VILLAGE OF ONTONAGON MASTER PLAN

Master Plan Adopted ______________________, 2007

PLANNING COMMISSION MEMBERS

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VILLAGE STAFF

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INTRODUCTION

Residents of the Village of Ontonagon enjoy a quality of life many people would envy. The Village provides a safe, attractive and quiet environment in which to live and work with numerous natural and cultural amenities. The community provides many municipal, medical and social services required for living. The Ontonagon River and Lake Superior define a truly unique character for the community. The hills, woods and waters of the western Upper Peninsula are just a few moments away. These attributes are what residents desire to maintain in the Village of Ontonagon and provide the community with opportunities for future growth.

In order to help prepare the Village of Ontonagon for the future of the 21st Century, this Master Plan process was commissioned. The Village of Ontonagon Planning Commission, as the board responsible for the Master Plan, provided leadership, along with the Village Manager and staff. The planning program included collection of information and data related to existing conditions, and the analysis of this information.

The community was invited to participate in the planning program through several planning workshops and Planning Commission meetings. Meaningful input was received through these meetings. Accurate descriptions of the workshops and meetings were presented through the excellent coverage by the local newspaper and radio reporters.

Key community issues were identified by the public and community leaders. While the Master Plan document provides a good inventory of existing conditions and community facilities, the plan’s focus is related to the issues and opportunities, which include:

- The Highway M-64 bridge relocation and its impact on the downtown and community traffic flows.
- The Lake Superior and Ontonagon River waterfronts.
- The need for jobs and economic revitalization
- The Lakeshore/Oldenburg Property
- The Downtown Business District
- The desire for multi-seasonal trails
- Maintaining the Village as a clean and safe environment
The Master Plan focuses on these different components and provides recommendations for dealing with these focus areas. The Master Plan concludes with a summary Action Plan and Implementation Guide.

COMMUNITY DESCRIPTION

This section of the Village of Ontonagon Master Plan will describe the community, its public facilities, socio-economic data and current conditions.

History
The Village of Ontonagon is located on the south shore of Lake Superior, in Michigan’s western Upper Peninsula. The mouth of the Ontonagon River is located at the northern portion of the Village. Ontonagon was founded in 1838 and incorporated as a village in 1885. The Village is the county seat and the only incorporated municipality within Ontonagon County. The name Ontonagon originates from the Chippewa Indian word Nanton-a-gon, meaning bowl, because of the shape of the Chippewa Indian’s mouth.

The discovery of copper in the early 1800’s brought exploration to the area. James K. Paul is credited for the removal of the famous “Copper Boulder”, discovered in the Ontonagon River. He was paid for his discovery and efforts. The “Copper Boulder”, which weighed over 3,700 pounds, now lies in the Smithsonian Institute in Washington D.C. Paul, with his reward for the “Copper Boulder”, opened a saloon and settled in the Village, as a result founding the Village of Ontonagon. Paul built a log cabin in the Village and began to plat the area. In 1854, he recorded his plat of the area but this plat was never accepted.

Copper mining was the main economic resource until the late 1800’s when the mining operations started slowing down. The last copper mine in Ontonagon County ceased operations with the closing of the Copper Range Company in 1995. This event created a substantial amount of job loss in the area, from which the community has not fully recovered.

The abundant pine forest within the area attracted large scale logging operations in the 1880’s. With the opening of two sawmills in the late 1880’s, the Diamond Match Company was the first logging operation to locate in the area. Today, the largest wood user in the area is the Smurfit-Stone Container Corporation, located in the Village of Ontonagon.

Much of the Village’s industrial operations occur to the west of the Ontonagon River, while most of the commercial and residential activity is located to the east of the river. Historically, the Ontonagon River has played an important role in the development of the community, providing a port for the transporting of lumber, copper and coal, as well as being important for the fishing industry.

Tourism has become an important economic engine for the area. The nearby Porcupine Mountains and other outdoor recreational activities attract tourists to Ontonagon. Winter tourism, especially snowmobiling and skiing, is growing. An important component of
recreation and tourism in the area is the increase of retirement homes and recreational properties in Ontonagon County and the related spending associated with this trend.

The Physical Environment
The Village of Ontonagon has been greatly influenced by its natural and physical environment. Summarized below are descriptions of these natural features:

Flood Plain
The Ontonagon River drains a 1,390 square mile area. The shape of the Ontonagon River’s drainage area, the clay soils and the topography of the valley results in high flows of short duration when rainfall of moderate intensity occurs.

The entire waterfront area and a portion of the downtown are located in a 100 year flood plain. The Village has experienced major flooding in the past, caused by ice dams restricting the flow of spring runoff. The last major flooding occurred in 1963. The ice dams occurred at the former location of the M-64 Bridge and at the mouth of the river. It is expected that the relocation of the M-64 Bridge will alleviate the majority of the ice damming problems. The Village participates in the National Flood Insurance Program.

Climate
The Village of Ontonagon experiences a four season climate. Due to the moderating influences of Lake Superior, winter weather conditions are not as severe as that experienced in other locations at the same or more southerly latitudes. The mean annual temperature of 46 F is actually higher than other areas of the Upper Peninsula, the northern Lower Peninsula, Wisconsin and Minnesota. The mean annual precipitation is 34.75 inches/year.

While the mean annual snowfall is less than some areas of the Upper Peninsula, an average 141.9 inches per year is still a significant amount of snow. Once regarded as a liability, this snowfall is now viewed as “white gold”, bringing numbers of visitors to the area and Village for winter recreational opportunities.

Geology - Soils
The geology of the Ontonagon area was created during the upper Precambrian period and consists of Freda sandstone and Nonesuch shale. The soils near Lake Superior are typically sandy. The Ontonagon area is noted for clay soil types including the
Michigamme-Champion-Rockland Association, a shallow, stony, poorly-drained soil and the Ontonagon-Rudyard-Pickford Association, a deep, well-drained to poorly-drained clay type soil which has a very fine texture, and good water capacity.

**Vegetation**
About 80% of Ontonagon County is forested, as is the area surrounding the Village. The major forest type is mixed northern hardwoods including Maple, White and Red Pine, birch and Aspen.

**Population**
According to the 2000 Census, the Village of Ontonagon recorded a population of 1,769 persons. This figure represents a 13.28% decrease from the 1990 population. Ontonagon County experienced a similar decline in population during this same ten year time period, decreasing by 11.7%. This decline is the direct result of the 1995 closure of the Copper Range Company.

The Village has experienced a population decline since 1970, when the population peaked at 2,432 persons. Table 1.1 summarizes the population trends for the Village of Ontonagon and Ontonagon County.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Village of Ontonagon</td>
<td>1,406</td>
<td>1,937</td>
<td>2,290</td>
<td>2,307</td>
<td>2,358</td>
<td>2,432</td>
<td>2,182</td>
<td>2,040</td>
<td>1,769</td>
</tr>
<tr>
<td>% Change</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ontonagon County</td>
<td>12,428</td>
<td>11,114</td>
<td>11,359</td>
<td>10,282</td>
<td>10,548</td>
<td>9,861</td>
<td>8,854</td>
<td>7,818</td>
<td></td>
</tr>
<tr>
<td>% Change</td>
<td>-10.57%</td>
<td>2.20%</td>
<td>-9.48%</td>
<td>2.94%</td>
<td>-0.34%</td>
<td>-6.51%</td>
<td>-18.32%</td>
<td>-11.70%</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2000 U.S. Census

The 2000 Census data indicates the Village of Ontonagon is declining in the younger age groups. There was a significant decrease (-40%) in the under 5 age group since 1990. At the same time there was a similar decrease in population for the age groups 20 to 24 and 25 to 34, -46.53% and -43.07% respectively. These statistics would seem to indicate that there are fewer young families staying in the area to raise their children. Since 1990, the 85 and above age group has increased by 47.83%, or 33 persons.

In addition to the decline of the number of young people, the 2000 Census data supports the fact that the community is aging, nearly 39% of the 2000 population is over the age of 55, compared to 22% of the population that is under 20 years of age.

Table 1.2 illustrates the age distributions for the Village of Ontonagon. Table 1.3 explains how the age distribution has changed from 1990 to 2000.
Table 1.2: Age Distribution, 2000

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>84</td>
<td>4.75%</td>
</tr>
<tr>
<td>5 to 9</td>
<td>92</td>
<td>5.20%</td>
</tr>
<tr>
<td>10 to 14</td>
<td>122</td>
<td>6.90%</td>
</tr>
<tr>
<td>15 to 19</td>
<td>85</td>
<td>4.80%</td>
</tr>
<tr>
<td>20 to 24</td>
<td>54</td>
<td>3.05%</td>
</tr>
<tr>
<td>25 to 34</td>
<td>156</td>
<td>8.82%</td>
</tr>
<tr>
<td>35 to 44</td>
<td>251</td>
<td>14.19%</td>
</tr>
<tr>
<td>45 to 54</td>
<td>237</td>
<td>13.40%</td>
</tr>
<tr>
<td>55 to 59</td>
<td>106</td>
<td>5.99%</td>
</tr>
<tr>
<td>60 to 64</td>
<td>100</td>
<td>5.65%</td>
</tr>
<tr>
<td>65 to 74</td>
<td>191</td>
<td>10.80%</td>
</tr>
<tr>
<td>75 to 84</td>
<td>189</td>
<td>10.68%</td>
</tr>
<tr>
<td>85 and above</td>
<td>102</td>
<td>5.77%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1769</strong></td>
<td><strong>100.00%</strong></td>
</tr>
</tbody>
</table>

