

TO: Village of Calumet Clerk

FROM: Morten Haugland, Vianis Realty, LLC

DATE: January 6, 2022

RE: **Application for Conditional Use Approval for 201 5th Street, Calumet**

The applicant is seeking conditional use approval to convert 1,800 square feet of long vacant space on the second floor to two one-bedroom long term residential rentals and 1,020 square feet of the 3,345 square foot ground floor space to a two-bedroom long term residential rental unit. The 1,020 square feet was previously vacant and had served as a garage. The ground floor unit is located at the west end of the building with an entrance off of Portland Street. The balance of the ground floor will consist of two commercial spaces that historically have fronted 5th Street.

The property is legally described as the South 43 1/2' of Lot 5, Block A of the Plat of Red Jacket (now Calumet), Calumet Township, Houghton County, Michigan.

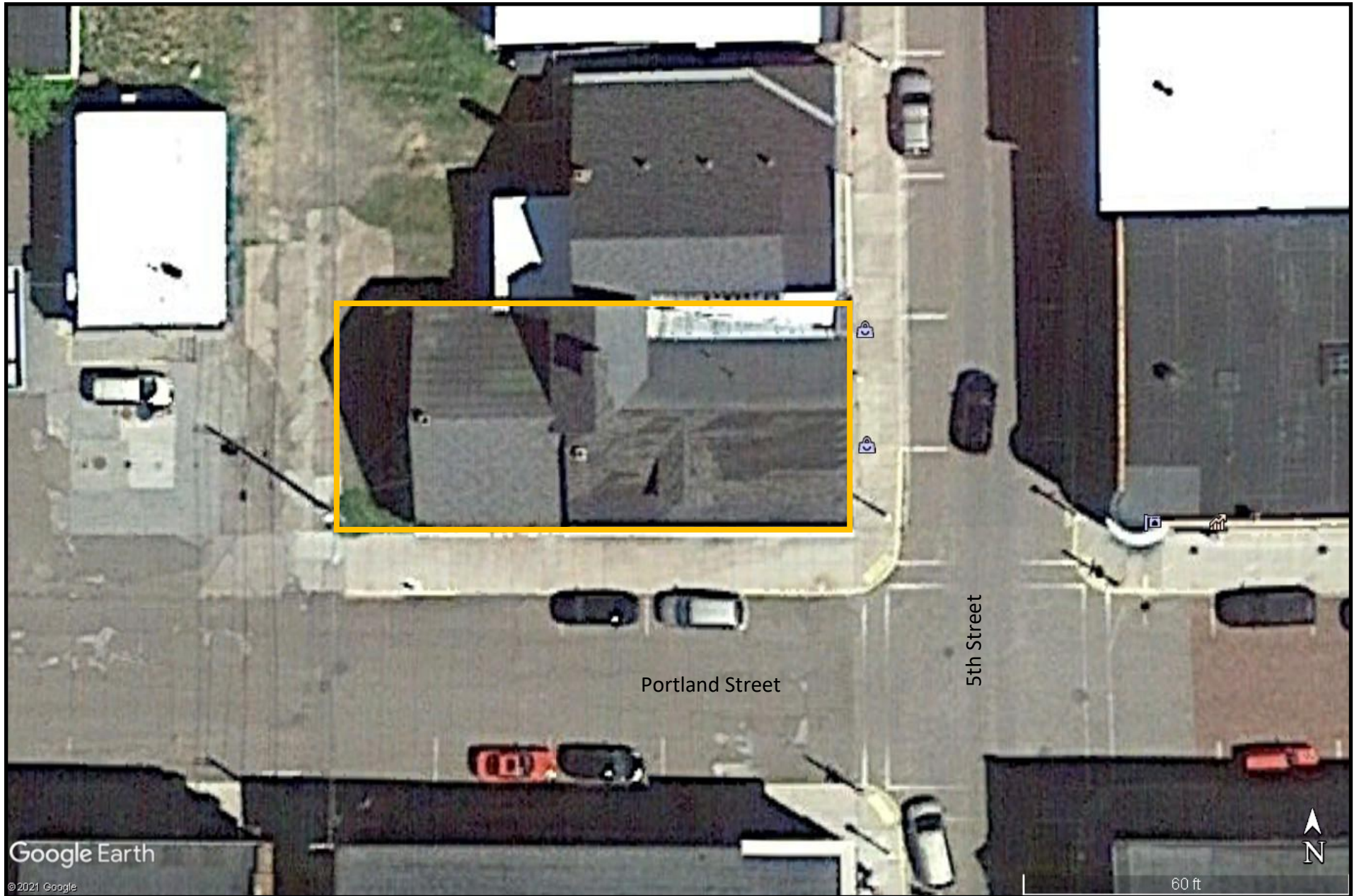
Attached are an aerial map showing the building location, a site plan showing the zero lot line building, dumpster location, and parking location and a floor plan showing the configuration of both floors.

Nine off street parking spaces will be provided with three at the west end of the building off the alley and six more provided by the Village in the 4th Street parking lot.

This Conditional Use approval is being requested due to the MEDC turning down our request for funding support for this building rehab due to the project creating short term rentals - which the MEDC supported previously, but now doesn't. In an effort to reconfigure the project to meet the MEDC's new policy that is focused on increasing long term housing and still maximize the amount of bank financing available, we need to add one more residential unit to the rental mix. This third ground floor space had previously been planned as commercial space.

This request is also based on the current zoning ordinance that allows for "ground floor apartments if they do not exceed 50% of the total ground floor space are limited to the rear of the available ground floor space" with the definition of the front of the lot being "that portion of the a lot boundary having the least width abutting on a street right-of-way." Since this is a corner lot, based on the previous definitions, the rear of the building would be the west end fronting Portland Street.

**Aerial Map for 201 5th Street—Vianis Realty LLC
Rehabilitation of the Baer Bros. Meat Market**



Site Plan for 201 5th Street—Vianis Realty LLC Rehabilitation of the Baer Bros. Meat Market

