



**Adopted**

**July 17, 2018**

Amended

September 26, 2022

# Master Plan 2018

Village of Calumet, Michigan



VILLAGE OF CALUMET  
HOUGHTON COUNTY, MICHIGAN

VILLAGE COUNCIL  
RESOLUTION ADOPTING THE  
VILLAGE OF CALUMET AMENDED AND RESTATED  
COMMUNITY MASTER PLAN 2022

WHEREAS, the Michigan Planning Enabling Act (MPEA), 2008 PA 33, MCL 125.3801, et seq. requires municipal planning commissions to prepare a "master plan" pertinent to the future development of the municipality; and

WHEREAS, the Village of Calumet Planning Commission has prepared a Master Plan Amendment for the Village, to amend and restate its 2018 Community Master Plan; and

WHEREAS, the Village Council adopted a resolution authorizing the distribution of the draft Master Plan Amendment to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, the proposed Master Plan Amendment was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Planning Commission on July 6, 2022 pursuant to notice as required by MPEA; and

WHEREAS, the Planning Commission has found the proposed Master Plan Amendment as submitted for the public hearing to be desirable and proper and furthers the land use and development goals and strategies of the Village of Calumet.

WHEREAS, the Planning Commission passed a motion adopting the Amended and Restated Community Master Plan of 2018, and recommending its adoption by the Village Council.

NOW, THEREFORE BE IT RESOLVED, that the Village of Calumet Council hereby adopts the new Master Plan including all text, charts, tables, maps, and descriptive and other matter therein intended to form the complete Master Plan, including the Future Land Use Map. The new Master Plan may henceforth be referred to as the Amended and Restated Community Master Plan of 2022.

Motion by Trustee Ranville

Seconded by Trustee Que

Roll Call Vote:

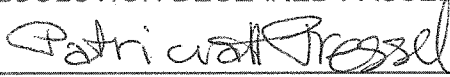
Ayes: Trustees Pamela Que, Andrew Ranville, Kenneth Olkkonen, Timothy Bies; President Robert P Tarvis, Jr.

Nays: none

Absent: none

Abstain: none

RESOLUTION DECLARED PASSED

  
Clerk

9/26/2022  
Date

Village of Calumet



## Acknowledgements

### Village Council

David Geisler - President  
Sandy Johnson  
Jim Camp  
Sharon Abramson  
Virginia Dwyer  
Peggy Germain

### Planning Commission

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### Keweenaw National Historic Park

### Keweenaw National Historic Park Advisory Commission

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North of 45 LLC, Patrick Coleman, AICP



**We also want to thank the many  
citizens of Calumet who gave their  
time, ideas and suggestions towards  
the Master Plan effort.**



## Table of Contents

	<u>Page</u>
<b>Chapter 1: Introduction</b>	<b>2</b>
<b>Chapter 2: Vision and Guiding Principles</b>	<b>6</b>
<b>Chapter 3: Housing</b>	<b>7</b>
<b>Chapter 4: Infrastructure and Community Facilities</b>	<b>13</b>
<b>Chapter 5: Parks &amp; Recreation</b>	<b>18</b>
<b>Chapter 6: Downtown Development</b>	<b>22</b>
<b>Chapter 7: Land Use</b>	<b>28</b>
<b>Chapter 8: Transportation</b>	<b>35</b>
<b>Chapter 9: Winter Life and Vitality</b>	<b>40</b>
<b>Chapter 10: Capacity Building, Sustainability and Governance</b>	<b>47</b>
<b>Chapter 11: Action Plan</b>	<b>53</b>
<b>Appendix</b>	<b>58</b>
<b>Maps</b>	
○ <b>Village Boundary</b>	<b>A-1</b>
○ <b>Existing and Future Land Use</b>	<b>A-2</b>
○ <b>Existing Zoning Districts and Recreation Facilities</b>	<b>A-3</b>
○ <b>Historic District Boundary</b>	<b>A-4</b>
○ <b>Keweenaw National Historical Park Boundary</b>	<b>A-5</b>
○ <b>Downtown Development Authority Boundary</b>	<b>A-6</b>
<b>Census Data</b>	<b>A-7</b>





## Introduction

The Village of Calumet is a community of national and state historical significance. The Village has the unique distinction of being included in a National Landmark District and is a major part of the Keweenaw National Historical Park, established in 1992 with the entire Village within its boundaries. Few communities in America can boast of this national recognition.

The historical context of Calumet results from the Village's copper mining heritage. As the center of the Calumet and Hecla Copper Mining Company (C&H) consolidated mining operations, the Village was the cultural and commercial focus of the area.



The Village of Calumet consists of a 26-block urbanized area that is part of the greater community known as Calumet (Calumet Township and the Village of Laurium and the Village of Calumet). It is estimated that the 1920 population of this area exceeded 35,000 persons.

Since 1920, the entire "Copper Country" area experienced population loss as a result of the decline of a copper industry that dominated the area economy for a century. In 1968, all Calumet and Hecla Company mining operations ceased operation. Since then, there has been some growth at Michigan Technological University in nearby Houghton and a number of small manufacturing and high tech firms have also developed and provide jobs in the Calumet area.

The Village of Calumet downtown commercial district has experienced a resurgence as a commercial and cultural center as the result of the efforts of Main Street Calumet, and the Downtown Development Authority, both downtown development organizations. Through planning, technical assistance, and public/private partnerships, investment has occurred in private properties, historic preservation and public infrastructure, creating jobs and reinvigorating the downtown.



At the same time, the Village of Calumet continues to face a number of unique challenges, brought on by decades of urban decline, an aging population, changing preferences for ways to live and



travel, rapid technological advances, shifting economic ground, and constrained and inadequate municipal budgets.

Community planning is a balancing act of short-term and long-term concerns, a variety of public interests, business interests, public safety and municipal budgets, and public recreation amenities. A community plans in order to create a balance in the community that serves the public well.

## Previous Planning Efforts

A number of documents and previous planning and feasibility studies were consulted during the preparation of the Master Plan, as listed below:

- Capital Improvements Plan, 2017 (UPEA)
- Quality of Life Survey for Village of Calumet Residents, 2016\*
- Village of Calumet Development Prospectus, KEDA, 2016
- Exploring Opportunities for Collaboration among Calumet Area Municipalities, 2016 \*
- Calumet Complete Streets Study, 2013 \*
- Master Plan, 2008
- Downtown Development Plan 2004
- Calumet Historic District Plan 1979

\*MTU Student Class Project

## Community Involvement

The Village of Calumet engaged the public to identify community issues that shaped the goals and strategies included in the Master Plan. Community involvement included several mechanisms to learn about resident attitudes and ideas for the Plan.

In 2016, the Village worked with staff from MSU Extension and the Michigan Municipal League (MML) to carry out a public engagement process that included a community survey, a community open house meeting, and a focus group meeting of community leaders. These are summarized below:

### Community Survey Key Findings

#### Assessing Quality of Life

Result 1: Higher income levels feel quality decreased

Result 2: 75% were at least dissatisfied with roadway maintenance

#### Tracking City Service Performance

Result 1: 31% of residents 11 years or more said that quality decreased

Result 2: On average the residents are either neutral or satisfied

#### Prioritizing Next Steps

Result 1: 79% said the need to attract businesses is very important

Result 2: 65% said the need to attract young professionals to the community is very important



## The Quality of Life Survey for Village of Calumet Residents

The survey was promoted through advance notice and mailed to Calumet Village residents; a Target Sample of 100 returned surveys was achieved, with a total of 113 returned. Key findings in the three focus areas of the survey are summarized in the inset on the previous page. The survey results were compiled and presented at a public meeting.

## Community Planning Workshops

On June 13, 2016, MSU Extension (Brad Neumann) and the Michigan Municipal League (Scott MacInnes) facilitated an open house for the Village of Calumet master plan in the Calumet Village Council chambers. The purpose of the open house was to gather initial community input on community assets, issues, and visions for the future. Approximately 20 village residents attended the open house.

Residents were asked to visit three different ‘stations’ around the room and provide feedback at each:

Asset mapping to identify key community features, places, and facilities.

Issue Identification for participants could review and comment on survey results.

Visioning, to identify what makes residents proud, and what makes them sorry about their community, as well as their vision for the future.



From the results of community and stakeholder meetings, some common themes can be identified, as outlined below:

Residents are extremely proud of Calumet’s heritage, historic context, significance, and that it is part of the Keweenaw National Historical Park.

There are serious concerns about blight and how it impacts property values and the business climate.

Calumet has an abundance of assets; historic buildings, a thriving arts community, a great school system, an existing industrial/economic base, affordable housing, walkability and access/proximity to outdoor recreation.

These two public participation events gathered information to assist in the development of the master plan.



## Authority and Purpose

The purpose of the Master Plan is to guide the future of the Village and help the community develop sustainably through a realistic and well thought out approach. The Master Plan has been prepared under authority of the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended. The Master Plan is an important tool for a number of reasons:

- The Master Plan provides the legal basis for zoning, subdivision of land, and other local land use regulations.
- The gathering and analysis of comprehensive community information and data enables community leaders to holistically understand unique challenges and opportunities.
- By involving citizens and stakeholders in the planning process, the Plan serves as the supported community vision, including goals and strategies for achieving the shared vision.
- The Master Plan can serve as a catalyst for desired changes by engaging community action.
- The Plan can help to generate regional collaboration with neighboring communities.

The purpose of the master plan is to guide future development towards the economic and efficient use of land; promote the public health, safety, and general welfare; help guide the preservation of historic resources and character of the Village; provide for adequate transportation systems, public utilities, and recreation; and ensure efficient expenditure of public funds. The master plan may project 20 years or more into the future. The Plan adoption is subject to a public hearing and approval by resolution of the Village of Calumet Planning Commission and Village Council. (Village Council approval is optional but highly recommended.)

Implementation of the plan is an on-going process, requiring the monitoring of changes in the community as well as the progress towards achieving the plan's goals. **The Master Plan should be reviewed every five years and a determination made whether it needs updating or a new plan adopted.**



## Chapter 2: Vision and Guiding Principles

The following Vision Statement and Guiding Principles direct the development of the Master Plan.

### Vision Statement

*The Village of Calumet is the ideal livable and walkable community, with a unique, vibrant, historical and lively downtown filled with special shops, restaurants, services, cultural activity and housing. The residential area is a desired neighborhood valued for its historic homes and affordable housing within walking distance of downtown. The Village attracts new residents and business with its proximity to the nearby, outstanding recreational opportunities of the Keweenaw Peninsula.*

### Guiding Principles

*Retain and enhance the unique sense of place created by the historic, cultural and architectural resources in Calumet Village.*

*Continue to work on the economic development and downtown revitalization of the Village.*

*Strengthen Calumet residential neighborhoods.*

*Collaboration with partners, such as the National Park Service, state agencies, regional economic development groups, and local governments is essential to achieving community revitalization.*







## Chapter 3: Housing

The Village of Calumet offers a variety of housing types: single family units, duplex units, downtown apartments above retail stores, and multi-family complexes.

The table below shows key housing characteristics for the Village.



HOUSING TENURE		
	#	%
Occupied housing units	376	100
Owner-occupied housing units	106	28.2
Population in owner-occupied housing units	246	( X )
Average household size of owner-occupied units	2.32	( X )
Renter-occupied housing units	270	71.8
Population in renter-occupied housing units	480	( X )
Average household size of renter-occupied units	1.78	( X )
Source: 2010 Census		

It is interesting to note that only 28.2% of the 376 occupied housing units are owner occupied. This is an unusual characteristic for an Upper Peninsula community, but reflects the high density, urban character of the Village.

The Calumet Housing Commission manages 98 housing units for low income, disabled and senior citizens at the Park Avenue Housing Complex.

A number of housing units have been rehabilitated in the Village in recent years, many taking advantage of funding available through the Michigan State Housing Development Authority (MSHDA).

In addition, the former vacant Morrison School on 8<sup>th</sup> Street was converted to a mixed use commercial and apartment complex. There are 17 housing units in the project.



The table below summarizes housing occupancy. There are 136 vacant housing units in the Village according to the 2010 Census. This represents more than 26% of the total number of housing units in the Village. Obviously this is a potential supply of housing units that could be rehabilitated and made available.

HOUSING OCCUPANCY		
	#	%
Total housing units	512	100
Occupied housing units	376	73.4
Vacant housing units	136	26.6
For rent	31	6.1
Rented, not occupied	3	0.6
For sale only	14	2.7
Sold, not occupied	0	0
Seasonal, recreational, or occasional use	22	4.3
All other vacants	66	12.9
Homeowner vacancy rate (percent)	11.7	( X )
Rental vacancy rate (percent)	10.2	( X )
Source: 2010 Census		

## Housing Demand

In 2016, a residential Target Market Analysis (TMA) was prepared for Houghton County in cooperation with the Western Upper Peninsula Planning and Development Region (WUPPDR). These TMA reports have been prepared for all counties across the State in order to provide data for communities and developers to address unmet housing needs.

The study involved rigorous data analysis and modeling of in-migration into Houghton County and each of its cities and villages. It also considered internal migration within those places, movership rates by tenure and lifestyle cluster, and housing preferences among target market households. The following quote from this report summarizes the demand for housing in Houghton County as well as the Village of Calumet.

***Based on the Target Market Analysis results for an aggressive scenario, there is a maximum annual market potential for up to 1,798 attached units throughout Houghton County, plus 974 detached houses (for a total of 2,772 units). Of the market potential for 798 attached units, the majority will***



***be captured by the Cities of Hancock and Houghton (320 and 949 attached units each year, respectively).***

***There will also be 529 migrating households in Houghton County each year seeking attached units in locations other than the Cities of Hancock and Houghton. Some of these households will choose relatively affordable housing choices in smaller villages like Calumet (15 attached units), Laurium (6 attached units), and Lake Linden (5 units) - even if it means commuting to jobs located in the larger places.***

***Source: TMA Report for Houghton County, 2016***







With a seemingly overabundance of houses for sale in the area, some may find the housing demand documented in the report as unbelievable. However, the report documents that the housing available may not suit the lifestyles and needs of housing seekers, including new residents, young professionals, and an aging population. The good news for the Village of Calumet is that vacant and underutilized downtown buildings can be renovated to fit unmet demands for housing. The table below shows market potential for housing in Houghton County, including the Village of Calumet.

