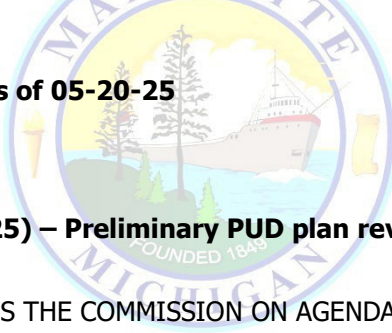


∞ AGENDA ∞

MARQUETTE CITY PLANNING COMMISSION
Tuesday, June 03, 2025, at 6:00 p.m.
Commission Chambers at City Hall – 300 W. Baraga Ave.

MEETING CALLED TO ORDER

- 
- The seal of Marquette, Michigan, is circular. It features a central illustration of a ship on a body of water, with a lighthouse on the shore and a tree. The words "MARQUETTE" and "MICHIGAN" are written around the top and bottom of the seal, respectively. The text "FOUNDED 1848" is at the bottom.
- 1) ROLL CALL
 - 2) APPROVE AGENDA
 - 3) APPROVE MINUTES: **Minutes of 05-20-25**
 - 4) CONFLICT of INTEREST
 1. PUBLIC HEARINGS
 2. **01-PUD-03-25 (05-SPR-06-25) – Preliminary PUD plan review for W. Magnetic St (portion of PIN: 0410681)**
 3. CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS
 4. OLD BUSINESS
 5. NEW BUSINESS
 6. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS
 7. CORRESPONDENCE, REPORTS, MINUTES OF OTHER BOARDS/COMMITTEES
 8. TRAINING
 - A. Micromobility Devices**
 9. WORK SESSION ON REPORTS/PLANS/ORDINANCES
 10. COMMISSION AND STAFF COMMENTS
 11. ADJOURNMENT

PUBLIC COMMENT

A member of the audience speaking during the public comment portion of the agenda shall limit his/her remarks to 3 minutes. Time does not need to be reserved for an item of business listed on the agenda, or otherwise addressed under Item #2, as time is provided for public comment for each item of business.

PUBLIC HEARINGS

The order of presentation for a public hearing shall be as follows:

- a. City Staff/Consultants
- b. Applicant
- c. Correspondence
- d. Public Testimony
- e. Commission Discussion (Commissioners must state any Ex-Parte contact or Conflicts of Interest prior to engaging in any discussions), if it occurred, prior to entering into discussion or voting on a case).

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
May 20, 2025**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, May 20, 2025, in the Commission Chambers at City Hall. A video of this meeting is available on the City's website.

ROLL CALL

Planning Commission (PC) members present (7): W. Premeau, Vice Chair K. Clegg, M. Rayner, J. Fitkin, Chair S. Mittlefehldt, D. Fetter, A. Wilkinson
PC Members absent (2): K. Hunter, S. Lawry (excused)
Staff present: City Planner and Zoning Administrator Dave Stensaas, Zoning Official Andrea Landers

AGENDA

It was moved by K. Clegg, seconded by J. Fitkin , and carried 7-0 to approve the agenda as presented.

MINUTES

The minutes of the May 06, 2025, meeting were approved by consent, with the correction of the text for the motion on the Bylaws, as noted by K. Clegg.

PUBLIC HEARING

A. 01-ZOA-05-25 Land Development Code (LDC) Amendments

D. Stensaas stated that these draft LDC amendments are the culmination of approximately six months of work, during which the Planning Commission (PC) conducted nine work sessions on this matter, and that the PC held a work session with the City Commission to discuss the staff and PC's intentions for these amendments at the beginning of the effort. He also said that the draft amendments are comprehensive, in that they address portions of nearly every Article in the LDC, and that there is a lot more material that was addressed than initially contemplated. He related that this is something that we've been doing for several years and it has worked out pretty well, that when development applications tail off in the fall, to then turn to working on the LDC to address the annotations we've made through the year and then to set to fixing problems and trying to make the code better for everybody. He also said that the Commissioners have seen everything in here at least once, except for a correction Andrea found and made, so besides that one portion of the LDC, we were just planning to address any questions about the contents tonight and not go through the specifics.

W. Premeau asked for clarification on the vehicle parking standards, concerning the overall concept of requiring a minimum amount of parking for certain land uses. He said that he thought we were going to do away with that and allow the property owner to decide how much parking they need.

S. Mittlefehldt asked what specific section of the code Mr. Premeau was referring to.

D. Stensaas related that parking is in Article 9, and that in the past the Planning Commission did draft changes to the standards that were adopted that allow for retail and office uses to choose how much parking they need above a minimum of 2 spaces, and some other uses have had the minimum parking amount lowered, and parking maximums were set, but that was not discussed in any of the ten meetings that we had this year.

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
May 20, 2025**

W. Premeau said that he misunderstood, because he thought he brought that up, and that if you need more parking, you should be able to have it.

D. Stensaas said that it sounds like you would like to change the parking maximum standard.

W. Premeau said yes. W. Premeau said that for apartments, they should be allowed to have two parking spaces per unit, and then some extra spaces for visitors or a recreational vehicle.

S. Mittlefehldt said that there's always next year, and we can address that next time. She asked Mr. Premeau if there were any specific issues that he wanted to discuss in these amendments. She asked if anyone else had any thoughts to offer, and asked the Staff if there was any correspondence.

A. Landers stated that there wasn't any correspondence, but there is one clerical error that was found and one new item to consider in a section that we were already working in. She stated that when updating the LDC for the changes considered for this year, she discovered an error in the *Residential Limited Animal Keeping* section (Article 54.643), which is that somehow an important paragraph was removed and needs to be reinserted. She showed the proposed changes on the monitor, and the resulting changes to the enumeration of sections that followed this section, after the changes were made.

A. Landers also said that there is another change, to section 54.1401(D), that we'd like to have you consider, and it's due to the volume of permits we've been receiving this spring. She said it has been difficult to meet the deadline of 10 business days when we're so swamped, and that it usually takes about 5 days to process a permit, and so we'd like to see the code changed to allow 15 business days so that our hands are not tied as they are – because if we can't get the permit approved in 10 days it is automatically approved. She said staff has had to work overtime and to drop other things that need attention, and so we would like you to consider this proposal.

S. Mittlefehldt asked if there were any thoughts on this, or if people were okay with it. There were no comments made, but several members nodded in agreement.

S. Mittlefehldt opened the public comment period. Nobody approached the podium to comment.

S. Mittlefehldt asked if there was any further Commission discussion, and she then asked if anyone wanted to make a motion.

It was moved by K. Clegg, seconded by M. Rayner, and carried 7-0 that after review of the draft Land Development Code (LDC) amendments presented as case 01-ZOA-05-2025, and after conducting a public hearing and careful consideration of the contents of the draft LDC amendments, the Planning Commission finds that the draft LDC amendments are consistent with the recommendations, goals, and policy objectives of the Community Master Plan, comply with section 54.1405 of the Land Development Code, represent an improvement to regulation that affects property owners in the city, and therefore are justified, appropriate and should be approved by the City Commission.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS

Tyler Peterson, of 718 Homestead Ave., said that he has been talking with Andrea about building an ADU and asked some questions about what was approved in the draft amendments. S. Mittlefehldt and staff answered the questions, including when the changes would go into effect. Mr. Peterson thanked everyone.

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
May 20, 2025

NEW BUSINESS

A. 04-SPR-05-25 – Site Plan Review for new GMC Vehicles Sales Site at 1101 W US-41

A. Landers stated that the staff has reviewed a proposed site plan for the construction of a new commercial building, new parking lot, dumpster enclosure, landscaping, and site improvements - for 1101 W. US-41 - and has provided comments for the plan. Those comments and narrative responses are in your packet. She showed the staff report on the wall monitors and said that in the staff report staff has provided the applicable zoning and development standards, the proposed uses, dimensional regulations, and the applicant's request to exceed the maximum parking space requirements for their vehicle inventory parking. She also said that [in the staff report] are the site plan review standards, the relationship to the Community Master Plan, and attachments include the Site Plan Review application, staff comments from all departments, the area map, block map, photos of the site, and the site plan set. She asked if there were any comments for the staff. There were none.

Brian Savolainen, Civil Engineer for the project and Wickwire Associates, said that the General Manager of the GMC dealer, Nicholle Remilong, is here to answer questions about operational and architectural issues. He said they did include detailed plans, but the architect wasn't available to be here today. He said that with most dealerships, including GM, the exterior look is driven by GM itself. He said that they are jumping from one side of the highway to the other, and that gives them a better view and an easier and safer approach to the business. He said that early in the project they brought the project to MDOT and it was reviewed by their corridor committee, and now the only thing we need from them is our stormwater permit.

He also said that we aren't changing the drive entrance, we're just lowering the grade a little bit and that is all we'll be doing in the right-of-way.

He said that there was a hotel on the site before, and there were storage units on the backside. He said we are cutting the first part where the hotel was by about three feet, and then leveling it with the back of the site and that creates a bit more space for mobility on the site. He said the parking was a bit confusing to us at first, but there isn't anything for a car dealer for what is needed for display, but there is what is called *hard surface display parking*. He said that isn't official [required] parking, but they'll work with staff to figure out details for what is needed for the body shop, service area, customer and employee parking, for the required parking calculations. He said that the LDC does work for what they need.

Mr. Savolainen said the in regards to the site, one of the biggest concerns is the stormwater in that area is tricky, as it does eventually go to the Whetstone [Creek] and there were some concerns about that. He said that there is enough property out to the east end of the site for a large stormwater basin, and the water has to build up quite a bit and backflow up the pipe to go into a small line that goes to McClellan, which is only a 6-inch storm [outlet]. He said that they are significantly reducing the stormwater that was generated there before, because the whole site was overflowing into the MDOT right-of-way. He said the now everything is graded away from the right-of-way and into the parking lot to capture everything internally and send it to the east, while all the roof drains will be collected and water sent to the south side of the property. He said there are some minor landscaping items to address, and that there is a nice buffer to the south already, which is a big hill. He related that to the east, there is a residential property, so they're doing both landscape items there, including a 4-ft. high privacy fence.

He said that regarding utilities, they're trying to use the same ones so that we don't have to go out into McClellan Ave. to do any major work there, with the size of the utilities for the hotel (inaudible). He said that is the basic overview of the site and we'll be glad to answer any questions.

S. Mittlefehldt asked if anyone had any questions.

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
May 20, 2025**

K. Clegg asked how many employees are anticipated to be working in the building at the same time, and it says in the report that you will have 13 employee parking spaces.

Ms. Nicholle Remilong said that they have about 40 employees, a few of them are part-time, and I think it's more than 13 spaces. She also said that the front-facing areas will be for customers and employees will park in back.

Mr. Savolainen said that is not the total that will be worked out.

K. Clegg said that it sounds like there will be plenty of parking for employees then.

S. Mittlefehldt asked if anyone else had questions or thoughts.

J. Fitkin asked if the new landscaping standards that the Planning Commission recommended could be applied to this application?

A. Landers said that when an application is submitted it is subject to the standards at that time.

D. Fetter asked what the building might look like, color-wise, and said that she was curious if there was any thought about making it similar to buildings in Marquette.

Mr. Savolainen said that it will have a black metal exterior with quite a bit of glass, and there are breaks in the building and some details called out.

Ms. Remilong said that there will be a lot of glass in front and the look will be very modern.

D. Stensaas stated that the Site Plan Review checklist includes an item in the voluntary information section at the end that states, as a result of Planning Commission deliberation on making this a code standard, that the color of buildings should not be more than fifty percent black, white, or shades in between. So, that is just there as a sort of recommendation. He also said that the Planning Commission can recommend the landscaping be changed to all native plants, but the applicant doesn't have to change their plans that comply with the LDC.

J. Fitkin said she would like to ask that they use the native plant standard that was recently recommended for adoption in the LDC.

K. Clegg asked if the site plan review standards need to be discussed individually, item by item.

A. Landers said that it's best to cite them in your findings of fact.

It was moved by K. Clegg, seconded by J. Fitkin, and carried 7-0 that after review of the site plan and the supplemental documentation dated 4-22-25, and the Staff Report for 04-SPR-05-25, the Planning Commission finds substantial compliance with the City of Marquette Land Development Code, the Site Plan Review Standards in Section 54.1402(E), and hereby approves the site plan with the recommendation that the landscaping be changed to utilize native plants as possible, with and the following condition:

- that an amended plan is submitted to meet staff comments.*

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
May 20, 2025**

B. 2nd Site Plan Extension Request – 420 N. Third St. mixed-use building proposal

A. Landers read the correspondence from the applicant. D. Stensaas provided some history of the development proposal and the stated reasons for past delays.

It was moved by K. Clegg, seconded by D. Fetter, and carried 7-0 that the Planning Commission approves the request for an extension in case 02-SUP-06-23, with the expiration date to be 6-20-2026.

C. Letter of Support discussion

S. Mittlefehldt said she has a colleague who is trying to develop a Fullbright scholar program, which is an international exchange program, and she is seeking to get that position in the Earth, Environment, and Geographical Sciences department to host a scholar with expertise in community planning and development. She said that she was asked to write a letter of support either from me, or even better, with the support of the Planning Commission. She said this person wouldn't be involved with the Planning Commission, but might be able to provide training or a workshop or give a talk about community planning and development in other parts of the world. She said she thinks it's a great opportunity, and she thinks that the odds of getting the position are probably slim, but she wanted to ask if the members are in support of the effort and the letter.

M. Rayner said that she was at a school that had this type of exchange, and it was very interesting.

J. Fitkin said that she is in support.

A. Wilkinson said that in his Planning program at the University of Michigan he met people from all over the world and they shared a lot of cool ideas he hadn't heard before and different ways of dealing with things, and he learned a lot from them, so anytime you can bring other viewpoints in it's probably a good thing.

