

Mail to:  
Municipal Service Center  
Community Development Office  
1100 Wright St.  
Marquette, MI 49855

**CITY OF MARQUETTE**  
**APPLICATION FOR LICENSE/EASEMENT**  
**OF CITY OWNED PROPERTY**



**Fee \$250**

**CITY STAFF USE**

Date Submitted: 6-3-21 Parcel ID#: 0500241 File #: 05-PRU-07-2021

Property Address/Location: 3152 Island Beach Rd.

Adequate Legal Description Submitted: Y / N Anticipated Hearing Date: \_\_\_\_\_

NOTE- PLEASE MAKE A CASE FILE FOR THIS REQUEST AND INCLUDE A COPY OF THE APPLICATION, THEN ROUTE THE ORIGINAL FOR SIGNATURES.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!**

**APPLICANT CONTACT INFORMATION**

**APPLICANT**

Name: David and Julie Thomson

Address: 3152 Island Beach Road

City, State, Zip: Marquette, MI 49855

Phone #: 626-926-1092

Fax #: \_\_\_\_\_

Email: dthomson.quad@gmail.com

**\*\*APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING\*\***

**APPLICANT'S REPRESENTATIVE**

Name: -- Same --

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Email: \_\_\_\_\_

**\*\*APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING\*\***

What is the street address, or nearest street address, to the location of the requested license/easement?

3152 Island Beach Road, Marquette, MI

Please describe the reason or necessity for the requested license/easement for use of the City property:

Without this license, landscaping the front of our new home is not possible.

See attached Supporting Documentation write up, prior approvals from City, and former and current condition photos.

You may attach sketches, maps, photos, or other items that may help to illustrate/visualize your request. Community Development staff will attach a photo-map of the area.

Attachments: See attached land scape plan for proposed fence location.

### LEGAL DESCRIPTION

Legal description of the license/easement area:

3152 Island Beach Road. See attached survey.

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### SIGNATURE

I understand that this application itself is not considered an approval and only the Marquette City Commission has the authority to grant an approval for a license/easement for use of property owned by the City of Marquette.

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



Date: 6-2-2021

Answer to "Please describe the reason or necessity for the requested license/easement for use of the City property:"

**Proposed Improvement**

Construct a 4' high, black chain link fence around raised beds. Please refer to the Background section for additional information and photos to support this application.

Our request for a license is based on the following:

- We have improved the former conditions on City property, cleaning up buried debris, septic tanks and an overgrown and half dead sugar plum grove.
- We are following the City approved landscaping plan.
- Our proposed improvements meet with City zoning per our classification or per the variance received, unlike grandfathered improvements along Island Beach Road.
- This request does not impact any known utility easements nor any known plans the City has for utilizing the property where the proposed improvements would be located, unlike grandfathered improvements along Island Beach Road.
- The City owns most of our front yard, and our neighbor's front yards, and without this license, no landscaping on the front of our house is possible.
- The improvements we have made contribute to the City's desire to improve its street scapes.
- The City and local schools benefit as the valuation and resultant taxes on this new home are considerably more than what was paid previously.
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**Background**

A driveway and sidewalk has been constructed on City property per the original plot plan submitted and approved per the Zoning Variance request from 2018 due to the location of the road. Per email from City:

The original home on this lot was built in 1928 as a camp, and later remodeled into a 2-bedroom home. Please see Photos 1 thru 6, attached. Julie Thomson, current resident of the new home, grew up in this house. Her maiden name was Loehde, her parents were Fred and Bertha Loehde. Both worked at Spear & Sons on Washington Street.

The original house was in very deteriorated condition and required either total replacement of almost all components or be demolished and rebuilt. We chose the latter. We have removed a large grove of overgrown and half dead sugar plums, septic tanks, other buried debris, and an old brown shed from City property during our rebuilding effort. Please see Photos 7 & 9, attached, for a picture of the house showing lawn where the overgrown grove and shed were located.

Please see Photo 8, attached, showing the proposed location of the fence. Consideration for the utility easements along the road have been accounted for. We had all utilities located to verify our fence would not interfere with any utilities. The gas line that runs up to our house gas meter is the only utility within the proposed fence.

Please see Photo 10, attached, to observe the view along Island Beach Road looking west. This view demonstrates that the garden beds in our neighbor's yard visually obstructs the fence we are proposing.

There are numerous examples of fences, landscaping and driveways built on City property. Many do not conform to the City zoning setback rules but are most likely grandfathered. Please see Photo 11 thru 17, attached, for examples.