Annual Market Potential – Attached and Detached Units Renters and Owners –  
Aggressive (Maximum) Scenario Houghton County – Michigan UP Prosperity Region 1a  
– 2016

Annual Market Potential Aggressive Scenario	Detached Houses	Attached		Total Potential
		Duplex Triplex	Other Formats	
The Village of Calumet	32	4	11	47
The Village of Copper City	.	.	.	.
Dollar Bay CDP	18	1	4	23
The City of Hancock	136	45	275	456
The City of Houghton	261	126	823	1,210
Hubbell CDP	9	.	8	17
The Village of Lake Linden	19	.	5	24
The Village of Laurium	23	1	5	29
The Village of South Range	8	.	1	9
All Other Places	468	87	402	957
Houghton County Total	974	264	1,534	2,772
Format as a Share of Total	35%	10%	55%	100%

Source: TMA for Houghton County, 2016

## Housing Goals and Strategies

### Goal 1

Address substandard housing and property conditions in the Village.



### Strategy 1.1

Adopt a Property/Building Maintenance Code and strictly enforce it. A Property/Building Maintenance Code is a great tool to get landowners to clean up their property and maintain it. Reducing the number of blighted and dilapidated structures will improve the aesthetics of the Village and can, over time, help to increase property values. Improving aesthetics makes the community more appealing to residents, visitors, people looking to move to the area, and developers.

### Strategy 1.2

Publicly recognize individuals who have made improvements to their buildings or land that help improve the aesthetics of the Village or continually keep up their property.

### Strategy 1.3

Determine if a vacant property registry would be beneficial. A Vacant Building Registry requires all owners of vacant buildings to register their buildings and pay an annual fee. The registration includes local emergency contacts and other general information to make contacting the owner easier if there is an issue. Many towns have found this to be useful to discourage absentee property owners from retaining vacant buildings.

### Strategy 1.4

Work with local citizens interested in keeping vacant lots clean and maintained with an Adopt-a-Lot program. This is a grass roots program intended to utilize community volunteers. Keep a data base of all participating volunteers and publicly thank them for their contributions.

### Strategy 1.5

Inform residents about the USDA-RD grant and low interest loan program designed to assist homeowners with repairs. This program can help homeowners

## ***Goals and Strategies***

The goals and policies in this chapter support the vision and guiding principles of the plan and should be used to inform future decision-making and action.

***Goals*** are broad statements that describe a desired outcome. Goals are often long-term in scope.

***Strategies*** describe a specific course, action or way in which programs and activities are conducted to achieve a stated goal, and are often place-specific.



get new roofs, siding, windows, etc. This is a very valuable program that the Village should share with residents especially while addressing blighted structures.

#### Strategy 1.6

Inform property owners and potential property owners of opportunities to address blight through MEDC's Brownfields program. If a developer purchases a structure that is blighted or is in some way environmentally contaminated, the developer can utilize Brownfield's for low interest loans which can be paid back through a Brownfields tax increment financing (TIF).

#### Strategy 1.7

Continue to look at other state funding for addressing blighted properties.

#### Strategy 1.8

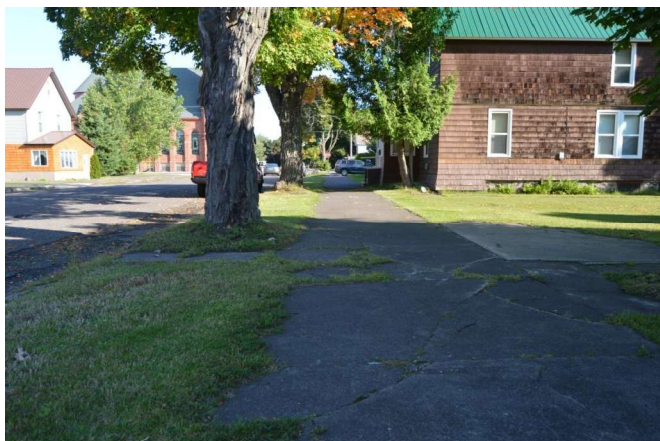
Continue the Village-wide clean-up day to encourage citizens to remove junk materials in their yard.

#### Strategy 1.9

Use available GIS tools for tracking property conditions, ownership and property status.

## Goal 2

### Address Housing Demand



#### Strategy 2.1

Actively recruit developers/investors to renovate existing unused buildings for mixed use development. New, infill development on vacant lots should also be encouraged. The MEDC Redevelopment Ready Communities (RRC) program can help the Village market vacant and under-utilized properties.

#### Strategy 2.2

Use the Houghton County Target Market Analysis report to inform developers of unmet housing demand in Calumet.



## Chapter 4: Infrastructure and Community Facilities

The Infrastructure and Community Facilities Chapter is a guide for public system improvement decisions. Because the Village has a defined boundary and is nearly “built out”, plans for the expansion of the Village's basic public systems is much less important than plans for maintaining and upgrading existing public facilities. Expansion of existing public systems will be generally not be needed because substantial reserve capacity exists today and the availability of vacant buildings and vacant platted lots in areas where utilities and streets are available.

### Capital Improvement Plan



In March 2017, the Village Council adopted a Capital Improvement Plan (CIP). The CIP is a six year schedule of all proposed major capital improvement projects including project priorities, cost estimates, and methods of financing for the proposed projects. The CIP is a tool to assess the long term capital project requirements for the Village. The CIP was referenced in the preparation of this chapter.

Among the benefits of an adopted and well-maintained Capital Improvement Plan are:

- Prudent use of taxpayer dollars;
- Focusing expenditures on the needs of the community;
- Prioritizing projects across the needs of the community;
- Generating community support by inviting public input;
- Promoting economic development;
- Improving eligibility for State and Federal grants;
- Providing an implementation tool for the goals and objectives of the Master Plan;
- Transparency in identification of high-priority projects;
- Coordination/cost-sharing between projects.

Each year the Capital Improvement Plan should be revised for the next fiscal year. At the end of each fiscal year, the projects completed during that year are removed from the plan and an additional year's projects are added. Projects can then be adjusted in priority to reflect actual resources available. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the annual budget.



## Water System

The Village is served by a water system, owned by the Village and operated/maintained by the Michigan American Water Company. The company owns the source and delivers high quality water through a distribution system owned by the Village.

The 2017 CIP identified a number of needed improvements to the water distribution system, as listed below. Several of these projects do include minor sanitary sewer elements that should be completed at the same time.

### **Elm Street from 5th to 9th Street**

A very old 8" hydrant main has had to be repaired repeatedly to address leaks along its whole length. There is also a section of 6" main in the alley between Elm Street and Oak Street that is old and leaking. Calumet had separate fire and potable water systems at one time. They were combined in the 1980's, and portions of these old systems are still being used. The sanitary sewer system is old clay tile pipe and is in need of repair. Portions of this sewer were replaced in 1995; however, limited funding restricted the whole section from being replaced.

#### *Project Impact:*

Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, allow for the establishment of cross ties with other mains that currently don't exist, and improve overall water pressure and fire flow. Replacing the sanitary and storm sewer will eliminate older sewer lines and complete the utility work underneath the road surface at the same time as the watermain.

### **8th street from Oak to Elm Street**

Replace a very old 8" watermain that has had to be repaired repeatedly to address leaks. Replace old sewer main that is clay tile and has shown signs of aging.

#### *Project Impact:*

Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, and improve overall water pressure and fire flow. Replacing the sewer main at the same time as the watermain will eliminate duplicate road restoration and repair an aging sewer main.

### **Scott Street from 4th to 7th**

Replace a very old 6" cast iron main. This line is shallow from 4th to 5th street, also shallow at the 7th and Scott St intersection and runs through a storm sewer manhole at 7th and Scott.

#### *Project Impact:*

Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, eliminate an exposed pipe, and improve overall water pressure and fire flow.



### **Scott Street from 8th to alley between 8th & 9th**

Replace a very old 6" shallow laid main.

#### *Project Impact:*

Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, and improve overall water pressure and fire flow.

### **7th Street from Elm to Pine**

Replace 8" hydrant line that is buried shallow.

#### *Project Impact:*

Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, and improve overall water pressure and fire flow.

### **Pine from 7th to west side of 8th**

Replace 8" main, line is shallow

#### *Project Impact:*

Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, and improve overall water pressure and fire flow.

### **Replace Existing Fire Hydrants**

The Village has one very old fire hydrant (1890-1900) at 8th and Scott Streets with the balance being mostly Traverse City Iron Works models from 1963. The company is no longer in business (closed in 1978) and parts are in limited supply.

#### *Project Impact:*

Replacement will improve reliability of the hydrants and reduce maintenance costs.

## **Sanitary and Storm Water Systems**

The sanitary and storm sewer systems are owned and maintained by the North Houghton County Sewer Authority. The system is reported to be in good condition due to regular maintenance and improvement projects by the Authority.

## **Sidewalks and Streets**

Streets and sidewalks are also public facilities. These are discussed in Chapter 8: Transportation.

## **Parks and Recreation Facilities**

The Village owns and maintains several parks and small green spaces. These public facilities are discussed in Chapter 5: Parks and Recreation.





## Village-owned Buildings/Cultural Facilities

The Village of Calumet owns several buildings. These are discussed below:

### **Village Hall and Calumet Theatre**

The Village of Calumet owns the historic Village Hall and Calumet Theatre. The building includes the Theatre, adjoining 2<sup>nd</sup> floor ballroom, the Village office, police department and public meeting room/council chambers.

While this fine building has benefitted from numerous improvement projects funded by grants, the structure and facilities are in need of additional work to maintain this important cultural facility.

### **Historic Red Jacket Fire Hall**

The Red Jacket Fire Hall, located on Sixth Street, is an important historic and cultural resource. The Copper Country Firefighters Museum maintains and operates the building as a museum.

### **Department of Public Works Building (340 Seventh)**

This building houses the Public Works shop and garage.

**The Curto Building (512 Portland Street), Agnitz Block (427 Fifth), and Mihelich Slaughterhouse Buildings**  
These buildings were acquired for future preservation and adaptive re-use.



## Infrastructure and Community Facilities Goals and Strategies

### **Goal 1:**

Maintain the Village's Infrastructure and Community Facilities.

#### **Strategy 1.1**

Implement and update the Capital Improvement Plan on an annual basis

#### **Strategy 1.2**

Continue to seek Federal and State funding for infrastructure and cultural resource building improvements.



## Goal 2:

Stabilize the publicly-owned commercial buildings for future redevelopment.

### Strategy 2.1

Work in partnership with the Keweenaw National Historical Park (KNHP), Keweenaw National Historical Park Advisory Commission, Main Street Calumet, KEDA, and the MEDC/MSHDA to secure funding for stabilization work.







## Chapter 5: Parks & Recreation

The Village of Calumet is blessed with many recreational opportunities available close by, and in the entire Keweenaw Peninsula. Recreational trails for skiing, hiking, biking, ORVs and snowmobiles; downhill skiing; a winter sledding hill; indoor ice hockey and skating; Lake Superior beaches, waterfalls and more. The Village itself offers several public parks for passive recreation.

Located within or immediately adjacent to the Village are historical museums and attractions, including the National Park Visitor Center, the Keweenaw Heritage Center at the old St. Anne's Church, the Coppertown USA Mining Museum, the Copper Country Firefighters History Museum, and the Calumet Art Center. These historical and cultural attractions offer great opportunity for collaborative efforts to attract visitors and residents to downtown.

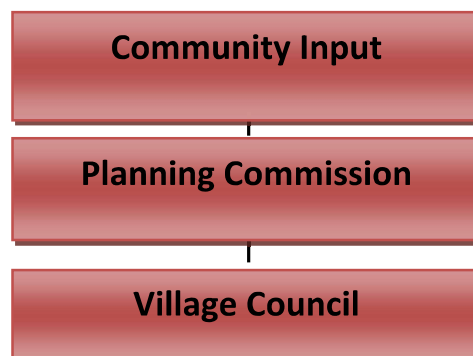
The Planning Commission and citizens agree that more attention needs to be directed towards Parks and Recreation. The challenge is funding, as the Village struggles to provide the most basic services with few resources that can be directed towards maintenance, much less the development of additional recreation opportunities.

This Chapter will provide the basis for the Village to become eligible for Recreation Grants available through the Michigan DNR. It describes the recreation planning process, provides an inventory of existing recreation facilities, and an action plan for park and recreation improvements.

### Administrative Structure

The Village Council is responsible for recreation administration, with input from the community and Planning Commission. The chart below illustrates the Village organization for recreation decision-making.

### Recreation Organization Chart



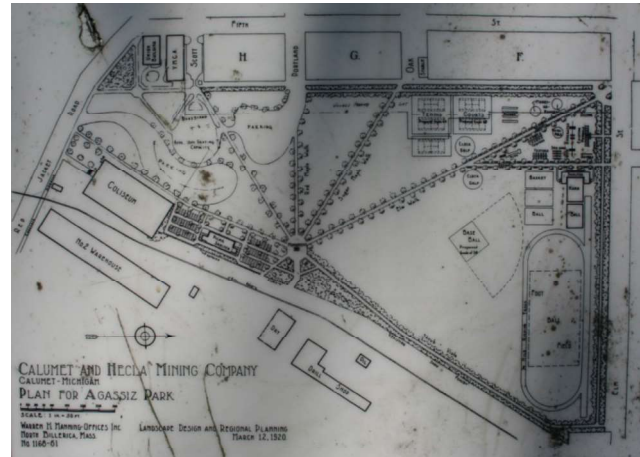


## Inventory of Existing Parks and Recreation Facilities

### Village Recreation Facilities

#### Agassiz Park

Agassiz Park is widely recognized as an underutilized asset. Development should complement the original Warren Manning Master Plan, yet respond to today's needs for recreation. A master plan for Agassiz Park was previously prepared and needs updating.