D. Stensaas said that he thinks our staff would fully supports it and that it could be a good opportunity for an exchange of perspectives.

S. Mittlefehldt said that she will move forward with this then, and thanked everyone.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS

None

COMMISSION AND STAFF COMMENTS

M. Rayner thanked everyone for their work on the voluminous LDC amendments.

K. Clegg said that it [the LDC amendments] has been a long process and he thanked staff and the Commission for their diligence and working on this for the past several months.

D. Fetter said that she liked that this has been added to their agendas and she that learned quite a bit and had some good discussions, and thanked staff for the hard work put into the

OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION
May 20, 2025

project.

J. Fitkin said that she appreciates the work on the LDC and the level of detail put into it.

D. Stensaas said that they will add the maximum parking standards to the discussion for next year. He also said that in the vein of a discussion of exchange of ideas, even people from parts of lower Michigan don't quite get how the amount of snow we get here impacts our codes, especially with parking requirements. He related that he hears people say that we should eliminate residential parking requirements altogether, and cite different cities where that has been done, but it's pretty hard when you have a parking ban on the streets, and six months of snow some years. He also suggested that Commissioner Premeau let us know if he has specific ideas for the parking standards, sooner than later, and they will be happy to work on it.

A. Landers said thank you for the thanks, and thanked the members for their hard work.

ADJOURNMENT

Chair S. Mittlefehldt adjourned the meeting at 7:05 p.m.

Prepared by D. Stensaas, City Planner and Zoning Administrator, Planning Commission Staff Liaison.



CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT STREET
MARQUETTE, MI 49855
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MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: May 28, 2025
SUBJECT: 01-PUD-03-25 (05-SPR-06-25) – Preliminary PUD plan review for W. Magnetic St (Portion of PIN: 0410681))

The Planning Commission is being asked to review an application for a preliminary Planned Unit Development (PUD) approval. The Planning Commission determined that the proposed PUD met the criteria for qualification as a PUD at a public hearing on March 18, 2025. The Planning Commission is now prepared to conduct a public hearing for a preliminary site plan review and then draft a recommendation to the City Commission, who will determine whether to approve or deny the PUD at a public hearing to follow. If approved by the City Commission, the City Attorney will prepare a contract. After the contract is recorded, the applicant can submit a final site plan to the Planning Commission for their determination of conformity to the contract and compliance with the Land Development Code. Only after all these steps are completed and any conditions of approval are complied with can staff issue permits for the development of the PUD.

Please see the attached STAFF FILE REVIEW/ANALYSIS for a complete review of the proposal.

All notices have been sent in accordance with the Land Development Code and State Law. No correspondence has been received.

RECOMMENDED ACTION:

In accordance with the Land Development Code, the Planning Commission should hold a public hearing, review the proposed PUD site plan and support information provided in this packet, and make a recommendation to the City Commission regarding the proposed PUD.

It is also highly recommended that any recommendation regarding the PUD site plan include:

After review of the PUD site plan (includes pattern book items) dated May 5, 2025, and the STAFF FILE REVIEW/ANALYSIS for 01-PUD-03-25, the Planning Commission, who previously established that the PUD met 7 out of 10 required objectives and the criteria to be eligible for a PUD of Section 54.323(F) of the Marquette City Land Development Code, and the preliminary PUD Plan meets Section 54.323(H) of the Marquette City Land Development Code, recommends that the PUD be (approved/denied) by the Marquette City Commission (for the following reasons/with the following conditions).

- Staff recommends a condition of approval that an amended plan is submitted to meet staff comments for the final site plan review.



STAFF FILE REVIEW/ANALYSIS

Completed by Andrea Landers – Zoning Official

Reviewed by David Stensaas – City Planner and Zoning Administrator

File Number: 01-PUD-03-25 (05-SPR-06-25)

Date: May 28, 2025

Project/Application: Preliminary PUD Approval and Site Plan Review for a proposed Planned Unit Development (PUD) for a mixture of Townhome types (one-unit, duplex, triplex, and six-unit) for a total of 36 units to be located at the three existing parking lots on the south side of W. Magnetic Street between Lee Street and Fourth Street.

Location: W. Magnetic Street (Between Lee St. and Fourth St.)

Parcel ID: Portion of 0410681

Available Utilities: Electricity, City Water, City Sewer, Natural Gas, and Garbage Collection.

Current Zoning: MDR – Medium Density Residential

Surrounding Zoning: North: M-U – Mixed Use
South: MDR – Medium Density Residential
East: MDR – Medium Density Residential & M-U – Mixed Use
West: MDR – Medium Density Residential

Zoning District and Standards:

Current Zoning – MDR

Section 54.308 MDR, Medium Density Residential District

(A) Intent	
The MDR district is intended to establish and preserve medium density residential neighborhoods that present an environment acceptable to a range of users, including families of all types. Some additional non-residential compatible uses may be allowed. It is important to the community to preserve and enhance the pedestrian-friendly, compact neighborhood types where homes and buildings are of similar scale and character.	
(B) Permitted Principal Uses	(C) Special Land Uses
<ul style="list-style-type: none">• Accessory Building or Structure• Accessory Use, Non-Single Family Residential Lots• Accessory Use, Single-Family Residential Lots• Adult Foster Care, Family Home• Adult Foster Care, Small Group Home• Child or Day Care, Family Home• Child or Day Care, Group Home• Child Care Center or Day Care Center	<ul style="list-style-type: none">• Cemetery• Dwelling, Intentional Community• Dwelling, Quadplex• Foster Family Group Home• Hospital Hospitality House• Public or Governmental Building• Recreational Use, Public• Religious Institution

STAFF FILE REVIEW/ANALYSIS

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<ul style="list-style-type: none"> • Dwelling, Accessory Unit • Dwelling, Single-Family Detached • Dwelling, Triplex • Dwelling, Two-Family (Duplex) • Food Production, Minor • Foster Family Home • Home Occupation • Home Office • Homestays and Vacation Home • Outdoor Entertainment and Community Events (Temporary) • Residential Limited Animal Keeping • Small Wind Energy Systems, Roof-Mounted • Solar Energy Systems, <20kw- Accessory Use 	<ul style="list-style-type: none"> • School, Primary or Secondary • School, University • Solar Energy Systems, ≥20kw to 2 MW - Accessory Use • Supportive Housing Facility, Transitional and/or Permanent
Where there is a discrepancy between Section 54.306 and this table, Section 54.306 shall prevail.	

(D) Dimensional Regulations for 1 Dwelling unit and other uses identified in Section 54.308			
Lot, Coverage, and Building Height Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	4,500 (C)	Front Yard (ft.)	15 (A) , (B)
Min. Lot Width (ft.)	37.5 (D)	Side Yard (one) (ft.)	5 (L)
Max. Impervious Surface Coverage (%)	(S)	Side Yard (total of 2) (ft.)	13 (L)
Max. Building Height of Primary Building (ft.) (Q)	31.5	Rear Yard (ft.)	20 (L)
Max. Building Height of Accessory Building	(L)		
Max. Building Height (stories)	-		
Where there is a discrepancy between Article 4 and this table, Article 4 shall prevail.			

(E) Dimensional Regulations for 2 Dwelling Units			
Lot, Coverage, and Building Height Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	6,000 (C)	Front Yard (ft.)	15 (A) , (B)
Min. Lot Width (ft.)	50 (D)	Side Yard (one) (ft.)	10 (L)
Max. Impervious Surface Coverage (%)	(S)	Side Yard (total of 2) (ft.)	20 (L)
Max. Building Height of Primary Building (ft.) (Q)	31.5	Rear Yard (ft.)	20 (L)
Max. Building Height of Accessory Building	(L)		
Max. Building Height (stories)	-		
Where there is a discrepancy between Article 4 and this table, Article 4 shall prevail.			

(F) Dimensional Regulations for 3-4 Dwelling Units			
Lot, Coverage, and Building Height Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	9,000 (E)	Front Yard (ft.)	15 (A)
Min. Lot Width (ft.)	75 (E)	Side Yard (one) (ft.)	10 (H) , (L)
Max. Impervious Surface Coverage (%)	(S)	Side Yard (total of 2) (ft.)	20 (H) , (L)
Max. Building Height of Primary Building (ft.) (Q)	31.5	Rear Yard (ft.)	30 (H) , (L)
Max. Building Height of Accessory Building	(L)		
Max. Building Height (stories)	-		
Max. Lot Coverage/ Ground Coverage	0.50		
Where there is a discrepancy between Article 4 and this table, Article 4 shall prevail.			

STAFF FILE REVIEW/ANALYSIS

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(G) References to Additional Standards		
Definitions Article 2	Exterior Lighting Section 54.802	Landscaping and Screening Article 10
Subdivisions Section 54.501	Riparian Buffers Section 54.804	Signs Article 11
Site Condominiums Section 54.503	Wetland Protection Section 54.805	Nonconformities Article 12
Accessory Structures Section 54.705	Steep Slopes and Ridgelines Section 54.806	Zoning Permits Section 54.1401
Fences and Walls Section 54.706	Parking, Loading, and Access Management Article 9	Site Plan Review Section 54.1402

Section 54.1003 Landscaping Design Requirements

(D) Buffer and Greenbelt Requirements.

- (1) Intent. It is the intent of this section to provide suitable transitional yards for the purpose of reducing the impact of and conflicts between incompatible land uses abutting district boundaries.
- (2) Buffer and Greenbelt Schedule. On any lot abutting a zoning district boundary, no structure, building or part thereof shall hereafter be erected, constructed, altered or maintained closer to the district boundary line than specified (in feet) in the following schedule (*Figure 50*). Where indicated, landscape planting is required.

Figure 50 - Required Buffer and Greenbelt Specifications:

DISTRICT IN WHICH BUFFER & GREENBELT IS REQUIRED	ABUTTING DISTRICT							
	LDR & MDR	MFR	MHP	M-U	CBD	GC & RC	C, M, & CR	I-M & BLP
LDR and MDR	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Proposed Zoning – PUD

Intent and Uses Allowed (staff comments, where applicable, are indicated in bold text):

Section 54.323 PUD, Planned Unit Development District

- (A) Purpose. The Planned Unit Development (PUD) option is intended to encourage, with City approval, private or public development that is substantially in accord with the goals and objectives of the Community Master Plan. Development permitted under this Section shall be considered as an optional means of development only upon terms agreeable to the City. Use of the PUD option will permit flexibility in the regulation of land development and benefit the City by:

- (1) Encouraging innovation through an overall development plan to provide variety in design and layout.
- (2) Achieving economy and efficiency in the use of land, natural resources, energy, and in the provision of public services and utilities.
- (3) Encouraging the creation of useful open spaces particularly suited to the needs of the parcel in question.
- (4) Providing appropriate housing, employment, service, and shopping opportunities suited to the needs of residents of Marquette.

(B) Use. The PUD may be used to:

- (1) Permit nonresidential uses of residentially zoned areas.
- (2) Permit residential uses of non-residentially zoned areas.
- (3) Permit land uses and the mixing of land uses that would otherwise not be permitted, provided the objectives are supported by the Master Plan and the intent of this Ordinance and the resulting development promotes the public health, safety, and welfare without a material adverse impact on adjoining existing and planned uses.

(C) Minimum Size. The minimum size of a PUD must be two (2) acres of contiguous land. However, the City Commission, upon recommendation from the Planning Commission, may permit a smaller PUD under the following circumstances:

- (1) The proposed project has unique characteristics and benefits; and/or
- (2) The parcel in question has unique characteristics that significantly impact development, such as unusual topography, tree stands, wetlands, poor soil conditions on portions of the parcel, water courses, unusual shape or proportions, or utility easements that cross the parcel.

In such case, the applicant must submit a letter to the City requesting a waiver of the minimum PUD size requirements. The request must be submitted at the time of the submittal of Concept and Request for Consideration of Project Qualifications (*Section 54.101(G)*). The Planning Commission shall review the request and make a recommendation to the City Commission. The City Commission shall make the final decision concerning a request to waive the PUD size requirements.

The City Commission waived the contiguous 2 Acre minimum requirement on April 14, 2025.

(D) Density, Layout, and Bulk.

- (1) Densities, setbacks, height, lot coverage, or lot sizes may be permitted that are different from the current zoning district and unique to the proposed PUD district, provided the other objectives of this Ordinance are met and the resulting development would promote the public health, safety, and welfare. The requirements of the Riparian Overlay District must be met.
- (2) The PUD shall be laid out so various land uses and building bulk relate to each other and to adjoining existing and planned uses with no material adverse impact of one use on another. Clustering development is encouraged in areas that are not located in the Riparian Overlay District.

(E) Definitions.

- (1) A “Planned Unit Development” (PUD) is a zoning district that shall apply to a specific parcel of land or several contiguous parcels of land, for which a comprehensive physical plan has been recommended by the Planning Commission, approved by the City Commission, and documented in a contract (PUD Agreement) between the City and site owner/developer. Such plan and contracted development will establish functional use areas and density patterns; will provide a fixed system of streets, public utilities, drainage, and other essential services; and account for similar factors necessary for and incidental to the intended land uses. The Planning Commission may, but is not required to, consider parcels separated by a public street as eligible for inclusion in a PUD.
- (2) A “Pattern Book” is a document prepared by the applicant’s design firm that contains specific information on the site master plan, and architectural designs for planned buildings. Information should include specifications on building materials, size, and dimensions, building elevations, and site design elements such as pedestrian walkways, lighting, landscaping, and signage.