Due to the width of City right-of-way, and as detailed in the Zoning Variance request, the City owns property up to the fronts of most houses along Island Beach Road east of the subject lot. See Photo 18, attached, for an approximate understanding of the City right-of-way south of the existing homes along Island Beach Road. This right-of-way and placement of the Island Beach Road causes many houses along Island Beach Road to landscape and construct fencing on City property.

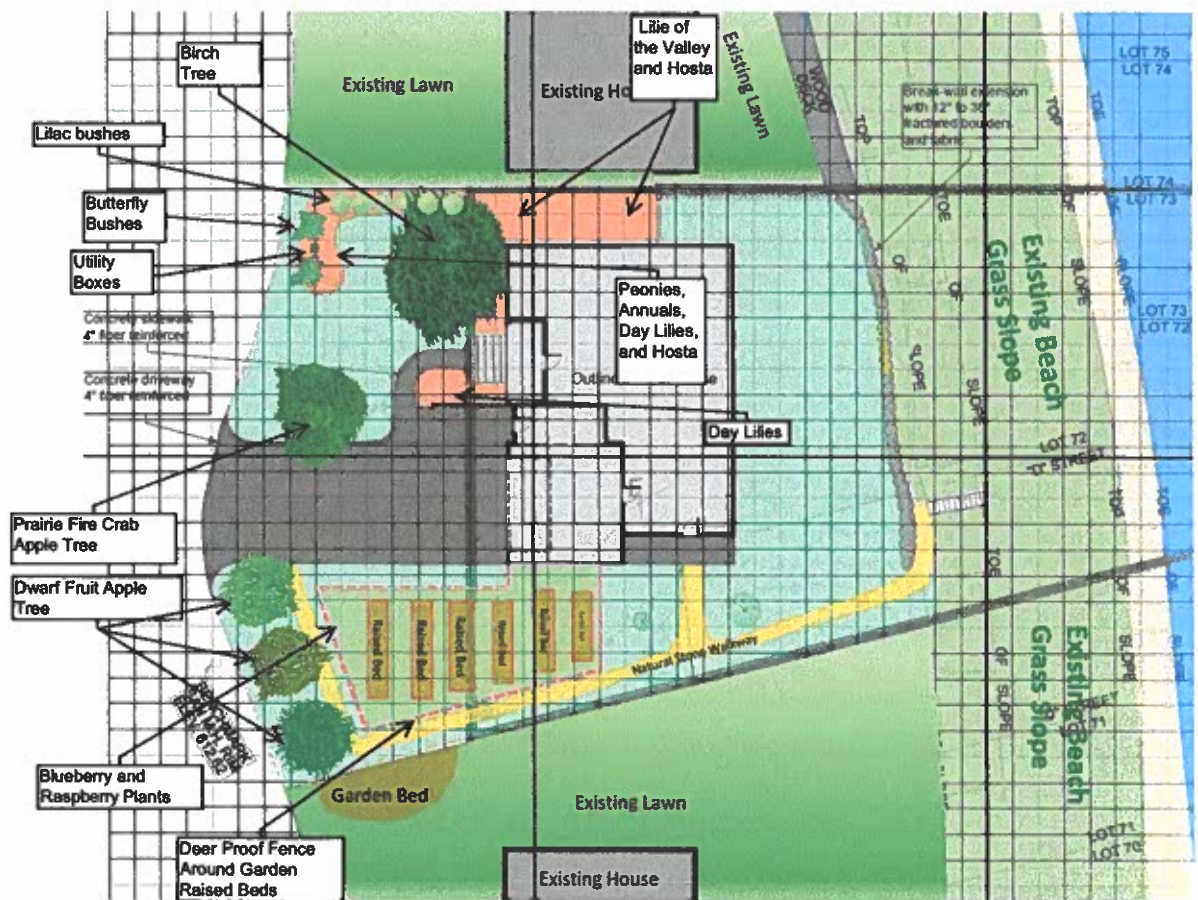


EXHIBIT A  
05-PRU-07-2021  
3152 Island Beach Rd.



In regard to the map, the information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.



File #: \_\_\_\_\_

Parcel ID#: \_\_\_\_\_

### STAFF REVIEW

- For a sign/object/structure/project encroaching into a public right-of-way or on City property -

**Please fill out the form within 48 hours of receiving it.**

<u>Reviewing Department</u>	<u>Recommend Approval</u>	<u>Comments</u>
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**Planning & Zoning-Community Development**

Date Received: \_\_\_\_\_

**Engineering Division of CD**

Date Received: \_\_\_\_\_

**Fire**

Date Received: \_\_\_\_\_

**DPW**

Date Received: \_\_\_\_\_

**Treasurer**

Date Received: \_\_\_\_\_

**Police**

Date Received: \_\_\_\_\_

**Community Services (Parks & Rec.)**

Date Received: \_\_\_\_\_