Suggested park development have included outdoor ice skating, a children's play area, and expansion of the park building to provide space for a concession area.



#### Theatre Park

A small green space next to the Calumet Theatre provides a quiet location for relaxation. The park is also used for a Farmers Market providing fresh local foods and crafts.

#### Italian Hall Park

This small green space commemorates the famous 1913 Italian Hall tragedy that occurred on December 24, 1913. Seventy-three men, women, and children, mostly striking mine workers and their families, were crushed to death in a stampede when someone falsely shouted "fire" at a Christmas gathering.

#### Sculpture Green Space

A small green space with art and sculpture has been developed by volunteers on a vacant lot on Fifth Street.



In addition, Village residents can take advantage of nearby recreation facilities that include the following:

#### **Calumet Lake**

Calumet Township has been working with the Calumet Lions Club to develop the major multi-use recreation area along the south shore of Calumet Lake. Disc Golf, trails, a picnic area, and parking are included.

#### **Calumet Colosseum**

Calumet Township operates this historic indoor ice hockey and skating facility. It is one of the oldest operating indoor ice facilities in the country.

#### **Swedetown Trails**

Calumet Township owns many acres of land on which the Swedetown Ski and Bike Trails have been developed. The facility includes a heated chalet, lighted sledding hill and parking. It is managed and operated by the Swedetown Trails Club. Swedetown is recognized for its world class cross country ski trails.

#### **DNR Snowmobile/ATV Trail 17**

A motorized recreational trail, formerly a railroad grade, runs along the west side of the Village. Recently, Calumet Township acquired a historic train depot on Oak Street, in order to establish a trail head facility and is applying for funding through the MDNR for this use. Other uses are being considered as well.

The rail grade trail is also used for non-motorized recreation: skiing, walking and biking. A separated grade for non-motorized users should be considered for safety purposes.

A defined motorized recreation vehicle route from Trail 17 into the Village and wayfinding signage system are needed at the future trailhead and throughout the Village to provide information and directions to area attractions, lodging, shops and cultural facilities.

### **Action Plan**

A new Master Plan for Agassiz Park needs to be developed to identify desired and needed restoration, facilities, improvements and cost estimates.

### **Parks and Recreation Goals and Strategies**

#### **Goal 1**

Improve Agassiz Park.

##### **Strategy 1.1**

Prepare an updated Master Plan for Agassiz Park.



## **Goal 2**

Collaborate and support the efforts of Calumet Township to improve Swedetown Ski and Bike Trails, the re-use of the Depot on Oak Street, Calumet Lake, the Colosseum, Houghton Douglass Falls and other nearby Township recreation facilities.

### **Strategy 2.1**

Consider joining with the Township on a multi-jurisdictional recreation plan.

## **Goal 3**

Improve the maintenance of existing parks and green spaces in the Village.

### **Strategy 3.1**

The Planning Commission and Village Council should identify opportunities to get volunteers and civic organizations involved with adopting, maintaining and developing existing parks and green spaces.

## **Goal 4**

Provide safe, identifiable and logical routes for motorized recreation vehicles; snowmobiles and ATVs, and non-motorized trail users, to access the Village attractions, lodging and businesses.

### **Strategy 4.1**

The Planning Commission and Village Council should study, designate routes, and provide wayfinding signage directing motorized recreation vehicles and non-motorized trail users into and around the Village.



## Chapter 6: Downtown Development

The Village of Calumet Downtown Commercial District is of recognized national historical significance. This distinction is backed by the district's inclusion on the National Register of Historic Places, its designation as a National Historic Landmark District, and as the centerpiece of the Keweenaw National Historical Park. There are very few places in the country that can claim such importance.



The Village historically served as the central business district for the Calumet region. The former prominence and wealth of the Copper Country is very much evident in Calumet in the fine commercial architecture and in the quality of public facilities, such as the Calumet Theatre.

Historic preservation has long been heralded as the means to secure the future of downtown Calumet, as well as the entire village. The first Downtown Historic Preservation Plan was prepared in 1979, and provided details for appropriate preservation and development.

While much building renovation and restoration has occurred, historic preservation and downtown development continues to challenge the community. The old excuses - limited market opportunities, one-dimensional tourism, isolation, cold and snow, and banking constraints - no longer apply. Business can be very profitable in downtown Calumet, as evidenced by a growing number of thriving small shops and businesses housed in restored buildings.



A major downtown challenge is community infrastructure; sidewalks, lighting, streets, signage, parking, etc. Many of downtown Calumet's sidewalks are in poor condition and must be improved to create good pedestrian conditions. Replacement is expensive because sidewalk widths often exceed twelve feet and are frequently constructed over basement coal bins. Funding public improvements is especially difficult





after years of declining property values.

Other challenges include:

- Loss of the fabric of the historic district
- Loss of 15 of 150 historic structures with another 19 threatened since 1989
- Fragmentation of downtown into diminishing clusters of buildings
- “Demolition by neglect” conditions by private owners
- Rental market dominated by low income housing

In the short term, action is needed to boost investor and developer confidence. This can be done through continued marketing efforts, property maintenance code enforcement, and technical assistance.

In the long term, attracting additional entrepreneurs and businesses will enhance the tax base and provide resources for public improvements.

Downtown Calumet includes a variety of land uses, including retail, rental housing at ground level and upper floors, the service industry, office space, and light manufacturing. A map showing existing land use is included in the Appendix.

### Redevelopment Opportunities

The redevelopment and historic preservation of Calumet's large downtown commercial buildings present difficult challenges. This can be an economic challenge, as market rents may not be sufficient to provide a return on investment. Historic preservation tax credits and other available redevelopment financial tools can provide an economic incentive for building redevelopment.

Some downtown properties have been improved in recent years. A handful of facades have been restored to their original historical architecture. However, many historic properties still need facade work. A number of downtown buildings are vacant and continue to deteriorate. These problems continue to be major challenges faced by the Calumet DDA and Main Street Calumet in their mission for downtown revitalization.

A ***Village of Calumet Development Prospectus***, prepared by the Keweenaw Economic Development Alliance (KEDA) in 2016 describes the potential market and

*“Calumet has all of the building blocks necessary for a renaissance. It has an active arts community, an active Main Street program, most of the amenities a vibrant downtown needs including several good restaurants and taverns with the potential for more, signature events and festivals, along with a solid base economy surrounding a town that serves as the portal to the key outdoor adventure recreation venues in the Keweenaw Peninsula drawing enthusiast from every population center throughout the Great Lakes region”.*

Village of Calumet Development Prospectus,  
KEDA, 2016



opportunities for the redevelopment of mixed use properties located in downtown Calumet. These properties are currently publicly owned by the Village of Calumet or the Houghton County Land Bank and Brownfield Development Authority. According to this document, *“Calumet is the proverbial diamond in the rough whose development potential lies in its low cost of entry, identified regional demand for middle market attached housing, an available market area and visitor population to support mixed use development opportunities, and a local economic development team focused on supporting redevelopment opportunities”*.

The Houghton County Land Bank is working to attract developers to foreclosed properties to bring them back on the tax role and into productive use.

## Redevelopment Tools

There are financial incentives and tools available for building redevelopment in downtown Calumet, as described in the ***Development Prospectus*** and provided here:

### Brownfield Redevelopment Authority

Houghton County’s Brownfield Redevelopment Authority (HCBRA), established under the Brownfield Redevelopment Act PA 381 of 1996, as amended, can provide a developer with access to both MDEQ and MEDC related Tax Increment Financing as well as MDEQ grant and loan funding for appropriate projects. Eligible work includes environmental assessment, due care, lead and asbestos assessment and abatement, and demolition. There are two buildings downtown that are owned by the Houghton County Land Bank which provides eligibility for some additional activities including public infrastructure and site work.

### Michigan Economic Development Corporation Community Assistance Program

The Village of Calumet, working with the Keweenaw Economic Development Alliance (KEDA) and the Michigan Economic Development Corporation’s (MEDC) Community Assistance Team can access Community Development Block Grant (CDBG) funding for qualified redevelopment projects. Because the Village





of Calumet is designated as a National Historic District, redevelopment projects within the downtown automatically meet the National Objective for CDBG assistance on the basis of Slum and Blight (Historical Properties). Options exist that will allow CDBG funding to be used on a mixed-use redevelopment project and result in the ability of the developer to rent all housing units for market rate.



### **Historic Rehabilitation Tax Credit**

The designation of Calumet as a National Historic Landmark District and having the district part of the Keweenaw National Historical Park gives property owners and developers access to guidance and technical assistance from National Park Service staff, particularly its Historic Architect, before submitting the project for Historic Rehabilitation Tax Credit review.

### **Houghton County and KEDA Revolving Loan Funds**

Houghton County and the Keweenaw Economic Development Alliance (KEDA) both maintain small revolving loan funds that can be used to assist either a developer or a commercial tenant of a redevelopment project to cover gaps in a total financing package. KEDA manages the Houghton County RLF which provides ease of access to these funds.

### **Calumet DDA**

The Village of Calumet's Downtown Development Authority (DDA), established under Act 197 of 1974, as amended, can provide small amounts of grant funds towards the project costs.

### **Building Stabilization/Redevelopment Priorities**

While there are a number of buildings currently for sale in downtown Calumet, a recent effort by the Keweenaw National Historical Park, the Calumet Historic District Commission, and KEDA identified 11 properties in great need of stabilization. Of these, the following publicly-owned properties have been identified as priorities for stabilization and redevelopment.

- Curto Building, 512 Portland
- Erkkila Building, 426-428 Fifth Street
- Sullivan Livery, 537 Fifth





**Total project cost for all three buildings with 20% contingency: \$543,122**

Stabilization will secure approximately 11,790 square feet of potential upper floor housing space and 9,590 square feet of potential ground floor retail/commercial space for future development.

### Redevelopment Ready Communities

**Redevelopment Ready Communities** is an initiative through the Michigan Economic Development Corporation (MEDC) to help communities promote their developable sites and buildings. It involves gathering and maintaining data on developable sites and buildings to advertise locally and with the state. The program also requires cities to have available incentives, tools and programs to assist with redevelopment.

It is important for the Village to follow through and become a certified Redevelopment Ready Community, as future funding to assist with redevelopment may be tied to this designation.

### Historic District Commission

The Calumet Historic District and Historic District Commission (HDC) was created under Michigan Public Act 169 of 1970. This Commission is responsible for reviewing building and construction plans affecting the exterior of historical resource within the district. The HDC can assist property owners and developers by providing guidance on appropriate exterior renovations and rehabilitation.

### Downtown Development Goals and Strategies

#### Goal 1

Proactively work to stabilize the fabric and building inventory downtown.

##### Strategy 1.1

Adopt and enforce appropriate blight, dilapidated building and rental-inspection ordinances and utilize Municipal Civil Infractions methodology for enforcement.

##### Strategy 1.2

Continue to work with KEDA, MEDC, the Houghton County Land Bank, KNHP and other partners to obtain funding for building stabilization.



## Goal 2

Become a Redevelopment Ready Community to demonstrate that the Village is prepared to work with developers.

### Strategy 2.1

Continue to attend RRC training and completion of necessary steps to become certified.

### Strategy 2.2

Prioritize sites for redevelopment efforts and determine which types of businesses are appropriate on these sites.

### Strategy 2.3

Create property information packages.

### Strategy 2.4

Create developers' packets and start actively recruiting businesses through directly mailing developers and by posting the information on the Village website and other websites such as costar and zoom prospector.



## Goal 3

Make downtown more pedestrian and bicycle friendly.

### Strategy 3.1

Install bicycle racks throughout downtown.

### Strategy 3.2

Develop and install a uniform wayfinding signage system directing people to downtown destinations, trails and other attractions.

### Strategy 3.3

Paint robust crosswalks at all downtown corners. Fun and artistic crosswalks should be considered.

## Goal 4

Continue to seek and obtain funding for downtown infrastructure.

### Strategy 4.1

Implement and update the annual Capital Improvements Plan.

## Chapter 7: Land Use

Land use is the heart of community planning. It is the attempt to coordinate demographic projections, community input, and economic transitions with development trajectories and community expectations to enable a municipality to reasonably adapt to an ever-changing context. A land use review and update is especially important in Calumet as the Village is completely built out; however, there are several vacant lots available for infill development, or to accommodate parking and other public amenities for the redevelopment of adjoining or nearby properties. Capitalizing on any potential redevelopment opportunity is crucial to address the changing housing, economic, and social needs and preferences of the residents and businesses in the Village.

The corporate planning results of an inventory and analysis of land use in the Village of Calumet carried out by the Calumet and Hecla Company continues to be in evidence and the areas established for various types of land uses remain intact.

This chapter discusses the existing land use patterns in the Village, details future land use categories and patterns, and provides a Zoning Plan describing needed changes to the zoning ordinance. This chapter was updated in 2022 to remain consistent with the newly adopted Zoning Ordinance.

### Existing Land Use

There are three predominant existing land use categories in the Village of Calumet: Residential, Commercial, and Industrial, and the existing land use map visualizes these land uses geographically. Each of these three land use categories are analyzed below and serves as a basis for developing land use recommendation to inform future land use patterns.