(F) Criteria for Qualifications. *The PUD option may be permitted anywhere in the City except in the Conservation and Recreation (CR) district. To be considered for the PUD option, it must be demonstrated that all of the following criteria are met:*

(G) Submittal of Concept and Request for Consideration of Project Qualifications.

Sections (F) and (G) have been omitted. The Planning Commission “qualified” the project for a PUD on March 18, 2025.

(H) Submittal and Approval of Preliminary PUD Plan. An application for Preliminary PUD Plan approval may be made for consideration with the submission of the following materials and Planning Commission review. To expedite PUD projects, the Planning Commission, at its discretion, may waive submitted information required in Section 54.101(H) and **Error! Reference source not found.**

STAFF FILE REVIEW/ANALYSIS

Page 6 of 12

- (1) Submittal of Proposed PUD Plan. An application shall be made to the Community Development Department for review and recommendation by the Planning Commission that complies with the preliminary site plan information requirements of ***Error! Reference source not found.***, including but not limited to the following graphic and written representations of the project at a scale not to be smaller than one (1) inch equals one hundred (100) feet unless approved by the City:

- (a) A boundary survey of the PUD boundaries being requested completed by a licensed land surveyor.

Provided.

- (b) A topographic map of the entire area at a contour interval of not more than one (1) foot and spot elevations at intervals not to exceed fifty (50) feet, unless waived.

Provided.

- (c) Existing natural areas including, but not limited to, major stands of trees, bodies of water, wetlands, floodplains, steep slopes, and un-buildable areas.

N/A

- (d) A proposed land use plan.

Provided.

- (e) Parcel and lot lines, land use, access points, and zoning of all parcels within 100 feet of the PUD site.

Provided and will provide per responses to Zoning Comments.

- (f) Vehicular circulation including major drives and location of vehicular access. Proposed project cross sections including public streets or private roads.

Provided.

- (g) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.

Provided.

- (h) The location of nonresidential buildings and parking areas, estimated floor areas, building coverage, and number of stories and heights for each structure.

N/A – proposal is for all residential buildings or accessory structure.

- (i) The location of residential unit types and densities, and lot parcel or land units by frontages and areas.

Provided.

- (j) The location of all wetlands, water and watercourses, and proposed water detention areas.

N/A.

- (k) The boundaries of open space areas that are to be preserved or reserved and an indication of the proposed ownership thereof.

Provided in the plan set and narrative.

- (l) A schematic landscape treatment plan for open space areas, streets, and border/transition areas to adjoining properties.

Provided.

- (m) A preliminary grading plan, indicating the extent of grading and delineating any areas that are not to be graded or disturbed.

Provided.

- (n) An indication of the contemplated water distribution, storm, and sanitary sewer plan.

Provided.

- (o) A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking, and supporting documentation, including the intended schedule of development.

Provided.

- (p) The proposed phasing of the project, tentative development timetables, and future ownership intentions. Each phase of the project should be capable of standing alone.

Provided.

- (q) Minimum of two (2) site sections, showing major building relationships and building site features.

Provided.

- (r) Detailed design guidelines, drawings, and / or pattern book, which depict the design character of the project; the architectural details of proposed buildings; details on various site elements such as lights, furniture, landscaping, signage; and such other information deemed appropriate by the Planning Commission.

Provided except for lighting. See narrative for their response regarding lighting.

(2) Planning Commission Review of Proposed PUD Plan.

- (a) Public Hearing and Review Procedure. The Planning Commission shall give notice of a public hearing as provided in **Error! Reference source not found.** and hold a public hearing on the PUD and conduct a review of the PUD Plan and rezoning pursuant to the rezoning procedures of **Error! Reference source not found.**
- (b) Planning Commission Review and Determination. The Planning Commission shall review the proposed PUD plan and make a recommendation to the City Commission as to the proposal's qualification for the PUD option and for adherence to the following objectives and requirements:
 - (i) The proposed PUD adheres to the criteria for qualification of the PUD option (Section 54.101(F)) and promotes the land use goals and objectives of the City.

To be determined by the Planning Commission. It was determined the concept PUD meet the following objectives:

- (a) To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.**
- (c) To accept dedication or set aside open space areas in perpetuity.**
- (f) To promote the goals and objectives of the Community Master Plan.**
- (g) To foster the aesthetic appearance of the City through quality building design and site development; the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.**
- (h) To bring about redevelopment of sites where an orderly change of use or requirements is determined to be desirable.**
- (i) To bring about redevelopment of sites that have been identified as environmentally distressed or Brownfields.**

(j) To facilitate appropriate development of environmentally sensitive areas.

- (ii) All applicable provisions of this Section shall be met. Insofar as any provision of this Section shall be in conflict with the provisions of any other section of this Ordinance, the provisions of this Section shall apply to the lands embraced within a PUD area.

To be determined by the Planning Commission.

- (iii) There is, or will be, at the time of development, an adequate means of disposing of sanitary sewage and of supplying the development with water, and that the road system and storm water drainage system are or will be adequate.

To be determined by the Planning Commission.

- (3) Performance Guarantee. The City Commission and/or Planning Commission can require the applicant to submit a performance guarantee, escrow funds, or other such performance-based guarantees to the City as a condition of PUD approval pursuant to **Error! Reference source not found.** The amount of the performance guarantee shall be recommended to the Planning Commission by the City Attorney after discussion with the applicant, City Engineering Department, and other involved parties.

To be determined by the Planning Commission.

Buffer and Greenbelt Requirements.

None required with PUD.

Schedule of Regulations.

Zoning District	Minimum Lot Size	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear yard	Maximum Height
PUD	Per approval	Per approval	Per approval	Per approval	Per approval	Per approval

Relationship to Site Plan Review Standards (Staff Comments in Bold Text):

Per Section 54.1402 of the Land Development code:

- (E) Site Plan Review Standards. In addition to the development standards of this Ordinance as well as the underlying zoning district, each site plan shall be designed to ensure that:

- (1) Public Health, Safety, and Welfare. The uses proposed will not harm the public health, safety, or welfare. All elements of the site plan shall be

designed to take into account the site's topography, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and ordinary development or improvement of surrounding property for uses permitted in this Ordinance.

The proposed site plan is for a mixture of Townhome types (one-unit, duplex, triplex, and six-unit) for a total of 36 units to be located at the three existing parking lots on the south side of W. Magnetic Street between Lee Street and Fourth Street. The proposal is not anticipated to harm the public health, safety, or welfare.

- (2) *Safe and Efficient Traffic Operations.* *Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, and other elements such as walkways shall be designed to promote safe and efficient traffic operations within the site and at its access points.*

The proposal indicates a new curb cut and driveway from Lee Street to one of the parcels. The other two parcels use existing curb cuts and driveways. The proposal also has pedestrian paths on the parcels.

- (3) *Vehicular and Pedestrian Circulation.* *The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned street and pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, shopping centers, and other uses which generate a considerable amount of pedestrian traffic.*

The proposal has pedestrian paths on the parcels which is separated from the vehicular circulation system.

- (4) *Topography and Landscaping.* *The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding property.*

See Sheets C-04.1 and C-04.2 for the landscaping plan. Please see Zoning comments and applicant's responses regarding the proposed landscaping for the site.

- (5) *Storm Water Management.* *Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water on all paved*

areas shall be collected so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

Per the applicant's narrative a "storm water system is proposed with underground storage chambers to reduce storm water runoff to the City system".

- (6) Emergency Vehicle Access. *All buildings or groups of buildings shall be arranged so as to permit emergency vehicle access as required by the Fire Department and Police Department.*

The Police and Fire Departments had no comments regarding access.

- (7) Outdoor Storage and Loading and Unloading Areas. *All outside storage areas, including refuse storage stations, shall be screened from the view of the street and/or adjacent residentially zoned properties. All loading and unloading areas shall be reasonably screened for residentially zoned properties.*

Per the applicant's narrative for the 36 units – "Roadside collection will be used to collect waste. A local disposal company will be hired by the Condo Association and pick up will be at the rear of the buildings individually at the Garages. Note that none of the garages are viewable from the street so individual cans will be contained within the sites view only".

- (8) Lighting. *Exterior lighting shall be arranged so that it is deflected away from adjacent properties and bodies of water so that it does not impede the vision of traffic along adjacent streets or impair navigation on the waterway. Flashing or intermittent lights shall not be permitted.*

Per the applicant's narrative, "lighting details are still in process and will be designed for low intensity to remain on the site and meet the city current ordinance for lighting. These details will be provided in the site plan final review process".

- (9) Location of Building Entrances. *For consistency in areas where adjoining properties face the street, the Planning Commission may require that primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.*

The main entrance of buildings L, A, B, C, D, E, F, and G face Magnetic Street. Buildings H and I face a parking lot. Buildings J and K face the green space area. Building M faces Piqua Street.

- (10) Nuisances. *No noise, vibration, dust, fumes, or other nuisance shall leave the property in a manner that affects the surrounding area.*

The Planning Commission should discuss this with the applicant to verify that no noise, vibration, dust, fumes, or other nuisance shall leave the property in a manner that affects the surrounding area.

(11)*City of Marquette Engineering Design and Construction Standards. The site plan must comply with the City of Marquette Engineering Design and Construction Standards.*

Please see applicant's response to Engineering comments. Staff is requesting that a revised site plan is submitted to meet staff comments for the final site plan review if the PUD request is approved.

Additional Comments:

The proposal has reduced the number of units from the concept review of 40 units to 36 units.

Per the applicant's PUD application, the applicant is requesting the following variances:

- Section 54.306 (B) and (C) to allow larger multi family units – “Because of the shape of the lots and access from all streets: Lee, Magnetic, and Fourth, it allows better layout and reduced direct access points, especially to Magnetic and Fourth Streets”.
- Section 54.308(D) Reduction of Front and Rear Lot Setbacks – “Magnetic has an 80-ft ROW and more green boulevard, a reduction to 10-ft would make the location of the homes closer to that of a typical city street ROW, and our proposed 6-plexes which have internal parking. Allowing a 10-ft reduction provides better layout allowing more internal green space. The Piqua Street ROW also provides additional separation to the homes to the South”.

Attachments:

- Applicant's applications for PUD and Site Plan Review
- Applicant's Narrative
- PD Staff Comments
- Applicant's response to Zoning, Engineering, and Fire Staff comments
- Area Map
- Block Map
- Zoning Map
- Photos of Site
- Site Plan set (Pattern book info included)

PRINT

CITY OF MARQUETTE
PLANNED UNIT DEVELOPMENT APPLICATION



CITY STAFF USE

Parcel ID#: 0410681 File #: 01-PUD-03-25 Required Narrative Submitted: Y/N
Receipt #: 930315 Check #: 10230 Received by and date: S-6-25
Concept Plans (6 copies) Submitted: Y/N Hearing Date: _____ Notice Date: _____
Preliminary Plan & Pattern Book (6) Submitted: Y/N Hearing Date: 6-3-25 Notice Date: 5-16-25
Final Site Plan(6) Submitted: Y/N Contract signed: Y/N Meeting Date: _____
Amendment Plan (6) Submitted: Y/N Meeting Date: _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE PLANNED UNIT DEVELOPMENT REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!

FEE SCHEDULE (We can only accept Cash or Check (written to the City of Marquette))

- ☐ PUD Criteria Qualification \$1,365
- ☒ PUD Review
(includes Preliminary & Final Site Plan Review) \$5,115
- PUD Revision – Administrative Minor
- ☐ Residential (additions, etc.) \$220
- ☐ Commercial structure, ≥ 3 residential units \$885
- ☐ PUD Revision - Major \$2,750

If you have any questions, please call 228-0425 or e-mail alanders@marquettemi.gov. Please refer to www.marquettemi.gov to find the Planning Commission page for filing deadline and meeting schedule.

Please review the attached:

- PUD Timeline
- PUD Checklist
- Excerpts from the City Land Development Code
 - Section 54.323 Planned Unit Development
 - Section 54.1402 Site Plan Review

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: Veridea Group, LLC

Address: 857 W. Washington, Suite 301

City, State, Zip: Marquette, MI 49855

Phone #: 906.228.3900

Email: mthomas@verideagroup.com

APPLICANT/OWNER'S REPRESENTATIVE

Name: Brian M. Savolainen (WW)

Address: 3224 US-41 West #240

City, State, Zip: Marquette, MI 49855

Phone #: (906) 250-5729

Email: bsavolainen@wickwiresolutions.com

PRE-APPLICATION CONFERENCE

It is strongly encouraged that all applicants and their representatives meet with City of Marquette staff prior to submitting an application for a Planned Unit Development. A pre-application meeting with staff allows for a preliminary review of the application procedures, project timelines, compliance with the City Master Plan, and other project criteria, and prevents most situations that usually results in a project being postponed.

PROPERTY INFORMATION

Property Address: Magnetic Street (No Add.)	Property Identification Number: 041068 (
Size of property (frontage / depth / sq. ft. or acres): 180' on Lee, 858.5' Mag, 90' 4th / 90'to180' /3.1 Acres	
Zoning District: MDR	Current Land Use: Parking Lots
Surrounding Zoning Districts: North - MU East - MU South - MDR West - MDR	Surrounding Land Use: North - Residential and Vacant (former hospital site) East - Residential and Worship South - Residential West - Residential

PLANNED UNIT DEVELOPMENT INFORMATION

Percentage of Land Use by Type

	Residential	Commercial/ Institutional	Industrial	Open Space	Other	Total
# of Acres	1.43	0	0	1.67	0	3.10
% of Total	46.1%	0	0	53.9%	0	100%

Residential Density

Type of Unit	Number of Units	Net Acres	Net Density
Single Family Home			
Town Home	36	1.43 Acres(62,220Sft)	27.97
Apartments			
Other			
Total			

Net Acres - Land development for land use type not including right-of-way

Net Density - Number of Units/Net Acres

VARIANCES FROM ORDINANCE(S)

THIS IS A REQUIRED SECTION. FAILURE TO FILL OUT MAY INDICATE THAT THE PROPERTY CAN BE DEVELOPED UNDER CURRENT ZONING DISTRICT STANDARDS.

