include enhancing the existing downtown parking lots and promoting a shared parking program with the Chamber of Commerce and Escanaba Public Schools so that public parking lots can be designed and installed behind the Chamber of Commerce and on the 1600 Block of 1st Avenue North. Begin discussions with the State of Michigan to promote the concept of sharing their parking lot on the 300 block of 1st. Avenue South with the visitors and employees in this area of the downtown.

### **Building Rehabilitation Programs.**

Plan and initiate funding programs that facilitate improvements to facades, signage, and landscaping of downtown businesses. Provide architectural and landscape guidelines for improvement opportunities.

# Downtown Development Authority 2020 Vision

## **Historic Buildings.**

Provide incentives to maintain and restore historic buildings for retail and commercial uses. conduct a Market Study that takes into account the Vision Plan. A Market Study for downtown needs from residential to commercial should take into account the developments of the Vision Plan.

**Combine the rich history** of downtown with the history of the waterfront through pedestrian connectors and shopping districts.

## **Transportation.**

It is critical that the downtown streets become pedestrian friendly.

**Move towards a better future** as a result of visioning by forming mental images of the future and translating these images into reality through leadership and action.

**Create a safe, friendly, and attractive** shopping destination for the residents and visitors of Escanaba.

**Enhance** the Ludington Streetscape to reflect the vibrant heritage of this Great Lakes city. Encourage and recruit new retail, mixed-use and entertainment opportunities downtown.

**Market the downtown** and waterfront as an attractive destination, drawing traffic off of Lincoln Road and U.S.2.

**How will the Vision Plan be used?** The vision plan will be used as a guide for future decision making for the downtown. The plan will remain flexible, so long as the implementation strategies are in keeping with the overall intent of the plan. The DDA in partnership with the City will continue to respond to growth and change over the coming years and this document should evolve as well.

The vision plan is a framework only. Specific design details should be measured against the intent of the plan as development occurs. It should be used to guide major projects in the future such as the improved downtown streetscape, parking opportunities and waterfront development.

United States Department of the Interior  
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Escanaba Central Historic District

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John A. Johnson is a Notary Public and Justice of Peace located in the building, while the 1902 directory indicates D.A. Oliver sold Furniture and Carpets here. By 1924-25, the Peninsula Oakland Co. occupies 613, but the storefront is Vacant by 1929 and through the 1937 edition. In 1941 Consumers Tire & Supply Co. was her, followed by Escanaba Taxi Service, Northland Greyhound Lines, and Cartwright Bros Garage in 1948. The taxi and bus businesses continue through 1953 but are joined by Delta Cab through 1959, and by 1963 although Greyhound continues at this address, Delta Taxi is replaced by Hertz Rent-A-Car, and Phil's Salon of Beauty.

The building is illustrated in a photograph in the circa 1903 publication, Souvenir of Delta County (Stiles 1903: 9). The eastern bays of this business block, originally addressed as 609 and 611 Ludington, burned in fires during the mid-20<sup>th</sup> century (EHDC 2012: 11). The cast iron pilasters flanking front door possess the maker's mark "Cochran Co. Escanaba, Mich." Revealing that they were fabricated by the Cochran Roller Mill Co., which was in business only between 1889 and 1890 (EHDC 2012: 12).

**617-619. Masonic Building (1890; 1915)**

**Demetrius Frederick Charlton, Marquette, Architect (1890)**  
**H.H. Bruns, Milwaukee, Architect (1915) (or Derrick Hubert?)**  
**John S. Lindsay, Escanaba, Builder (1915)**

This is a four story, brick, two-part commercial block whose overall impression is that of an arcaded facade. The street level consists of three bays divided by broad piers or dwarf columns constructed of natural-faced sandstone and brick, containing a central entry flanked by triple displays windows resting on brick bulkheads. The date 1890 is carved into the capitals of the piers closest to the entrance. The piers rise to sandstone capitols with elaborate foliate carving, which support a pressed metal storefront cornice. The two stories above are defined by a seven bay arcade that enframes the windows. The second story fenestration employs straight rock-faced sandstone lintels and sills, the latter of which link to adjacent blocks forming the plinths of the arcade piers to form a continuous, façade-wide band. The third story windows also employ rock-faced sandstone sills but culminate in round-arch lintels. This fenestration is further distinguished through the use of rounded embrasures occurring between paired rounded brick pilasters that support rock-faced sandstone capitols beneath the broad arched soldier bond brick voussoirs. The fourth story occurs above a double course of dressed sandstone block. Fenestration consists of three groups of a broad central double-hung sash windows flanked on each side by narrower double-hung sash. The cornice consists of four dressed courses of corbelled brick above which has been constructed a broad band of recent vintage vertically seamed metal panels. Historic photographs show that both 617 and 623 Ludington originally shared the same roof line. The visible side elevation displays functional fenestration. The third floor temple has been empty for several years, but is believed to retain interior details in close to original condition.

The emphasis on varied wall textures and natural-face sandstone, broad arches and arcades in this Late Victorian commercial building defines it as most strongly influenced by the Romanesque Revival style. (It is architecturally in most respects very similar to the First National Bank Building next door to the west, at 623 Ludington.)

The 1893 Sanborn reveals a building occupied by a Clothing and Boots & Shoes Store, Offices on the second floor and Masonic Hall on third floor, was built at 617-619, on the site that had been occupied by the Lewis House Hotel in the 1888 Sanborn. By 1899 the western storefront is Vacant and the eastern (617) houses a Clothing Store. In 1906, 617 is vacant and 619 is occupied by an Electrical Supplies Store. By 1913, 617 is a Clothing Store and 619 is occupied by Western Union Telegraph. A Drug Store is in 617 by 1921, with the Telegraph Office continuing in 619, while the third floor is labeled Lodge Hall (without Masonic) and noted

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National Park Service

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"stage and scenery." These businesses continue through the 1929-50 Updates edition, although 617 is identified only to the level of Store.

The 1889 city directory identifies Carl and Sameuel Rathfon as tailors located at 511 Ludington, and additionally relates that Samuel was the Second Ward Alderman (DCGS 2012a). An 1890 advertisement in an early publication reveals that Rathfon Brothers were located in the Masonic Block, as well as D.A. Brotherton, Civil Engineer (Nursey 1890). The 1893-1895 city directory reveals that Delta Chapter No 118 RAM and Delta Lodge No 195 F&AM are in the Masonic Hall. The Masonic Building is listed as location of L.K. Edwards under auto agent and dealer (Cadillac) in a 1908 publication (IMC 1908: 72). By 1911 the Mashek Lumber Co., incorporated in May 1906 with a Capital of \$50,000, is in the Masonic Block. By 1924-25, Mead Drug Co. occupies 617-19 Ludington, joined by and Vogt Laboratories in 1929, with both continuing through 1937. The Masonic Temple is listed with this building through the 1963 edition. By 1953 Ken Voght Products medical mfrs is listed in the building, and in 1959 through 1963, Investors Diversified Services Inc. is here. An early photo of the building is available in the circa 1903 Souvenir of Delta County (Stiles 1903: 7).

This building was designed by Marquette architect Demetrius Frederick Charlton, who also designed 623 Ludington Street, (the First National Bank building). To accommodate the needs of the growing Masonic Lodge, a fourth story was added in 1915 from designs provided by architect H.H. Bruns (or Derrick Hubert?), and was constructed by Escanaba builder John S. Lindsay (EHDC 2012). (The *American Contractor* journal notice in April 1914 reported the proposed building addition and renovations and identified the architect as D. Hubert.)

The building was constructed in 1890, for a cost of \$22,000, and housed the Rathfon men's clothing store and tailor shop, and the Sterling dry goods store, on the first floor, and the builders offered to custom outfit the third floor as a Masonic lodge room (EHDC 2012). In 1891 the tailors who worked in the Rathfon shop struck for higher wages, one of the earliest examples of labor organizing in Delta County. Their average weekly earnings in 1891 were \$15 to \$18, and the men were seeking a twenty per cent raise in wages. The men said that some work days were necessarily as long as fourteen hours to earn this wage. The shop was one of the first union shops in the city; however, the refusal of the Rathfons to pay the increase caused the demise of the union and the return to work by the tailors at their earlier wages in a non-union shop, with a plea for arbitration. (Iron Port, March 7, 1891)

Following the move of Rathfon to new quarters next door in 1904, the main commercial space was occupied by the R.R. Sterling shoe store which later became the C.R. Williams Shoe Store and ultimately the Manning shoe store, which continued in business in other downtown locations for over 100 years. Law offices and insurance agencies were also located in the building (EHDC 2012).

In 1890 when the building was built, the Masonic Lodge #195 had already been in existence for many years as the city's oldest fraternal organization. The official charter of the Lodge was given in 1867, and first meetings were held in a small railway building. As membership expanded the lodge moved to quarters in the 300 block of Ludington Street, followed in 1885 by a move to the 500 block of Ludington in the Elks building. In 1890 the lodge moved for a final time to the present building. By 1915 the Masons owned the entire building, and the additional floor was added to add even more needed space (EHDC 2012).

When the new Temple was dedicated in March 1915 the Escanaba Daily Mirror reported that a crowd of between eight hundred and a thousand attended the ceremonies, and "roamed around through the structure viewing the splendid halls, lodge room and other features." One attendee said, "When I stepped into the doorway (of the

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National Park Service

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Escanaba Central Historic District
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lodge room) I was struck with the feeling that this was a veritable Greek temple." (Escanaba Daily Mirror, March 24, 1915 in EHDC 2012). The current owners of the building, the Sterling Investment Properties, are pursuing historic preservation tax credits as they explore renovation possibilities, including restoring the Masonic Temple for use by that organization.