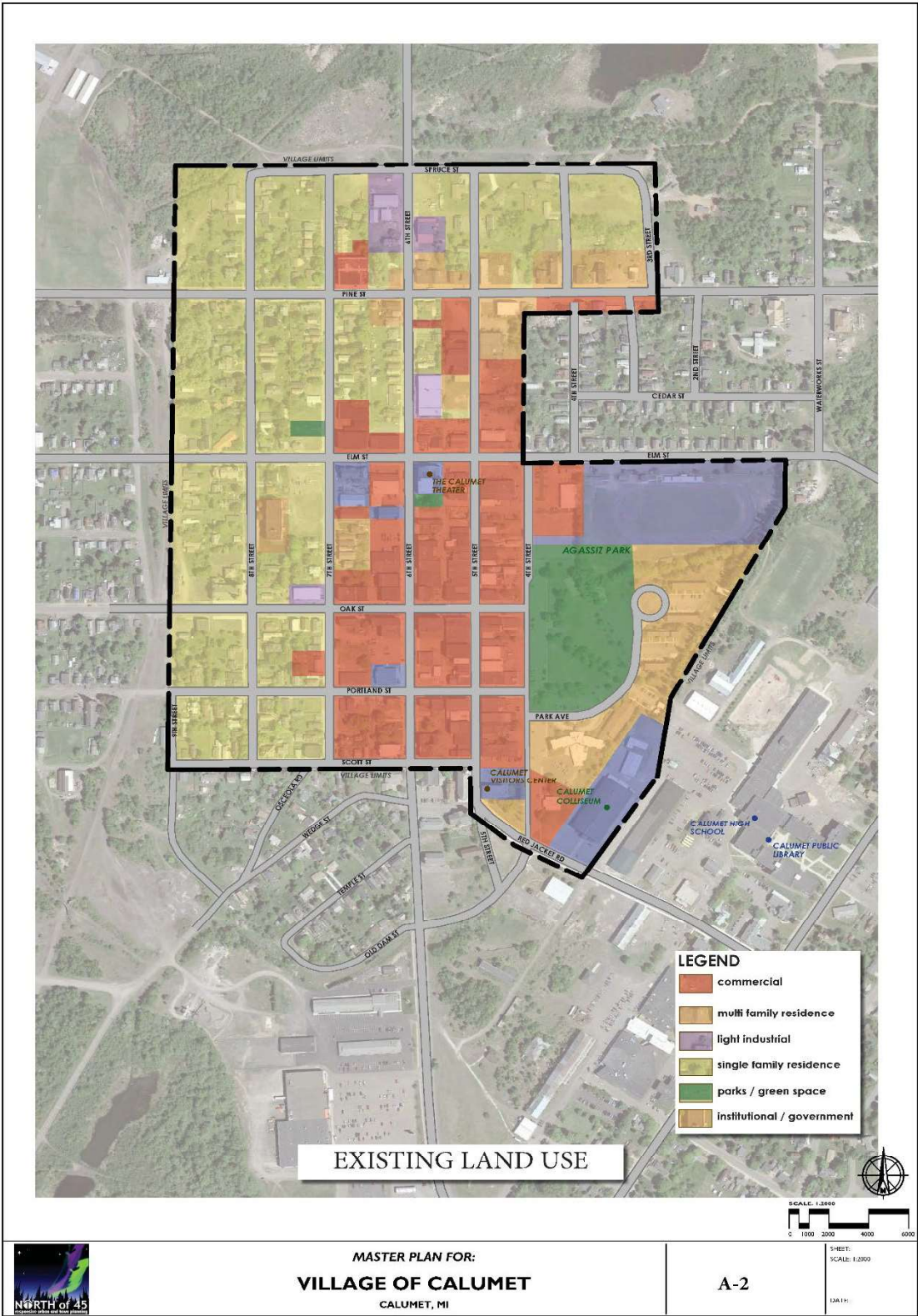
## Residential

The residential area west and north of downtown includes a mix of residential densities. Single-family, duplexes, and multi-family housing units are scattered throughout the neighborhood.

Multi-family housing consists of the conversion of some of the large older homes present in the Village, downtown apartments on the second and third floors of mixed use and commercial structures, the Morrison School housing development, and the housing units operated by the Calumet Housing Commission.







Many units have been rehabilitated using MSHDA funding; however, some units remain vacant and in need of rehabilitation.

***Recommendations for Future Land Use:***

1. Future land use should allow a mix of residential densities to improve housing diversity. Since limited areas exist in the Village for construction of new housing additional density maybe be necessary for existing residential units. Vacant land at the north end of the Village could accommodate new housing units. Rehabilitation of existing housing stock should also be encouraged.
2. The development of commercial land uses in the residential area should be limited. Exceptions would include certain home occupations, where the business is conducted entirely within the home; vacation rentals by owner and bed and breakfast establishments, which are generally compatible with, and desirable in an historic community; and neighborhood-scale commercial uses intended to serve the daily needs of the surrounding residents while blending with the character of the district may be allowed. The zoning ordinance should regulate standards for all permitted uses in a residential district.
3. One of the main issues affecting the residential neighborhoods is the lack of off-street parking. The high density of the neighborhood results in limited areas for garages and parking areas. This, combined with the amount of snowfall experienced in Calumet, is a major constraint to the livability of the neighborhood. Community parking areas are a possibility to overcome this problem. Another solution is to examine the feasibility of using existing alley easements and rights-of-way for access to garage sites and parking areas.

**Commercial**

Following residential, commercial is the second-largest land use. Commercial land use in the Village is concentrated in the center, extending from 4<sup>th</sup> street in the east to 7<sup>th</sup> Street in the West and Elm Street in the North and Scott Street in the South. Some commercial uses also spill over to the north of Elm Street. While a central commercial area is beneficial, the current land use pattern isolates the single-family residential neighborhoods from all other uses. Integrating compatible land uses, such as residential and commercial, has proved to be an effective method to improve a community's social and economic wellbeing, and should be an important consideration in future land use decisions.

Significant capacity for new business is present in the downtown, primarily in the form of existing vacant or underutilized historic buildings and vacant lots. Despite revitalization efforts, buildings remain vacant and are of a variety of sizes to accommodate almost any reuse. Additionally, the future land use plan should explore the possibility of establishing a bustling commercial and leisure area along 4<sup>th</sup> Street across Agassiz Park.

**Recommendations for Future Land Use:**

1. The land use plan should promote the continued revitalization of downtown Calumet. Mixed use development is strongly encouraged, with retail on the main floor, office and/or residential units above. Additionally, repurposing existing vacant buildings and selective infill development should be advocated.
2. Downtown should be oriented to general and specialty retail and service businesses. Ample parking should be available on-street or in designated public parking areas.
3. Preserving and enhancing the character of downtown Calumet should be a priority. Therefore, demolition of existing buildings to create development sites and off-street parking areas will be discouraged in the downtown.
4. Auto-oriented and convenience stores should be directed to sites on Pine Street (M203) between Third and Fifth Streets.

**Industrial**

There are several industrial land uses within the Village; Calumet Machine, north of Elm on 6<sup>th</sup>; Williams Parts and Supply on Oak and 7<sup>th</sup>; and Rowe Oil Company north of Pine Street on 6<sup>th</sup>. These businesses have been in the Village for many years and provide job opportunities and a tax base for the Village.

With an extremely limited land base and no large open sites, the Village of Calumet cannot accommodate significant new industrial land uses. The development of additional industrial land use needs to consider impacts on the outstanding historical resources, which are the focus of the Village's economic development strategy.

**Recommendations for Future Land Use:**

1. The future land use plan can permit wholesale activities, warehousing, technology, research, and industrial operations, which do not have a detrimental effect on the surrounding district.
2. Office uses and limited commercial uses may also be accommodated in this district.
3. Future small-scale light industrial type uses could be directed to the area north of Pine Street on 6<sup>th</sup> Street, or to the Calumet Township Industrial Park.

### Smart Growth Tenets

- Create a range of housing opportunities and choices
- Integrate compatible land uses and promote mixed use development
- Improve public transit and provide a variety of transportation choices
- Build/enhance walkable neighborhoods
- Foster a distinctive, attractive community with a strong sense of place
- Preserve open space, farmland, natural features, and critical environmental areas
- Take advantage of compact design.
- Encourage community and stakeholder collaboration
- Make development decisions predictable, fair, and cost-effective
- Strengthen and direct development towards existing communities

### Connection to the Future Land Use Map & Zoning Plan

The map “Existing Land Use” is the basis for creating a Future Land Use Map (FLUM). Once areas of the Village are classified based on the above land use recommendation the FLUM can explain possible changes to the Zoning Ordinance for implementation. It is a general framework, a land-use visualization of intended future uses, to guide land use and policy decisions within the Village over the next 15-20 years. It should drive changes to the Zoning Ordinance and inform development review decisions. Unlike the zoning map, the land use categories in the FLUM allow the community to identify where certain development should expand or contract without committing it to by law. If the Planning Commission and staff are not consulting the FLUM for such purposes, then the map should be re-evaluated and updated to reflect the development desires of the community.

In accordance with the Michigan Planning Enabling Act, P.A. 33 of 2008, the Master Plan includes a Zoning Plan that takes note of areas where the zoning ordinance no longer matches the future land use map and describes how the zoning ordinance should be updated to reflect the goals and strategies of the Master Plan.

A complete re-write of the Zoning Ordinance occurred in an effort to move toward becoming MEDC Redevelopment Ready Community. The new Ordinance is easy to navigate, utilizing charts and images to detail the Village’s desires. The Zoning Ordinance is divided into six zoning districts. Uses are listed as permitted use and special land uses. Special land uses are those uses similar in character to permitted uses, but deemed to require additional review and consideration. The ordinance has a separate section for a



Zoning Board of Appeals that provides for appeals and variances from the requirements of the ordinance.

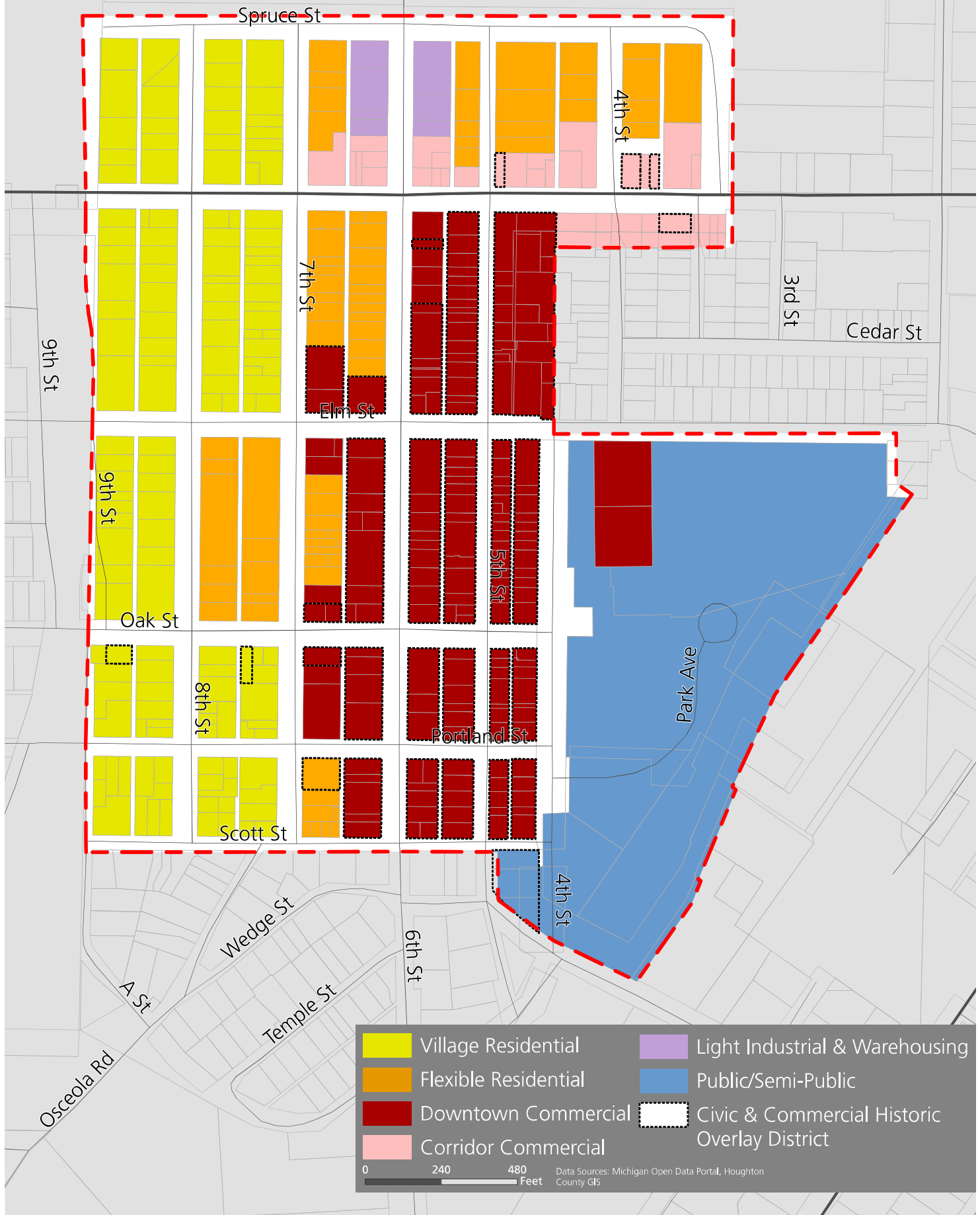
### General Description of the Future Land Use Map

Proposed Future Land Use Zone	Description of Proposed Zone	Examples of Use	Corresponding Current Zoning Zone	Corresponding 2022 Zoning Zone
Village Residential	This zone would permit low- to medium-density residential development, primarily in the form of single-family homes but also extends to few other housing densities and accessory uses.	Single family detached dwelling units, duplexes, triplexes, quadplexes, commercial assembly facilities	R-1 Residential	Village Residential
Flexible Residential	This zone would provide a location for diverse housing options and densities, and is intended to function as a transitioning zone between the more regulated village residential zone and commercial zone. The zone will still maintain all the characteristics of a residential neighborhood. Limited neighborhood-scale commercial uses may be allowed.	Compact single-family homes, multiplexes, row houses, stacked flats, apartment buildings, neighborhood commercial establishments	New	Flexible Residential
Downtown Commercial	This district would serve as the economic center of the Village, and would house a wide-array of commercial uses and accommodate compact mixture of land uses. Residential and office use maybe permitted above 1 <sup>st</sup> floor commercial uses. This district would also promote walkability through increase pedestrian safety and	Restaurants, bars, small breweries and distilleries, theaters, retail, health care facilities, mixed-uses	C-2 Downtown Commercial	Downtown Commercial

	amenities. The historic builds and architecture would be preserved to the maximum extent possible and adaptive reuse highly encouraged.			
Corridor Commercial	This zone would permit intensive commercial development offering a broad range of goods and services, marketed to the local and regional population. The development would be more auto-centric and hence require impact assessments on adjacent uses, especially residential. Some residential uses may also be permitted.	Drive-thrus, big box stores, light manufacturing, retail, restaurants, bars, breweries, theaters, health care facilities, mixed uses	C-1 General Commercial	Corridor Commercial
Light Industrial and Warehousing	This zone would allow accommodate light industrial and warehousing uses, but is restricted to only the manufacturing, processing, packaging, assembly, and/or treatment of finished or semifinished products from previously prepared materials. Supporting commercial and office uses would be permitted.	wholesale activities, warehousing, technology, research, and industrial operations	L-1 Light Industry	Light Industrial and Warehousing
Public/Semi-Public	This zone would house public, semi-public, and non-profit uses that support the residents and businesses.	Community recreation areas, governmental facilities, institutional uses	C-2 Downtown Commercial	Public/Semi-Public

# FUTURE LAND USE

LAKE  
CALUMET



## Land Use Goals and Strategies

### Goal 1

Ensure that new development is compatible with the historic district and follows Smart Growth tenets, such as prioritizing compact development and channeling new development to make the best use of existing infrastructure. This will enhance efficiency in public service provision and infrastructure maintenance and help preserve natural resource lands.