Source: 2000 U.S. Census

Table 1.3: Age Distribution, 1990 vs. 2000

<table>
<thead>
<tr>
<th>Age Group</th>
<th>1990</th>
<th>2000</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>141</td>
<td>84</td>
<td>-40.43%</td>
</tr>
<tr>
<td>5 to 9</td>
<td>117</td>
<td>92</td>
<td>-21.37%</td>
</tr>
<tr>
<td>10 to 14</td>
<td>123</td>
<td>122</td>
<td>-0.81%</td>
</tr>
<tr>
<td>15 to 19</td>
<td>119</td>
<td>85</td>
<td>-28.57%</td>
</tr>
<tr>
<td>20 to 24</td>
<td>101</td>
<td>54</td>
<td>-46.53%</td>
</tr>
<tr>
<td>25 to 34</td>
<td>274</td>
<td>156</td>
<td>-43.07%</td>
</tr>
<tr>
<td>35 to 44</td>
<td>238</td>
<td>251</td>
<td>5.46%</td>
</tr>
<tr>
<td>45 to 54</td>
<td>229</td>
<td>237</td>
<td>3.49%</td>
</tr>
<tr>
<td>55 to 59</td>
<td>106</td>
<td>106</td>
<td>0.00%</td>
</tr>
<tr>
<td>60 to 64</td>
<td>107</td>
<td>100</td>
<td>-6.54%</td>
</tr>
<tr>
<td>65 to 74</td>
<td>232</td>
<td>191</td>
<td>-17.67%</td>
</tr>
<tr>
<td>75 to 84</td>
<td>184</td>
<td>189</td>
<td>2.72%</td>
</tr>
<tr>
<td>85 and above</td>
<td>69</td>
<td>102</td>
<td>47.83%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2040</strong></td>
<td><strong>1769</strong></td>
<td><strong>-13.28%</strong></td>
</tr>
</tbody>
</table>

Source: 2000 U.S. Census

The Village of Ontonagon and Ontonagon County have many similarities in their age distribution. They have higher percentages of elderly population compared to their younger age groups. Compared with the state, the Village and County have higher percentages of elderly population and lower percentages of younger age persons. Table 1.4 shows the population by age for the Village of Ontonagon, Ontonagon County and the State of Michigan.

The median age of 46.7 years for the Village of Ontonagon is a little higher than Ontonagon County’s median age at 45.9 years. The median age of the State of Michigan is 35.5 years.

According to recent U.S. Census Bureau population estimates for local communities, the Village of Ontonagon in 2005 had 132 fewer persons than in the year 2000, a decline of nearly 7.5%.
Table 1.4: Population Distribution (2000)

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Village of Ontonagon</th>
<th>Ontonagon County</th>
<th>State of Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>2%</td>
<td>4%</td>
<td>8%</td>
</tr>
<tr>
<td>5 to 9</td>
<td>2%</td>
<td>4%</td>
<td>8%</td>
</tr>
<tr>
<td>10 to 14</td>
<td>4%</td>
<td>6%</td>
<td>10%</td>
</tr>
<tr>
<td>15 to 19</td>
<td>6%</td>
<td>8%</td>
<td>12%</td>
</tr>
<tr>
<td>20 to 24</td>
<td>8%</td>
<td>10%</td>
<td>14%</td>
</tr>
<tr>
<td>25 to 34</td>
<td>10%</td>
<td>12%</td>
<td>16%</td>
</tr>
<tr>
<td>35 to 44</td>
<td>12%</td>
<td>14%</td>
<td>18%</td>
</tr>
<tr>
<td>45 to 54</td>
<td>14%</td>
<td>16%</td>
<td>20%</td>
</tr>
<tr>
<td>55 to 59</td>
<td>16%</td>
<td>18%</td>
<td>22%</td>
</tr>
<tr>
<td>60 to 64</td>
<td>18%</td>
<td>20%</td>
<td>24%</td>
</tr>
<tr>
<td>65 to 74</td>
<td>20%</td>
<td>22%</td>
<td>26%</td>
</tr>
<tr>
<td>75 to 84</td>
<td>22%</td>
<td>24%</td>
<td>28%</td>
</tr>
<tr>
<td>85 and above</td>
<td>24%</td>
<td>26%</td>
<td>30%</td>
</tr>
</tbody>
</table>

Source: 2000 U.S. Census

**Education**

The 2000 U.S. Census states there are 350 students enrolled in school in the Village. 272 of the 350 students enrolled, are enrolled in grades 1-12. This accounts for almost 78% of the total students. At the same time, there are 29 students or 8.3% of the current K-12 students attending college or graduate school.

In the Village of Ontonagon, 83.8% of the population 25 years or over is a high school graduate or higher. There is just over 16% that did not earn a high school diploma within the Village. Of the 1,320 persons 25 years or over, 16.4% have received a bachelor’s degree or higher.

**Housing**

According to the 2000 Census, there are 891 total housing units in the Village of Ontonagon, with 768 being occupied and 123 vacant. From 1990 to 2000, occupied units decreased by 9.11%, which lead to an increase in vacant units by 17.14%. Table 2.1 represents the data relative to the housing characteristics of the Village of Ontonagon from 1990 to 2000.
Table 2.1: Housing Occupancy, 1990 vs. 2000

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>1990</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Housing Units</td>
<td>891</td>
<td>950</td>
<td>-6.21%</td>
</tr>
<tr>
<td>Occupied Housing Units</td>
<td>768</td>
<td>845</td>
<td>-9.11%</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>568</td>
<td>591</td>
<td>-3.89%</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>200</td>
<td>254</td>
<td>-21.26%</td>
</tr>
<tr>
<td>Vacant Housing Units</td>
<td>123</td>
<td>105</td>
<td>17.14%</td>
</tr>
<tr>
<td>Seasonal</td>
<td>32</td>
<td>21</td>
<td>52.38%</td>
</tr>
</tbody>
</table>

Source: 2000 U.S. Census

Of the 768 occupied housing units in the Village, 74% are owner-occupied, while the remaining 26% are renter-occupied. These percentages are the same as the State of Michigan’s rate of owner vs. renter-occupied units. Ontonagon County rates a little higher than the Village and State with 85% owner-occupied units, and a little lower in renter-occupied units, at 15%.

Although owner-occupied units signify the bulk of the housing units within the Village, rental units still contain a considerable number, accounting for 26% of the total occupied units. The median rent in the Village of Ontonagon is $288, with almost 27% of renters spending less than 15% of their household income on gross rent. The average household size of renter-occupied units is 1.77.

The median value of owner-occupied units is $42,400 for the Village of Ontonagon. The 2000 Census data shows that just over 63% of owner-occupied units are below the value of $50,000, while 32% are between the values of $50,000 to $99,999. Of the 540 total owner-occupied housing units in the Village, no unit is valued over $200,000. The average household size of owner-occupied units is 2.23.

Table 2.2 signifies the year each housing structure was built for the Village of Ontonagon. Of the 891 total housing units, nearly 39% were built before 1940. This figure represents over half of the State of Michigan’s rate, at almost 17%. Since 1990, there were 3.1% of the total housing units built in the Village of Ontonagon, as the State had just about 15% during this same time period. The majority, 81%, of the total housing units contained in the Village are 1-unit, detached structures.
In the 2000 Census, the reported average family size for the Village was 2.76. This number is nearly the same as the County, 2.75, and slightly below the State’s average family size at 3.1. Table 2.3 summarizes the housing characteristics for the Village, County and State.

### Table 2.3: Housing Characteristics

<table>
<thead>
<tr>
<th></th>
<th>Total Housing Units</th>
<th>Occupied Housing Units</th>
<th>Owner Occupied (units)</th>
<th>Owner Occupied (%)</th>
<th>Renter Occupied (units)</th>
<th>Renter Occupied (%)</th>
<th>Average Household Size</th>
<th>Average Family Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village of Ontonagon</td>
<td>891</td>
<td>768</td>
<td>568</td>
<td>74%</td>
<td>200</td>
<td>26%</td>
<td>2.11</td>
<td>2.76</td>
</tr>
<tr>
<td>Ontonagon County</td>
<td>5,404</td>
<td>3,456</td>
<td>2,938</td>
<td>85%</td>
<td>518</td>
<td>15%</td>
<td>2.21</td>
<td>2.75</td>
</tr>
<tr>
<td>State of Michigan</td>
<td>4,234,279</td>
<td>3,785,661</td>
<td>2,793,124</td>
<td>74%</td>
<td>992,537</td>
<td>26%</td>
<td>2.56</td>
<td>3.1</td>
</tr>
</tbody>
</table>

Source: 2000 U.S. Census

**Economy**

Currently, the Village of Ontonagon’s economy is focused around educational and health services, along with manufacturing at the Smurfit-Stone Container Corporation. In the 2000 Census, manufacturing, combined with educational, health & social services represented approximately 43% of the Village’s employment by industry.

Historically, the Village of Ontonagon’s economy has been based around copper mining and lumber operations. With the decrease of many of these operations within the area, the Village occupations have moved to management, professional, service, sales and office occupations. Today, nearly one-third of the employment by occupation is composed of the professional and management occupations. Table 3.1 reviews the employment by occupation, while table 3.2 indicates the employment by industry for the Village.
Table 3.1 Village of Ontonagon Employment by Occupation

<table>
<thead>
<tr>
<th>OCCUPATION</th>
<th>642</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, Professional and Related Occupations</td>
<td>198</td>
<td>30.84%</td>
</tr>
<tr>
<td>Service Occupations</td>
<td>136</td>
<td>21.18%</td>
</tr>
<tr>
<td>Sales and Office Occupations</td>
<td>137</td>
<td>21.34%</td>
</tr>
<tr>
<td>Farming, Fishing, and Forestry Occupations</td>
<td>4</td>
<td>0.62%</td>
</tr>
<tr>
<td>Construction, Extraction, and Maintenance Occupations</td>
<td>59</td>
<td>9.19%</td>
</tr>
<tr>
<td>Production, Transportation, and Material Moving Occupations</td>
<td>108</td>
<td>16.82%</td>
</tr>
</tbody>
</table>

Source: 2000 U.S. Census

Table 3.2 Village of Ontonagon Employment by Industry

<table>
<thead>
<tr>
<th>Industry</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Forestry, Fishing and Hunting, and Mining</td>
<td>16</td>
</tr>
<tr>
<td>Construction</td>
<td>43</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>104</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>3</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>76</td>
</tr>
<tr>
<td>Transportation and Warehousing, and Utilities</td>
<td>41</td>
</tr>
<tr>
<td>Information</td>
<td>26</td>
</tr>
<tr>
<td>Finance, Insurance, Real Estate, and Rental and Leasing</td>
<td>27</td>
</tr>
<tr>
<td>Professional, Scientific, Management, Admin. and Waste Management Services</td>
<td>22</td>
</tr>
<tr>
<td>Educational, Health and Social Services</td>
<td>172</td>
</tr>
<tr>
<td>Arts, Entertainment, Recreation, Accommodation and Food Services</td>
<td>56</td>
</tr>
<tr>
<td>Other Services</td>
<td>25</td>
</tr>
<tr>
<td>Public Administration</td>
<td>31</td>
</tr>
</tbody>
</table>

Source: 2000 U.S. Census

In the 2000 Census, the Village’s 11.8% of individuals below the poverty level was a slightly higher percentage than the County and State levels. The per capita income, median household and family income for the Village and County are relatively similar. Although these figures are very similar in these two demographic areas, they are considerably lower than the level of the State. Table 3.3 recaps the economic statistics for the three areas.