Please list and justify the request variance(s) from the Land Development Code (attach additional pages if necessary):

Section 54.306 (B)&(C) to allow larger than quadplex multi family units -- Because of the shape of the lots and access from all streets: Lee, Magnetic, and 4th, it allows better layout and reduced direct access points, especially to Magnetic and 4th Streets.

Section 54.308 (D) Reduction of Front and Rear Lot Setbacks -- Magnetic has an 80' ROW and more green boulevard, a reduction to 10' would make the location of the homes closer to that of a typical city street ROW, and our proposed 6-plexes which have internal parking.

Allowing a 10' reduction provides better layout allowing more internal green space. The Piqua Street ROW also provides additional separation to the homes to the South.

See cover letter for more information.

REVISIONS TO PUD

Please list the proposed revisions to your approved PUD (attach additional pages if necessary):

Since the concept application, the number of units has been reduced from 40 to 36, and access from Piqua Street has been removed from the plan.

Minor layout modifications may be necessary as the plan moves forward and we work with the City of Merquette Planning/Zoning/Engineering Departments.

SIGNATURE

I hereby certify the following:

1. I am the legal owner of the property for which this application is being submitted.
2. I desire to apply for the Planned Unit Development Permit indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
3. The requested Planned Unit Development would not violate any deed restrictions attached the property involved in the request.
4. I have read the attached Planned Unit Development section of the Land Development Code and understand the necessary requirements that must be completed.
5. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the plan.
6. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once my application is deemed complete, I will be assigned a date for a public hearing before the Planning Commission that may not necessarily be the next scheduled meeting due to notification requirements and Planning Commission Bylaws.
7. I acknowledge that this form is not in itself a Planned Unit Development but only an application for a Planned Unit Development and is valid only with procurement of applicable approvals.
8. I authorize City Staff and the Planning Commission members to inspect the site.

Property Owner Signature:

Robert E. Mahoney

Date: 4/22/25

Applicant Signature:

B. M. J. O.

Date:

4/22/05

PRINT

CITY OF MARQUETTE SITE PLAN REVIEW APPLICATION



CITY STAFF USE

Parcel ID #: 0410681 inc in 01-PUD-03-25 File #: 05-SPR-06-25
Receipt/Inv #: _____ Check #: _____ Received by and date: _____
Site Plan Sheet Set (PC Review - 6 copies/Admin Review - 3 copies) Submitted: ☒ Y ☐ N Digital Copy: ☒ Y ☐ N
If applicable - Hearing Date: 6-3 Notice Date: 5-16 Application complete (checklist, etc): ☒ Y ☐ N
Does the site plan meet the required items: Y / N

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE SITE PLAN REVIEW REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!

Businesses may need to be made accessible to the public and employees per the Americans with Disabilities Act and State Construction Code.

FEE SCHEDULE (We can only accept Cash or Check (written to the City of Marquette))

Commercial, Industrial, Residential with 3 or more units, and Final PUD Site Plan (includes zoning compliance fee)

- | | |
|--|---------|
| <input type="checkbox"/> Sketch Plan | \$975 |
| <input type="checkbox"/> Preliminary SPR | \$1,930 |
| <input type="checkbox"/> Administrative Review (CDRT review) | \$2,120 |
| <input type="checkbox"/> Administrative Review (Non-CDRT review) | \$1,110 |
| <input type="checkbox"/> Planning Commission Review | \$2,420 |

Revised Site Plan (Developer Initiated)

- | | |
|--|---------|
| <input type="checkbox"/> Administrative Review (CDRT) | \$1,595 |
| <input type="checkbox"/> Administrative Review (Non-CDRT review) | \$1,080 |
| <input type="checkbox"/> Planning Commission Review | \$1,845 |

Site Condominium

- | | |
|--|---------|
| <input type="checkbox"/> Site Condominium Review | \$2,095 |
| <input type="checkbox"/> Revised (Developer Initiated) | \$1,015 |

Plats/Subdivision

- | | |
|--|---------|
| <input type="checkbox"/> Preliminary | \$2,095 |
| <input type="checkbox"/> Final | \$2,095 |
| <input type="checkbox"/> Revised (Developer Initiated) | \$1,015 |

- ☒ Site Plan Review fee is included in the Special Land Use Permit or Planned Unit Development application fees

If you have any questions, please call 228-0425 or e-mail alanders@marquettemi.gov. Please refer to www.marquettemi.gov to find the following information:

Planning Commission page for filing deadline and meeting schedule
Excerpts from the City Land Development Code

- Section 54.1402 Site Plan Review (this is attached to the application).
- Section 54.1401 Zoning Permits and Zoning Compliance Review.
- If you are applying for a Site Condominium/Plat/Subdivision, please review Article 5.

STORMWATER

Will you be managing stormwater and applying for a stormwater utility fee reduction? ☐ Yes ☒ No
If yes, please refer to the Stormwater Utility Fee Reduction Application on the City website at www.marquettemi.gov under the Engineering applications. Storm Water is Managed no request for reduction

PRE-APPLICATION CONFERENCE

It is strongly encouraged that all applicants and their representatives meet with City of Marquette staff prior to submitting an application for a Site Plan Review. A pre-application meeting with staff allows for a preliminary review of the application procedures, project timelines, compliance with the City Master Plan, and other project criteria, and prevents most situations that usually results in a project being postponed.

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name Veridia Group
Address 857 W. Washington Street
City, State, Zip Marquette, MI 49855
Phone # 906-228-3900
Email rmahaney@verideagroup.com

APPLICANT/OWNER'S REPRESENTATIVE

Name Brian Savolainen, PE(Wickwire)
Address 3224 US-41W #240
City, State, Zip Marquette, MI 49855
Phone # 906-250-5729
Email bsavo2000@yahoo.com

ARCHITECT

Name Integrated Architecture
Address 840 Ottawa Ave NW
City, State, Zip Grand Rapids, MI 49503
Phone # 616-574-0220
Email Scott@intarch.com

ENGINEER

Name Same as Representative
Address _____
City, State, Zip _____
Phone # _____
Email _____

SURVEYOR

Name Stacey Bluse, TriMedia
Address 830 W. Washington
City, State, Zip Marquette, MI 49855
Phone # 906-228-5225
Email sbluse@trimediaee.com

PROPERTY INFORMATION

Property Address: **Magnetic Street**

Property Identification Number: **0410684**

Size of property (frontage / depth / sq. ft. or acres): **3.1 Acres**

Zoning District: **MDR to PUD**

Current Land Use: **Parking**

Surrounding Zoning Districts:

North - Mixed

East - Mixed

South - MDR

West - MDR

Surrounding Land Use:

North - Residential & former Hospital

East - Residential and Worship

South - Residential

West - Residential

DESCRIPTION OF PROJECT

Proposed use(s): **PUD for Single Family Townhomes**

Proposed structures (including stairs) and dimensions, building style, and materials:

See Plans

Proposed site improvements:

See Plans

Proposed phases and timelines for work:

See Narrative in PUD Application

Ultimate ownership: **Condo Association**

SIGNATURE

I hereby certify the following:

1. I desire to apply for a site plan review indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
2. The request would not violate any deed restrictions attached to the property involved in the request.
3. I have read the attached Site Plan Review section of the Land Development Code and understand the necessary requirements that must be completed.
4. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the plan.
5. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full.
6. I acknowledge that no work can commence until the review process has been completed (includes clearing and earthwork).

Applicant Signature: Brian Matthew Savolainen Date: 4/24/25

1. I am the legal owner of the property for which this application is being submitted.
2. I authorize City Staff and the Planning Commission members to inspect the site.
3. If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf.

Property Owner Signature: Brian Matthew Savolainen Date: 4/24/25

Project Name: Venidea PUOFile #: 05-SPR-06-25Parcel #: 0410681

PLEASE VERIFY THAT YOU HAVE ADDRESSED ALL THE ITEMS ON THIS LIST IN YOUR SITE PLAN. IF THERE IS NOTHING SHOWN ON THE SITE PLAN PLEASE INCLUDE A STATEMENT AS TO WHY IT HAS NOT BEEN SHOWN, OR MARK IT "NOT APPLICABLE". FAILURE TO ADDRESS THESE ITEMS WILL DELAY APPROVAL. SITE PLAN REVIEW WILL NOT BE SCHEDULED UNTIL COMPLETE PLANS ARE SUBMITTED.

Site Plan Information Required in the Site Plan Set (See Figure 52 in LDC)		APPLICANT	
		Location in site plan	
Identification of Project			
1. The applicant's name.		Cover	
2. Name of the development.		Cover	
3. The preparer's name and professional seal of architect, engineer, or landscape architect indicating license in the State of Michigan.		Cover	
4. Small scale location sketch of sufficient size and scale. (SKETCH PLAN ONLY)		Cover	
5. A survey of the property, sealed by a surveyor licensed in the State of Michigan.		C-0.1	
6. Date of preparation and any revisions.		Cover	
7. North arrow.		All Site	
8. Complete and current legal description and size of property in acres.		Sht 21&22	
Existing Features			
9. Property lines and dimensions drawn to scale.		All Survey Site	
10. Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the site.		C-0	
11. Lot lines and all structures on the property and within 100 feet of the site's property lines.		C-0	
12. Locations of all significant natural features – streams, wetlands and floodplains (see Section 54.805), steep slopes (see Section 54.806).		None	
13. Boundary of any Riparian Overlay Districts, per Section 54.320(E) . Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steep slopes (>12 percent), per Section 54.806		NA	
14. Any existing private or public easements		NA	
15. Location of any access points on both sides of the street within 100 feet of the site along streets where access to the site is proposed.		C-0	
16. Locations of existing utilities.		C-03.1&2	
17. Existing topography at a minimum of two (2) foot contour intervals.		C-0	
		Location in site plan	N/A attach reason
Proposed Construction			
18. Building footprints, setbacks, and elevations showing height for all proposed structures with the acreage allotted to each use. See Article 3 , Article 4 , and Article 7 .		AS Drawings	
19. Floor area and ground coverage ratios. See Article 3 and Article 4 .		Site & A drawings	
20. Schematic storm water management plan, including elements stated below for Final Site Plan requirements, as needed to show intended compliance with the requirements of the Land Development Code. (Preliminary Site Plan submittal only)		C03.1&2	
21. Proposed topography with a site grading plan with topography at a maximum of two (2) foot contour intervals.		C-02.1&2	

	APPLICANT	
	Location in site plan	N/A attach reason
22. Boundary of any Riparian Overlay Districts, per Section 54.320(E) . Applicable where streams and/or steep slopes, wetlands, and surface water bodies may be impacted by proposed development. Location of steep slopes (>12 percent), per Section 54.806	none	
23. Location and method of screening for all waste dumpsters. See Section 54.1003(F) .	No Dumpsters	
24. Location and dimensions of parking spaces. See Article 9 .	Site Plans	
25. General landscaping design concept acceptable to the Zoning Administrator. (SKETCH PLAN ONLY)	C-04.1&2	
26. A landscaping plan indicating proposed plant locations with common plant name, number, and size at installation. Berms, retaining walls or fences shall be shown with elevations from the surrounding average grade. See Article 10	C-04.1&2	
27. Details of exterior lighting including locations, height, and method of shielding. See Section 54.802 .	TBD	
28. The location of all permanent or temporary signs, existing or proposed, including their area, size, height, illumination, and the type of construction. See Article 11 .	To Be Determined	
29. Locations of utility services (with sizes) and storm water management elements, including, storm drainage, retention or detention ponds and/or swales, rain gardens, riparian buffer vegetative strips, per Section 54.803 . Any proposed public or private easements.	C-03.1&2	
30. Fire hydrant number and placement or other water supply, and standpipe connection type; Fire dept. connection location; Alarm panel location; Fire dept. access details.	New at Each Drive C-03.1&2	
31. If the application is related to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase. The phasing plan must be acceptable to the City staff to ensure that each phase can function independently and is not reliant on future phases if they are not constructed.	In Narrative	
Site Circulation Details and Access Design		
32. General site circulation and access including: indication of street right-of-way and pavement widths; access points; and location of pedestrian paths. See Section 54.907 . (SKETCH PLAN ONLY)	Survey and Sites	
33. Street horizontal and vertical dimensions, including curve radii.	No Change	
34. Dimensions of access points including distance from adjacent driveways or intersecting streets, including those across a street. See Section 54.907 .	Shown Dim to be Add	
35. Schematic location and names of abutting public streets and other right-of-ways, and schematic location of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths.	Site & Survey	
36. Schematic of access points, including from adjacent driveways on intersecting streets, including those across a street. See Section 54.907 .	Sites	
37. Locations, dimensions, and names of abutting public streets and other right-of-ways, and of proposed streets/roads, driveways, parking areas, pedestrian and bicycle paths.	Survey	
38. Pavement widths and pavement types for all streets/roads, pedestrian and bicycle paths.	D-1	
39. Written verification of access easements or agreements, if applicable.	NA	
Additional Information		
40. Any other information necessary to establish compliance with this and other ordinances.	NA	