#### **Strategy 1.1**

Provide incentives for ground-floor retail combined with upper-level residential uses, including the use of tax increment financing, low-income tax credits (affordable housing), and façade improvement funds, and reduced land cost.

#### **Strategy 1.2**

Prioritize the rehabilitation or reuse of vacant and underutilized properties or the conversion of single uses into mixed-use developments as a preferred strategy over new development.

### Goal 2

#### **Goals and Strategies**

The goals and policies on this page support the vision and guiding principles of the plan and should be used to inform future decision-making and action.

**Goals** are broad statements that describe a desired outcome. Goals are often long-term in scope.

**Strategies** describe a specific course, action or way in which programs and activities are conducted to achieve a stated goal, and are often place-specific.

Foster a distinctive, attractive community with a strong sense of place.

#### **Strategy 2.1**

Encourage new development or redevelopment that is compatible with the scale and architecture of existing properties (especially in the traditional, historic neighborhoods and downtown) while preserving existing natural features as much as possible.

**Strategy 2.2**

Require landscaping or public art or other such aesthetic treatment along long, blank walls to improve community aesthetics, and encourage pedestrian activity.

**Strategy 2.3**

Pursue streetscaping and aesthetic enhancements for Sixth Street through the Village, including pedestrian scale lighting, street trees, bicycle amenities such as parking facilities, bicycle lanes, and wayfinding and gateway signage.

**Goal 3**

Improve residential neighborhoods.

**Strategy 3.1**

Adopt and enforce appropriate blight and rental-inspection ordinances and utilize Municipal Civil Infractions methodology for enforcement.

**Strategy 3.2**

Encourage maintenance/upkeep of properties with incentives and volunteer efforts.

**Strategy 3.3**

Improve maintenance and reconstruction of infrastructure/streets in the neighborhoods to encourage private investment.

**Strategy 3.4**

Add small neighborhood parks, gathering areas, trails and trail connections, and community gardens as needed or desired within neighborhoods.

**Strategy 3.5**

Study the potential with community input, for use of existing alleys/rights of way and develop a Village policy for alley development.





## Chapter 9: Winter Life and Vitality

### Introduction

A growing number of communities across the northern tier of the United States and in Canada are embracing the winter season and finding the opportunities it offers: economically, socially and culturally. Other northern cities are transforming themselves with things like year-round bicycling lanes, snow management innovations, festivals, skating plazas and all-season town squares, markets and other business opportunities. People want to walk, bike and socialize outside year-round, as long as they can do so with relative ease and comfort. It only makes sense to plan and design our community for winter as much as we do for summer.

With the best and most reliable snow conditions in the Midwest, the Keweenaw Peninsula is a major winter destination for snowmobilers, downhill skiers, snowboarders, and cross country skiers. While winter tourists travel to the area for outdoor fun and adventure, they also want to experience local culture, shopping and entertainment. These values have become more important to people as they plan their vacations and getaways. Calumet is in a unique position to fill this need by becoming the “ski town” for the Keweenaw.



This chapter of the Master Plan provides ideas to make the most of winter's opportunities and to create a cultural shift so that the Village of Calumet is considered one of best places to live, work and play in winter and year-round. The goals and actions, when implemented, will minimize winter's negatives and create a more livable community, where the realities of our northern location—snow, ice, and darkness—are resources we use both to make it easier and more fun to go play outside, and to transform Calumet into a prosperous community.

Northern communities or “winter cities” must become more competitive than their southern counterparts to find their place in today's global marketplace. Unfortunately, the winter season is often dreaded in the North American culture due to perceived discomfort, inconvenience, and a potential increase in costs. In order to overcome this



attitude, communities must embrace the winter season. By applying creative planning approaches to solving winter-related issues, Calumet can mitigate some of the discomfort and inconvenience of winter. This positive “place making” approach can also benefit the attitudes of residents, and bolster the Village’s ability to attract new businesses and residents.

Outlined below are some of the positives and negative aspects of the winter season:

#### **Positive Aspects of Winter**

- Outdoor recreational opportunities, including downhill skiing, snowboarding, and cross-country skiing, snowmobiling, ice fishing, snow shoeing, ice skating, and hockey.
- Natural beauty, accented by snow and ice.
- Increased appreciation for indoor arts, culture, and social activities.
- Winter tourism, special events, and festivals.
- Using ice and snow for civic art.
- Opportunities for innovation and improvement in services, building, and product design.
- Generally speaking, the population is more fit with a strong will to overcome challenges.

#### **Negative Aspects of Winter**

- Increased cost for snow management for both the public and private sectors.
- Health costs associated with accidents, both auto-related and pedestrian “slip and fall” incidents.
- Seasonal Affective Disorder (SAD) and psychological depression related to a lack of sunlight.
- Difficult mobility, particularly for seniors and the disabled, either as pedestrians or in automobiles.
- Prolonged cold, snow, and icy conditions.
- Limited outdoor activity for many persons.
- Increased heating costs and energy consumption.
- A visually monotonous environment dominated by white and gray.

#### **Key winter weather statistics for Houghton County**

Average annual snowfall: 218 inches

Snowfall on 70 days

Snow on the ground: 132 days

January average high and low temperatures: 22 degrees and 8 degrees F

The lake effect snowfall experienced in Calumet and the Keweenaw makes the area one of the snowiest places in the country!



A great winter city will work to enhance the positive aspects of the winter season while trying to mitigate the negative effects. To help reach this goal, a series of recommendations have been developed. These strategies include specific winter design guidelines, as well as the promotion of broader initiatives, such as the development of new winter recreation opportunities.

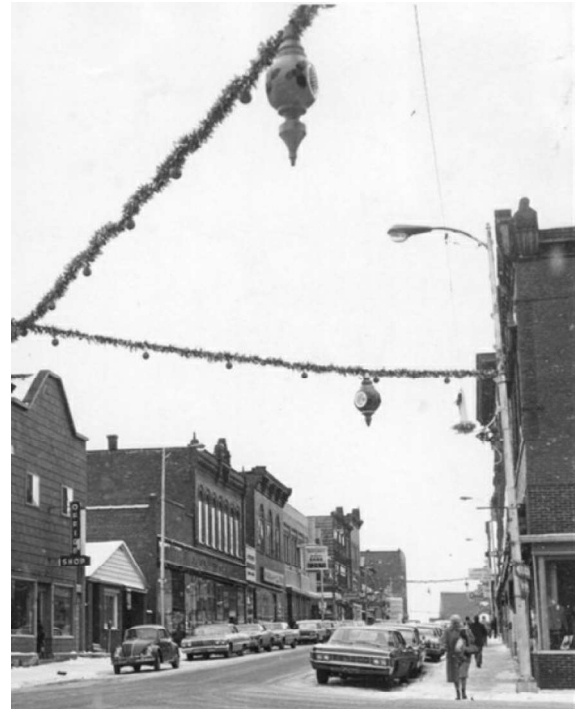
## Winter Life and Vitality Goals and Strategies

### Goal 1

Provide or enhance opportunities for winter outdoor activity.

#### Strategy 1.1

Consider ways to use existing city parks and open space for additional winter activities, such as an ice skating rink or pathway, outdoor gathering area with a fire pit and creative warming hut.



### Goal 2

Improve Winter Transportation for Pedestrians, Cyclists and Public Transit Users.

#### Strategy 2.1

Designate critical pedestrian areas that should receive priority when clearing sidewalks and walkways. Consider recruiting the assistance of local residents, such as business owners, neighborhood groups, or other organizations to maintain some of these critical areas.

#### Strategy 2.2

Ensure that transition areas such as curb-cuts and building entrance areas are properly plowed to ensure pedestrian safety. These



areas are often a collecting point for large mounds of icy snow due to street plowing.

### **Goal 3**

#### **Design for Winter Safety and Comfort.**

##### **Strategy 3.1**

Utilize solar radiation in the orientation of buildings and outdoor spaces. Such areas should provide a southern exposure to maximize the penetration of heat and sunlight.

##### **Strategy 3.2**

Use buildings to protect outdoor spaces, such as vest pocket parks, from prevailing winter winds. Avoid building orientations which will create a wind tunneling effect. Avoid creating public spaces for winter use in areas that are shaded from the sun. Provide shelters or wind blocks in areas that serve as outdoor gathering spaces.

##### **Strategy 3.3**

Cover ramps or stairs to protect them from snow and ice. Provide handrails for all public and private walkways that exist on slopes. Particularly hazardous areas, such as steps and ramps, may need to be heated to prevent snow and ice from accumulating.

##### **Strategy 3.4**

Design roofs to account for snow and ice accumulation. The design should be strong enough to handle the snow load, and also prevent snow and ice from shedding onto parking areas or pedestrian walkways.

##### **Strategy 3.5**

Create transition areas at building entrances to provide patrons with an area to shed snow prior to entering the building.

##### **Strategy 3.6**

Consider snow removal in the design of road improvements. For example, curb extensions should be designed as a series of gentle curves, rather than sharp angles to allow for easy maneuverability of equipment around such areas.

##### **Strategy 3.7**

Design road cross-sections to provide an area for snow storage adjacent to the road. Creating this additional space between the road and sidewalk prevents snow from being plowed onto the sidewalks when road are cleared.



#### Strategy 3.8

Evaluate the impacts of winter winds and drifting snow on Village streets and walking paths. Redesign areas where wind is problematic to use earth forms, such as berms, and vegetation to reduce wind and drifting snow.

#### Strategy 3.9

Consider installing snowmelt systems for high-traffic walkways and sloped areas.

### Goal 4

Provide the best possible snow management practices and service.

#### Strategy 4.1

Map out snow management problem areas and issues, and evaluate the impacts of winter winds and drifting snow on city streets and walking paths. Redesign areas where wind is problematic to use earth forms and vegetation to reduce wind and drifting snow.



#### Strategy 4.2

Investigate the use of new equipment or innovative technology for snow removal. This is particularly important when existing snow removal practices potentially interfere with walkability.

#### Strategy 4.3

Locate snow storage areas where they will receive sufficient solar radiation to encourage melt-off. Adequate drainage must also be provided. Store snow in a number of smaller sites, rather than one large area, in order to speed up the melting process.

#### Strategy 4.4

Balance the need for efficient snow removal with other considerations such as walkability, aesthetics, and parking.





## Goal 5

Pay more attention to how the Village of Calumet looks in winter: aesthetics and landscaping.

### Strategy 5.1

Plant deciduous trees on the southern face of a building or outdoor area. Such vegetation will provide cooling in the summer (when leaves are present), while still allowing sunlight to filter in during the winter (when leaves have fallen). Coniferous vegetation should be used on the north and west sides to protect the area from prevailing winter winds.

### Strategy 5.2

Use berms and vegetation to direct snow drifts away from building entrances.

### Strategy 5.3

Select appropriate landscaping for snow storage areas. Grassed or landscaped areas that are used for snow storage are subject to damage and poor growth due to compaction, pollutants, and poor drainage.

### Strategy 5.4

Consider using living snow fences to protect open roadways and other areas from prevailing winter winds. These vegetative wind blocks are easier to maintain and have a longer life than snow fences and other man-made wind blocks.

### Strategy 5.5

Create “outdoor rooms” using trees and vegetation to shelter exposed areas from prevailing winds. For example, the use of dense coniferous vegetation on a park’s northwest side help block wind, while the space’s southern exposure will maximize heat from solar radiation. Areas of dense, evergreen vegetation can serve as a “wind sponge,” protecting pedestrians from the wind’s chilling effects.

### Strategy 5.6

Use landscaping plant species that offer attractive or useful winter characteristics such as twig color, fruit, or salt-tolerance.

**Strategy 5.7**

Design municipal facilities to function and look good in all seasons.

**Strategy 5.8**

Consider color and lighting treatments for public spaces and buildings, in order to offset the darkness and monotony of the winter season. Public art or seasonal light displays provide winter interest and offset the muted tones prevalent in a winter landscape.

**Strategy 5.9**

Use technology and materials appropriate for a “winter city”. Outdoor furniture should be constructed using appropriate materials such as wood, polyethylene, or vinyl-coated metal. Exposed metal is not appropriate.

**Goal 6**

Make winter a positive asset to attract business, tourism and new residents.

**Strategy 6.1**

Collaborate with other area organizations to create a sustainable annual winter festival, expanding upon the already successful winter events, featuring family outdoor activities, snow/ice sculptures, winter market, food and music.