Table 3.3 Economic Statistics by Area

<table>
<thead>
<tr>
<th>Area</th>
<th>Persons below Poverty (%)</th>
<th>Median Household Income</th>
<th>Median Family Income</th>
<th>Per Capita Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village of Ontonagon</td>
<td>11.8%</td>
<td>$28,300</td>
<td>$35,804</td>
<td>$16,293</td>
</tr>
<tr>
<td>Ontonagon County</td>
<td>10.4%</td>
<td>$29,552</td>
<td>$36,690</td>
<td>$16,695</td>
</tr>
<tr>
<td>State of Michigan</td>
<td>10.5%</td>
<td>$44,667</td>
<td>$53,457</td>
<td>$22,168</td>
</tr>
</tbody>
</table>

Source: 2000 U.S. Census

Of the 625 workers 16 years of age and over in the Village, 72.2% drove alone to work, while 10.9% walked to their place of work. The State of Michigan, as a whole, had 83.2% of workers driving alone, while only 2.2% walked to work. The workers’ mean travel time to work in the Village is 13.0 minutes, the State mean travel time to work is 24.1 minutes.
Table 3.4 reviews the major employers for the Ontonagon area. The data was collected through assistance from the Michigan Department of Labor & Economic Growth and also with personal contacts of major employers in the area. The majority of the employers in Ontonagon County are relatively small, with 1 to 4 employees.

Table 3.4 Major Employers

<table>
<thead>
<tr>
<th>COMPANY NAME</th>
<th>LOCATION</th>
<th>BUSINESS DESCRIPTION</th>
<th>EMPLOYMENT SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Smurfit-Stone Container Corp</td>
<td>Ontonagon</td>
<td>Boxes-Folding-Manufacturers</td>
<td>238</td>
</tr>
<tr>
<td>Ontonagon Memorial Hospital</td>
<td>Ontonagon</td>
<td>Hospitals</td>
<td>175</td>
</tr>
<tr>
<td>Ontonagon School District Supt</td>
<td>Ontonagon</td>
<td>Schools</td>
<td>85</td>
</tr>
<tr>
<td>Maple Manor</td>
<td>Ontonagon</td>
<td>Nursing &amp; Convalescent Homes</td>
<td>64</td>
</tr>
<tr>
<td>White Pine Copper Refinery Inc</td>
<td>White Pine</td>
<td>Copper (Wholesale)</td>
<td>60</td>
</tr>
<tr>
<td>Ontonagon County Road Comm</td>
<td>Ontonagon</td>
<td>Government Offices-County</td>
<td>57</td>
</tr>
<tr>
<td>Pat's Foods</td>
<td>Ontonagon</td>
<td>Grocers-Retail</td>
<td>50</td>
</tr>
<tr>
<td>Settler's Cooperative Inc</td>
<td>Bruce Crossing</td>
<td>Grocers-Retail</td>
<td>50</td>
</tr>
<tr>
<td>Ewen Trout Creek School</td>
<td>Ewen</td>
<td>Schools</td>
<td>50</td>
</tr>
<tr>
<td>Gogebic Ontonagon School Dist</td>
<td>Bergland</td>
<td>Schools</td>
<td>48</td>
</tr>
<tr>
<td>Big Valley Ford Chrysler Dodge</td>
<td>Ewen</td>
<td>Automobile Dealers-New Cars</td>
<td>35</td>
</tr>
<tr>
<td>White Pine Electric Power LLC</td>
<td>White Pine</td>
<td>Electric Power Provider</td>
<td>31</td>
</tr>
<tr>
<td>Americ Inn</td>
<td>Ontonagon</td>
<td>Hotels &amp; Motels</td>
<td>25-30</td>
</tr>
<tr>
<td>US Forest Service Ranger Station</td>
<td>Ontonagon</td>
<td>Government-Forestry Services</td>
<td>24</td>
</tr>
<tr>
<td>Tulippo's Restaurant &amp; Motel</td>
<td>Bruce Crossing</td>
<td>Hotels &amp; Motels &amp; Restaurants</td>
<td>22</td>
</tr>
<tr>
<td>US Forest Ranger Station</td>
<td>Kenton</td>
<td>Government Offices-US</td>
<td>20</td>
</tr>
<tr>
<td>Konteka</td>
<td>White Pine</td>
<td>Hotels &amp; Motels</td>
<td>15</td>
</tr>
<tr>
<td>Syl's Cafe</td>
<td>Ontonagon</td>
<td>Restaurants</td>
<td>15</td>
</tr>
<tr>
<td>Pestka Construction CO</td>
<td>Ontonagon</td>
<td>General Contractors</td>
<td>8 winter to 30 summer</td>
</tr>
<tr>
<td>Waste Management Inc</td>
<td>Ontonagon</td>
<td>Rubbish Removal-Contrs Equip (Whol)</td>
<td>10</td>
</tr>
</tbody>
</table>

Transportation

There are three State and U.S Highways accessing the Village of Ontonagon, M-38, M-64 and U.S. 45. Highway M-38 runs east-west from Baraga into the Village. Highway M-64 runs east-west and connects the Village to the Porcupine Mountains. The route then proceeds south through the County into the State of Wisconsin.

A new M-64 bridge, constructed in 2006, crosses the Ontonagon River, and replaces an aging swing bridge near the mouth of the river at Lake Superior. The new bridge location is approximately 2,500 feet south of the former bridge and has changed the transportation patterns within the Village, U.S. Highway 45 runs to the South into the State of Wisconsin.

The Village of Ontonagon is the northern terminus of the Escanaba & Lake Superior Railroad. This freight railway connects the Village to the Escanaba area.

The Ontonagon Village Marina is located within the Village boundaries. It is a public marina with 7 transient slips and 29 seasonal slips. The marina operates from May 1 to October 15 annually.

The Ontonagon County Airport is located just outside of the Village boundary to the west.
The Port of Ontonagon includes several dock facilities that can accommodate the shipment of commodities into and out of the community. On the west side of the river, the Smurfit-Stone dock has historically received about 100,000 tons of coal annually for its use.

The Ontonagon County Economic Development Corporation (EDC) also has a dock facility on the west side of the river which receives about 100,000 tons of coal for the White Pine Electric Power LLC. It is possible this amount may increase due to the acquisition of a power plant at L’Anse. In the past, the EDC dock has also accepted shipments of limestone.

On the east side of the river, the Lakeshore, Inc./Oldenburg site has a dock/port facility as well. This dock is currently not in use.

**Existing Land Use**

The downtown district is located on River Street, east of the Ontonagon River, and contains the bulk of the commercial, service, and retail businesses of the Village.

The majority of the residential areas in the Village are located just to the east and south of the downtown district. Exceptions include the Ontonagon Memorial Hospital and related medical offices, and the Ontonagon Elementary and High Schools.

South of the Village core along M-38 are mixed residential and commercial land uses, including a larger grocery/pharmacy complex and the Ontonagon County courthouse. West of M-38 is the Village Renaissance Zone, an industrial park with special tax incentives.

The land area located west of the Ontonagon River is mainly industrial area. Smurfit-Stone Container Corporation, the largest employer in the area, is located just west of the M-64 bridge.

On the east side of the Ontonagon River near the river mouth is the former Lakeshore Oldenburg property. Originally constructed as a shipyard, this industrial complex has been inactive for a number of years.

The Ontonagon Township Park and campground borders the Village on the north and east, along the Lake Superior shoreline.

Located immediately west of the
Ontonagon River near M-64 is the Ontonagon Village Marina and Waterfront Park, with docking, boat launches, a fish cleaning station, parking areas, a picnic area and boardwalk along the river.

The area known as Rose Island, located between the Ontonagon River and the downtown district, is mainly a vacant area of land. There are a few residential homes, commercial structures and some historical fishing sheds on the “island”. Also located on the island, across the river from the marina is a park area and nature walk. This recreational area contains floating docks for access for fishing the river. There are also areas for seating and picnicking located on the island.

According to the Michigan State Extension office located in Ontonagon County, there were 848,704 total acres recorded in 1989 for Ontonagon County. Of the 848,704 total acres, 838,912 acres were of land area, with the remaining 9,792 acres of water area. 752,500 acres is publicly or privately owned forestland. The County is home to 56 miles of Great Lakes shoreline and also 1,282 miles of rivers and streams.

Recreation Facilities
The Village of Ontonagon owns and maintains recreation facilities for residents. Residents also have access to the many outstanding recreation facilities of the surrounding area, including the Porcupine Mountains State Park and the Ottawa National Forest. Listed below are recreation facilities available in the community.

Table 3.5 Recreation Facilities

<table>
<thead>
<tr>
<th>Recreation Facility</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ontonagon Township Park</td>
<td>Open space, picnicking, camping, playground, bathing beach, nature trails</td>
</tr>
<tr>
<td>James Paul Park</td>
<td>Open Space</td>
</tr>
<tr>
<td>Ontonagon Recreation Facility</td>
<td>Ice skating, ice hockey, restrooms, warming shelter, concession stand,  Little League Baseball and bat cage</td>
</tr>
<tr>
<td>Ontonagon Area High School</td>
<td>Indoor basketball, outdoor volleyball and basketball, track, football</td>
</tr>
<tr>
<td>Ontonagon Area Middle School</td>
<td>Little League baseball, outdoor basketball, track, football and playground</td>
</tr>
<tr>
<td>Ontonagon Marina</td>
<td>37 slip marina, fishing, boat ramp, launch, boat hoist, fish cleaning station</td>
</tr>
</tbody>
</table>
**Village of Ontonagon Master Plan**

**U.P. Engineers & Architects, Inc.**

---

**Village Beach**  |  Undeveloped beach area
**Ontonagon Golf Club**  |  (private, located just outside village limits) 9 hole course

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### Water And Wastewater Infrastructure

The Village of Ontonagon is well positioned for the future with recently upgraded water and wastewater facilities. These facilities are described in this section.