	APPLICANT	
	Location in site plan	N/A attach reason
Voluntary Information/Considerations – callouts/notes and narrative would be appreciated		
41. Infrastructure for Electric Vehicle (EV) charging stations (wiring, conduit, etc.)	NA	
42. Incorporation of green infrastructure elements such as a bioswale/rain garden (see Fig 41), pervious pavers, vegetative/green roof, living retaining wall, French drains.	C-Plans	
43. Public art elements such as sculpture, murals, interactive installations.	NA	
44. Affordable housing (including of explanation of how affordability is calculated).	NA	
45. Encourage colorful cladding materials (black, white, grey materials should be limited to <50 percent of total exterior cladding and trim colors).	See Arch Sheets	
46. Inclusion of bicycle parking facilities (racks, shelters, lockers, etc.) not required by the LDC.	NA	

ENGINEERING DEPT	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
Please refer to the Engineering Department General Guidelines and Standards for Street and Utility Design: https://www.marquettemi.gov/wp-content/uploads/2019/03/Design-and-Construction-Standards-Rev-5-4-16.pdf			
Will you be managing stormwater and applying for a stormwater utility fee reduction? ____ Yes <input checked="" type="checkbox"/> No If yes, please refer to the Stormwater Utility Fee Reduction Application: https://www.marquettemi.gov/wp-content/uploads/2019/03/Fillable-Stormwater-Utility-Fee-Reduction-Application.pdf			
47. Include under general statements: "All utility construction work to be accepted by the City of Marquette into their utility system and all work done in public rights-of-way or easement must be done in accordance with Michigan Department of Transportation and City of Marquette standards and specifications"	Will be added to Permit Set		
48. Curb cut, water, sanitary sewer, storm sewer permits, etc. required? (obtain prior to construction activities)	Will Require Contractor		
49. Vehicle maneuvering lane size	Moving Van, Trash, Plow		
50. Pavement width/type	Shown		
51. Vegetated buffer or curbing between street and sidewalk and between sidewalk parking areas	Yes		
52. Storm sewer ≥12" diameter, in right-of-way, shall be reinforced concrete	None in ROW		
53. Sumps in catch basins?	Yes		
54. Plans to be stamped, dated and signed by a professional engineer	Yes		
55. Is the downstream storm sewer capacity adequate?	Reduced from Current so yes		
56. Verify that storm water runoff volume or velocity is not increased onto adjacent properties	Yes		
57. Does any earthwork disturb adjacent properties?	No		
58. Wetland concerns/proper permits obtained?	NA		
59. Traffic impact minimal to existing conditions (stacking, etc.)?	Same as Current better Location		

ENGINEERING DEPT. CONT.	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
60. Vehicular and non-motorized circulation	Site		
61. Sanitary sewer inlet to outlet angles greater than or equal to 90 degrees?	Yes		
62. Is there a hydrant at the end of any proposed dead end water main?	Yes		
63. Size and material type of proposed and existing utilities shown?	Yes		
64. Street horizontal and vertical dimensions, radii	No Street Improvements		
65. Width and materials for non-motorized paths	None		
66. Dimension of access points including distance from adjacent driveways or intersecting streets	Shown	dims to be added	
67. Profiles will be shown for all utilities to be accepted by the City of Marquette into their utility system. All grades, pipe sizes, pipe materials, inverts and rim elevations will be shown on the profiles (water mains must have a minimum of 6 feet of cover, sanitary sewer mains must be installed under water mains with 1.5 feet of clearance)		Will be added to final site	

PUBLIC WORKS DEPT.	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
68. Delineate & dimension all public or private easements	We will be providing for Neighbor		
69. Show public utility main locations & sizes within 100 feet of property boundary	C-03		
70. Extension or re-routing of public utility systems required	No		
71. Capacity and condition concerns of existing utility lines to serve the project	None		
72. Abandonment of existing utility lines associated with the project	None		
73. Location of existing and proposed utility services (with sizes), including storm water to be shown	C-0 & 3		
74. Utility metering requirements of the project	In building		
75. Backflow and cross connection requirements applicable to the project including any proposed irrigation systems	TBD		
76. Sanitary waste pretreatment requirements	Meet County Bldg		
77. Adequate snow storage provided on the property, without clear vision or utility obstructions	Yes		
78. Provisions to collect drainage from snow storage areas collected on property	Green Areas		
79. Access to public property (permits required for any work on ROW) (Drive, sidewalk, and trail connections)	Will Apply for		
80. Additions or changes to public signing or traffic control required or recommended	None		

	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
PUBLIC WORKS DEPT. CONT.			
81. Additions to existing public sidewalks, or plowed routes, required or recommended	none		
82. Impact of project on public snow removal/storage	none		
83. Effect on plowing or ice control priorities	none		
84. New signing, overhangs, access ramps, grade changes, retaining walls, fences, etc. to be constructed in City ROW or easements	None		
85. Adequate, proper, and accessible on-site waste storage	Individual	Pick up	
86. Adequate clearances and clear vision maintained for maintenance and sanitation equipment	Yes		
87. Removal, trimming, or planting of public trees required	None		
88. Maintenance-friendly design for any portions of the project to become public property	None		
89. Storage of hazardous materials associated with the project near public utilities	None		
90. Blasting near public utilities associated with the project	None		

	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
FIRE DEPARTMENT DEPT.			
91. Buildings meet NFPA standards/NFPA Life Safety Code 101/ BOCA National Property Maintenance Code	Will be		
92. Proper water supply for fire suppression including fire hydrants and water mains	No Change		
93. Safe outlets for flushing fire hydrants	No Change		
94. Easements to test hydrants	None		
95. Water supply meets NFPA standards	Will be		
96. Fire Apparatus Access	Architect will coordinate with Fire		
97. Surface Construction	See Plans		
98. Ability to support fire trucks	Yes		
99. Fire truck angle of approach	All sides		
100. Outside turning radius	For Semi		
101. Grade of drive or road ok	Reduced from Existing 3%		
102. Overhead clearance adequate	Yes		
103. Driveways and access roads meet NFPA standards	No Change		

	APPLICANT		DEPARTMENT
	Location in site plan	N/A attach reason	Approved / Waived
POLICE DEPARTMENT DEPT.			
104. Cross reference with accident data at nearest intersection(s)	No Change		

Applicant's Narrative

Townhomes PUD (Step 3 – Submittal of Preliminary Plan)

The Veridea Group recently submitted an application for the Development of a PUD at the former Marquette General Hospital (MGH) properties located South of Magnetic Street between Lee Avenue and Fourth Street. The three properties are identified by Marquette Property ID Number 0410680 and have no specific property address. The properties are currently parking lots formerly utilized for parking at MGH and have no use in their current condition.

The Parcels are located in the Medium Density Residential (MDR) zoning district. Veridea and its consultants have been developing a concept plan to best meet the current zoning and restore the area to a residential neighborhood with a mixture of Townhomes that best utilize the current layout of the properties. The Townhomes are designed with multi-car garages to limit the need for large parking areas and allow for increased green space. The plan reduces the storm water runoff to the city system, and the installation of additional storm water utilizing underground storage beneath some of the green spaces will further reduce the flow to the City system.

The City Planning Commission held a public hearing on the PUD concept plan on March 18. The concept plan was approved and this application represents the next step of the PUD process. The attached Preliminary Plan set with some additional proposed Town Home details has been developed.

Note that following the meeting and hearing comments from the public, Planning Commissioners and other miscellaneous concerns, the number of units has been reduced to 36 and vehicular access to Piqua Street has been eliminated.

This submittal has been prepared in accordance with the requirements of *Section 54.1402*, including but not limited to the following graphic and written representations of the project at a scale not to be smaller than one (1) inch equals one hundred (100) feet unless approved by the City:

- **All project plans are at a scale of less than or equal to 1"=100'**

A boundary survey of the PUD boundaries being requested completed by a licensed land surveyor. Page 7 of 28

- **Portions of the Completed Alta Legal Survey Sealed by a licensed land surveyor are included in the preliminary plan set.**

The location of nonresidential buildings and parking areas, estimated floor areas, building coverage, and number of stories and heights for each structure.

Applicant's Narrative

- **There are no proposed non-residential buildings.**

The location of residential unit types and densities, and lot parcel or land units by frontages and areas.

- **Sheet AS-101 includes this information.**

The location of all wetlands, water and watercourses, and proposed water detention areas.

- **There are no Wetlands or watercourses on the site. Proposed storm underground storm water retention areas are shown on the site plans.**

The boundaries of open space areas that are to be preserved or reserved and an indication of the proposed ownership thereof.

- **Several Open Space (Green Spaces) areas are provided throughout the site and are shown on the Architectural and site plans. These areas will be owned by a future homeowners association.**

A schematic landscape treatment plan for open space areas, streets, and border/transition areas to adjoining properties.

- **A conceptual Landscape Plan is included in the plan set.**

A preliminary grading plan, indicating the extent of grading and delineating any areas that are not to be graded or disturbed.

- **A preliminary grading plan including spot grades and proposed contours is included. Some decorative retaining wall features may also be added to this plan and the landscape plan in final site design.**

An indication of the contemplated water distribution, storm, and sanitary sewer plan.

- **Our Engineer has met with the City Engineer and Public Works director and has developed a concept plan including single master meters for a private water system for each of the three Parcels, a private sanitary sewer system, including relocation of a neighboring sanitary lateral that will include an easement through the site to its current outlet on Magnetic Street. A storm water system is also proposed with underground storage chambers to reduce storm water runoff to the City System.**

A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking, and supporting documentation, including the intended schedule of development.

Applicant's Narrative

- **Veridea Group is requesting a PUD for the vacant parking lots on the south side of Magnetic Street between Lee Street and Presque Isle Avenue, as depicted in the application documents. The intention of the PUD is to develop up to 36 attached townhomes in a variety of sizes and floor plans. It is expected that, when fully developed, the resultant population will be between 50-100 people. As depicted in the floor plans included in the PUD application, the floor area of the total development is expected to be approximately 55,392 square feet, with a total of 142 parking spaces. Development is expected to begin with three units built starting in the early fall of 2025 and will progress from East to West on Block 10 of the development map. Development of Blocks 11 and 9 will follow the development of Block 10 and the timeline will be determined based on market conditions and demand. Assuming favorable market conditions, the entire development is estimated for completion by the spring of 2029.**

-

The proposed phasing of the project, tentative development timetables, and future ownership intentions. Each phase of the project should be capable of standing alone.

- **The townhomes will be sold as part of a condominium and are expected to be owner-occupied. Phase 1 will begin in the fall of 2025 and will encompass three units. Depending on market conditions, the next section of construction would be planned to follow in the spring of 2026 and will consist of six units. Future phasing will be driven by market demand and is likely to include 6 units per year.**

-

Minimum of two (2) site sections, showing major building relationships and building site features.

- **Several Site section drawings are included in the plan set. WE have also added Sections on Sheet C-05.1 which depict the Proposed Grade through the site, Sheet AS-102 on has also update sections which resemble the landscaping features being proposed, Sheet A-501 also includes the building heights and has added the proposed Pavilion.**

Detailed design guidelines, drawings, and / or pattern book, which depict the design character of the project; the architectural details of proposed buildings; details on various site elements such as lights, furniture, landscaping, signage; and such other information deemed appropriate by the Planning Commission.

Applicant's Narrative

- **Several Renderings are included in the drawing set, lighting details are still in process and will be designed for low intensity to remain on the site and meet the City current ordinance for lighting. These details will be provided in the site plan final review process. Renderings have been updated to better resemble the site landscaping.**

Performance Guarantee. The City Commission and/or Planning Commission can require the applicant to submit a performance guarantee, escrow funds, or other such performance-based guarantees to the City as a condition of PUD approval pursuant to *Section 54.1402(H)*. The amount of the performance guarantee shall be recommended to the Planning Commission by the City Attorney after discussion with the applicant, City Engineering Department, and other involved parties.

- **The Veridea group is willing to discuss performance guarantees with the City of Marquette.**

These are additional write-ups added upon the request of the City initial review of previously submitted documents.

- **Section PUD (H)(1)(K) – We have Added Notation to the Landscape Plan sheets C-04.1 and C-04.2 indicating that all of the Green Area and Buffer Yard Landscape areas will be permanently preserved, and the Condominium Association will be responsible to provide annual maintenance of these areas and provide re-planting as necessary.**
- **On Sheet C-04.1 we have also added notation that the large green space including the proposed Pavilion will be permanently preserved area for the entire Condominium Association.**
- **Section 54.323(H(1))**
 - **(b) We have completed a full topographic survey of the 3 PUD sites and provided 1' contours for the working areas and have also added the neighborhood 2' contour map to Sheet C-0.**
 - **(c) Our topo survey picked up the boundary street trees on all four perimeter streets and those trees are shown in the basemap. No water, wetlands, floodplains, steep slopes or unbuildable areas are located on these sites.**
 - **(d) The proposed land use will be multi-family residential.**
 - **(e) Parcel and lot lines are shown on Sheet C-0 and the legal survey sheet S-1. Land uses are noted on C-0, access points are shown on and dimensioned on C-01 and all zoning parcels within 100' have been added to sheet C-0.**

Applicant's Narrative

- (f) Vehicle Circulation is a 24' wide maneuvering lane between buildings and parking and a detail is included on sheet D-1. Note there are no proposed public or private streets included in the new development areas.
- (g) Transition treatments are included on the Landscape Plan Sheets C-04.1 and C-04.2 and setbacks and Land Uses are identified on C-0
- Exterior Mechanical Equipment, yet to be fully determined, will be located on the roofs and will be screened by the building parapet walls. Additional screening may be added as required by City planning review of final architectural plans.
- Handling waste for 36 units: Roadside collection will be used to collect waste. A local disposal company will be hired by the Condo Association and pick up will be at the rear of the buildings individually at the Garages. Note that none of the garages are viewable from the street so individual cans will be contained within the sites view only.