**623. Rathfon Department Store/First National Bank (1903-1904)**  
**Demetrius Frederick Charlton, Marquette, Architect (1890)**

This building occupies a corner lot in the heart of the business district. It is a brick, three-story two-part commercial block that liberally employs red sandstone to produce an overall impression of an arcaded facade. The street level consists of three bays divided by broad brick piers. A central recessed entry is flanked by triple leaded glass windows with transoms that occur with broad wood muntins. The entry and windows are enframed by slightly projecting brick surrounds painted in contrasting color. The street level's four engaged piers include a dwarf column of rock-faced sandstone and brick at the east corner, while the others are of brick and incorporate masonry plinths and elaborate sandstone capitals employing foliate and acanthus motifs. The construction date of 1903 is carved into the sandstone capitals of the pilasters nearest the door. A natural-face sandstone block occurs above each capital, dividing the pressed metal storefront cornice above each of the three bays. The two stories above are defined by a seven bay arcade that enframes the windows.

The second story fenestration employs straight rock-faced sandstone lintels and sills, the latter of which link to adjacent blocks forming the plinths of the arcade piers to form a continuous, façade-wide band. The third story windows also employ rock-faced sandstone sills but culminate in round-arch lintels. This fenestration is further distinguished through the use of rounded embrasures occurring between paired rounded brick pilasters that support rock-faced sandstone capitals beneath the broad arches' soldier bond brick voussoirs. The wall plane above is unadorned, and the building terminates in a projecting pressed metal cornice with a dentilled frieze. The street level of the 7<sup>th</sup> Street side elevation lacks embellishment, consisting of double-hung sash with plain masonry lintels and single entry doors arranged in a functional piercing pattern beneath a wide-friezed pressed metal cornice. The upper two stories present a run of double-hung sash windows occurring beneath a plain continuous shared masonry lintel. On the interior, the most explicit feature is the entrance lobby's tile floor that presents embedded brass letters proclaiming, "FIRST NATIONAL BANK".

The emphasis on varied wall textures and natural-face sandstone, broad arches and arcades in this Late Victorian commercial building defines it as most strongly influenced by the Romanesque Revival style. (It is architecturally in most respects is very similar to the Masonic Building next door to the east at 617-619 Ludington.)

Sanborn maps reveal that between 1899 and 1906 the current building, housing a Wholesale Grocery, replaced and occupies 621-623 Ludington, the footprints formerly a barber shop at 621 and a store at 623. By 1913 the building was occupied by a Bank, with the rear bay housing "Baths," and there was a Business College on the second floor. By 1921 the building is labeled Bank 1<sup>st</sup>, offices second, lodge hall third floor, with the rear bay occupied by offices, the same configuration as in 1929 and 1929-50.

City Directories reveal: First National Bank Building at 621 in 1911-12. The 1924-25 and 1929 directories reveal the bank building also houses a number of lawyers and insurance agents, with the latter edition locating there as well the American Red Cross, Bonifas Lumber Co. Bonifas-Gordon Lumber Co., and the Mich State Highway Dept. By 1937 the bank and Red Cross are joined by the Chamber of Commerce and numerous professionals, which continue through 1941. By 1948 this building counts the US Veterans Administration

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Escanaba Central Historic District
Name of Property
Delta Co., Michigan
County and State
Name of multiple listing (if applicable)

Section number 7 Page 63

among its tenants, and by 1953 the State Liquor Control Commission.

The Rathfon building, 623 Ludington Street, was built in 1903-1904 for the Rathfon Department Store from designs provided by Marquette architect Demetrius Frederick Charlton (who also designed the Masonic Building next door at 617-619 Ludington) (EHDC 2012). Following construction in 1903-04, the building was home to the Rathfon Department store which had earlier occupied the first floor of the adjacent Masonic Building. Early photos show large display windows along both north and west sides of the main floor with large windows repeated on the west side for the upper two floors as well. The department store went into bankruptcy shortly after opening, and the building saw a number of short-term occupancies, and stood vacant for several years following the sale of the property to the First National Bank. The bank extensively remodeled the interior, at a cost of \$10,500, and a grand opening was held in October of 1910 (EHDC 2012). At this time office suites were created on the second floor, followed later by offices on the third floor. The Escanaba Daily Press of October 28, 1910 calls the bank "the finest financial institution in the Upper Peninsula" and says "the banking rooms were unquestionably the most beautiful and most commodious to be found in this part of the United States", and further relates that the vault was the "heaviest construction in the Upper Peninsula" (EHDC 2012). That vault is still in place within the building. At least one additional vault was installed for offices on the second floor.

The First National Bank is the oldest financial institution in the city, opened in 1871 as the Exchange Bank. It was renamed the First National Bank when it received its charter in 1887, the same year it moved to 414 Ludington Street (which was later demolished to make way for the Escanaba City Hall and Library). In 1971, the First National Bank moved into a new building at 1205 Ludington Street and eventually was purchased by the Wells Fargo Bank, which remains in that location today (Dunathan 1963; 231-232; EHDC 2012). Throughout its history, the First National Bank made many loans to local businesses and was especially known as the bank that was willing to take a chance on local farmers by recognizing the value of crops in the ground in making loans to help farmers weather bad times. A long relationship existed between the First National Bank and the Gessner family, owners of the Fair Store, Escanaba's leading department store, and Herman Gessner served on the bank board for many years. Many of the commercial developments in Delta County during the early years of the 20th Century were financed by the bank (EHDC 2012). The building has been empty for a number of years, and current owners, Sterling Investment Properties, LLC, are pursuing historic preservation tax credits as the develop renovation options and uses for the building.

**701. Stack Block (1893-99)**

This two-story brick two-part commercial block occupies a corner lot at 7<sup>th</sup> Street in the heart of the business district. It's most distinctive feature is its corner bay that is angled at 45-degrees from the street elevations and includes a second story bay window. Its street level is pierced by a recessed entry door with sidelights and transom, beneath an infilled window void that is flanked by projecting brick piers. These piers support a projecting five-sided pressed metal cornice that includes a frieze embellished with scroll motifs. This is surmounted by a sandstone belt course that serves as the base for a bay window composed of double-hung sash with transoms. These occur beneath two courses of corbelled brick anchoring recessed panels in the wall planes above which are each composed of a pattern of four recessed squares beneath corbelled brick squares. The cornice above is formed by a brick corbel table.

The street level facades on either side of the corner bay are composed of large, transomed display windows that rest on painted natural-face masonry block. Above these is a wide cast iron beam, punctuated by a series of rosette anchors, which extend to the frieze of the corner bay's pressed metal cornice. The Ludington Street façade

NB#3  
5/29/14



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Website

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## Escanaba and Owosso Downtowns Added to the National Register of Historic Places

Contact: Katie Bach  
Media Affairs Manager  
[bachk@michigan.gov](mailto:bachk@michigan.gov)  
517.335.4786

Tuesday, April 28, 2014

**LANSING, Mich.** — Downtown historic districts in Escanaba and Owosso are among the most recent listings to the National Register of Historic Places, the State Historic Preservation Office (SHPO) announced today.

"The recognition of downtown historic districts is an important step in preserving a sense of place in our communities," said State Historic Preservation Officer Brian Conway. "Listing in the national register — the nation's list of historic sites worthy of preservation — enables the owners of income-producing properties to apply for Federal Historic Preservation Tax Credits for the rehabilitation of their buildings, thereby encouraging investment in vacant and underused buildings."

The SHPO, part of the Michigan State Housing Development Authority (MSHDA), hired consultants to prepare nominations for the central business districts of three communities to support statewide downtown revitalization programs, including Escanaba, Owosso and Alma.

The SHPO selected Escanaba because of the local interest generated in historic rehabilitation by the successful conversion of the Richter Brewery into apartments known as the Lofts on Ludington. As a result of Owosso's participation in the Michigan Main Street program, the city received design services and has begun several major façade improvements downtown. Work has begun in Alma on adapting the Wright Opera House as student housing, and additional buildings are under consideration for redevelopment. Alma's downtown was listed in the National Register of Historic Places several months ago.

The **Owosso Downtown Historic District** is roughly bounded by the Shiawassee River and Water, Comstock, Park and Mason streets. The district contains more than 100 buildings, dating primarily from the 1850s to the 1960s. The area has served as Owosso's central business district since the community's establishment in the 1830s and remains today a key business center for the city even though the usual commercial strips have developed on the city's outskirts. The district contains such key historic landmarks as the City Hall, old high school building, the Capitol Theater/Lebowsky Center, and the former National Guard Armory, along with churches, social and fraternal hall buildings, and buildings which have housed much of the downtown's commercial activity over the years. The district's commercial buildings range in style from vernacular Greek Revival and Italianate to Neoclassical and International style. A particularly distinctive feature, and one that separates downtown Owosso from many other small city downtowns around Michigan, is its concentration of late Victorian buildings displaying intricate brickwork.

The **Escanaba Central Historic District** stretches for more than a mile along Ludington Street, roughly including its 200-1800 blocks from the House of Ludington near the foot of the street all the way to the former Stegath Lumber and Richter Brewery complexes. It encompasses the city's historic central business district and parts of adjacent blocks containing the county courthouse complex, historic junior high school, the former city hall and public library, and church buildings. The district's 185 buildings date mostly from the early 1880s to the mid-1960s and include four churches, three theater buildings, the former post office, fraternal and social hall buildings, as well as commercial buildings that housed hotels, banks, department stores, restaurants, saloons, stores and offices. The district has more than a dozen buildings employing Lake Superior red sandstone, Neoclassical former bank buildings, late Victorian commercial blocks and Period Revival and Moderne movie theaters, and later representatives of International and Mid-Century Modern influences.