**Water System**

In 2000 the Village began upgrading the Village potable water system by constructing a new Regional Water System, which included a new water treatment plant near the community of White Pine and 16 miles of transmission water main to deliver the treated water from the treatment plant to the Village. The water intake for the water treatment plant is in Lake Superior adjacent to Silver City. It was constructed by the Copper Range Mining Company in the 1950’s as a tunnel under the Lake. A water pumping station in Silver City pumps the water to the new water treatment plant through an existing water main. The treated water is returned to Silver City through an existing water main and then distributed to Silver City, along Highway M-64, to the Porcupine Mountains State Park, and the Village of Ontonagon through new water mains. The Village owned regional water system distributes water to the community of White Pine, the White Pine Industrial Park (the former Copper Range Company Mine Site), the Community of Silver City and the 12 miles of Lake Superior shoreline between Silver City, the Porcupine Mountains State Park, and the Village of Ontonagon.

In the Village of Ontonagon there were significant improvements made to the water distribution system to provide water main loops and fire protection. A new water pumping station was built at the west Village limits on M-64 along with an 850,000 gallon ground storage tank primarily for fire protection in the Village. Also a new 150,000 gallon elevated water tank was constructed adjacent to the Village Industrial Park on the west side of M-38 to provide sufficient water pressure in the Village water distribution system. The regional water project also demolished the two aging water treatment plants located in the Village of Ontonagon and the White Pine Industrial Park.

The regional water project was financed by grants and loans from USDA Rural Development and grants from U.S. Department of Commerce’s Economic Development Administration. Refinancing of the Rural Development loan dollars was provided by MDEQ.

Both wastewater and water systems were designed to provide capacity for the users of the system that were in place in the 1990’s and also provided for growth in the service areas over the next 20 years. With the closing of the White Pine Mine in the late 1990’s there has been limited growth in the service areas therefore there is still ample capacity for projected future growth over the next 20 years.
Wastewater Collection and Treatment
In 1996 the Village of Ontonagon upgraded its wastewater facilities by constructing a new wastewater treatment system consisting of four wastewater stabilization lagoons which discharge semiannually to the Ontonagon River. As part of the same project there were improvements made to the wastewater collection system in many parts of the Village. A new sewage pumping station was constructed which collects all of the wastewater from the Village and pumps the wastewater to the lagoon system for treatment before discharge.

The Village’s old primary wastewater treatment facility was demolished as a part of the project.

The wastewater project was financed by USDA Rural Development grant and loan funds.

Other utilities
The Village of Ontonagon has ample electric power and natural gas service available. Electric power is provided by the Upper Peninsula Power Company. Natural gas service is provided by SEMCO.

Communications
Telephone, cell phone, and high speed fiber optic Internet services are available in the Village of Ontonagon.
PUBLIC PARTICIPATION

The Village of Ontonagon Planning Commission places a high value on the knowledge and opinions of the community in developing the Master Plan. In order to provide opportunities for citizen involvement, several public participation events have been held.

An afternoon Community Open House and evening Planning Workshop were held in June. Citizens were asked to share their thoughts, concerns and ideas about the Village of Ontonagon. Public comments are listed below:

### Problems

- The town is a destination; you don’t drive thru it on the way to somewhere else.
- Move the visitor center
- Buildings are not in good shape
- Downtown is in bad shape and not clean, there is trash thrown about
- No police protection
- Destruction/vandalism of public property and benches, trash receptacles
- No beach access in town and poor signage for visitors
- No cell phone service in the town
- People drive to Houghton for shopping, even groceries (for selection)
- Senior housing residents can no longer walk to get groceries and must take transit
- Where should future business development occur—downtown or on the new highway/bridge strip?
- Safety is a key to attracting seniors/retirees—we should address police protection
- Focus on ALL SEASONS, not only winter
- What are the trends in Ontonagon for crime?
- People pick up trash while walking
- -kids trash the area because there is nothing to do
- These problems can be overcome…
- Make youth a part of the solution
- Make a youth gathering place downtown
- -can the churches help?
- Community center is needed for all ages
- Old football and track facility…what is it used for?
- Arcade/amusement facility
- Downtown
- Hospitality and tourism service training
- Welcome/gateway with logo and taglines
- Village is already working on many of these ideas
- Need a bikepath…along river? How about using the snow-machine trails
- ADA access to the beach
Clearly, Ontonagon Village residents believe the future of their community is connected to the Ontonagon River and Lake Superior. Residents also are placing a high value on downtown and would like to see that improved as well.

A second public participation program was presented in October, 2006 where the community had an opportunity review various plan maps and to discuss the Community Vision Statement, Goals and Master Plan Alternatives.

Opportunities

- The Ontonagon River is underutilized
- Recreation is important
- River and Lakefront should be improved
- Lakeshore/shipyard may not ever be utilized so another use should be found for the property
- Replace walkway to pier that was ruined by Corps of Engineers project
- Improve storefronts-low interest loans
- Wal-mart on the strip is not an issue
- Marina should be improved/expanded-near downtown is a good idea
- Should focus on tourism-it is the best opportunity
- Plenty of space and empty buildings downtown
- Retirees are an important part of the community and economy
- Community theatre is an asset-it brings people to town and source of energy in Ontonagon
- There are many artists and craftsman in the community
- Smurfit-Stone is updating/expanding!
- Walkway across the river near the RR bridge connecting the old marina with the town
- Rail yard and back of buildings is another key opportunity
- Removal of old bridge and reuse of the property
VISION STATEMENT AND MASTER PLAN GOALS

Based upon the identification of the Village’s issues and opportunities by the community and Village Planning Commission, the following Vision Statement and Goals were crafted.

Our Vision

Ontonagon…a progressive Lake Superior harbor community that values its rich heritage, a beautiful natural environment and a high quality of life for citizens of all ages.

Master Plan Goals

- Take better advantage of the Ontonagon River and Lake Superior waterfronts
- Expand opportunities for retail development that will contribute to a vibrant downtown
- Preserve village existing neighborhoods and housing stock
- Promote economic development and diversification
- Foster positive attitudes in the community through communication of the community vision, goals, success and achievement.
The New M-64 Bridge
Changes in how, when and why people drive through and around the Village of Ontonagon are going to be affected by the new bridge location.

Listed below are changes in roadway designation described in the 2006 Village of Ontonagon Access Management Plan.

<table>
<thead>
<tr>
<th>Old Roadway Designation</th>
<th>New Roadway Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>M-64 from West Village Limits to just west of E&amp;LS RR</td>
<td>Same</td>
</tr>
<tr>
<td>None (new segment)</td>
<td>M-64 from just west of E&amp;LS RR across Ontonagon River to US-45</td>
</tr>
<tr>
<td>M-64 from just west of E&amp;LS RR to River Road</td>
<td>North River Road</td>
</tr>
<tr>
<td>M-64 from River Street to the Ontonagon River</td>
<td>None (Partial removal with remainder to be designated as Marina Parking)</td>
</tr>
<tr>
<td>None (new segment)</td>
<td>M-38 from US-45 to existing M-38 near Mercury St.</td>
</tr>
<tr>
<td>M-38 from Mercury St. to East Village Limits</td>
<td>Same</td>
</tr>
<tr>
<td>M-38 from Mercury St. to US-45 intersection</td>
<td>Greenland Road</td>
</tr>
<tr>
<td>None (new segment)</td>
<td>Heard St. from Mercury to M-38</td>
</tr>
<tr>
<td>Mercury St. from S. 4th St. to M-38</td>
<td>None (to be removed)</td>
</tr>
<tr>
<td>Silver St. from US-45 east one block to dead end</td>
<td>Silver St. from US-45 east two blocks, one-way (eastbound) with T intersection into M-38</td>
</tr>
<tr>
<td>US-45 from five corners intersection to Lake St.</td>
<td>Business US-45</td>
</tr>
<tr>
<td>Lake St. from River St. to Michigan St.</td>
<td>Business US-45 Truck Loop</td>
</tr>
<tr>
<td>Michigan St. from Lake St. to Chippewa St.</td>
<td>Business US-45 Truck Loop</td>
</tr>
<tr>
<td>Chippewa St. from Michigan St. to River St.</td>
<td>Business US-45 Truck Loop</td>
</tr>
</tbody>
</table>

Source: Access Management Plan
The table below shows the most recent average daily traffic counts (ADT) from the year 2004 on M-64, M-38 and US 45.

<table>
<thead>
<tr>
<th></th>
<th>M-38</th>
<th>M-64 W of Bridge</th>
<th>M-64 near Village Limits</th>
<th>US 45</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4,900</td>
<td>5,600</td>
<td>3800</td>
<td>630</td>
</tr>
</tbody>
</table>

Source: MDOT

It appears that the majority of traffic carried by M-64, M-38 and US 45 is local. According to the Ontonagon Access Management Plan, “traffic is greater near the more densely developed commercial center of the community, and drops off significantly near and beyond the Village limits. Further from the Village, AADT around Rockland, 20 miles south of Ontonagon, is around 600-800; the Silver City area, 15 miles west of Ontonagon, has an AADT of 700-1300, and Mass City, 15 miles east of Ontonagon, has counts of 1,200 to 2,000”.

With most traffic being of local origin, the location of businesses will be known to local people. The changes in driving habits as a result of the bridge relocation will primarily affect shopping for fuel and convenience items. Downtown may benefit from less truck traffic.

Capturing local expenditures and shopping will require marketing by local business to keep shoppers coming downtown. Making the entrance to downtown an attractive gateway at the M-64 intersection will help bring visitors to downtown.