**Strategy 6.2**

Explore and implement appropriate “best practices” for snow management that will improve service, reduce inconvenience and increase citizen satisfaction.

**Strategy 6.3**

Consider implementing a “winter market” to capture a greater share of winter tourism.

**Strategy 6.4**

Dress up downtown for the entire winter season to create a “ski town” image.



## Chapter 10: Capacity Building, Sustainability and Governance

This Chapter addresses improving Village governance, environmental sustainability, and public participation.

### Cooperation, Collaboration and Consolidation

In 2016, a team of students from Michigan Technological University conducted an analysis of potential benefits and issues associated with the potential for sharing services or consolidation of the Villages of Calumet and Laurium. The goals of this study were to: (1) start a conversation, (2) provide accessible and clear information, and (3) examine advantages and disadvantages of multiple scenarios.

The resulting report, entitled “Exploring Opportunities for Collaboration among Calumet Area Municipalities,” examines demographic data, analyzes fiscal conditions for each municipality, and reviewing case studies and Michigan laws and procedures.

The executive summary of the report includes the following existing conditions for the two Villages:

- Population across the area has declined by about 80% since its peak in 1910 and continues to decline each decade.
- Poverty rates are high and incomes low across the area, particularly in the Village of Calumet.
- Along with loss of population and businesses over the years, fairly stagnant and low property values, and cuts to revenue shared by the state, municipal revenue has been stagnant or declining.
- Both villages have among the lowest taxable property valuation per capita in the state.

The report provides scenarios including:

- Maintaining the status quo and doing nothing.

“Under these conditions, those who remain in the villages must pay more for municipal services, and they must pay both village and township taxes as they are officially located in both. Both villages are taxing residents at the maximum allowable without going to a referendum vote.

All of this means that despite low incomes, village residents are burdened with a high tax rate (over 17 mills in Laurium and over 20 mills in Calumet, plus the township 5 mills). Despite these challenges, the Village of Laurium has maintained a good level of services for those taxes, in comparison to a declining level of service in Calumet.”

***Exploring Opportunities for Collaboration among Calumet Area Municipalities***



- Sharing services.
- Sharing revenues.
- Dissolving the Village of Calumet.
- Merging the Villages to become a city.

Each of these alternatives has advantages and disadvantages. However, in light of the decline of the entire Calumet area, maintaining the status quo may not be sustainable. But, with a proactive Village Council and effective, professional management, the Village may survive.

One factor not examined in the MTU report is the potential gain in Act 51 transportation funds. Cities, as opposed to Villages, may receive a higher level of Act 51 funds, and this revenue source may be significant.

The MTU student report provides sufficient data analysis to open the door for continued dialogue. The Village of Calumet should take the lead in continuing the conversation with the Village of Laurium and the Charter Township of Calumet to consider options for the future.

### Village Manager

There has been discussion of creating a village manager position. A professional manager can provide Village government with leadership, achieve efficiencies, perform research, secure grants, manage personnel, and deal with operational issues, so the Village Council can focus on policy and decision-making. Appointing a village manager can be done by the Council at any time as stated in the Michigan General Law Village Act, Public Act 3 of 1895, as amended. The Council may assign the manager with administrative duties of the Council, Village President, Clerk and Treasurer by passing an ordinance outlining these responsibilities.

### Recruitment and Education of Public Officials

Recruiting and training dedicated Council members and volunteer board members should always be a priority. The Village of Calumet currently has a Village Council, and a number of volunteer boards (DDA, Planning Commission, Historic District Commission, ZBA, etc.).

### Public Participation Plan

Public participation is a key to the Village's future and maintaining a relationship with the community. Improving communication, establishing trust, generating new ideas, and garnering community support for initiatives are benefits of good community engagement and involvement.

This Master Plan provides an example of how community involvement can work. The Master Plan involved a survey of Village residents, several public meetings, and multi-



day, open-house events. These are all ways to incorporate the community in community planning endeavors and decision-making.

The Village should prepare a formal public participation plan that identifies how the community will be involved and engaged.

### **Environmental Sustainability**

Many citizens today expect and demand more efforts by local government to improve environmental response and sustainability. Many cities take sustainability very seriously with efforts like recycling, reducing energy use and cost, converting city lighting systems to LED, community gardens, alternative energy production and promoting alternative transportation such as walking and biking.

### **Village Laws and Regulations**

The Village of Calumet should address needed updates to Village laws, and regulations. These updates will help the Village stay current and improve efficiency and enforcement.

## **Capacity Building, Sustainability and Governance Goals and Strategies**

### **Goal 1**

Study and evaluate methods of making the Village administration more effective and efficient.

#### **Strategy 1.1**

Consider appointing a Village Manager.

#### **Strategy 1.2**

Assign the Village Manager with appropriate administrative duties of the Council, Village President, Clerk and Treasurer by passing an ordinance outlining these responsibilities.

### **Goal 2**

Fill vacancies on the various Village boards and commissions and maintain a list for future vacancies.

#### **Strategy 2.1**

Advertising vacancies in the newspapers.

#### **Strategy 2.2**





Advertise vacancies on fliers with taxes.

#### Strategy 2.3

Advertise vacancies on the Village website. Include a brief application and an outline of expectations and desired skill sets.

### Goal 3

Train elected and appointed officials, and board members

#### Strategy 3.1

Develop an orientation packet.

#### Strategy 3.2

Budget for Village Council and Planning Commission training to help new council and commission members be more effective and give them a background on their legal responsibilities.

### Goal 4

Improve communication between the Village and citizens.

#### Strategy 4.1

Create and maintain a new website for posting agendas and minutes for meetings, area information, documents, plans and other information. An online presence is a wonderful way to communicate with constituents and anyone else who is interested in the Village happenings. Some communities create a Facebook page for reaching out to constituents.

#### Strategy 4.2

Have a voluntary sign-in sheet to keep track of meeting attendees. This should be filed with the agendas to help with the tracking process.

### Goal 5

Improve the Village's environmental sustainability.

#### Strategy 5.1

Continue to replace less efficient light bulbs with LEDs and evaluate establishing recycling.

#### Strategy 5.2



Encourage bicycle transportation to decrease the use of fossil fuels while promoting healthy lifestyles.

Strategy 5.3

Create a wayfinding system and install a bike repair station to provide the tools to make minor bike repairs.

Strategy 5.4

Explore harvesting renewable and alternate energy resources. Wind and solar energy are environmentally sustainable ways reduce energy costs. The relatively warm water in old mine shafts and working under the Village could provide a low cost geothermal heat source for a snow melt system for downtown sidewalks and intersections. This exciting concept needs more study to determine the potential for using this heat source.

Strategy 5.5

As the Village undergoes projects, plant location-appropriate trees. Trees are not only a great way to beautify the town, but they also remove carbon dioxide and other greenhouse gases from the air thereby, cleaning up the environment.

Strategy 5.6

Use Calumet's northern location as a sustainable advantage for recruiting residents and business.

**Goal 6**

Update Village ordinances.

Strategy 6.1

Review and re-codify Village ordinances to eliminate repealed and antiquated ordinances in order to make laws easier to enforce.

Strategy 6.2

Publish ordinances on the Village website in a downloadable/printable format.



## Goal 7

Explore sharing services, consolidation and other options for the betterment of all of Calumet's citizens and sustainability of local government.

### Strategy 7.1

Host a meeting of Laurium and Calumet Township officials to discuss the MTU student research report.



## Chapter 11: Action Plan

The Master Plan is a guide for the Village of Calumet elected and appointed officials to follow. The Plan presents many Goals and Strategies to implement for the improvement and revitalization of the Village. While some strategies require funding, others are policy-related and low cost. Implementation will require time, patience and perseverance. The Master Plan should be referred to for all decisions, and reviewed and updated as required every five (5) years by the Planning Commission.

The tables below summarize Master Plan strategies.

### Housing

Strategy	Primary Responsibility	Suggested Timeframe
Adopt a Property/Building Maintenance Code	Village Council	2018
Publicly recognize individuals who improve their buildings or land.	Council and Planning Commission	On going
Determine if a vacant property registry would be beneficial	Council and Planning Commission	2018
Work with local citizens interested in keeping vacant lots clean and maintained with an Adopt-a-Lot program	Planning Commission	2018
Inform residents about housing programs	Planning Commission	2018
Look at other state funding for addressing blighted properties	Village Council	On going
Continue the Village-wide clean-up day to encourage citizens to remove junk materials in their yard.	Village Council	2018
Actively recruit developers/investors to renovate existing unused buildings for mixed use development.	DDA/Main Street	On going
Implement use of the existing GIS system for monitoring property status and conditions	Planning Commission and Village Administration	On going



## Infrastructure

Strategy	Primary Responsibility	Suggested Timeframe
Implement and update the Capital Improvement Plan on an annual basis.	Planning Commission/Village Council	On going
Continue to seek Federal and State funding for infrastructure and cultural resource building improvements	Planning Commission/Village Council	On going
Work in partnership with the Keweenaw National Historical Park Advisory Commission, Main Street Calumet, KEDA, and the MEDC/MSHDA to secure funding for stabilization work.	Village Council/DDA/MainStreet, HDC	On-going

## Parks and Recreation

Strategy	Primary Responsibility	Suggested Timeframe
Prepare an updated Master Plan for Agassiz Park.	Planning Commission	2018
Consider joining with the Township on a multi-jurisdictional recreation plan.	Village Council	2018
Identify opportunities to get volunteers and civic organizations involved with adopting, maintaining and developing existing parks and green spaces.	Planning Commission	On going





## Downtown Development

Strategy	Primary Responsibility	Suggested Timeframe
Become a Redevelopment Ready Community	Village Council	2018
Install bicycle racks throughout downtown.	DDA	On going
Develop and install a uniform wayfinding signage system directing people to downtown destinations, trails and other attractions.	DDA	2019
Paint robust crosswalks at all downtown corners. Fun and artistic crosswalks should be considered.	DDA	On going

## Land Use

Strategy	Primary Responsibility	Suggested Timeframe
Provide incentives and prioritize vacant properties	DDA/Main Street/Village Council	On going
Update the Zoning Ordinance	Planning Commission and Village Council	2018
Study and consider options for use of existing alleys in the Village	Planning Commission and Village Council	2019

## Transportation

Strategy	Primary Responsibility	Suggested Timeframe
Apply for transportation enhancement grants.	Village Council	On going
Define access routes and plan a wayfinding system for motorized recreation vehicles (snowmobiles and ATVs).	Planning Commission, Village Council	2018



## Winter Life and Vitality

Strategy	Primary Responsibility	Suggested Timeframe
Consider ways to use existing city parks and open space for additional winter activities	Planning Commission	On going
Designate critical pedestrian areas that should receive priority when clearing sidewalks and walkways.	Planning Commission	2018
Investigate the use of new equipment or innovative technology for snow removal.	Public Works	On going
Collaborate with other area organizations to create a sustainable annual winter festival, featuring family outdoor activities, snow/ice sculptures, winter market, food and music.	Main Street/DDA	On going
Consider implementing a “winter market” to capture a greater share of winter tourism.	DDA/Main Street	2019
Dress up downtown for the entire winter season to create a “ski town” image.	DDA/Main Street	2020
Implement “winter city” design ideas.	DDA/Main Street/Planning Commission	Ongoing



## Capacity Building, Sustainability and Governance

Strategy	Primary Responsibility	Suggested Timeframe
Explore sharing services, consolidation and other options for the betterment of all of Calumet's citizens and sustainability of local government.  Host a meeting of Laurium and Calumet Township officials to discuss the MTU student research report.	Village Council	2018
Consider creating a Village Manager position and assign appropriate responsibilities	Village Council	2018
Fill vacancies on the various Village boards and commissions and maintain a list for future vacancies.	Village Council	On going
Train elected and appointed officials, and board members.	Village Council	On going
Improve communication between the Village and citizens.	Village Council	On going
Improve the Village's environmental sustainability.	Village Council, DDA, Main Street, Planning Commission	On going
Update Village ordinances.	Village Council	2018-19
Study potential for using geothermal energy from flooded mineshafts for heating downtown sidewalks and intersections.	Planning Commission	2020