Other Michigan sites listed in this round:

The **Genesee Street School**, 835 W. Genesee St., Lansing. Lansing architect Edwyn A. Bowd designed the Neoclassical school building constructed in 1912 in an early 20th-century neighborhood northwest of downtown Lansing. The building is quite similar to the Shiawassee Street School in Corunna, also designed by Bowd. The school closed at the end of the 1984 school year and was used by a number of nonprofits, including the Black Child and Family Institute, which leased the building from the school district from 1986 to 2012. The building is now owned by Zero Day, a nonprofit devoted to providing job training and housing for veterans.

**Sparks-Anderson House**, 7653 West Main St., Oshtemo, Kalamazoo County. The Greek Revival-style Sparks-Anderson House dates from 1852, the early years of Oshtemo Township settlement. Once one of many Greek Revival residences in the

township, the house is now one of only a few remaining with its historic features intact. The property is owned by Kalamazoo College, which also owns the former farmland once associated with the house. The property is now known as the Lillian Anderson Arboretum.

Historic sites are nominated to the national register by the State Historic Preservation Review Board, which considers nominations to the register three times per year. On behalf of the review board, the State Historic Preservation Office (SHPO) forwards nominations to the keeper of the National Register, National Park Service, U. S. Department of the Interior, for listing. Michigan has more than 1,600 listings in the National Register of Historic Places, including some 250 districts comprising more than 20,000 properties.

The SHPO coordinates the National Register Program in Michigan. For information on the National Register of Historic Places and other programs of the State Historic Preservation Office, visit [www.michigan.gov/shpo](http://www.michigan.gov/shpo) or call (517) 373-1630.

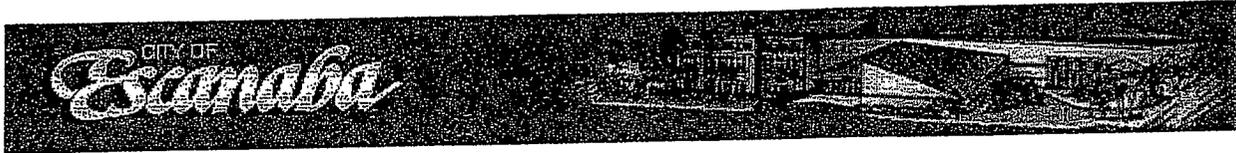
*The State Historic Preservation Office (SHPO) is financed in part by a grant from the National Park Service, Department of Interior. The opinions expressed herein do not necessarily reflect those of the Department of the Interior. The Department of the Interior prohibits discrimination on its federally funded assistance programs. If you believe you've been discriminated against please contact the Office of Equal Opportunity, National Park Service, 1849 C. St. NW, Washington DC 20240.*

*The State Historic Preservation Office is part of the Michigan State Housing Development Authority (MSHDA), which provides financial and technical assistance through public and private partnerships to create and preserve decent, affordable housing for low- and moderate-income residents and to engage in community economic development activities to revitalize urban and rural communities.*

*\*MSHDA's loans and operating expenses are financed through the sale of tax-exempt and taxable bonds as well as notes to private investors, not from state tax revenues. Proceeds are loaned at below-market interest rates to developers of rental housing, and help fund mortgages and home improvement loans. MSHDA also administers several federal housing programs. For more information, visit [www.michigan.gov/mshda](http://www.michigan.gov/mshda) (<http://www.michigan.gov/mshda>).*

###





**FOR IMMEDIATE RELEASE**  
May 29, 2014

Contact: James V. O'Toole  
City Manager  
Work Phone: 786- 9402  
Email: [citymanager@escanaba.org](mailto:citymanager@escanaba.org)

## **MEDIA RELEASE**

# **Escanaba Downtown Added to the National Register of Historic Places**

A Downtown Historic District in Escanaba is among the most recent listings to the National Register of Historic Places, the State Historic Preservation Office (SHPO) announced late last month.

"The recognition of Downtown Historic Districts is an important step in preserving a sense of place in our communities," said State Historic Preservation Officer Brian Conway. "Listing in the National Register – the nation's list of historic sites worthy of preservation – enables the owners of income-producing properties to apply for Federal Historic Preservation Tax Credits for the rehabilitation of their building, thereby encouraging investment in vacant and underused buildings."

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Downtown Development Authority Board  
**WORK SESSION MINUTES**

June 23, 2015 at 7:30 am

Administration  
Edward Legault  
Judy Schroeder

*Downtown Development Authority Trustees*

Sue Parker, Chairperson	James O'Toole, Trustee
Dan Bender, Vice Chair	Marc Tall, Trustee
Andy Crispigna, Treasurer	Tara Deno, Trustee
Mitch Taylor, Trustee	Jeff Slagstad, Trustee
Mary Finlan, Trustee	

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

OFFICIAL PROCEEDINGS  
ESCANABA DDA  
CITY OF ESCANABA, MICHIGAN  
WORK SESSION MINUTES  
June 23, 2015

Call To Order:

The meeting was called to order by Chairperson Sue Parker at 7:30 a.m. at the Civic Center, 225 N. 21st Street, Escanaba, MI. 49829

Roll Call:

Chairperson Sue Parker, Vice Chair Dan Bender, and Trustees Tall, Finlan, O'Toole, Deno, Taylor and Treasurer Crispigna.

SESSION TOPICS

**1) Discussion - Review - Central Retail Commercial District (E-3) Zoning Requirements.**

Administration led a discussion about the possibility of updating the zoning uses and requirements found in the City of Escanaba Zoning Ordinance, Chapter 21, the Central Retail Commercial District. The discussion focused on identifying potential implements for desired development in the downtown along with a review of the desired uses by right, those uses that would require a special land use permit and a process review to

ATTACHMENT #8

clearly understand various procedures for project approval.

A power point was presented highlighting the following:

- Zones on Ludington 6th - 15th
- Zoning regulations for parking
- signage updates
- Permitted uses
- Checklist of activities when opening/closing a business
- Dangerous structures/blighted buildings
- Possible properties for demolition
- Priority Development sites

Next steps ... develop a process to generate code enforcement through official complaints made to the City Code enforcement authority. Items to be addressed would be obsolete signs, broken windows, debris, condition of store windows, and any other violation.

## **2) Discussion - Downtown Property Purchase and/or Redevelopment/Rehabilitation.**

Administration led a discussion concerning properties in downtown Escanaba that could be purchased for demolition or redeveloped/rehabilitated to aid in the development and revitalization of the downtown district and in attracting and retaining business growth within the DDA District.

DDA Administration was asked to identify the properties to be purchased, gather all necessary information such as owner, building statistics, and title information to be presented to the board. Upon identifying the properties DDA administration would then negotiate a deal pending board approval.

**A motion was made by Trustee Tall to prepare a list of properties for possible purchase for redevelopment or other use and present that list to the board to be prioritized. 2nd by Trustee O'Toole. Motion Carried.**

### **VARIOUS OTHER ISSUES DISCUSSED WERE:**

- Desired zoning changes
- Additional uses added in the Retail District
- Private Recreational Facilities
- Fitness Center
- Conference Center
- Research & Development Center
- Artist space
- Professional offices

- o In general research uses that would be a fit in the district

DDA Administration was given the following tasks:

- o The DDA will be the entry point for structural complaints for buildings downtown
- o The DDA Director will be able to negotiate property purchases for the DDA Board at their direction
- o The DDA Director will prioritize sites for Redevelopment projects
- o UDAG Money: Schedule Bob Valentine for a DDA meeting to discuss
- o The DDA will research Businesses and vacant Businesses Downtown
- o Off Street Parking Requirement Schedule – research other towns
- o Invite Ken Vanderlinden to discuss implementation of Downtown Public Safety street patrols on a seasonal basis

ADJOURNMENT :

The Escanaba Downtown Development Authority 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 Downtown Development Authority. Individuals with disabilities requiring auxiliary aids or services should contact the Downtown Development Authority by writing or calling (906) 789-8696

Respectfully Submitted,

Sue Parker, Chairperson

Excerpt of the minutes of a special meeting of the Escanaba Historic Commission held on June 30, 2015, at the City Hall, 410 Ludington Street, Escanaba, Michigan, at 4:00 p.m.

Present: Suzell Eisenberger, Monte Morrison, Ellie O'Donnell, Karen Lindquist, Elizabeth Keller, Judy Fouts,

Absent: Donald Curran

"Upon motion made by Commission Member Elizabeth Keller, seconded by Commission Member Karen Lindquist, the following resolution was adopted:

**RESOLUTION – Encourage the development of quality new affordable housing in the Ludington Street area between 2<sup>nd</sup> and 19<sup>th</sup> Streets of the DDA District.**

WHEREAS, the Historic District Commission of the City of Escanaba, Michigan, does hereby find as follows:

WHEREAS, the Commission recognizes the demand for both market-rate and affordable housing in the downtown area to provide housing opportunities for the downtown's workforce;

WHEREAS, by this support it will encourage residents to live, work, and play all in the downtown area and promotes a vibrant, walkable community for all;

WHEREAS, a study prepared by Real Property Research Group, dated February 8, 2015 which shows that there is significant demand for affordable housing downtown;

WHEREAS, the Commission will encourage the development of quality new affordable housing in the Ludington Street area between 2<sup>nd</sup> and 19<sup>th</sup> Street including development of affordable housing within mixed-use projects;

NOW, THEREFORE, BE IT HEREBY PROCLAIMED by the Historic District Commission, their support of projects, which would encourage the development of quality new affordable housing and mixed-use in the Ludington Street corridor of the DDA District.