Land adjacent to the new highway corridor should be zoned appropriately to reinforce downtown’s role as the commercial center for the region. Future highway oriented commercial development should be focused where the pattern is already established on M-38 near the courthouse and supermarket developments.

**Lakeshore Property**

The former Lakeshore industrial site on the river and Lake Superior, north of downtown is an exciting and important opportunity for the Village of Ontonagon. Following closure of the industrial facility, Lakeshore has attempted to market the facility on a national basis as an industrial site. These attempts have not been successful to-date. A number of factors beyond the village’s control could be affecting the re-use of this facility for industrial or manufacturing purposes, including:

- Distance and remoteness from markets.
- Transportation issues.
- Limited size of the labor force, both in numbers and skill-sets.
- The size and configurations of the buildings, as these were highly specialized.

According to company representatives, however, there has been interest shown in the unique 20 acre site for residential development. The new Village Master Planning process provides an excellent time to reconsider future development of this site. UPEA has developed a mixed-use concept land use plan for the site for discussion.

**Marina Expansion and the Waterfront**
The Village completed a Marina Master Plan in 2005. The primary recommendation of the plan is that a new transient slip boat basin be constructed on the east side of the river. With the relocation of the M-64 bridge, the existing marina is isolated from the downtown. Walking access to shopping and entertainment is important for visiting boaters. Locating a new marina basin on village-owned property on Rose Island is estimated at over $1 million dollars.

While the Village works on a funding and implementation package for the proposed transient marina, the rest of the waterfront should be examined for improvements. A new Master Plan for the Ontonagon Township Park is guiding development of that asset to result in increased visitation and usage by the community. The balance of the community waterfront should be also studied for opportunities for improvement.

**The E&LS Rail yard**
The E&LS Railroad is an important contributor to the area’s economy and viability as an industrial location. Along with rail transportation come rail yards and their associated problems and visual/noise issues. The E&LS rail yard is problematic due to its proximity to the river and downtown.

**Revitalize downtown**
Where should future commercial development go? That is a major issue currently facing the Village of Ontonagon. The viability of the traditional downtown is hanging in the balance.

A vibrant downtown is an indicator of overall community success and health. Ontonagon must put into place the tools and policies necessary to allow the downtown commercial district to flourish. A critical step is the future re-zoning of the new highway corridor, which will set the stage for future private commercial investments.
The Hyatt-Palma Downtown Economic Enhancement Strategy was completed in 2000. This report provides a detailed examination of the retail market and downtown opportunities. It provides a number of strategies for promotion and downtown improvements.

**Riverfront Residential Development**

The west side of the Ontonagon River has potential for residential development and could provide an attractive environment for investment by new residents.

**Code Enforcement and Housing Preservation**

The Village of Ontonagon has nicely maintained neighborhoods that should be protected from blight. Existing codes and ordinances should be enforced and examined to determine their effectiveness. Ordinances should be updated as necessary. Strict adherence to zoning regulations must be followed. Zoning variances for non-allowable uses, height and non-typical “home” occupations should not be granted.

**Trails**

Permanent trail easements should be secured for trails into Ontonagon as well as non-motorized trails around the community. This will benefit residents, businesses and visitors. Trails, both motorized and non-motorized, improve quality of life and are key considerations for those looking for a retirement or recreational community.
FUTURE LAND USE PLAN

Geography, history and natural features have shaped the existing land use pattern found in the Village of Ontonagon. How the land base is developed in the community influences traffic flows and patterns, property values, the natural environment, and water, sewer, communications and power utilities.

The inventory and community description identifies how land is currently being used in the Village. Much of the Village’s land use is not expected to change in the future. This section of the Master Plan will describe the areas most likely to change as well as future land uses desired in the future as expressed by the Planning Commission and community during the planning process. The input helped shape the vision and goals of the plan:

- Take better advantage of the Ontonagon River and Lake Superior waterfronts
- Expand opportunities for retail development that will contribute to a vibrant downtown
- Preserve village existing neighborhoods and housing stock
- Promote economic development and diversification
- Foster positive attitudes in the community through communication of the community vision, goals, success and achievement.

For the most part, land use in the Village of Ontonagon is not likely to change. The Village population is not growing and large land areas are not needed in the foreseeable future for residential and commercial development. Based upon the broad goals statements, the future land use plan describes a few areas where land use change is desired. These areas are described below and shown on the Future Land Use map:

Lake Superior and Ontonagon River Waterfronts

Much of the Village’s waterfronts were developed for industrial use. This is a common occurrence in waterfront communities, as the location was needed for transportation of raw materials and products, or for a supply of water for industrial purposes.

The Port of Ontonagon continues to play an important role for transportation of coal for use by the Smurfit-Stone paper mill and the White Pine power plant. These uses are expected to continue. Land use on the west side of the river is not expected to change.
However, land on the east side of the river is not currently accessible to the public except for several areas on the Island where small parks have been developed. The Lakeshore/Oldenburg property was originally developed as a shipyard, and while the project brought jobs and investment to Ontonagon, the use of this property blocked the community from access to Lake Superior and views of the lake. Unfortunately, the project and subsequent re-use of the property by Lakeshore was short-lived. This industrial plant has been vacant for a number of years and prospects for its sale are dim. The community desires greatly to reclaim the waterfronts for public access, and the property creates great opportunity for redevelopment. A mixed use project including housing, commercial and public open space is conceptualized. This type of project and land use change will help revitalize the economy as well as contribute to the livability of the Village.

**M-38 Corridor**

Highway-oriented commercial land use was established on the M-38 corridor some years ago. The Village Renaissance Zone is located out on the corridor and the Village is recruiting job-producing businesses to this area. Growth can be expected on the highway corridor because of the Renaissance Zone, the availability of larger tracts of land, and transportation access.

The relocation of the bridge has effectively bypassed the downtown district, historically the commercial center of the Village and there will be new pressures to change zoning on the corridor, as well as new challenges to maintain the existing downtown district.

Recently, the Village changed zoning adjacent to the Renaissance Zone to allow for the development of a Pamida discount retail project. Commercial developments such as this which require large tracts of land are difficult to work into the existing downtown district. A commercial node on the M-38 corridor can accommodate these types of developments, and in fact, was already established with the location of a large grocery store some years ago.

However, the extent of commercial zoning for retail and service businesses should be limited to this node. Zoning ordinance requirements should limit the types and extent of retail on the highway.

As development of the commercial node is proposed, site plans should conform to access management standards as identified in the Ontonagon Access Management Plan. (see Appendix)
Neighborhood Preservation
The Village of Ontonagon has established attractive neighborhoods with a variety of housing types and values. Housing conditions are generally excellent. It is important these neighborhoods be protected from encroachment of inappropriate land uses and deterioration. The Village Zoning Ordinance should be reviewed and updated as necessary. Enforcement of building/property maintenance codes and demolition of hazardous buildings will help preserve existing neighborhoods as well.

Recreation/Open Space
The proposed redevelopment of the Lakeshore property will provide the opportunity to reconnect the Village neighborhoods and downtown with the waterfront. The concept for this area is to make the beach area and riverfront public open space with housing and retail development setback from the waterfronts.

Trails
Trails and walkways are desired along the lakefront to link the downtown with the Ontonagon Township Park, Rose Island and the marina.

New Residential Development Area
Located between US Highway 45 and M-38 is vacant land suitable for future residential development. Access to the site can be created by extending Giesau Street westward from its present terminus through the site and connecting to US Highway 45. A north-south street can be constructed to connect the future Giesau Street with M-38.
COMMUNITY FACILITIES PLAN

This section of the Master Plan identifies public improvement projects. Some of these have been planned are in various stages of implementation. Others are just ideas proposed by other planning efforts.

Marina Expansion
The new bridge will isolate the Village Marina from the downtown. Transient boaters need access to downtown for services and entertainment. Without easy access to downtown, the number of visiting boaters may decline, as shopping, dining and entertainment is an important part of the visitor experience. The Village is implementing a plan to construct a new transient marina on the Island to provide access for visiting boaters to downtown. The Marina Master Plan is included with this document in the Appendix. An application for funding for land acquisition is pending with the State of Michigan. Once the land is acquired, funding for the project can be secured through the Michigan Waterways Commission and the MDOT.

Village Waterfront
The Village also has plans to apply for grant funding to improve beach access and construct an observation pavilion, picnic area, parking, erosion control and benches on Lake Superior. This project was identified as part of the joint study done with Ontonagon Township for improvement of the Township Park and connecting the Village waterfront to the Township Park.

The relocation of the M-64 Bridge creates the opportunity to create new public access sites where the bridge was formerly located, on both sides of the river. These should be developed for public viewing and fishing, with appropriate ADA access and fishing amenities. Public fishing sites will allow children and others without boats access to the excellent fishing opportunities on the Ontonagon River.

In addition, the River Boardwalk located on the west side of the river should be modified to provide for better fishing access. Gaps in the handrail and a platform would allow anglers to net fish.

A new Five Year Recreation Plan has been prepared and adopted by the Village and is included with this document in the Appendix. This plan may be amended for the fishing sites and improvements discussed above.

The proposed redevelopment of the Lakeshore property will provide the opportunity to reconnect the Village neighborhoods and downtown with the waterfront. The concept for this area is to make the beach area and riverfront public open space with housing and retail development setback from the waterfronts. As this project progresses, the Village should take advantage of opportunities for funding for recreation improvements along the waterfront. The redevelopment will also require land acquisition, installation of utilities and street construction. Economic development funding is a possibility for land acquisition and public improvements.
Trails
A recent survey of both Village and Township residents identified the number one priority for recreation in the community is a multi-use, multi-seasonal hiking, biking, and cross country ski trail system. Residents also support trail grooming and maintenance of the trails. The Village and the Township are pursuing a planned route for a trail system in preparation for future grant funding to construct a trail system.

Gateways
The relocation of the bridge and M-38 effectively created a bypass around the Village of Ontonagon. While the majority of traffic is created by local persons who know the area, there is a need to create inviting gateways at the entrances to town for visitors, in order to attract them into the community and to inform them of attractions within the community.

In recent years, a Visual enhancement Plan was created for the Village. This study identified areas along the highway corridors that would benefit from landscaping and visual improvements. This document is included in the Master Plan Appendix.