Respectfully Submitted,

Brian M. Savolainen, PE



**CITY OF MARQUETTE
POLICE DEPARTMENT
300 W. BARAGA AVE.
MARQUETTE, MI 49855
(906) 228-0400
www.marquettemi.gov**

MEMORANDUM

TO: Planning Commission
FROM: James Finkbeiner, Road Patrol Captain
DATE: May 14, 2025
SUBJECT: Review of 05-SPR-06-25 with 01-PUD-0325

**Parcel ID's # 0410681
300 Block of West Magnetic Street
Veridea Group, Inc, LLC**

I have reviewed the plans and have no comments at this time.

Captain James Finkbeiner
Road Patrol Captain
Marquette City Police Department





CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT STREET
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Andrea Landers, Zoning Official
FROM: Brian Savolainen, PE for Wickwire
DATE: May 20, 2025
SUBJECT: Preliminary Site Plan Review – 01-PUD-03-25 – W. Magnetic St
(Portion of PIN: 0410681)

After reviewing the site plan set, zoning staff have the following comments:

General Comments

1. Missing – Location of access points across from Lee Street.
Plans will be revised to show additional dimensioning.
2. Missing – Distance from adjacent driveways including those across Lee Street.
Plans will be revised to show additional dimensioning.
3. Snow storage has to be in a landscaped area per Section 54.905 - "*The snow storage area may be located in a landscape area required in [Article 10](#) or in a storm water detention or retention pond, subject to approval by the City.*" The proposed locations do not meet the code. Please revise to meet code.
A stormwater leaching basin near Building F will be added for storm water and snow runoff. Other snow storage areas will be relocated to the landscaped/greenspace areas.

Sheet C-04.1

1. The parking lot to the south of Building E abuts a residential zoning district to the east and to the south. Please provide how you propose to meet **Section 54.905(I)** of the LDC. You have a note that states existing fence but not what type and height of the fence.
Plans will be revised to show fence height and type (6' height solid fencing). We will review the condition of the existing fence and consider replacement to meet city requirements.

Sheet C-04.2

1. The parking lot to the south of Building F abuts a residential zoning district to the east, west, and to the south. Please provide how you propose to meet **Section 54.905(I)** of the LDC.
Plans will be revised to show fence height and type (6' height solid fencing). We will review the condition of the existing fence and consider replacement to meet city requirements.

2. For Block 9 Lee Street Frontage. Missing 1 required Ornamental tree for a total of 2. Please provide.

Plans will be revised to add one more ornamental tree.

3. For Block 11 interior parking lot landscaping, missing the 2 requires deciduous trees for the 419 S.F. area.

Plans will be revised to include 2 deciduous trees in the landscaping area.

Site Plan Review
CITY OF MARQUETTE
1100 Wright Street
Marquette, MI 49855

Date: May 16th, 2025

Location: Magnetic Street between Lee Street and Fourth Street

Submittal Documents:

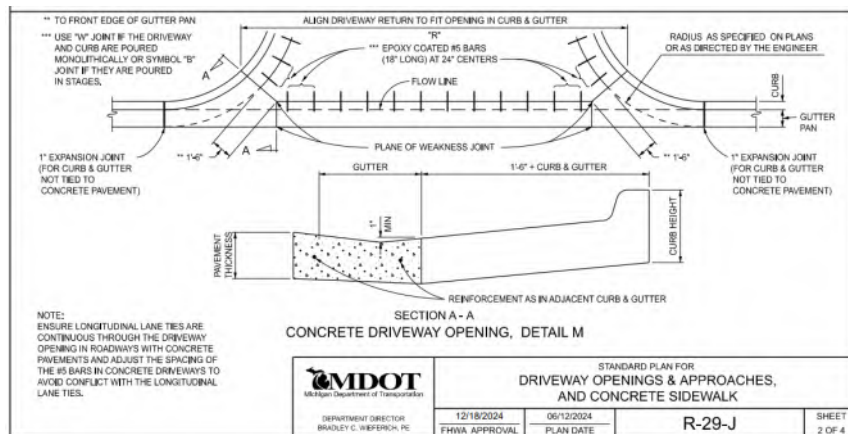
Plan Title: Veridea Group Marquette General Hospital Site Re-Development

Submitted by: Wickwire

Plans Stamped: 5/5/25

The following are **responses to the** review comments from the Engineering Department submitted for the documents identified above.

1. All driveway openings must follow MDOT Concrete Driveway Opening, Detail M.
Plans will be revised to include the standard detail.



2. Sidewalks must be carried through the driveways and maintain ADA compliant cross slope.

Plans will be revised to concrete drive approaches with integrated sidewalk.

3. Please include City of Marquette Standard Utility Details in the plan set.

Plans will be revised to include all 3 utility details.

4. Please include a note that all existing water and storm sewer service abandonments shall be made as directed by the City Engineer.

Plans will be revised to include “ALL EXISTING WATER AND STORM SEWER SERVICE ABANDONMENTS SHALL BE MADE AS DIRECTED BY THE CITY ENGINEER”.

Respectfully Submitted,
WICKWIRE, PC



CITY OF MARQUETTE
Fire Department
418 S. Third St.
MARQUETTE, MI 49855
(906) 225-8941
jfossitt@marquettemi.gov



MEMORANDUM

TO: Andrea Landers
FROM: Jeff Fossitt
DATE: 04-28-25
SUBJECT: 05-SPR-06-25 and 01-PUD-03-25
Parcel Numbers: 0410681
Magnetic Street

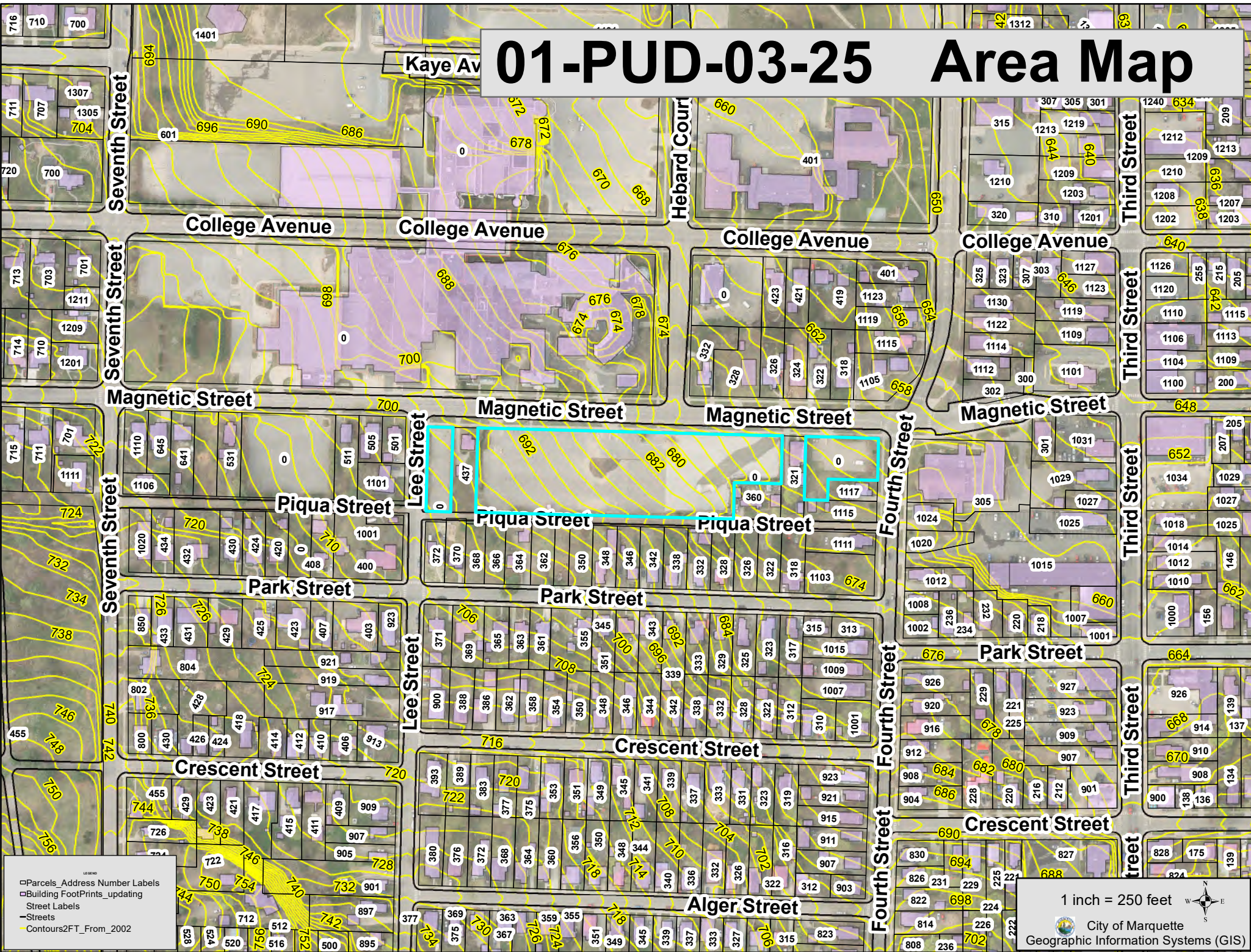
FIRE DEPARTMENT COMMENTS:

- Will the buildings be equipped with a fire alarm system?
IA RESPONSE: No. Townhouse buildings and their dwelling units will be constructed referencing the 2015 Michigan Residential Code. Referencing this Code, fire alarms are not required. Smoke alarms will be provided, as required.
- Will the buildings be equipped with sprinkler systems?
IA RESPONSE: No. Townhouse buildings and their dwelling units will be constructed referencing the 2015 Michigan Residential Code. Referencing this Code, fire sprinkler systems are not required.
- Will a Knox Box be provided?
IA RESPONSE: No. Townhouse buildings and their dwelling units will be constructed referencing the 2015 Michigan Residential Code. Referencing this Code, Knox Boxes are not required.

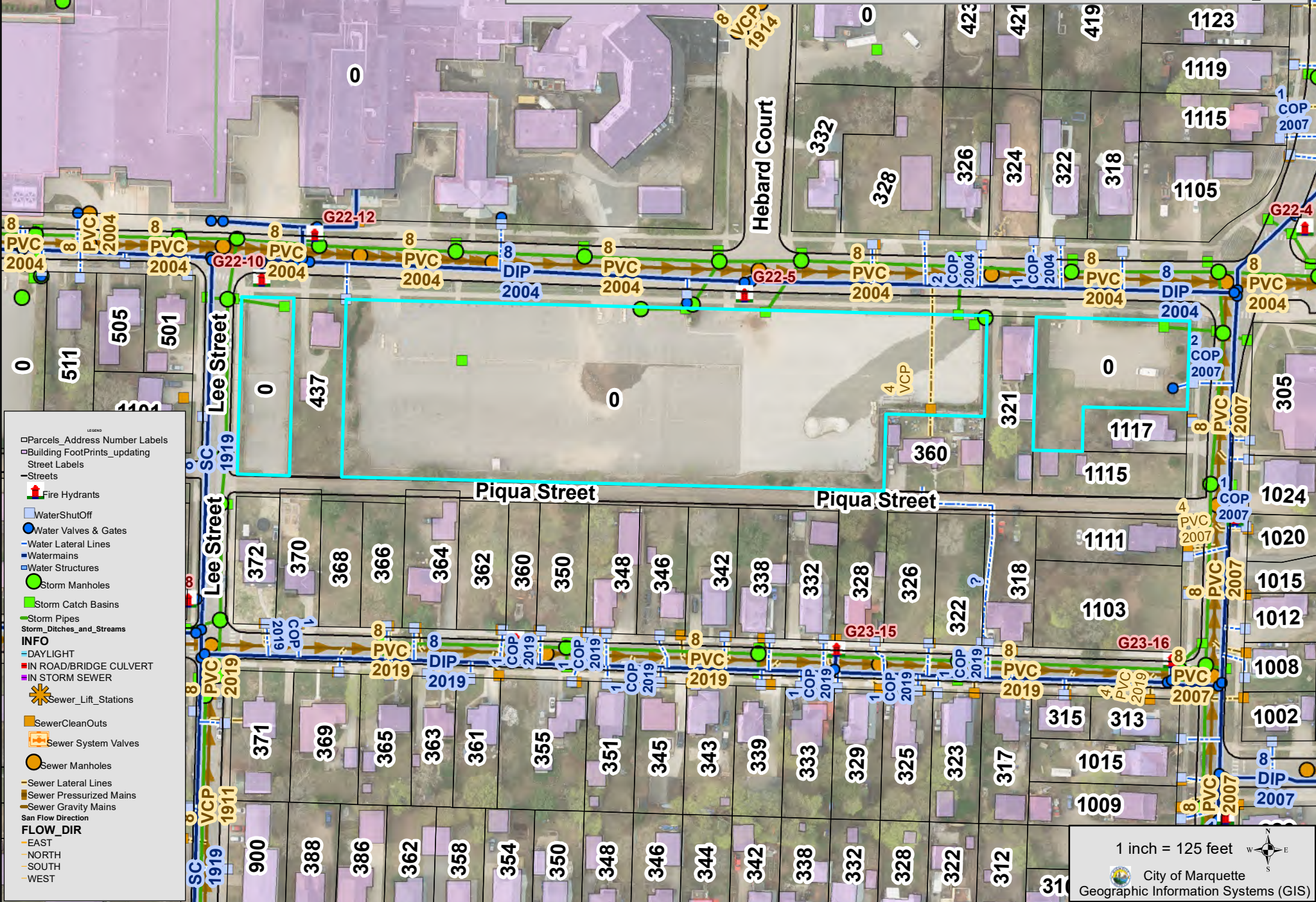
Jeff Fossitt
Fire Marshal
Marquette Fire Department