Upon a call of the roll, the vote was as follows:

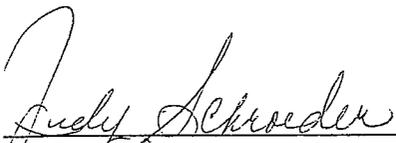
Ayes: 6

Nays: 0

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**RESOLUTION DECLARED ADOPTED"**

I the undersigned, being duly qualified and acting Secretary Historic District Commission of the City of Escanaba, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Historic District Commission of the City of Escanaba, County of Delta, Michigan, at a special meeting held on Tuesday June 30, 2015, and that said meeting was conducted and public notice was given pursuant to and in full compliance with the Open Meetings Act, Act 267, Public Acts of Michigan, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

  
\_\_\_\_\_  
Judy Schroeder



**HISTORIC DISTRICT COMMISSION  
REGULAR MEETING MINUTES  
June 30, 2015 at 4:00 p.m.**

*Judith Fouts, Commissioner, Vice Chair  
Monte Morrison, Commissioner  
Karen Lindquist, Commissioner  
Ellie O'Donnell, Commissioner*

*Don Curran, Commissioner Chairperson  
Suzell Eisenberger, Commissioner  
Blaine DeGrave, Staff Liaison  
Elizabeth Keller, Commissioner*

*Ron Beauchamp, Council Liaison*

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

**June 30, 2015 4:00 p.m.**

**CALL TO ORDER:**

Meeting called to order by Vice President Fouts.

**ROLL CALL:**

Commissioners Fouts, Lindquist, Keller, Morrison and Eisenberger, O'Donnell, Secretary Judy Schroeder, and Staff Liaison Blaine DeGrave.

Also present Jacob Horner and Pete Potterpin of PK Development Group

**APPROVAL/CORRECTIONS TO MINUTES:**

Minutes of June 15, 2015, approved as presented.

**APPROVAL/ADJUSTMENTS TO THE AGENDA:**

Agenda stands as printed

**CONFLICT OF INTEREST DECLARATION**

None

**PUBLIC HEARINGS**

None

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**UNFINISHED BUSINESS**

1. Redevelopment Sites: This item was tabled by a motion to table from Commissioner Keller, 2nd by Commissioner Lindquist. Motion carried.

**NEW BUSINESS**

1. Historic Downtown Escanaba Development: Mr. Peter Potterpin and Mr. Jacob Horner of PK Development, a family owned Michigan-based real estate company presented a development plan involving the historic rehabilitation of two adjoining buildings (the Masonic Building and an old Bank Building on the corner of 7th and Ludington. plus new construction consisting of a 2-story building with 10 residential apartments along 7th street. The development will also reactivate approximately 4,500 square feet of retail space along Ludington Street. A preliminary site plan was discussed and terms and conditions needed from the various city departments. A Resolution of Support was requested from the Historic District Commission. (See Attached)

A motion was made by Commissioner Keller to draft a Resolution of Support for the PK Development Project on the corner of 7th and Ludington, 2nd by Commissioner Lindquist. Roll call vote as follows:

Commissioner Keller - Aye	Secretary Eisenberger - Aye
Commissioner Lindquist - Aye	Commissioner O'Donnell - Aye
Commissioner Morrison - Aye	Vice Chair Fouts - Aye

Motion Carried.

**PROJECT UPDATES:**

- a. 2014 MEDC Downtown Facade Improvement Program - Not discussed
- b. MEDC Redevelopment Ready Community Initiative - Not discussed

**GENERAL COMMENT - None**

**COMMISSIONERS/STAFF COMMENT AND ANNOUNCEMENTS - None**

**ADJOURNMENT - 4:50 P.M.**

Respectfully Submitted,



Don Curran, Chairman  
Historic District Commission

## Historic Downtown Escanaba Development

PK Development Group will redevelop a key portion of historic downtown Escanaba into a mixed-income, mixed-use community.

### *Buildings to be Redeveloped*

The development involves the historic rehabilitation of two adjoining prevalent buildings (the Masonic Building and an old Bank Building) at the corner of 7<sup>th</sup> and Ludington. A dilapidated building at 630 South 1<sup>st</sup> Avenue will be demolished and replaced with a new construction 2-story building with 10 residential apartments along 7<sup>th</sup> street. Parking for the development will be on 1<sup>st</sup> street behind the buildings. The development will also reactivate approximately 4,500 square feet of retail space along Ludington Street.

The three buildings to be redeveloped have been mostly vacant for over 20 years and have been a high priority for redevelopment by the community.

### *The Redevelopment Plan*

The development will preserve the historic fabric of downtown Escanaba and create a walkable community for the residents of the new apartments. The apartments themselves will be well-appointed with quality amenities to create a unique downtown living experience. Unit amenities will include in-unit laundry hookups and central air and heating using a high-efficiency heat pump system. The units in the Masonic and Bank Buildings will have very high (approximately 9') ceilings and tall historic windows. The Masonic Building also includes a very large space (two stories tall) on the 3<sup>rd</sup> floor which will be converted to a community room and can be made available for use by the general public within certain restrictions. An elevator will also be installed for ease of access.

The apartment homes themselves will be affordable and rented to tenants making 60% or less of area median income. PK's experience in the Escanaba market has proven that there is strong demand for quality affordable rental housing and we are very confident that the units will lease up quickly. We have obtained a market study that reinforces this and validates the rents we are projecting.

The development will include 3 well-located commercial spaces right on Ludington Street. The spaces all have very high ceilings and unique historic character that would be a great fit for office, retail, or restaurant uses. The corner space in particular on the corner of Ludington and 7<sup>th</sup> would be a great restaurant or bar space.

### *Development Team*

PK Development Group is the project developer. PK is a family-owned Michigan-based real estate company that has been in business for over 25 years and has over 2,000 apartment homes under management. PK owns two other properties in Escanaba, Willow Creek Apartments and Willow Grove Apartments, which have provided quality affordable housing for families and seniors for over 15 years.

PK is a long-term neighbor in the communities where we invest as we manage all of our own properties and have never sold a property. We oversee all construction activities through our affiliated general

contractor to ensure that a quality product is delivered. PK has extensive experience with the various complex tax credit and financing programs that will be utilized for this development.

Hooker De Jong is the project architect. HDJ has extensive experience with the federal housing and historic tax credit programs. HDJ has designed many adaptive reuses of historic buildings. Samples of their portfolio can be viewed at [www.hookerdejong.com](http://www.hookerdejong.com).

Great Lakes Capital Fund will likely be the finance partner for this development. GLCF provides flexible loans and equity for various tax credit developments all over the Midwest. GLCF has preliminarily underwritten the project and has it in their pipeline. PK has other equity and lending partners that have also expressed interest and may participate as well.

More information about any development team members can be made available upon request.

### *Project Challenges*

We anticipate some challenges with obtaining the necessary local approvals needed for the tax credit application prior to October 1. There are several approvals needed related to the site plan, zoning, and tax abatement. We intend to address this by meeting with City staff up-front and talking through any challenges or concerns they have regarding the project. We will be available to meet with any city council or planning committee members to talk about the project in detail and assure smooth approval of the various items needed.

We also would like to identify potential retail tenants so that we can estimate our buildout costs and obtain financing. We will address this by working with the DDA and local chamber of commerce to identify potential users of the space and start underwriting their capacity.

### *Financial Structure and Estimated Project Cost*

See attached sources and uses. Total construction costs are estimated at \$5 million (not including commercial buildout). Total development costs are Approximately \$7.5 million, sourced by \$6.2M in housing credit equity, \$800k in historic tax credit equity, \$375k in debt, and the remainder in developer equity and deferred fees.

### *Economic and Community Impacts*

The total construction costs for the development are estimated to be \$5.2 million. This will create an estimated 30 construction jobs. From a permanent job standpoint, PK will have a full-time site manager and a maintenance technician to manage the apartment homes. Both of these positions will be year-round. The commercial space users will also bring an estimated 20 permanent jobs based on our initial estimates. Some of the commercial jobs will likely be seasonal depending on the specific user.

The development will employ environmentally-friendly building practices including high-efficiency building systems and a photovoltaic solar array. The masonic lodge ballroom on the 3<sup>rd</sup> floor will also be renovated and made available to the public for special events.

### *Estimated Water and Power Consumption*

We are currently estimating the electric usage and will have this data soon. It is difficult to compare to our other properties in this area as the units here will be highly energy efficient.