## Appendix

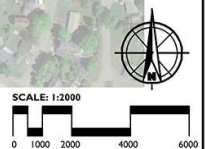
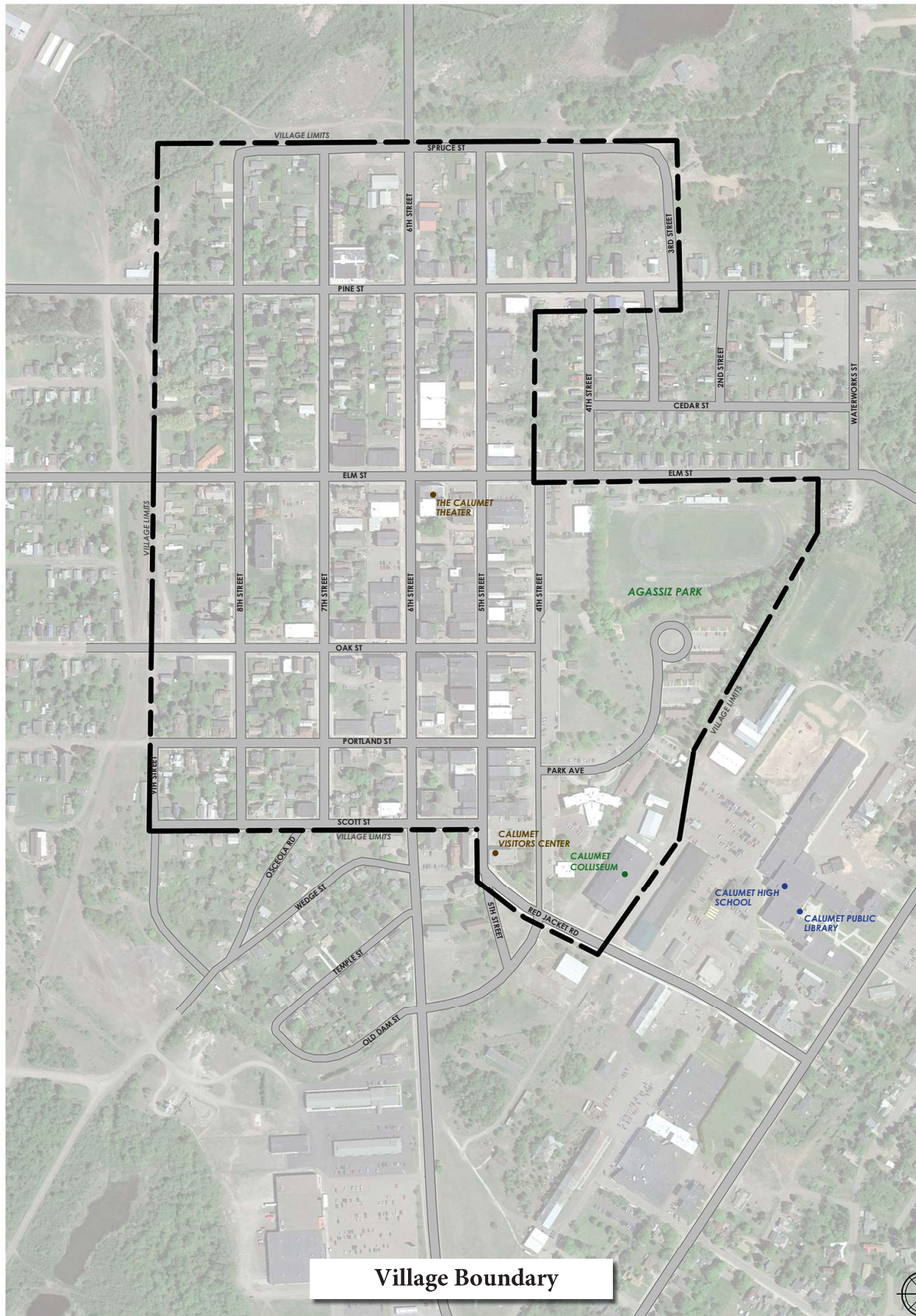
### Maps

○ Village Boundary	A-1
○ Existing and Future Land Use	A-2
○ Existing Zoning Districts and Recreation Facilities	A-3
○ Historic District Boundary	A-4
○ Keweenaw National Historical Park Boundary	A-5
○ Downtown Development Authority Boundary	A-6

Census Data	A-7
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To obtain the studies and plans referenced in this document, contact the Village Administrator:

Village of Calumet  
 340 Sixth Street  
 Calumet, MI 49913  
 (906)337-1713  
 Email: [manager@villageofcalumet.com](mailto:manager@villageofcalumet.com)

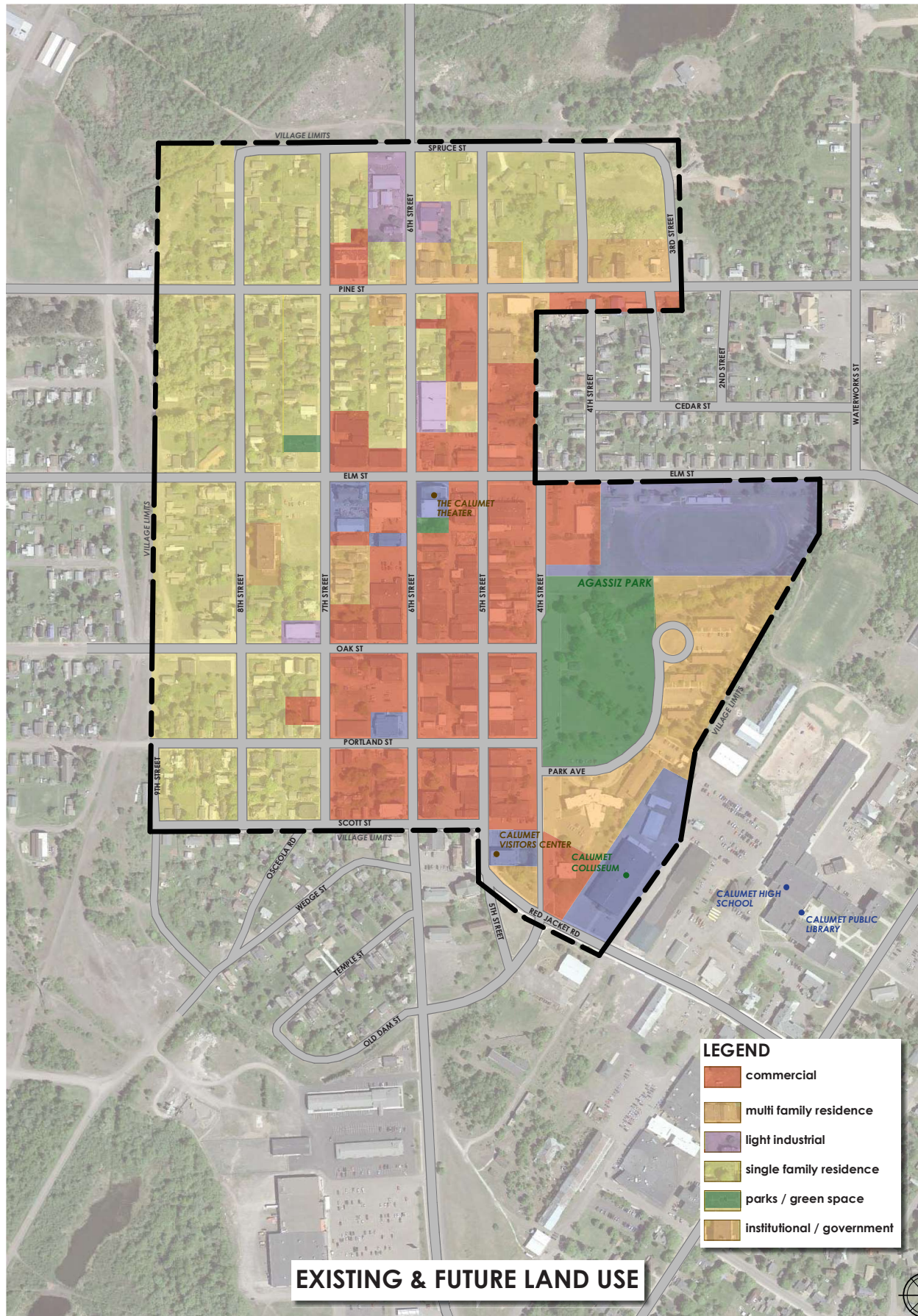


MASTER PLAN FOR:  
**VILLAGE OF CALUMET**  
 CALUMET, MI

A-1

SHEET:  
 SCALE: 1:2000  
 DATE:



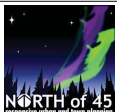
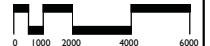


## EXISTING & FUTURE LAND USE

### LEGEND

- commercial
- multi family residence
- light industrial
- single family residence
- parks / green space
- institutional / government

SCALE: 1:2000



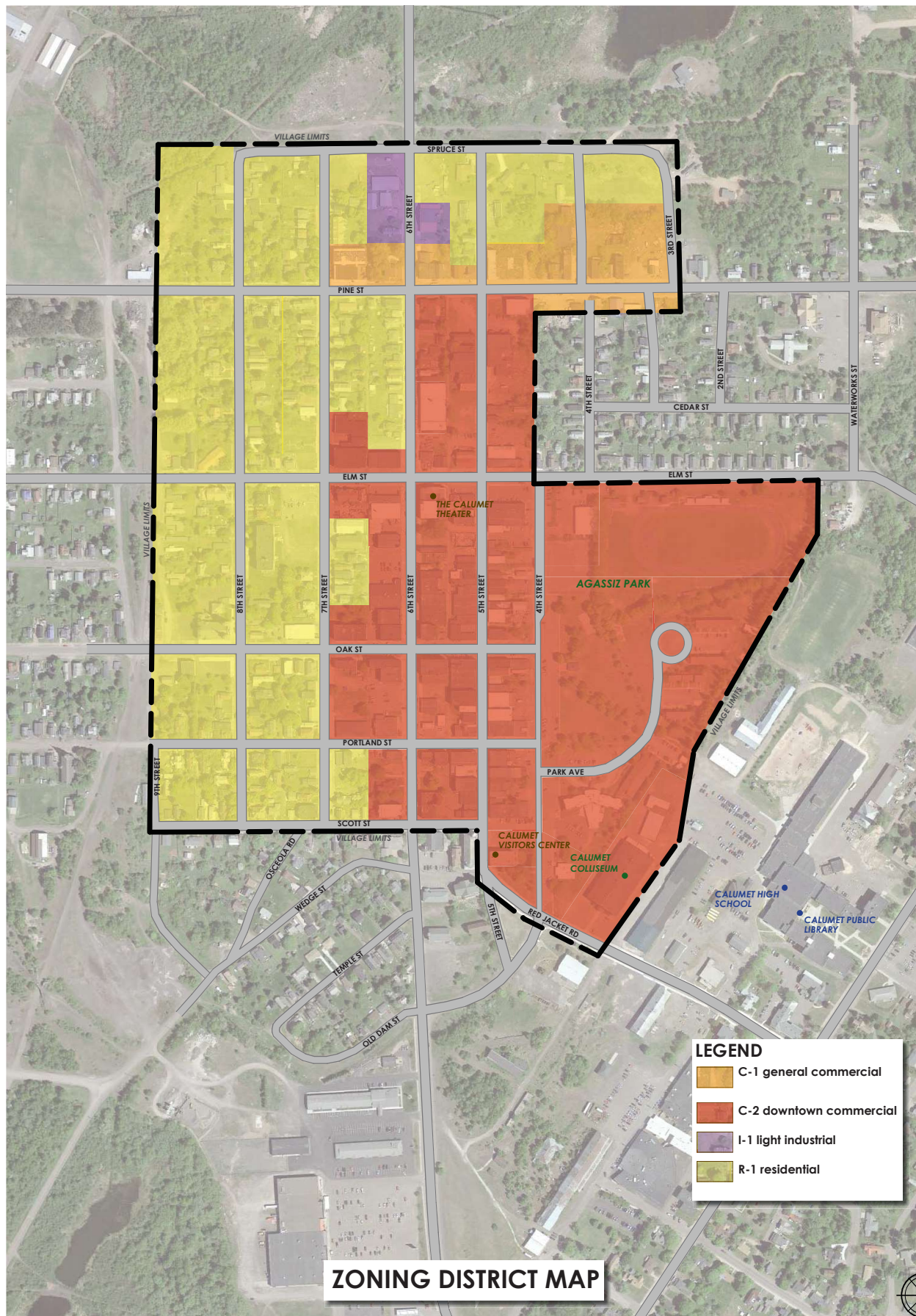
## MASTER PLAN FOR: VILLAGE OF CALUMET CALUMET, MI

A-2

SHEET:  
SCALE: 1:2000

DATE:

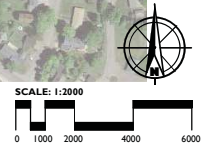




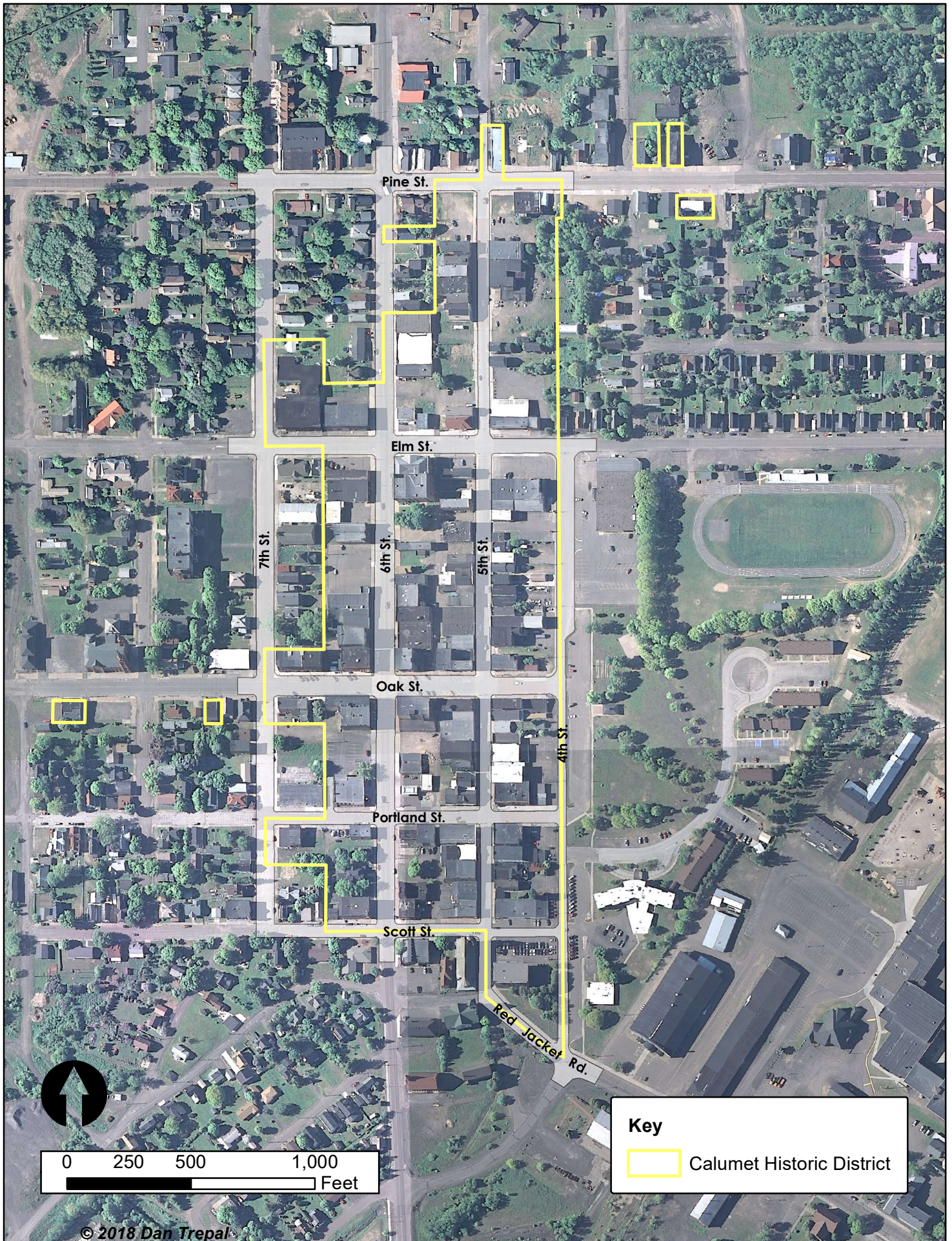
**LEGEND**

- C-1 general commercial
- C-2 downtown commercial
- I-1 light industrial
- R-1 residential