One entrance gateway has already been created. Using the same sign and theme, this should be duplicated at the other entrances to Ontonagon. In addition, the entire area at the west bridge approach near the mill should be planted with evergreens and other tree species. This area has a wide open, industrial look that is not very attractive.

Gateways and other visual enhancement projects are eligible for MDOT Transportation Enhancement Grants.

Transportation
The recently completed Access Management Plan identified a number of changes and improvements to better manage traffic flows, to enhance pedestrian safety and to preserve the capacity of state trunklines in the Village. (see the Access Management Plan in the
Appendix) The Village should work with MDOT and other funding agencies to make these recommendations a reality. Listed below are proposed improvements yet to be completed:

- Future increased traffic volumes on state trunklines may warrant turn lanes or passing flares to maintain traffic flow and safety. Funding from developers and/or MDOT, where available, should be used to reduce the financial burden on the Village.
- Any new access points along state trunklines should be constructed using MDOT recommended separation distances from intersections as a minimum standard, in order to maintain sight distances and minimize conflict points.
- The Village of Ontonagon should undertake the development of a plan in accordance with the requirements of the Safe Routes to School program, and apply for funding to construct infrastructure improvements to afford maximum safety to children crossing the new highway corridor to reach the elementary school.
- Monitor sight distance and drainage issues at the intersection of 7th Street and M-38; construct drainage improvements to reduce runoff across 7th Street during storms.
- Combine the northern entrance to the IGA and Family Dollar stores with the southern driveway leading to the Ontonagon County Courthouse.
- Construct curb and gutter to delineate entrances to commercial development along M38 near the eastern limits of the Village.
- As development occurs in the Renaissance Zone and in undeveloped residential areas, shared driveways, frontage roads, and interconnected internal streets should be constructed to minimize the number of access points onto state trunklines.
- As the Renaissance Zone and new residential areas are developed, construct a roadway providing access to US-45 as well as M-38.
- Eliminate angle parking on the east side of Copper Street and replace with parallel parking to improve accessibility for fire trucks.
- Utilize curbing, signage, and pavement markings to improve traffic flow through the interconnected parking areas south of River Street.
- Add warning signs on Houghton Street (e.g. “Cross Traffic does not Stop”) to reduce the potential for crashes at the Houghton/Michigan Street intersection.
- Extend and connect 7th Street from Pennsylvania to Parker to improve traffic circulation in this area of the Village and to provide a better connection to Lakeshore from Highway M-38.
- Access to the future residential development site should be provided by extending Giesau Street westward from its present terminus through the site and connecting to US Highway 45. A north-south street should be constructed to connect the future Giesau Street with M-38.
Economic development remains the region’s greatest challenge. The lack of job opportunities continues to erode the population of not only the Village of Ontonagon but the entire county and the western Upper Peninsula. There are many issues associated with the challenges the area faces when it comes to economic development. Transportation costs and labor force characteristics are several key issues. The Village cannot be expected to solve the area’s economic development challenges; however, as the county seat and location of the county’s largest employers, the Village must play a key role in the area’s economic development strategy.

Working with the Ontonagon County Economic Development Corporation, the Village should:

- Develop and execute a strong employer retention program to identify early any issues or problems with existing industry and business.
- Work to maintain the harbor dredging program so critical to the delivery of coal and other commodities, and consider alternate funding sources.
- Market all area industrial parks and facilities
- Invest more in tourism marketing
- Market the area’s wood products potential, like the current effort with the wood pellet plant study.
- The Village should consider the downtown area and the lakeshore District as its greatest potential for tax base and job-producing growth.

**DOWNTOWN ANALYSIS**

The Ontonagon Downtown Development Authority (DDA) was established by the Village of Ontonagon, under Michigan Public 197. The purpose of the DDA is to plan and implement projects for the revitalization and continued economic health of the community’s central business district.

The Ontonagon DDA has carried out a number of projects that have enhanced the downtown district. Tax increment financing, a method of capturing tax revenue increases in the downtown area, has matched federal and state grants for much of these projects.
Small town retail business districts across the country continue to have difficulty competing with regional shopping centers, as customers are lured out of town by national discount chains and “big box” retail stores. In recent years, the Internet has emerged as another threat to small town retail. Highway strip retail locations, with their perceived convenience, are also competing with downtown as a location for business. This is happening in Ontonagon, as well.

An objective evaluation of the business district was conducted to identify downtown’s physical issues. The results of this evaluation are described below:

**Downtown Appearance**

River Street defines the historical downtown district in the Village of Ontonagon. One and two story wood and masonry buildings create a compact development pattern along both sides of River Street. The physical location near the shore of Lake Superior and the Ontonagon River has the potential to create a striking urban setting for the village and downtown, but unfortunately, no real connection exists between downtown and these waterfronts.

Although the community has created public park spaces on the island located east of downtown, businesses have not invested to take advantage of this location. The park and open space on the island is poorly connected to downtown with no walkway leading into the park directly from River Street. There is no central gathering place or town square in Ontonagon.

Downtown Ontonagon is blessed with some historic building resources lining River Street. Several of these building have not been significantly altered, retaining original architectural elements and details. Some of the buildings have been greatly altered over the years with inappropriate materials and treatments. Window openings have been reduced or eliminated, reducing retail visibility and shopper appeal.

Retail businesses in downtown have not invested in updating or maintaining storefronts, facades, signs and interiors of downtown buildings. Overall, the appearance is very dated. Trash and litter are not picked up on private property and vacant lots which adds to the rundown appearance of the district. Shoppers have greater choices and opportunities to spend money than ever within the region and in the global Internet marketplace. Unfortunately, downtown Ontonagon is losing its appeal to today’s shoppers whether they are local persons or tourists.

Certainly, local economic conditions have declined in the last ten years as the result of the shut-down of the White Pine Copper Mine. Most of these jobs have not been replaced in the local and regional economy. In addition, the Smurfit-Stone Container Mill at Ontonagon also employs fewer persons as they have implemented new technologies and remained competitive by reducing labor costs. As discussed elsewhere in the Master Plan, the population of Ontonagon County and the entire...
western Upper Peninsula continues to decline. As a result, a number of businesses in downtown have closed their doors leaving vacant buildings with few buyers.

On the positive side, the buildings along River Street create a human scale appealing to shoppers and tourists. The topography also creates nice views of the street and buildings. The downtown has a great sense of place and a nice, small town feel to it. Unfortunately, views of Lake Superior are blocked by the former shipyard/Lakeshore buildings.

**Streets & Sidewalks**

A positive investment was made a number of years ago in new downtown lighting, and sidewalks, with brick enhancements and bump-out pedestrian refuges at the corners. The streetscape was extended to side streets which were converted to angle parking.

Good snow management practices in the downtown by the Village and the County are important to retain and attract businesses.

**Cultural Attractions**

Several major cultural attractions are located Downtown Ontonagon. The Ontonagon County Historical Society Museum and Ontonagon Theater of Performing Arts at the Ontonagon Township building are important for downtown. These facilities bring people to downtown on a regular basis. Even though shopping may not occur during an event or visitation, the presence of these attractions creates awareness of retail stores and services found in downtown.

**RETAIL MARKET SUPPORT AND POTENTIALS**

The Ontonagon County area has the population and market support for a variety of businesses. In addition to local residents, tourism and the growth of retirement/ recreational homes and seasonal residents offer additional market support for goods and services.

Competition for downtown Ontonagon can be found in the commercial districts of nearby Houghton, Hancock, and Ironwood. Most retail competition is located in Houghton (50 miles northeast), and Marquette (115 miles east), where large national chains and discount retailers dominate the retail scene, including Target, Wal-Mart (3), Kohl’s Department Store, Shopko, Gander Mountain, Pier One Imports, Menards, etc.

People are willing to drive great distances to destinations including Green Bay, Wisconsin and Duluth, Minnesota for shopping opportunities. It was reported recently that the growth of retail in Marquette is pulling in Upper Peninsula traffic which formerly went to Green Bay for major shopping trips.

A Pamida store development is proposed in Ontonagon on M-38. Zoning has been changed by the Village to permit this store development, subject to site plan review and other permit requirements. While there is concern that this development will detract from the viability of
the downtown, the other point of view is that it will pull people into town from within the market area that otherwise would go to Houghton or Ironwood for shopping.

In recent years, the Internet has emerged as another threat to small town retail business. The growth of retail opportunities on the Internet has made it possible to purchase nearly anything on-line and have it shipped to one’s door. This is especially significant for rural areas, no longer isolated from global retail opportunities. Forrester Research estimated that Internet sales have been achieving as much as 40% growth.

On a positive note, the Internet also offers small town retailers an opportunity to reach the global marketplace. Many small specialty retailers in remote and isolated places are finding customers for their products on-line.

**Expanding Retail Activity**

Retail businesses in Ontonagon have only two groups of potential customers: local residents or visitors (for the purpose of this discussion, “tourists”). In many instances it’s difficult for a retail establishment to attract both types of customers. For example a business that serves locals interested in purchasing appliances and furniture may have difficulty attracting visitors to do the same.

However, specialty retail establishments are known for their ability to attract disparate groups. To expand on the furniture example, a specialty retailer selling unique home furnishings and stylish lamps may appeal to locals as well as tourists who happen by.

The future expansion of retail activity in Ontonagon will depend not on its ability to compete on commodity goods sold by discount chains, but in its ability to attract specialty retailers that can serve both local residents as well as tourists.

And by attracting more tourists to the area, the region becomes more attractive to entrepreneurs looking for a business opportunity.

Daniel M. Spencer and his colleagues at the Michigan State University Travel, Tourism, and Recreation Resource Center investigated tourists’ shopping behavior.

The report they produced found that tourists from the Midwest who visited Michigan do not visit a region primarily for the potential to shop. However, once in an area, 63 percent of respondents did report that they shopped. Shopping, it turns out, was tied with “general touring” as the number one recreational activity. Other activities they engaged in included “visiting other attractions,” 62 percent; “dining at unique restaurant,” 61 percent; “outdoor recreation,” 60 percent; and “exploring a small city or town,” 56 percent.