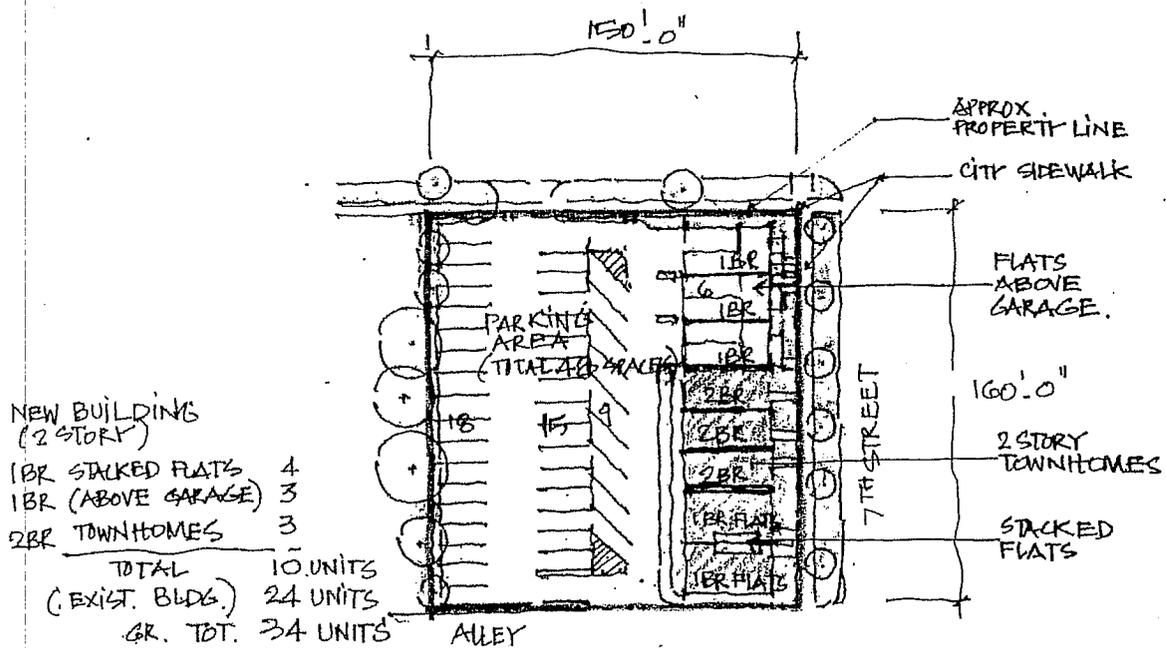
Water usage is estimated at approximately 8,000 CCF per year.

*Terms and Conditions Needed From the City*

The following items are necessary for the Developer to secure the points necessary for a competitive tax credit application.

- We will request a PILOT with a municipal services agreement to mitigate any shortfall in revenue to the City.
  - We will request a zoning change to the parcels (617, 619 and 623 Ludington and 630 S. 1st Avenue) to allow for a mixed-use project. After reviewing the zoning ordinance it looks like E-1 would be the most appropriate zoning for our intended use.
  - A zoning variance will be requested as we have 34 units of housing and 48 parking spaces. We would request the parking requirement be for one space per bedroom, as we have a total of 47 bedrooms in the development. Based on our reading of the zoning code, our proposed retail space does not need additional dedicated parking. Section 1701.3.2 of the zoning ordinance exempts us from providing additional parking for the commercial space as the use of that space will not change. Public parking for the commercial space is available along 7<sup>th</sup> and Ludington streets as well.
  - We will request approval of our site plan for the project.
  - We will request that the DDA or Master Plan be updated to specifically identify this area as having a need for affordable family housing.
-

# PRELIMINARY SITE PLAN

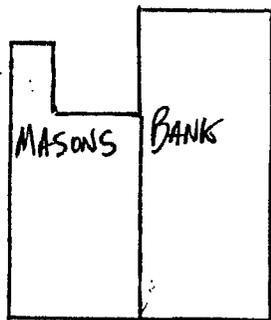


NEW BUILDING (2 STORY)	
1BR STACKED FLATS	4
1BR (ABOVE GARAGE)	3
2BR TOWNHOMES	3
TOTAL	10 UNITS
(EXIST. BLDG.)	24 UNITS
GR. TOT.	34 UNITS

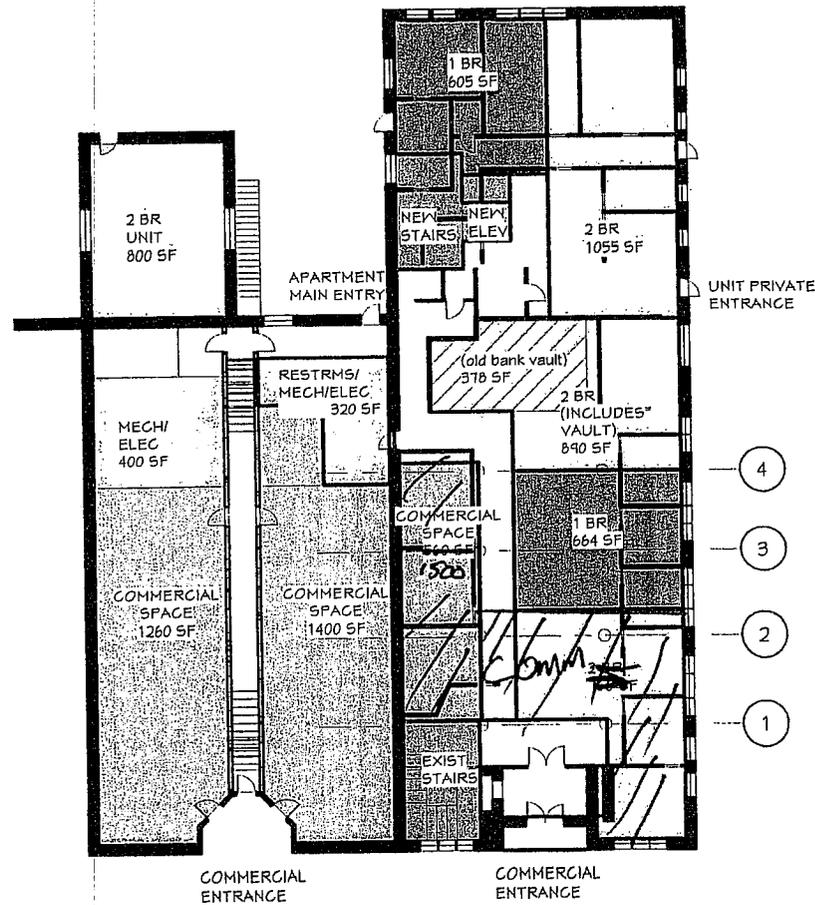
ON SITE PARKING:	42
GARAGE	0
TOT.	42 SPACES

47 TOTAL BEDROOMS { 21  
13

1 BR UNITS  
2 BR UNITS



LUDINGTON ST.



# FIRST FLOOR PLAN

1" = 20'-0"

## UNIT SUMMARY

### FIRST FLOOR

1 BR UNITS = 2  
2 BR UNITS = 3

### SECOND FLOOR

1 BR UNITS = 7  
2 BR UNITS = 3

### THIRD FLOOR

1 BR UNITS = 5  
2 BR UNITS = 4

### TOTAL UNITS:

1 BR UNITS = 14  
2 BR UNITS = 10

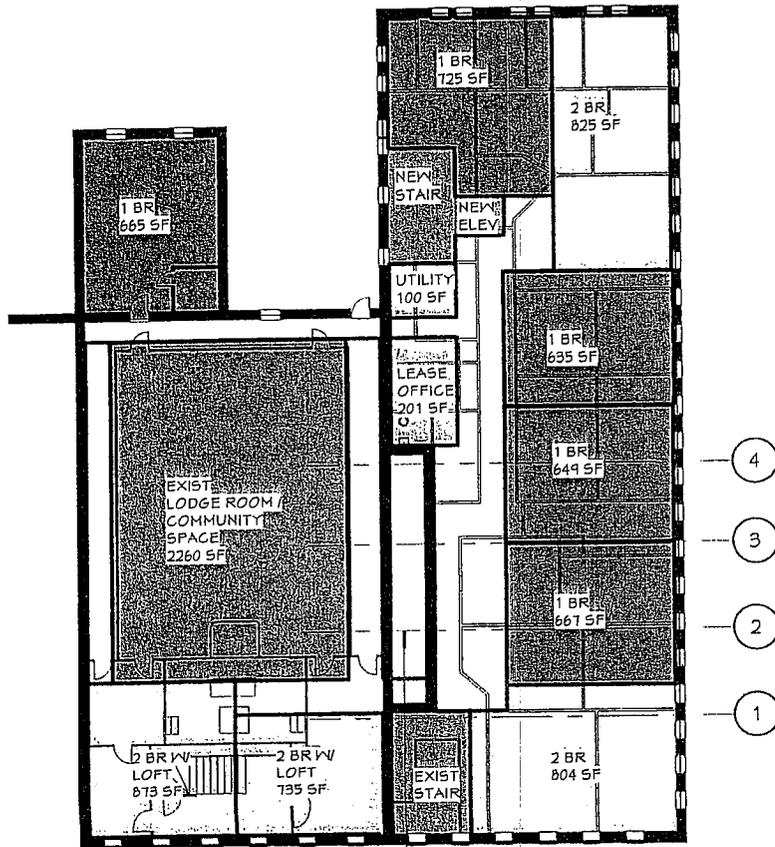
24 TOTAL UNITS

PRELIMINARY  
NOT FOR  
CONSTRUCTION

FIRST FLOOR PLAN OPTION B  
P.K. Housing, Inc.  
MASONIC LODGE & FIRST NATIONAL BANK  
623 LUDINGTON, ESCANABA, MICHIGAN

# A001B

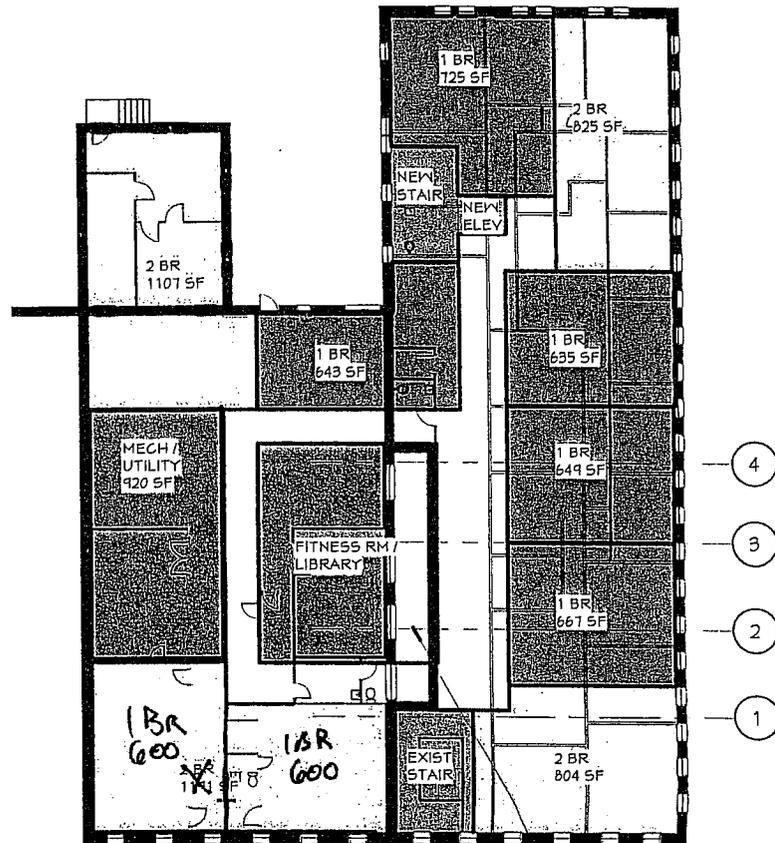
Project #: P11517  
Date: 02/19/15



THIRD FLOOR PLAN

1" = 20'-0"