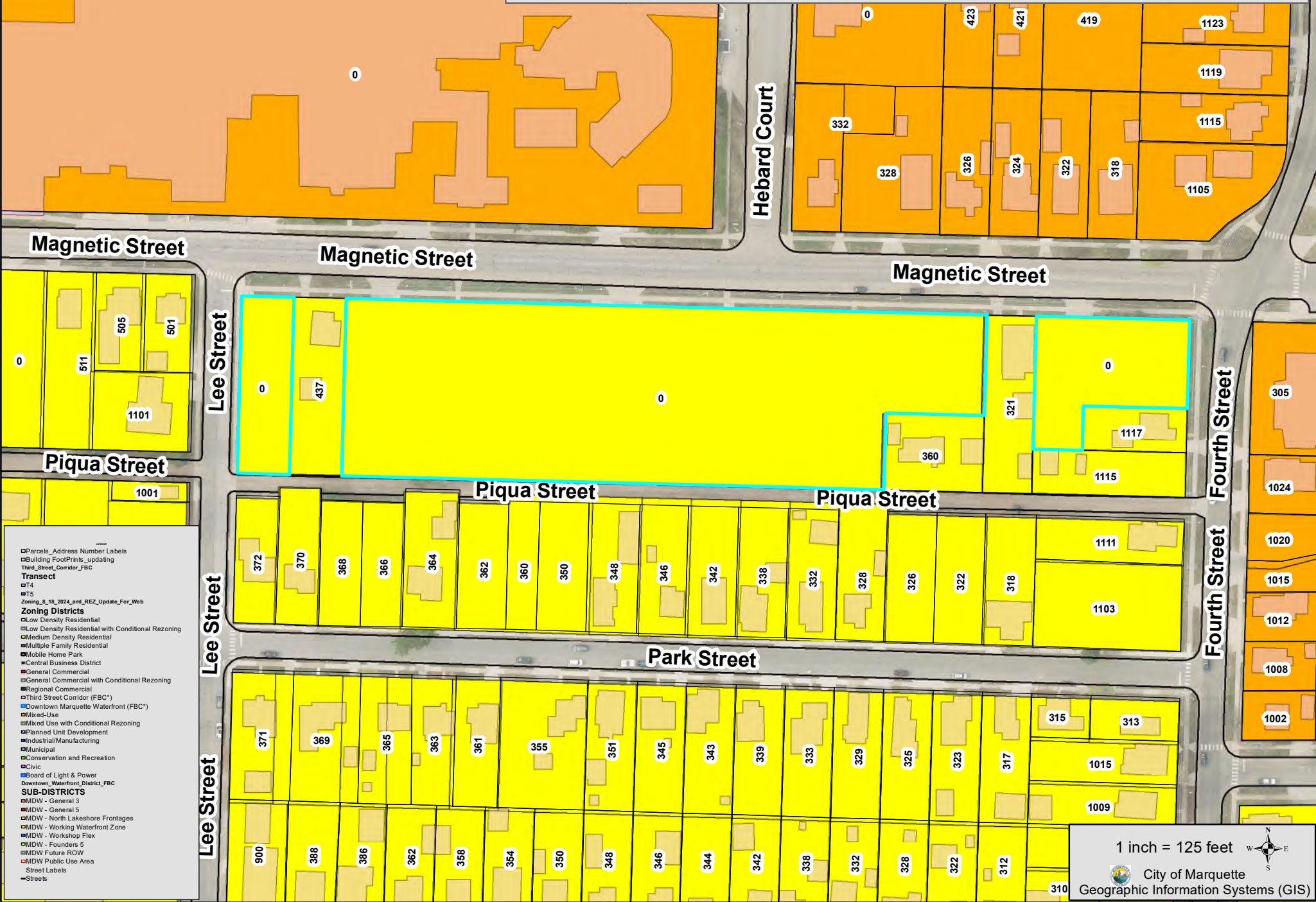
01-PUD-03-25 Area Map



01-PUD-03-25 Block Map



01-PUD-03-25 Zoning Map



1 inch = 125 feet



City of Marquette
Geographic Information Systems (GIS)











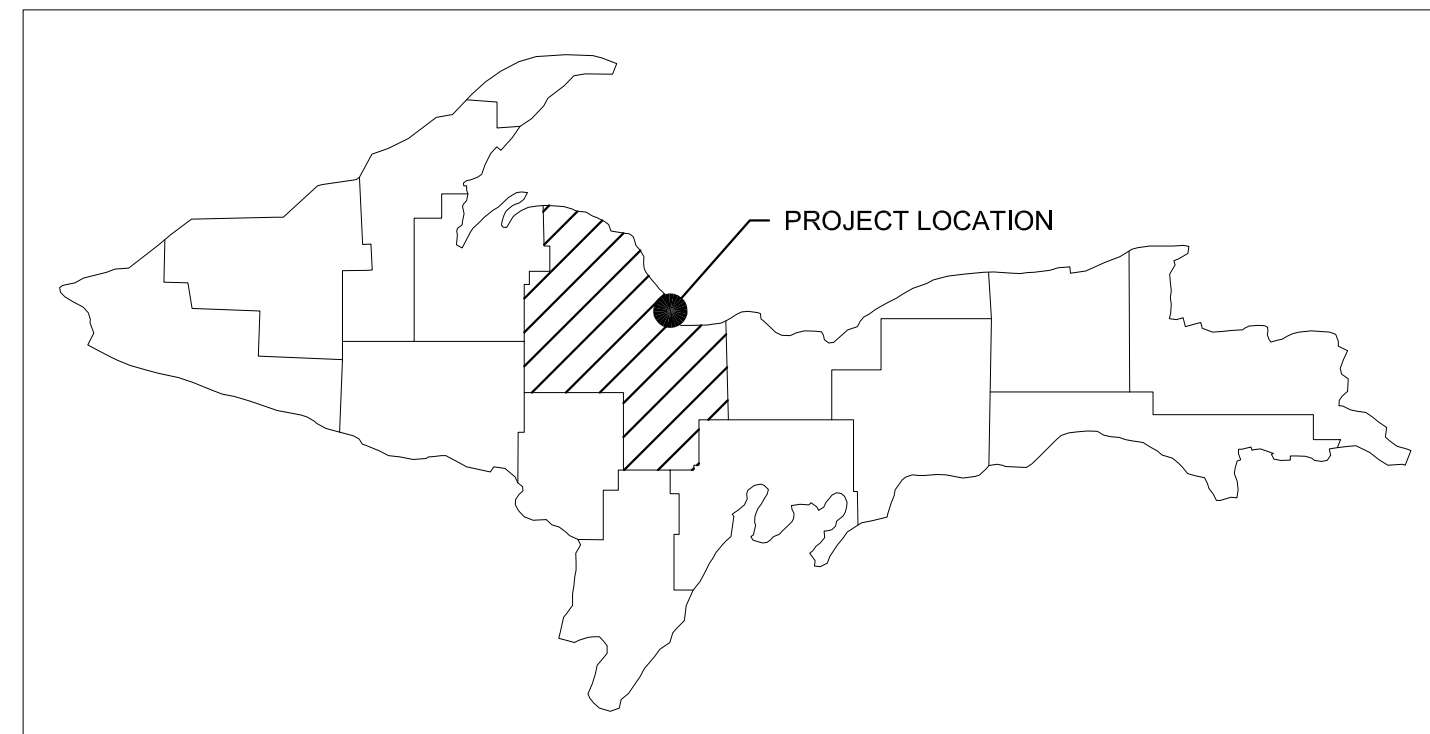






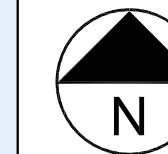
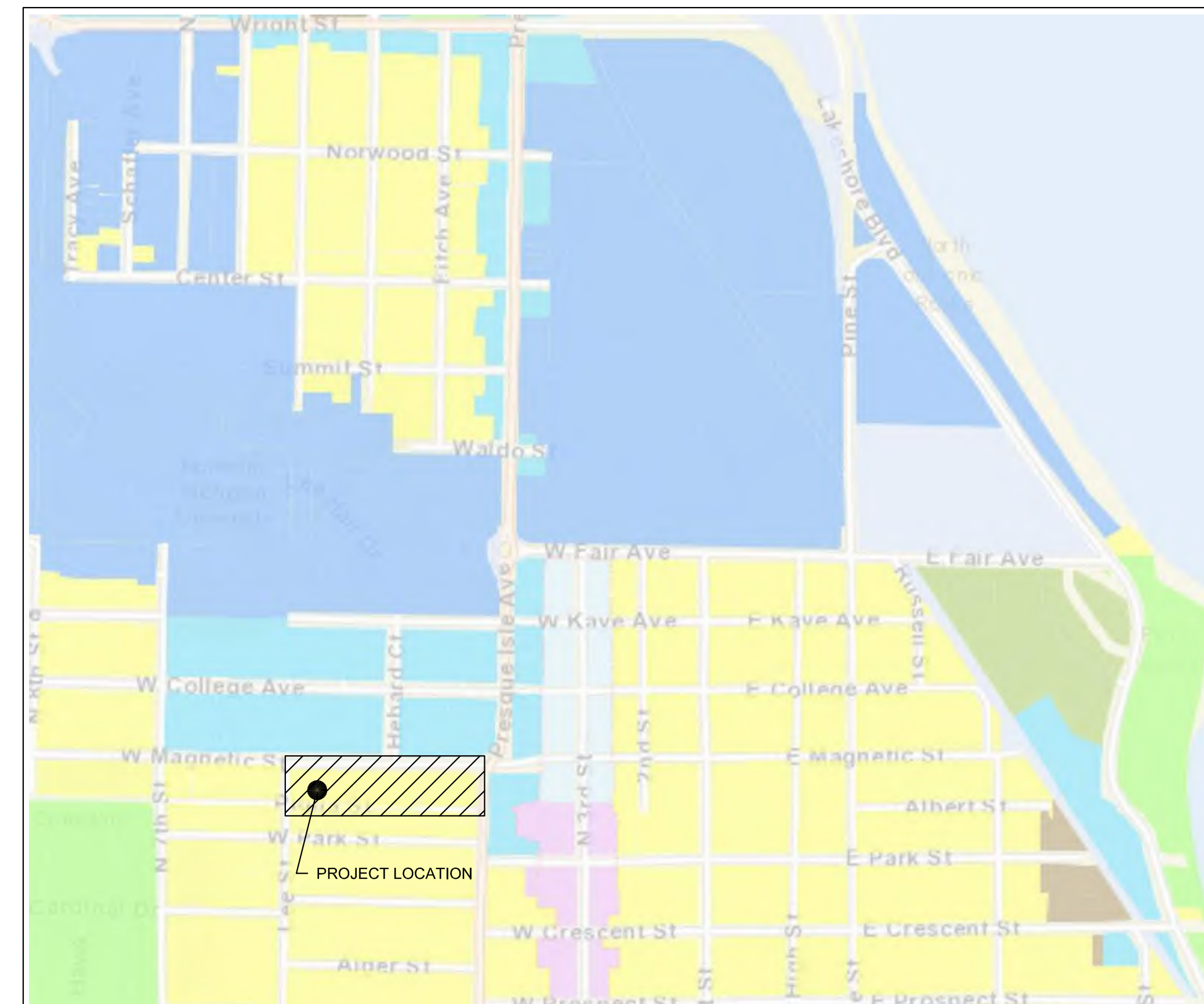
CITY OF MARQUETTE,
MARQUETTE, MICHIGAN

WICKWIRE PROJECT NO.: 24042



SHEET INDEX

SHEET NO.	DRAWING NO.	DESCRIPTION
1	01-G-01	COVER
2	C-0	OVERALL EXISTING SITE SURVEY
3	C-0.1	PHASE 1 REMOVAL PLAN
4	C-0.2	PHASE 2 REMOVAL PLAN
5	C-01	OVERALL SITE PLAN
6	C-01.1	PHASE 1 SITE PLAN
7	C-01.2	PHASE 2 SITE PLAN
8	C-02.1	PHASE 1 GRADING/STORM PLAN
9	C-02.2	PHASE 2 GRADING/STORM PLAN
10	C-03.1	PHASE 1 UTILITY PLAN
11	C-03.2	PHASE 2 UTILITY PLAN
12	C-04.1	PHASE 1 LANDSCAPING PLANS
13	C-04.2	PHASE 2 LANDSCAPING PLANS
14	C-05.1	PHASE 1 ELEVATION PROFILE VIEWS
15	C-05.2	PHASE 1 UTILITY PROFILE VIEWS
16	D-1	DETAILS
17	AS-101	ARCHITECTURAL SITE PLAN
18	AS-102	SITE SECTIONS
19	A-101	UNIT FLOOR PLANS
20	A-102	UNIT FLOOR PLANS
21	A-501	BUILDING ELEVATIONS
22	A-501	CONCEPT RENDERINGS ARCHITECTURAL DETAILS
23	A-502	CONCEPT RENDERINGS ARCHITECTURAL DETAILS
24	S-1	ALTA/NSPS LAND TITLE SURVEY
25	S-6	ALTA/NSPS LAND TITLE SURVEY



PREPARED FOR:
OWNER

VERIDEA GROUP

857 W. WASHINGTON ST.
SUITE 301, MARQUETTE, MI 49855

ARCHITECT & MEP ENGINEERING
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840 OTTAWA AVE NW
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SFREDRICKS@INTARCH.COM