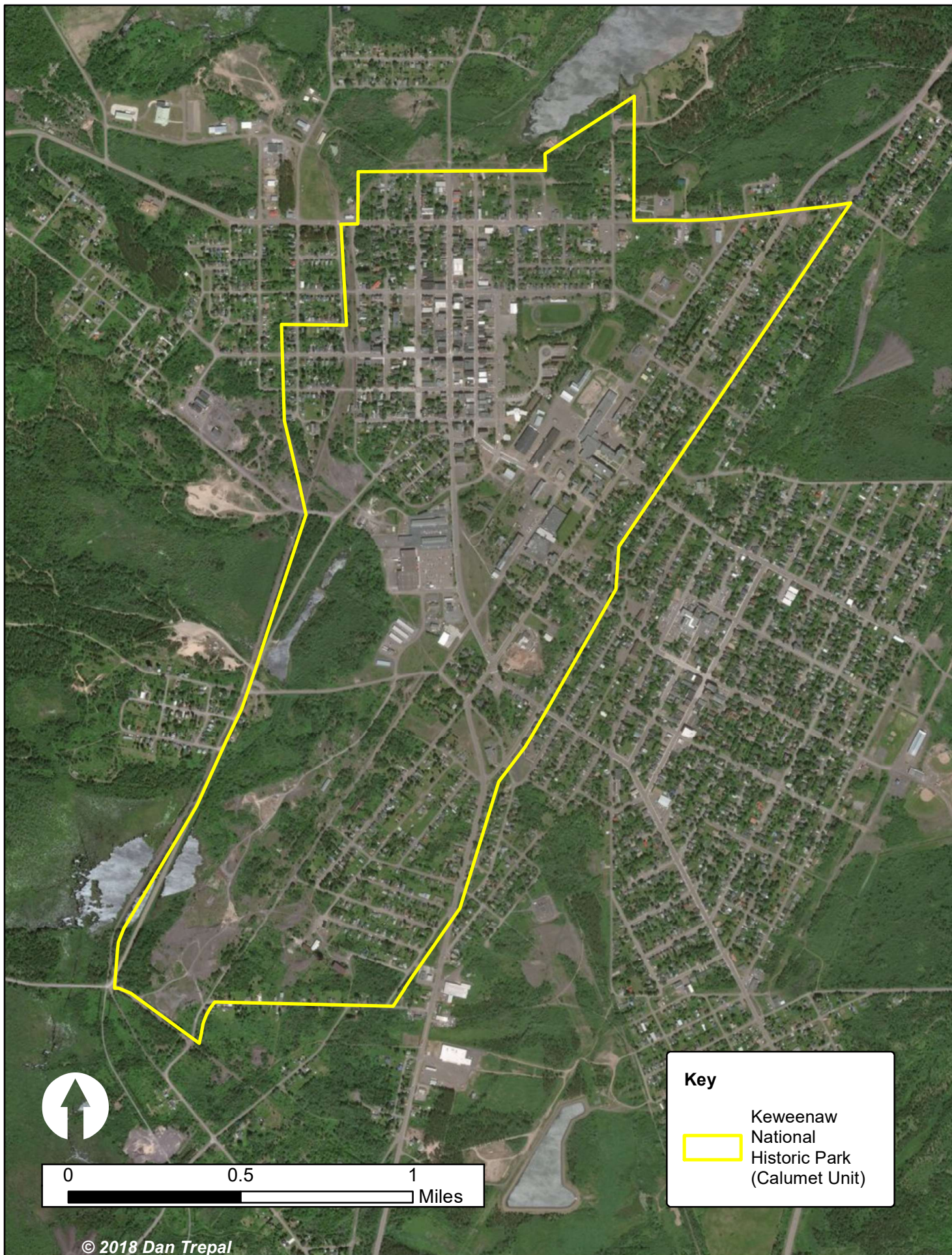
**ZONING DISTRICT MAP**



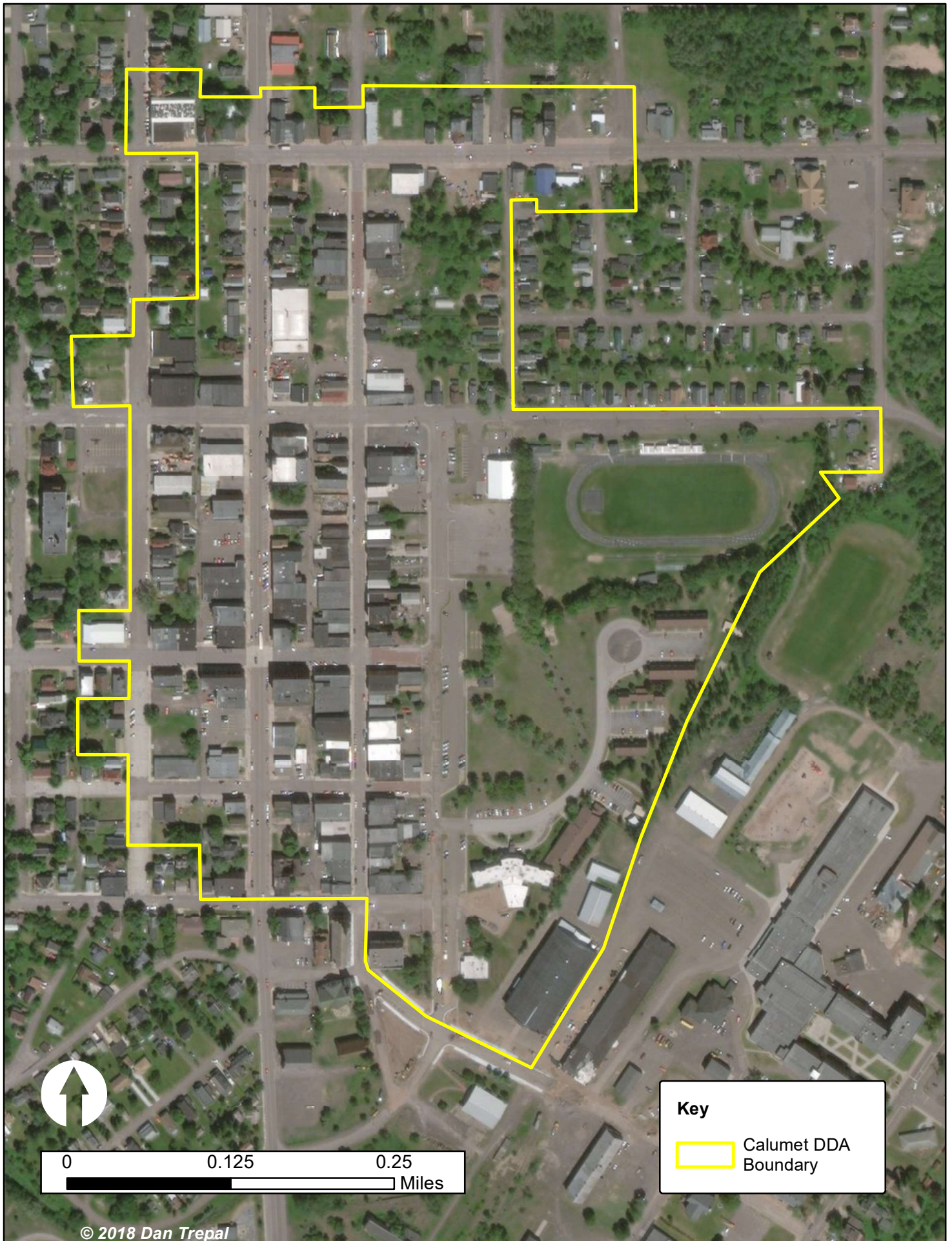












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## Calumet Village 2010 Census Data Summary

Subject	Number	Percent	2016 Estimate
<b>SEX AND AGE</b>			
<b>Total population</b>	726	100	706
Under 5 years	44	6.1	
5 to 9 years	43	5.9	
10 to 14 years	42	5.8	
15 to 19 years	43	5.9	
20 to 24 years	59	8.1	
25 to 29 years	61	8.4	
30 to 34 years	36	5	
35 to 39 years	32	4.4	
40 to 44 years	34	4.7	
45 to 49 years	55	7.6	
50 to 54 years	67	9.2	
55 to 59 years	36	5	
60 to 64 years	42	5.8	
65 to 69 years	37	5.1	
70 to 74 years	39	5.4	
75 to 79 years	14	1.9	
80 to 84 years	21	2.9	
85 years and over	21	2.9	
2000 population	879	-153 (-17.4%)	
<b>Median age (years)</b>	40.4	( X )	
16 years and over	589	81.1	
18 years and over	578	79.6	
21 years and over	543	74.8	
62 years and over	150	20.7	
65 years and over	132	18.2	
<b>Male population</b>	358	49.3	
Under 5 years	16	2.2	
5 to 9 years	24	3.3	
10 to 14 years	28	3.9	
15 to 19 years	25	3.4	
20 to 24 years	23	3.2	
25 to 29 years	32	4.4	
30 to 34 years	16	2.2	
35 to 39 years	17	2.3	
40 to 44 years	18	2.5	
45 to 49 years	30	4.1	

50 to 54 years	37	5.1
55 to 59 years	19	2.6
60 to 64 years	19	2.6
65 to 69 years	14	1.9
70 to 74 years	20	2.8
75 to 79 years	5	0.7
80 to 84 years	8	1.1
85 years and over	7	1

<b>Median age (years)</b>	39.5	( X )
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16 years and over	287	39.5
18 years and over	278	38.3
21 years and over	260	35.8
62 years and over	63	8.7
65 years and over	54	7.4

<b>Female population</b>	368	50.7
Under 5 years	28	3.9
5 to 9 years	19	2.6
10 to 14 years	14	1.9
15 to 19 years	18	2.5
20 to 24 years	36	5
25 to 29 years	29	4
30 to 34 years	20	2.8
35 to 39 years	15	2.1
40 to 44 years	16	2.2
45 to 49 years	25	3.4
50 to 54 years	30	4.1
55 to 59 years	17	2.3
60 to 64 years	23	3.2
65 to 69 years	23	3.2
70 to 74 years	19	2.6
75 to 79 years	9	1.2
80 to 84 years	13	1.8
85 years and over	14	1.9

<b>Median age (years)</b>	42	( X )
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16 years and over	302	41.6
18 years and over	300	41.3
21 years and over	283	39
62 years and over	87	12
65 years and over	78	10.7

#### **RACE**

Total population	726	100
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One Race	713	98.2
White	703	96.8
Black or African American	3	0.4
American Indian and Alaska Native	3	0.4
Asian	2	0.3
Asian Indian	1	0.1
Chinese	0	0
Filipino	1	0.1

alone or in combination with one or more other races: [4]

White	715	98.5
Black or African American	5	0.7
American Indian and Alaska Native	14	1.9
Asian	3	0.4
Native Hawaiian and Other Pacific Islander	0	0
Some Other Race	2	0.3

<b>HISPANIC OR LATINO</b>		
Total population	726	100
Hispanic or Latino (of any race)	18	2.5
Mexican	9	1.2
Puerto Rican	4	0.6
Cuban	0	0
Other Hispanic or Latino [5]	5	0.7
Not Hispanic or Latino	708	97.5

<b>RELATIONSHIP</b>		
Total population	726	100
In households	726	100
Householder	376	51.8
Spouse [6]	88	12.1
Child	179	24.7
Own child under 18 years	138	19
Other relatives	20	2.8
Under 18 years	7	1
65 years and over	2	0.3
Nonrelatives	63	8.7
Under 18 years	3	0.4
65 years and over	7	1
Unmarried partner	40	5.5

<b>HOUSEHOLDS BY TYPE</b>		
Total households	376	100
Family households (families) [7]	161	42.8
With own children under 18 years	77	20.5

Husband-wife family	88	23.4
With own children under 18 years	24	6.4
Male householder, no wife present	18	4.8
With own children under 18 years	10	2.7
Female householder, no husband present	55	14.6
With own children under 18 years	43	11.4
Nonfamily households [7]	215	57.2
Householder living alone	184	48.9
Male	92	24.5
65 years and over	26	6.9
Female	92	24.5
65 years and over	51	13.6
Households with individuals under 18 years	81	21.5
Households with individuals 65 years and over	112	29.8
<b>Average household size</b>	1.93	( X )
Average family size [7]	2.78	( X )
<b>HOUSING OCCUPANCY</b>		
Total housing units	512	100
Occupied housing units	376	73.4
Vacant housing units	136	26.6
For rent	31	6.1
Rented, not occupied	3	0.6
For sale only	14	2.7
Sold, not occupied	0	0
For seasonal, recreational, or occasional use	22	4.3
All other vacants	66	12.9
Homeowner vacancy rate (percent) [8]	11.7	( X )
Rental vacancy rate (percent) [9]	10.2	( X )
<b>HOUSING TENURE</b>		
Occupied housing units	376	100
Owner-occupied housing units	106	28.2
Population in owner-occupied housing units	246	( X )
Average household size of owner-occupied units	2.32	( X )
Renter-occupied housing units	270	71.8
Population in renter-occupied housing units	480	( X )
Average household size of renter-occupied units	1.78	( X )