EXISTING WINDOW WELL



SECOND FLOOR PLAN

1" = 20'-0"

EXISTING WINDOW WELL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SECOND AND THIRD FLOOR PLANS OPTION

P.K. Housing, Inc.  
MASONIC LODGE & FIRST NATIONAL BANK  
623 LUDINGTON, ESCANABA, MICHIGAN

A002B

Project #: P11517  
Date: 02/19/15

PK Development Group

Sources and Uses

Masonic Building

Escanaba, MI

<u>Sources</u>	Construction	Permanent
Construction Loan #1	2,246,998	-
Construction Loan #2	-	-
Housing Credit Equity	3,759,117	6,265,195
Perm Loan #1		375,000
Perm Loan #2		-
Developer Equity		13,724
CRP / CDBG Loan / Grant	-	-
Grant #2	-	-
Reserves Transferred	-	-
Historic Tax Credit Equity	156,512	782,558
Deferred Developer Fee	1,177,850	50,000
<b>Total Sources</b>	<b>7,340,478</b>	<b>7,486,478</b>
<u>Uses</u>		
<i>Acquisition Costs</i>		
Acquisition - Cash	400,000	
Acquisition - Debt Assumed	-	
Acquisition Soft Costs	25,000	
<i>Hard Costs</i>		
Building Costs - Residential	3,764,410	
General Requirements	225,865	
Contractor Overhead	75,288	
Contractor Profit	451,729	
Building Costs - Commercial	-	
Contingency	451,729	
<i>Soft Costs</i>		
Architect & Engineering Fees	149,071	
Real Estate Legal	75,000	
Survey	6,000	
Capital Needs Assessment	6,000	
Appraisal	6,000	
Environmental	6,000	
Title, Recording, Taxes	15,000	
Builder's Risk & GL Insurance	15,000	
Real Estate Taxes	10,000	
Payment & Performance Bond	74,535	
Construction Interest	200,000	
Construction Loan Fees	15,000	
Construction Lender Legal	15,000	
Accounting	25,000	
Relocation Costs	-	
Developer Fees	1,177,850	-
Market Study	6,000	
Tax Exempt Bond COI & Interest	-	
Soft Cost Contingency	-	
Permanent Loan #1 Fees	30,000	
Permanent Loan #1 Legal	15,000	
Permanent Loan #2 Fees	-	
Permanent Loan #2 Legal	-	
Syndicator Legal	-	
Developer Fee Valuation	-	
Other Soft Cost #1	-	
Other Soft Cost #2	-	
Other Soft Cost #3	-	
Leaseup Reserve	100,000	
Operating Reserve (6 mos)		95,000
Replacement Reserve		51,000
Retenancing Reserve		-
<b>Total Uses</b>	<b>7,340,478</b>	<b>7,486,478</b>

# DRAFT

Excerpt of the minutes of a special meeting of the Escanaba Historic Commission held on June 30, 2015, at the City Hall, 410 Ludington Street, Escanaba, Michigan, at 4:00 p.m.

Present:

Absent:

“Upon motion made by Commission Member, seconded by Commission Member, the following resolution was adopted:

**RESOLUTION – Encourage the development of quality new affordable housing in the Ludington Street area between 2<sup>nd</sup> and 19<sup>th</sup> Streets of the DDA District.**

WHEREAS, the Historic District Commission of the City of Escanaba, Michigan, does hereby find as follows:

WHEREAS, the Commission recognizes the demand for both market-rate and affordable housing in the downtown area to provide housing opportunities for the downtown’s workforce;

WHEREAS, by this support it will encourage residents to live, work, and play all in the downtown area and promotes a vibrant, walkable community for all;

WHEREAS, a study prepared by Real Property Research Group, dated February 8, 2015 which shows that there is significant demand for affordable housing downtown;

WHEREAS, the Commission will encourage the development of quality new affordable housing in the Ludington Street area between 2<sup>nd</sup> and 19<sup>th</sup> Street including development of affordable housing within mixed-use projects;

NOW, THEREFORE, BE IT HEREBY PROCLAIMED by the Historic District Commission, their support of projects, which would encourage the development of quality new affordable housing and mixed-use in the Ludington Street corridor of the DDA District.

Upon a call of the roll, the vote was as follows:

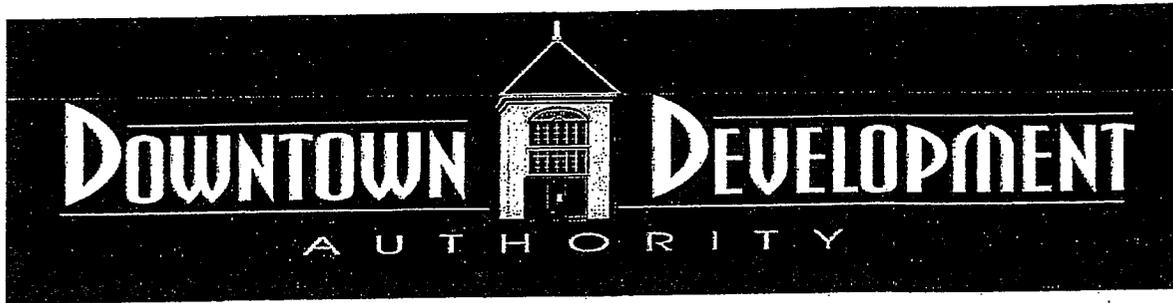
Ayes:

Nays:

**RESOLUTION DECLARED ADOPTED”**

I the undersigned, being duly qualified and acting City Clerk of the City of Escanaba, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Historic District Commission of the City of Escanaba, County of Delta, Michigan, at a special meeting held on Tuesday June 30, 2015, and that said meeting was conducted and public notice was given pursuant to and in full compliance with the Open Meetings Act, Act 267, Public Acts of Michigan, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

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



**A RESOLUTION OF THE ESCANABA DOWNTOWN DEVELOPMENT AUTHORITY  
SUPPORTING THE MASONIC APARTMENTS PROJECT PLAN TO BE DEVELOPED  
BY PK DEVELOPMENT GROUP, LLC**

*Whereas*, The Escanaba Downtown Development Authority recognizes the value of historic preservation as an effective tool for economic revitalization; and

*Whereas*, through the 2011 Escanaba Downtown Development Authority's Developmental plan has prioritized additional mix used residential redevelopment to our Downtown Buildings; and

*Whereas*, the Escanaba Downtown Development Authority's 2020 Vision document stresses that the downtown be reinvented and revitalized by creating a mix of activity nodes focused retail, residential and entertainment uses; and

*Whereas*, the Escanaba Downtown Development Authority's 2015 goals list adding more mixed use developmental opportunities as part of its support of restoration of buildings downtown through its Façade program; and

*Whereas*, a payment in lieu of taxes agreement between the City & PK Development Group will be needed to make the project work; and

*Whereas*, PK Development Group may need certain variances approved based on parking or other ordinances for the downtown project; and

*Whereas*, PK Development Group's site plan for Masonic Apartments project will need approval from the Escanaba Planning Commission; and

*Now*, therefore be it resolved, that the Escanaba Downtown Development Authority hereby supports the Masonic Apartment Project Plan to be developed by PK Development Group, LLC.



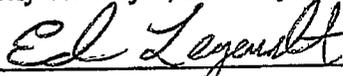
Sue Parker, Chairperson

I certify that the "Resolution of Support" was duly adopted at a regular meeting of the Escanaba Downtown Development Authority on July 1, 2015 by the following vote:

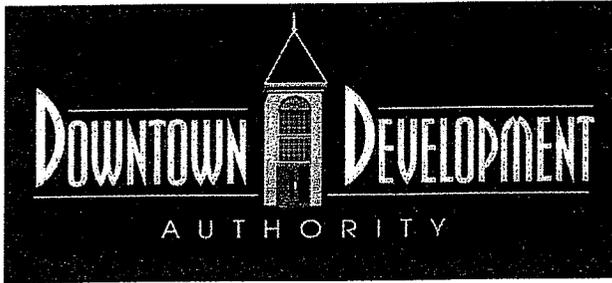
Yes: 8

No: 0

Abstain: 0



Ed Legault, DDA Executive Director



Downtown Development Authority Board

## MEETING MINUTES

July 1, 2015 at 7:30 am

Administration  
Edward Legault  
Judy Schroeder

### *Downtown Development Authority Trustees*

Sue Parker, Chairperson	James O'Toole, Trustee
Dan Bender, Vice Chair	Marc Tall, Trustee
Andy Crispigna, Treasurer	Tara Deno, Trustee
Mitch Taylor, Trustee	
Mary Finlan, Trustee	

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

OFFICIAL PROCEEDINGS  
ESCANABA DDA  
CITY OF ESCANABA, MICHIGAN  
Regular Board Meeting  
July 1, 2015

### Call To Order:

The meeting was called to order by Chairperson Sue Parker at 7:30 a.m. in the City Hall Council Chambers, 410 Ludington Street, Escanaba, MI.