Spencer also wrote, in part:

*(T)ourism marketers should not necessarily take a “if-you-build-it-they-will-come” attitude about the development of shopping opportunities. Of the 10 proposed attractions that*
interviewees were queried about, “visiting a major shopping, dining, and entertainment mall like the Mall of America” ranked fifth.... “Visiting a park on the Great Lakes with a submarine that would take you to see shipwrecks dating back to the 1800s,” “visiting a resort state park with lodging, dining, golfing, swimming, boating, and hiking facilities,” “taking a guided trip that would enable you to see wildlife in a natural setting,” and “hiking on a trail from one farm Bed & Breakfast to another, each of which would provide you with lodging and meals” each received higher mean ratings. All of these results seem to suggest that shopping is primarily an ancillary, rather than dominant, activity of tourists.

**Retail Growth Potential**

Studies have found that residents living in rural communities located within 30 miles of regional shopping centers do approximately 50 percent of their shopping at the larger centers of retail activity. The three most cited reasons for this are: variety and selection, convenience, and price. Respondents were also asked why they shopped in their own communities. About one third of the respondents said it was because the businesses were close to home or work. About one quarter said they wished to support local businesses. The remaining reasons included such things as quality of product or service, ease of parking, or knowledgeable salespeople.

If Ontonagon is to enhance the local economy, it likely will come as a result of an increase in specialty retail and a high degree of personalized service instead of trying to battle head-to-head with discount chains.

**DOWNTOWN DEVELOPMENT FRAMEWORK PLAN**

Based upon community input and the downtown analysis, positive changes in downtown Ontonagon are required to remain competitive, attract new businesses, and revitalize the business district. The Development Framework Plan addresses downtown problems and opportunities and serves as a guide for decision-making and setting priorities for the future development of downtown.

Recommended projects and programs are described below.

**Redevelopment Area**

The former Lakeshore industrial site on the river and Lake Superior, north of downtown is the most important opportunity confronting the Village of Ontonagon. Following closure of the industrial facility, Lakeshore has attempted to market the facility on a national basis as an industrial site. These attempts have not been successful to-date. A number of
factors beyond the village’s control could be affecting the re-use of this facility including:

- Distance and remoteness from markets.
- Transportation issues.
- Limited size of the labor force, both in numbers and skill-sets.
- The size and configurations of the buildings, as these were highly specialized.

According to company representatives, however, there has been interest shown in the unique 20 acre site for residential development. The new Village Master Planning process provides an excellent time to reconsider future development of this site.

UPEA has developed a mixed-use concept land use plan for the site for discussion. Options for redevelopment might include a mixed-use project that could combine housing with commercial, a hotel/lodging facility, or a housing-only development approach.

The Lakeshore District could include a Town Square park and central gathering space for the community as mentioned in the downtown plan section. This concept would provide an excellent opportunity to link the Lake Superior beach with downtown.

Development of this site for housing, commercial and public open space will restore views of and access to the river and Lake Superior. It will reconnect the town to the lake. This is critical for creating quality of life in the community in order to attract new residents, as well as enhancing the tourist experience in the community.

Implementing a major redevelopment project on this site will require patience, time, and funding. Perhaps most important, extensive community support is needed to make this happen. No developer will be attracted here if any perception of divisiveness exists in the community over the future of the site.

**Marina Expansion**

The community agrees that the community and downtown’s location on Lake Superior and the Ontonagon River is an important asset. The Village is working hard to implement a marina project that will add transient slips to the east side of the river on Rose Island. With the additional transient slips, visiting boaters will have walking access to the community and downtown for shopping and services.

**Façade & Storefront Design**

Many of downtown’s businesses are located in buildings with outdated storefronts. The result is a negative image for downtown. In some cases, misguided or inappropriate remodeling attempts have hidden original details and architectural treatments. Property owners should capitalize on the building’s original design and
scale, which are very appealing to customers. Window treatments and signs are important considerations.

A façade improvement program can help property owners make appropriate treatments to the front of their buildings. The DDA should consider an incentive program for property owners. There are several options for such a program, including a grant for architectural assistance, reducing or “writing down” interest expense on bank financing, or directly subsidizing project costs through a direct grant.

Property owners also need to be aware that building renovations for a structure more than 50 years old qualify for a 10% investment tax credit.

A Community Development Block Grant (CDBG) program for façade renovations is currently available through the Michigan State Housing Development Authority (MSHDA). The program provides up to a 50% grant for eligible improvements. Façade drawings and commitments from property owners must be submitted with an application. The Village of Ontonagon is eligible for this funding but an application requires a major commitment of time and effort to secure the funds.

Concepts of several key storefront facades were done for downtown Ontonagon a number of years ago and would provide guidance for property owners considering improvements.

A Town Square
Downtown currently lacks a park, open space and recreation site. An open space in the downtown could provide an excellent area for a town square and public gathering space. The town square could be developed as part of the Lakeshore District Redevelopment Project. This area could be developed for events, farmer’s market days, performances and festivals. A town square in Ontonagon should be designed for use in all seasons. In winter, an outdoor ice skating rink would provide a healthy outdoor activity and create another reason for people and families to come downtown. This area would provide an important link between downtown and the waterfront.

Historic Walking Tour
The Ontonagon County Historical Society has a nice museum in downtown. It is important that the Village and DDA continue to cooperate and assist with the development of this great attraction for the community.

As part of the museum project, an historic walking tour of Ontonagon should be considered. Kiosks or signs with historic photos and interpretive information will be of great interest to visitors and also give residents pride in the history of Ontonagon.
An important historical asset in the Village and downtown area is the lighthouse. An excellent view and photographic opportunity of the lighthouse can be found north of downtown along the river. This site should be identified with directional and interpretive signage.

**Small Business Counseling/Retail Incubator**

One of the needs typical in a small community is a lack of information on business planning and business start-up counseling in the community. These services can help fill empty buildings with start-up businesses, and help ensure the long-term viability of such businesses. Small business consulting is offered in the western Upper Peninsula through an Escanaba organization called “First Step”. These services may be available now at the EDC, but efforts could be made to make these services available directly to the Ontonagon business community.

Creating a small business or retail incubator can have long-term impacts on the viability of the downtown area. A business incubator typically involves offering low cost space for business start-ups, as well as business counseling. Marketing and other required services are usually shared for the building tenants. A business incubator can help nurture small business start-ups who can eventually move on to occupy other downtown buildings.

**Downtown Marketing Strategy**

The downtown needs to be marketed as a destination for shoppers. The idea is to create an image for downtown, then market that consistently through various media, the Internet and as part of individual marketing efforts.

Things to consider include uniform and extended hours, a “brand” or downtown logo, a calendar of activities and events, and a directory of retail and service establishments.

In addition to retail marketing, vacant properties and business opportunities can be marketed through a community or downtown web page as well.

Special events can help bring more shoppers downtown and to introduce the area to visitors and new residents.

In addition, the Ontonagon area stakeholders, including the Village DDA, Chamber of Commerce, the EDC, Tourism Council, Historical Society, and the U.P. Sports Fisherman, should work together to develop and promote tourism in the area. These groups share many of the same goals and all have limited budgets. Combining marketing strategies and resources could expand the impact of marketing efforts.

**Celebrate Winter**

The winter season and winter tourism offers great opportunities for the Ontonagon area. Many of the same attributes – hills, woods, water- that make the area a summer
destination will bring people to the area in winter. The key is to have the winter sports facilities, lodging base and other attractions and activities available for people to enjoy when they aren’t involved with recreation.

The region has long been a known winter destination for snowmobiling, cross country skiing and downhill skiing at the Porcupine Mountains State Park Ski area. Nordic or cross-country skiing facilities are available at the Porkies, however, Ontonagon does not have any trails near the community. If ski trails were developed in the Village, this winter sport could grow to attract additional tourism to the community.

Cross-country skiing is popular because it is a great way to be in the woods and close to nature. It is noted as one of the best ways to get exercise. Trails woven in and around the town would also benefit the local population and improve winter quality of life for the community.

Festivals are a good way to generate community spirit and celebrate the winter season. Winter festivals also attract tourism. People from the south are fascinated with snow, ice and cold and will travel for the unique experiences a winter festival can create.

There are many ways to celebrate winter. Listed below are a few ideas:

- Continue the “Snow-Go-Bye” festival but expand it with more family activities to include more than snowmobiling.
- Continue and expand the “Hometown Christmas” Celebration
- An ice climbing tower, made by spraying and freezing water on a telephone pole frame.
- Snow sculpture contests and exhibits
- Ice sculpture contests and exhibits
- Snow and ice sculptures along downtown streets
- Creative/artistic fish shanty exhibits
- Build a snow or ice castle
- Giant snow slides
- Outdoor amphitheater with music and entertainment
ZONING PLAN

The Future Land Use Plan identifies the desired future land use pattern. Most of the Village of Ontonagon is expected to remain in its current developed state and land use that includes residential areas, commercial areas and industrial zones for existing and future economic expansion.

The current Village Zoning Ordinance should be updated to reflect changes required by the new Michigan Zoning Enabling Act. PUD provision should be included in the zoning ordinance to provide flexibility for the development of the Lakeshore District. In addition, a new zoning map should be created with a parcel map layer to better determine exact zoning district boundaries.

The Future Land Use Plan does identify several areas where change is desired. The Lakeshore District, north of downtown and a commercial node on the M-38 Highway Corridor have been identified as areas needing immediate zoning changes.

The Lakeshore District, land formerly used for industrial fabrication purposes will be redeveloped for mixed use, including retail/commercial, residential and public open space. Because of the unique opportunities of this property and the desire for a mixed use development, the existing zoning regulations will not work well. Instead, the area should be zoned for a district Planned Unit Development (PUD). This zoning designation district will have to be added to the Village Zoning Ordinance. PUD provides the Village and a developer flexibility with zoning regulations for unique projects and sites.

The other change proposed for the Village Zoning Map is the M-38 corridor. This change should create a business node in the area of the Renaissance Zone and the existing supermarket/Dollar Store development. Commercial zoning should be constrained along the entire M-38 corridor to encourage investment in downtown.
IMPLEMENTATION

The Master Plan documents issues, opportunities, and strategies for improving the Village of Ontonagon. While this is a useful exercise in itself, it is important to prioritize strategies for action, and then determine the steps required to move that strategy forward. This final step makes the Master Plan an action-oriented document.