### Roll Call:

Chairperson Sue Parker, Vice Chair Dan Bender, and Trustees Tall, Finlan, O'Toole, Deno, Taylor and Treasurer Crispigna.

Also present was Jenny Lancour of the Daily Press, Pete Potterpin and Jacob Horner of PK Associates, Peggy O'Connell of Sign Up, Tim McIntyre, Andy Pearson of Meiers Signs, and Michael Olson of Genesis Graphics, Inc.

### APPROVAL/CORRECTION(S) TO MINUTES

*Trustee O'Toole moved to approve the minutes of June 3, 2015 as presented, seconded by Trustee Tall. Motion carried.*

## APPROVAL/ADJUSTMENTS TO THE AGENDA

*Trustee O'Toole moved to approve the agenda with the addendum for Downtown Policing, 2nd by Trustee Tall. Motion Carried.*

## CONFLICT OF INTEREST DECLARATION

Chairperson Parker will abstain from Item 3, New Business.

## TREASURER'S REPORT

Fund Balance is at \$265,504.14. Payables as usual.

*Motion to accept Treasurer's Report by V.P. Bender, 2nd by Trustee Taylor. Motion Carried.*

Public Hearing: None

## OLD BUSINESS/UNFINISHED BUSINESS:

### 1. RFP for Parking Lot Enhancements

Received three bids for Parking Lot Signs, Genesis Graphics, Sign-Up and Meiers Signs. All three vendors presented an outline of their bids for the DDA parking lots signs. A summary of all three bids will be drafted for the board to chose a final selection. A recommendation from DDA administration will be given at the board meeting on August 5th, 2015.

## NEW BUSINESS:

### 1. PK Development Group Project Review

Mr. Peter Potterpin and Mr. Jacob Horner of PK Development, a family owned Michigan-based real estate company presented a development plan involving the historic rehabilitation of two adjoining buildings (the Masonic Building and an old Bank Building on the corner of 7th and Ludington. plus new construction consisting of a 2-story building with 10 residential apartments along 7th street. The development will also reactivate approximately 4,500 square feet of retail space along Ludington Street. A preliminary site plan was discussed and terms and conditions needed from the various city departments. A Resolution of Support was requested from the Downtown Development Authority.

*After some discussion and a review of the draft of the Resolution of Support it was requested that a payment in lieu of taxes agreement, a municipal services agreement be added as well as variances in zoning ordinances and site plan approval by the planning commission.*

**A motion to include the above additions to the Resolution of Support was made by Trustee Tall, 2nd by Trustee O'Toole - Roll call vote:**

Trustee Tall -	Aye	Trustee Deno -	Aye
Trustee O'Toole -	Aye	Trustee Taylor -	Aye
Treasurer Crispigna	Aye	Trustee Finlan -	Aye
V.P. Bender -	Aye	Chairperson Parker -	Aye

**Motion Carried.**

## **2. Downtown Business Partners Event Support Request**

The Escanaba Downtown Business Partners have requested \$1000 dollars to support advertising and promotion of Sidewalk Sales Day on July 24th.

**A motion to help sponsor Sidewalk Sale Days in the amount of \$1,000 to be used for advertising the event was made by V. P. Bender, 2nd by Trustee Taylor.**

**Motion carried.**

## **3. Downtown Policing**

At our DDA Board Work Session on June 23<sup>rd</sup> the Board wanted to explore the opportunity to have seasonal Downtown Foot or Bike Patrol coverage. Escanaba Public Safety Director, Ken Vanderlinden was invited to the DDA meeting to speak about the advantages of downtown policing and the cost of such coverage in the downtown. It was the desire of the DDA board to resume downtown policing at a cost of an amount not to exceed \$20,000 and that an amendment to the existing budget would be necessary.

**A motion to resume downtown policing from Memorial Day to Labor Day in an amount not to exceed \$20,000 was made by Trustee O'Toole, 2nd by Trustee Deno. Motion Carried.**

---

## **PROJECT UPDATES-**

- Website & Facebook – The website is fully functional, but we are still making content updates. We have received directions and training to update all pages ourselves as of July 1<sup>st</sup>.
- Façade Projects – Escanaba's 6 Façade Projects were sent to the MEDC with our project intake form. We met with the MEDC to answer questions and get feedback on the content of the project. We updated the form based on feedback and the projects will be formally presented to the MEDC project team the week of June 29<sup>th</sup>.

- Escanaba Market Place – Now that the Façade projects are in process, we will start moving forward with the Escanaba Market Place project.
- Property Purchase – A list in priority order will be submitted to the board for direction on any negotiations by administration.
- Redevelopment Ready Communities Activities – June 23rd the Allen Group held a public hearing regarding possible site plans for Downtown Escanaba. The meeting was well attended and spurned some great discussion. Updates by the Allen Group on some of the financial assumptions of the project will take place as next steps in the process.

VARIOUS OTHER ISSUES:

GENERAL PUBLIC COMMENT

BOARD/STAFF COMMENTS

ANNOUNCEMENTS:

ADJOURNMENT

The Escanaba Downtown Development Authority 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 Downtown Development Authority. Individuals with disabilities requiring auxiliary aids or services should contact the Downtown Development Authority by writing or calling (906) 789-8696 or [escanabadda@att.net](mailto:escanabadda@att.net).

Respectfully Submitted,

Sue Parker, Chairperson

---

(Draft)

Excerpt of the minutes of a regular meeting of the Escanaba City Council held on July 16, 2015, at the City Hall, 410 Ludington Street, Escanaba, Michigan, at 7:00 p.m.

Present: Mayor Marc D. Tall, Council Members, Patricia A. Baribeau, Ronald J. Beauchamp, Ralph B. Blasier, and Michael R. Sattem

Absent: None

"Upon motion made by Council Member , seconded by Council Member , the following resolution was adopted:

**A RESOLUTION BY THE ESCANABA CITY COUNCIL  
SUPPORTING THE MASONIC APARTMENTS PROJECT PLAN TO BE  
DEVELOPED BY PK DEVELOPMENT GROUP, LLC**

*Whereas*, The Escanaba City Council recognizes the value of historic preservation as an effective tool for economic revitalization; and

*Whereas*, through the 2011 Escanaba Downtown Development Authority's Developmental plan has prioritized additional mix used residential redevelopment to our Downtown Buildings; and

*Whereas*, the Escanaba Downtown Development Authority's 2020 Vision document stresses that the downtown be reinvented and revitalized by creating a mix of activity nodes focused retail, residential and entertainment uses; and

*Whereas*, the Escanaba Downtown Development Authority's 2015 goals list adding more mixed use developmental opportunities as part of its support of restoration of buildings downtown through its Façade program; and

*Whereas*, a payment in lieu of taxes agreement between the City of Escanaba & PK Development Group will be needed to make the project work; and

*Whereas*, PK Development Group may need certain variances approved based on parking or other ordinances for the downtown project; and

*Whereas*, PK Development Group's site plan for Masonic Apartments project will need approval from the Escanaba Planning Commission; and

*Now*, therefore be it resolved, that the Escanaba City Council hereby supports the Masonic Apartment Project Plan to be developed by PK Development Group, LLC.

Ayes:

Nays:

**RESOLUTION DECLARED ADOPTED.**

I the undersigned, being duly qualified and acting City Clerk of the City of Escanaba, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Escanaba City Council of the City of Escanaba, County of Delta, Michigan, at a regular City Council Meeting held on Thursday, July 16, 2015, and that said meeting was conducted and public notice was given pursuant to and in full compliance with the Open Meetings Act, Act 267, Public Acts of Michigan, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

---

**Robert S. Richards, CMC, City Clerk**



# CITY COUNCIL MEETING AGENDA

1<sup>st</sup> and 3<sup>rd</sup> Thursday of the Month

Marc D. Tall, Mayor  
Ronald J. Beauchamp, Mayor Pro-Tem  
Patricia A. Baribeau, Council Member  
Ralph B. Blasier, Council Member  
Michael R. Sattem, Council Member

James V. O'Toole, City Manager  
Robert S. Richards, CMC, City Clerk  
Ralph B.K. Peterson, City Attorney

City Council Chambers located at: City Hall - 410 Ludington Street - Room C101 - Escanaba, MI 49829

The Council has adopted a policy to use a Consent Agenda, when appropriate. All items listed with an asterisk (\*) are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

## Regular Meeting

Thursday, July 16, 2015, at 7:00 p.m.

### CALL TO ORDER

### ROLL CALL

INVOCATION/PLEDGE OF ALLEGIANCE -  
APPROVAL/CORRECTION(S) TO MINUTES -

City Clerk Robert S. Richards

Regular Meeting July 2, 2015

Special Meetings June 24<sup>th</sup> & 25<sup>th</sup>, 2015

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION

BRIEF PUBLIC COMMENT

PUBLIC HEARINGS - None

### NEW BUSINESS

#### 1. Approval – Use of Public Space – Downtown Sidewalk Daze – 900-1400 Blocks – Escanaba Downtown Development Authority (DDA).