This section of the Master Plan will serve as an implementation guide for the Village Council, Planning Commission, DDA and other groups over time. Of course, conditions and circumstances change quickly, so the Master Plan must be somewhat fluid and able to respond to these changes. The Implementation Checklist is easily updateable and should be maintained.

A number of the projects identified in the Master Plan are already being implemented. The marina expansion, gateway identification signs, grant-funded improvements at the beach, and M-38 commercial node projects fall into this category.

Master Plan Signature Project

A key Master Plan project is the Lakeshore District Redevelopment. This project is a major catalyst for the Village of Ontonagon that will enhance the community’s economy, image and livability. Any redevelopment project is complex, and the Lakeshore District Redevelopment has a number of components that must all work together to achieve the desired result. The project potentially includes:

- Site acquisition
- Site clearance and preparation
- Infrastructure, including water, sewer, storm sewer, streets, lighting
- Waterfront amenities including walkways, picnic areas, lighting, parking, landscaping
- Private residential and commercial development, by one developer or a number of developers

As a complex project, it will be difficult to implement. However difficult it seems, it can be done and must be done for the Village’s long-term viability.

Complex projects are best handled when looked at as a series of actions. We have analyzed the project and identified a preliminary breakdown of actions to assist the Village of Ontonagon with moving this project forward. Each step identified is simplified and may have its own set of actions that must be identified and broken down as well.

Because this is a challenging project, the first step is to determine as a community, that the mixed-use concept for residential, commercial and public land use is the priority for Ontonagon. This will provide assurance to Village decision makers, staff, funding agencies and potential developers that the project will not get sidetracked or derailed.
Listed below is a preliminary implementation task breakdown for the Lakeshore District Redevelopment Project.

- Make the project a top priority in the community through additional public meetings.
- Communicate the concept with the major property owner and other land owners.
- Change the zoning map and ordinance to provide for a Planned Unit Development district.
- Obtain land control by proposing and executing a six to twelve month option to purchase.
- Identify public improvements and costs required for the project, including utilities, streets, and waterfront amenities.
- Communicate with funding agencies and secure preliminary commitments for funding.
- Prepare and distribute a press release to identify the project and opportunity to the region.
- Identify potential developers in the region and beyond.
- Develop a Request for Development Proposal and distribute it to developers.
- Receive proposals and public review
- Due diligence, private and public financing, funding applications, etc.
- Approval of developer(s).
- Project Implementation

**Implementation Checklist**

The table below summarizes key master Plan projects and priority. This table should be considered as a checklist for reference and to focus Planning Commission, DDA and Village Council actions.

Action items have four levels of priority, as described below:

<table>
<thead>
<tr>
<th>Priority</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate:</td>
<td>Requires action within three to six months</td>
</tr>
<tr>
<td>Short Range:</td>
<td>Action within a six month to one year time frame</td>
</tr>
<tr>
<td>Medium Range:</td>
<td>Action within 1-3 years</td>
</tr>
<tr>
<td>Long Range:</td>
<td>Action within 3-5 years</td>
</tr>
<tr>
<td>Project</td>
<td>Description</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Lakeshore District Redevelopment</td>
<td>Begin the implementation of the redevelopment of the Lakeshore/Oldenburg property</td>
</tr>
<tr>
<td>M-64/West Community Gateway</td>
<td>Landscape and signage for the west side of the new bridge</td>
</tr>
<tr>
<td>Update Zoning Ordinance and Zoning Map</td>
<td>Update the Village Zoning Ordinance and Map to reflect changes in legislation and the desired changes to follow the Master Plan</td>
</tr>
<tr>
<td>Village Trails</td>
<td>Continue to work on creating and connecting a trail network through the community and along the waterfront</td>
</tr>
<tr>
<td>Downtown Revitalization</td>
<td>Work on implementing recommendations of the Master plan</td>
</tr>
<tr>
<td>Marina Expansion</td>
<td>Complete land acquisition and funding proposal</td>
</tr>
<tr>
<td>Access Management Recommendations</td>
<td>Implement the recommendations of the Access Management Plan</td>
</tr>
<tr>
<td>Residential Area Development and Road Extensions</td>
<td>Develop conceptual plan and costs Determine demand for housing sites Feasibility analysis</td>
</tr>
</tbody>
</table>

*U.P. ENGINEERS & ARCHITECTS, INC.*
Federal and State funding programs may be available to help the Village of Ontonagon with implementation of the Master Plan projects and initiatives. These programs are continuously changing and funding levels are subject to legislation and appropriations. The programs listed below are a sample of funding opportunities.

<table>
<thead>
<tr>
<th>Source</th>
<th>Program</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal</td>
<td>Community Development Block Grant Program (CDBG). CDB grants are provided through the Michigan Economic Development Corporation (MEDC) and the Michigan State Housing Development Authority (MSHDA)</td>
<td>Eligible project include property acquisition, installation or repair of public facilities, building rehab and preservation, and planning activities.</td>
</tr>
<tr>
<td>Federal</td>
<td>Economic Development Administration; Public Works and Development Facilities Assistance</td>
<td>Funding for public works and development facilities that contribute to job retention or creation.</td>
</tr>
<tr>
<td>Federal</td>
<td>Transportation Equity Act 21 (TEA21) (available through MDOT)</td>
<td>Federal programs for enhancements to transportation systems.</td>
</tr>
<tr>
<td>Federal</td>
<td>Rural Economic and Community Development (RECD) (formerly Farmers Home Administration)</td>
<td>Loans and grants for infrastructure programs in rural communities</td>
</tr>
<tr>
<td>Federal</td>
<td>Urban and Community Forestry Program</td>
<td>Assists State Foresters, equivalent State agencies, interested members of the public and private nonprofit organizations, in urban and community forestry programs in cities and communities.</td>
</tr>
<tr>
<td>Federal</td>
<td>Forest Legacy Program</td>
<td>Uses conservation easements and other mechanisms to protect and conserve environmentally important forest areas that are threatened by conversion to non-forest uses.</td>
</tr>
<tr>
<td>Federal</td>
<td>Community Facilities Loans and Grants</td>
<td>Loans and grants to construct, or otherwise improve community facilities providing essential services to rural residents.</td>
</tr>
<tr>
<td>Federal</td>
<td>Business and Industry Loans</td>
<td>Assistance in obtaining loans for the purpose of improving, developing, or financing business, industry, and employment.</td>
</tr>
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</tr>
<tr>
<td>Federal</td>
<td>Resource Conservation and Development</td>
<td>Advisory services and counseling to assist local units of government and local nonprofits in rural areas to plan, develop and carry out programs for conservation and development.</td>
</tr>
<tr>
<td>Federal</td>
<td>Public Works and Economic Development Facilities</td>
<td>Project grants for construction or rehabilitation of essential public infrastructure and development facilities necessary to generate higher-skill, higher-wage jobs.</td>
</tr>
<tr>
<td>Federal</td>
<td>Public Telecommunications Facilities / Planning</td>
<td>Planning grants and matching construction grants to assist in the planning, acquisition, installation and modernization of public telecommunications facilities.</td>
</tr>
<tr>
<td>Federal</td>
<td>Community Development Block Grant / Section 108 Loan Guarantees</td>
<td>Loan guarantees to provide a source of financing for economic development, housing rehabilitation, public facilities, and large scale physical development projects.</td>
</tr>
<tr>
<td></td>
<td>Historic Preservation Funds</td>
<td>Matching grants to States for the identification, evaluation, and protection of historic properties; expansion of the National Register of Historic Places; and various preservation activities.</td>
</tr>
<tr>
<td>Federal</td>
<td>National Register of Historic Places</td>
<td>Advisory services to help expand and maintain the National Register of Historic Places for planning, preservation, research, public education and tourism efforts.</td>
</tr>
<tr>
<td><strong>Federal</strong></td>
<td>National Maritime Heritage Grants</td>
<td>Funds Maritime Heritage Preservation Projects and Maritime Heritage Education Projects designed to preserve historic maritime resources and increase public awareness and appreciation for the maritime heritage of the United States.</td>
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</tr>
<tr>
<td><strong>Federal</strong></td>
<td>Promotion of the Arts - Challenge America Grants</td>
<td>Grants to benefit people in underserved areas or whose access to the arts is limited by factors such as age, disability, ethnicity, educational or economic level.</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>Rehabilitation of Blighted Areas Act (Act 344, 1945)</td>
<td>Localities are permitted to develop plans and sell bonds for funding of rehabilitation projects to eliminate blighted areas.</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>Shopping Area Redevelopment Act (Act 120, 1961)</td>
<td>Permits renewal of principal shopping areas of a community with revenue bonds and special assessments.</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>Michigan Urban Land Assembly Act (Act 177, 1981)</td>
<td>Provides for a state loan fund to assist communities with high unemployment and demonstrating a shortage of industrial property in the acquisition of real property for economic development.</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>The Local Development Financing Act (Act 281, 1986)</td>
<td>Can finance public facility improvements using tax increment financing, from revenues captured from increased value of any eligible property. Properties can include manufacturing type facilities.</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>Michigan DNR: Natural Resources Trust Fund and Land and Water Conservation Fund</td>
<td>Recreation grants through the MNRTF can fund the acquisition and development of lands for recreation.</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>Michigan DNR Waterways Grants</td>
<td>Grants for the development of mooring and boat launching facilities.</td>
</tr>
<tr>
<td>Local</td>
<td>Special Assessments</td>
<td>Fees levied by a community within a district for the financing of a local improvement that is primarily of benefit to landowners who pay the assessment.</td>
</tr>
<tr>
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</tr>
<tr>
<td>Local</td>
<td>General Obligation Bonds</td>
<td>Negotiable bonds issued by the community and payable from the levy of ad valorem taxes on all taxable property within the community. Backed by full-faith and credit of issuing jurisdiction.</td>
</tr>
<tr>
<td>Local</td>
<td>Revenue Bonds</td>
<td>Negotiable bonds issued by a community and payable only from the net revenues of the project being financed.</td>
</tr>
</tbody>
</table>