**Explanation:** The Escanaba DDA is requesting to block off the 900-1400 blocks of Ludington Street to the alley's North and South for the purpose of holding the annual Sidewalk Sale Daze on Friday, July 24, 2015. This event is scheduled to run from 9:00 a.m. to 6:00 p.m. Administration is recommending approval of the request provided the following conditions are met by the DDA and their vendors: 1.) The Downtown Development Authority provide all labor and material to clean up at the conclusion of the event, 2.) The Downtown Development Authority pay for any City overtime labor costs that may be incurred; and 3.) Proper insurance is provided naming the City of Escanaba as an additional insured.

#### 2. Approval – Use of Public Space – Ludington Park Disc Golf Course/East Aronson Island – DISCanaba Challenge Disc Golf Tournament.

**Explanation:** Mr. Jonathan Harris is requesting to use the Ludington Park Disc Golf Course and the East end of Aronson Island for their inaugural DISCanaba Challenge Disc Golf Tournament on Saturday, August 8, 2015. Administration is recommending approval of the request contingent upon the following: 1.) Proper insurance is provided naming the City of Escanaba as an additional insured; and 2.) Event sponsors provide all labor material and cleanup at the conclusion of the event.

Council Agenda - July 16, 2015

**3. Approval – 2015/2016 Property and Liability Insurance Purchase – Michigan Municipal Risk Management Authority.**

**Explanation:** Administration is seeking Council approval to purchase property and liability insurance coverage from the Michigan Municipal Risk Management Authority (MMRMA) in the amount of \$255,791. This expenditure is budgeted in the current operating year budget.

**4. Approval – Resolution of Support – PK Development Group – Mixed Use Affordable Housing/Commercial Development.**

**Explanation:** The PK Development Group is seeking Council approval of a City Council resolution, which supports a mixed used residential/commercial development located at 617/623 Ludington Street and 630 1st. Avenue South. Under the development Plan 34, affordable apartment dwellings are being proposed along with 4,500 square feet of commercial space. A resolution is needed as part of their application for funding to the various state agencies.

**5. Update – Sale of the Power Plant – City Manager’s Office.**

**Explanation:** Administration will update the Council and public on the latest developments related to the Escanaba generating facility.

APPOINTMENTS  
BOARD, COMMISSION, AND COMMITTEE REPORTS  
GENERAL PUBLIC COMMENT  
ANNOUNCEMENTS  
ADJOURNMENT

Respectfully Submitted,



James V. O'Toole  
City Manager

**Detailed Tax Information**

**City of Escanaba**

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 051-010-2929-307-001

**Property Address** [collapse]

623 LUDINGTON STREET  
 ESCANABA, MI 49829

**Owner Information** [collapse]

CLEAN GREEN ENERGY LLC  
 7627 PARK PLACE STE 101  
 BRIGHTON, MI 48116

**Unit:** 051

**Taxpayer Information** [collapse]

SEE OWNER INFORMATION

**Legal Information for 051-010-2929-307-001** [collapse]

LOT 6 OF BLK 30 OF THE ORIGINAL PLAT OPRA DIST 9

Enter Future Interest Date:

8/10/2015

Re-Calculate

**\*\*Note:** On March 1 at 00:00, local taxes become ineligible for payment at the local unit. The total due shown for prior year taxes is as of the annual settlement date with the County for that particular tax year and does not reflect any payments, fees, or interest accrual that may have occurred after the settlement date. For updated tax information, please check with the local County.

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
2015, Summer	\$2,911.28	\$0.00		\$2,911.28
2014, Winter	\$2,818.17	\$0.00		\$2,818.17 <b>**Read Note Above</b>
2014, Summer	\$3,017.76	\$3,017.76	08/14/2014	\$0.00
2013, Winter	\$2,773.82	\$0.00		\$2,773.82 <b>**Read Note Above</b>
2013, Summer	\$3,241.84	\$0.00		\$3,241.84 <b>**Read Note Above</b>
2012, Winter	\$2,728.16	\$0.00		\$2,728.16 <b>**Read Note Above</b>
2012, Summer	\$3,016.68	\$0.00		\$3,016.68 <b>**Read Note Above</b>
2011, Winter	\$2,565.42	\$2,565.42	02/01/2012	\$0.00
2011, Summer	\$2,908.31	\$2,908.31	11/29/2011	\$0.00

**\*\*Disclaimer:** BS&A Software provides this Web Site as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.  
[Privacy Policy](#)

**Detailed Tax Information**

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 051-010-2929-307-008

**Property Address** [collapse]

630 1ST AVENUE SOUTH  
 ESCANABA, MI 49829

**Owner Information** [collapse]

CARON TODD E & MARIA L  
 4954 WINDSONG 18.23 DR  
 ESCANABA, MI 49829

**Unit:** 051

**Taxpayer Information** [collapse]

SEE OWNER INFORMATION

**Legal Information for 051-010-2929-307-008** [collapse]

LOTS 7 THRU 9 INCL BLK 30 OF THE ORIGINAL PLAT OPRA DIST 9

**Enter Future Interest Date:**

**\*\*Note:** On March 1 at 00:00, local taxes become ineligible for payment at the local unit. The total due shown for prior year taxes is as of the annual settlement date with the County for that particular tax year and does not reflect any payments, fees, or interest accrual that may have occurred after the settlement date. For updated tax information, please check with the local County. Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
2015, Summer	\$624.79	\$0.00		\$624.79
2014, Winter	\$1,168.18	\$0.00		\$1,168.18 <b>**Read Note Above</b>
2014, Summer	\$1,300.97	\$1,300.97	01/05/2015	\$0.00
2013, Winter	\$1,149.81	\$0.00		\$1,149.81 <b>**Read Note Above</b>
2013, Summer	\$1,378.00	\$0.00		\$1,378.00 <b>**Read Note Above</b>
2012, Winter	\$1,130.90	\$0.00		\$1,130.90 <b>**Read Note Above</b>
2012, Summer	\$1,250.50	\$0.00		\$1,250.50 <b>**Read Note Above</b>
2011, Winter	\$1,095.33	\$0.00		\$1,095.33 <b>**Read Note Above</b>
2011, Summer	\$1,465.59	\$0.00		\$1,465.59 <b>**Read Note Above</b>

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[Privacy Policy](#)

**Detailed Tax Information**

Parcel: 051-010-2929-307-009

**Property Address** [collapse]

608 1ST AVENUE SOUTH  
 ESCANABA, MI 49829

**Owner Information** [collapse]

BROWN THERESA M  
 608 1ST AVENUE SOUTH  
 ESCANABA, MI 49829

**Unit:** 051

**Taxpayer Information** [collapse]

SEE OWNER INFORMATION

**Legal Information for 051-010-2929-307-009** [collapse]

S 110 FT OF LOT 10 OF BLK 30 OF THE ORIGINAL PLAT OPRA DIST 9

**Enter Future Interest Date:**

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
+ 2015, Summer	\$834.31	\$0.00		\$834.31
+ 2014, Winter	\$266.34	\$266.34	02/17/2015	\$0.00
+ 2014, Summer	\$822.84	\$822.84	09/15/2014	\$0.00
+ 2013, Winter	\$262.16	\$262.16	02/13/2014	\$0.00
+ 2013, Summer	\$842.29	\$842.29	09/19/2013	\$0.00
+ 2012, Winter	\$267.31	\$267.31	02/15/2013	\$0.00
+ 2012, Summer	\$809.60	\$809.60	09/17/2012	\$0.00
+ 2011, Winter	\$264.70	\$264.70	02/13/2012	\$0.00
+ 2011, Summer	\$805.58	\$805.58	09/15/2011	\$0.00

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**Detailed Tax Information**

Parcel: 051-010-2929-307-002

**Property Address** [collapse]

617 LUDINGTON STREET  
 ESCANABA, MI 49829

**Owner Information** [collapse]

CLEAN GREEN ENERGY LLC  
 7627 PARK PLACE STE 101  
 BRIGHTON, MI 48116

**Unit:** 051

**Taxpayer Information** [collapse]

SEE OWNER INFORMATION

**Legal Information for 051-010-2929-307-002** [collapse]

LOT 5 OF BLK 30 OF THE ORIGINAL PLAT OPRA DIST 9

**Enter Future Interest Date:**

**\*\*Note:** On March 1 at 00:00, local taxes become ineligible for payment at the local unit. The total due shown for prior year taxes is as of the annual settlement date with the County for that particular tax year and does not reflect any payments, fees, or interest accrual that may have occurred after the settlement date. For updated tax information, please check with the local County. Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
+ 2015, Summer	\$1,119.08	\$0.00		\$1,119.08
+ 2014, Winter	\$1,028.60	\$0.00		\$1,028.60 <b>**Read Note Above</b>
+ 2014, Summer	\$1,101.45	\$1,101.45	08/14/2014	\$0.00
+ 2013, Winter	\$1,012.39	\$0.00		\$1,012.39 <b>**Read Note Above</b>
+ 2013, Summer	\$1,127.46	\$0.00		\$1,127.46 <b>**Read Note Above</b>
+ 2012, Winter	\$995.75	\$0.00		\$995.75 <b>**Read Note Above</b>
+ 2012, Summer	\$1,101.09	\$0.00		\$1,101.09 <b>**Read Note Above</b>
+ 2011, Winter	\$936.37	\$936.37	02/01/2012	\$0.00
+ 2011, Summer	\$1,061.53	\$1,061.53	11/29/2011	\$0.00

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