CIVIL ENGINEER
BRIAN SAVOLAINEN
MI PROFESSIONAL ENGINEER NO. 6201040601
WICKWIRE, PC.
715 SELDEN RD.
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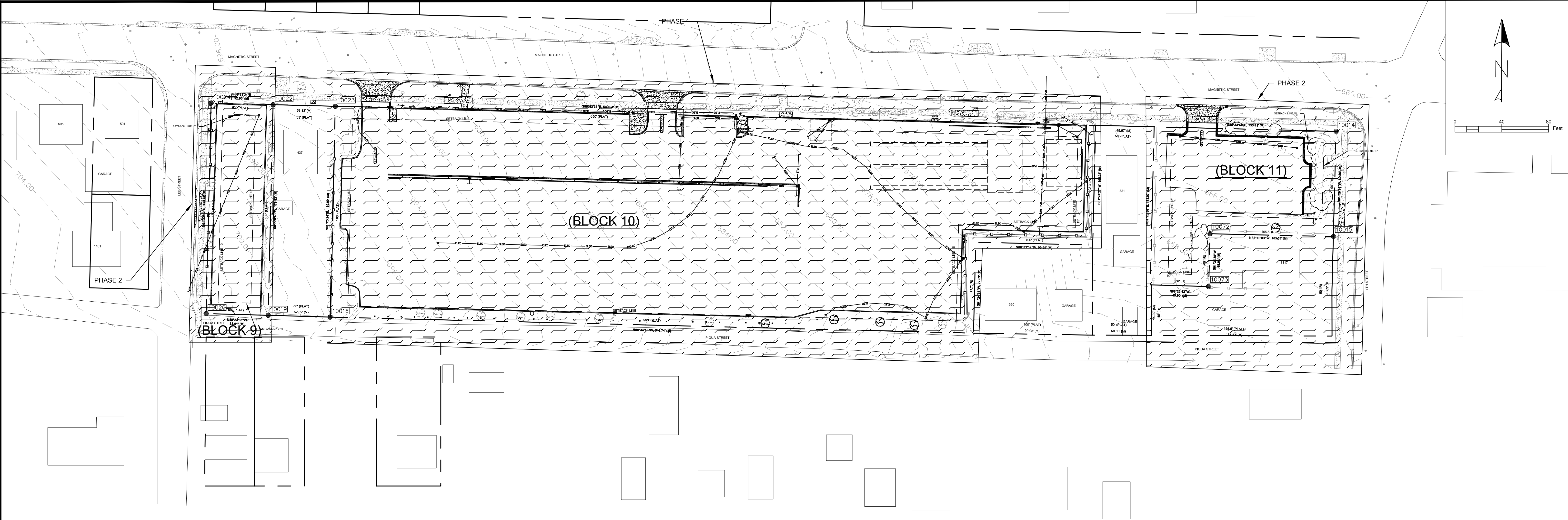
SURVEYOR
STACEY BLUSE
MICHIGAN PROFESSIONAL SURVEYOR NO. 4001050429
TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC
830 WEST WASHINGTON STREET
MARQUETTE, MICHIGAN 49855
(906) 228-5125
SBLUSE@TRIMEDIAEE.COM

PREPARED BY:

**WICKWIRE, P.C.
715 SELDEN RD
IRON RIVER, MI 49935
906.265.9865**



					DWG. NO. 01-G-01
	2	5/5/25		REVIEW	
1	4/22/25		REVIEW		SHEET NO. 1



BLOCK 9

BEAL'S ADDITION W 19.1' OF LOT 4 & ALL OF LOTS 6 COLLEGE HEIGHTS ADDITION LOTS 61 THRU 72, LOTS 97 THRU 120, LOT 148, LOTS 150 THRU 153, LOTS 160 THRU 163, LOT 165 AND VAC LEE ST ADJ TO LOTS 61, 108 AND 109. NORMAL ADDITION LOTS 1 THRU 3, N 102.3' OF LOT

BLOCK 10

BEAL'S ADDITION W 19.1' OF LOT 4 & ALL OF LOTS 6 COLLEGE HEIGHTS ADDITION LOTS 61 THRU 72, LOTS 97 THRU 120, LOT 148, LOTS 150 THRU 153, LOTS 160 THRU 163, LOT 165 AND VAC LEE ST ADJ TO LOTS 61, 108 AND 109. NORMAL ADDITION LOTS 1 THRU 3, N 102.3' OF LOT

BLOCK 11

BEAL'S ADDITION W 19.1' OF LOT 4 & ALL OF LOTS 6 COLLEGE HEIGHTS ADDITION LOTS 61 THRU 72, LOTS 97 THRU 120, LOT 148, LOTS 150 THRU 153, LOTS 160 THRU 163, LOT 165 AND VAC LEE ST ADJ TO LOTS 61, 108 AND 109. NORMAL ADDITION LOTS 1 THRU 3, N 102.3' OF LOT

ZONING NOTES

REQUIRED SETBACKS:
FRONT: 10 FEET (PER INITIAL PUD REQUEST)
SIDE: 15 FEET (30 FEET MIN. TOTAL 2 SIDES)
BACK: 10 FEET (PER INITIAL PUD REQUEST)

SETBACKS ARE BASED ON A MAXIMUM BUILDING HEIGHT OF 36.5'.

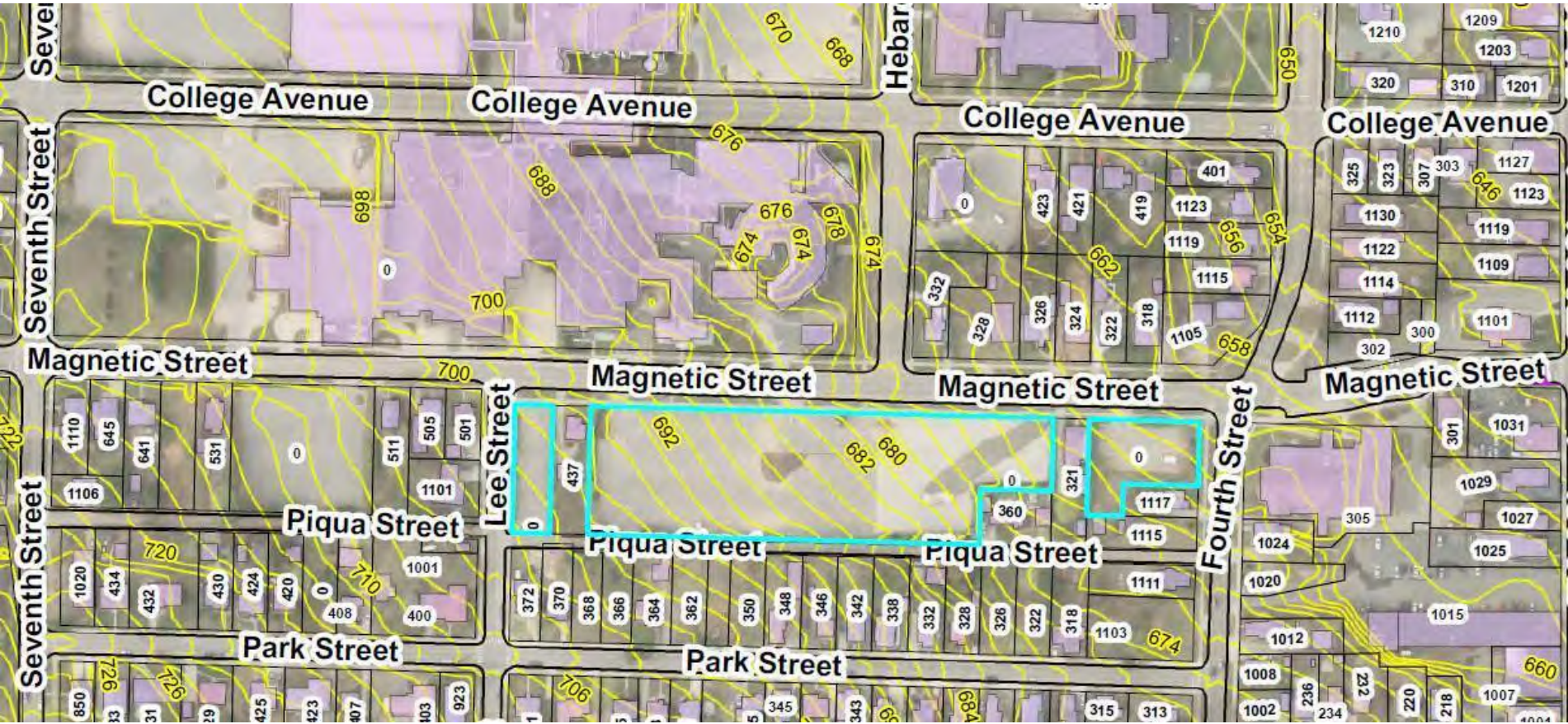
ZONING DISTRICT: PUD (PLANNED UNIT DEVELOPMENT DISTRICT)

PROPOSED USE: TOWNHOMES

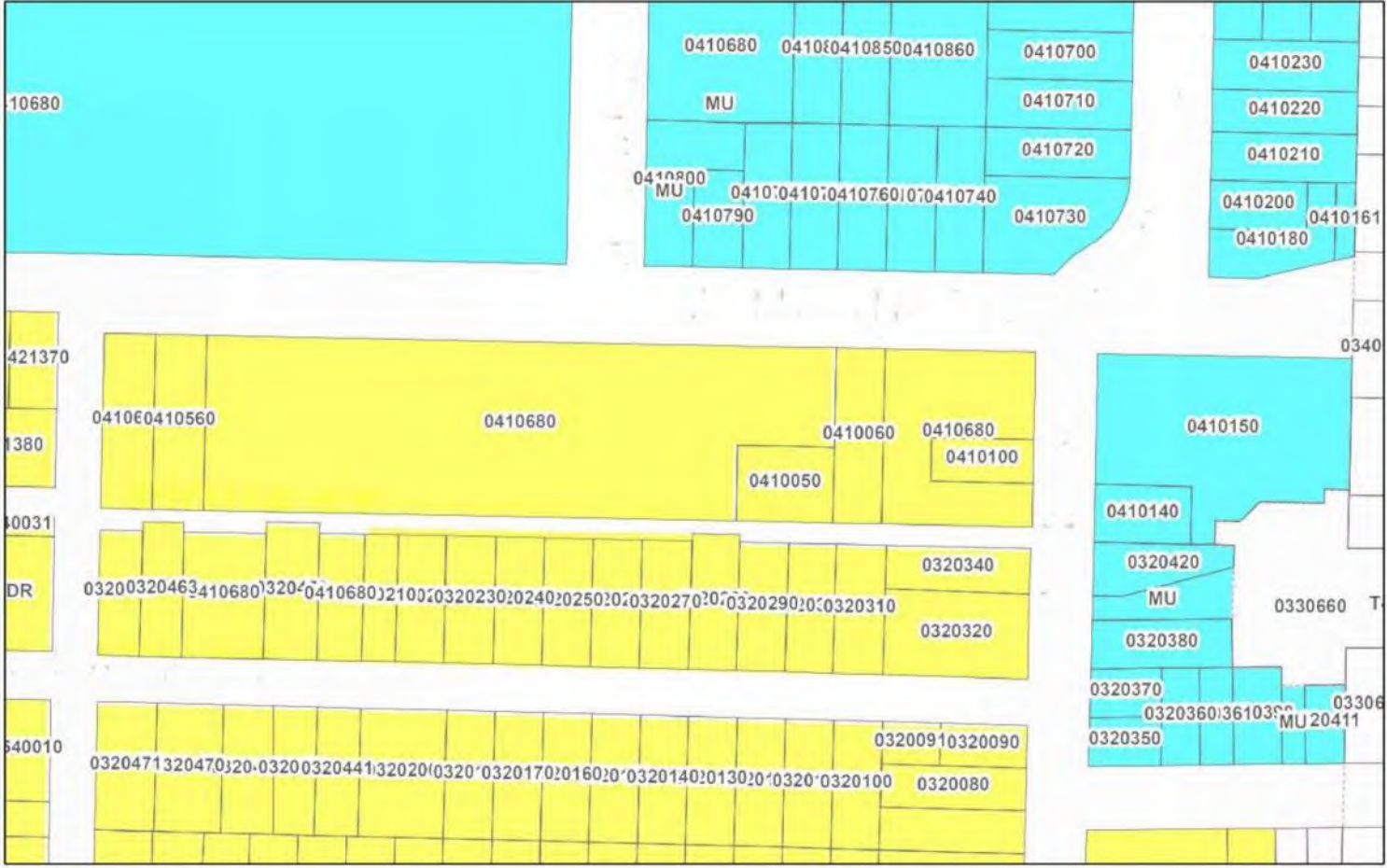
ADJACENT ZONING: NORTH: MIXED USE DISTRICT
EAST: MEDIUM DENSITY DISTRICT
WEST: MIXED USE DISTRICT
SOUTH: MEDIUM DENSITY DISTRICT

PARCEL SIZE: 9,525 SFT (0.22 ACRES - BLOCK 9)
109,173 SFT (2.51 ACRES - BLOCK 10)
16,221 SFT (0.37 ACRES - BLOCK 11)

CURRENT LAND USE:
501 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
437 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
321 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
330 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
326 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
322 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
318 MAGNETIC ST: RESIDENTIAL SINGLE FAMILY
1105 PRESQUE ISLE AVE: RESIDENTIAL SINGLE FAMILY
360 PIQUA ST: RESIDENTIAL SINGLE FAMILY
SOUTH OF PIQUA: RESIDENTIAL SINGLE FAMILY
NORTH OF MAGNETIC, WEST OF HEBARD CT: PLANNED UNIT DEVELOPMENT



City of Marquette



May 2, 2025
City Limit
Parcel
Zoning Districts (Aug 2024)
MDR - Medium Density Residential District
MU - Mixed-Use District
T5 - Third Street Corridor Subdistrict
T4 - Third Street Corridor Subdistrict
TSC - Third Street Corridor



OVERALL EXISTING SITE SURVEY/PHASING

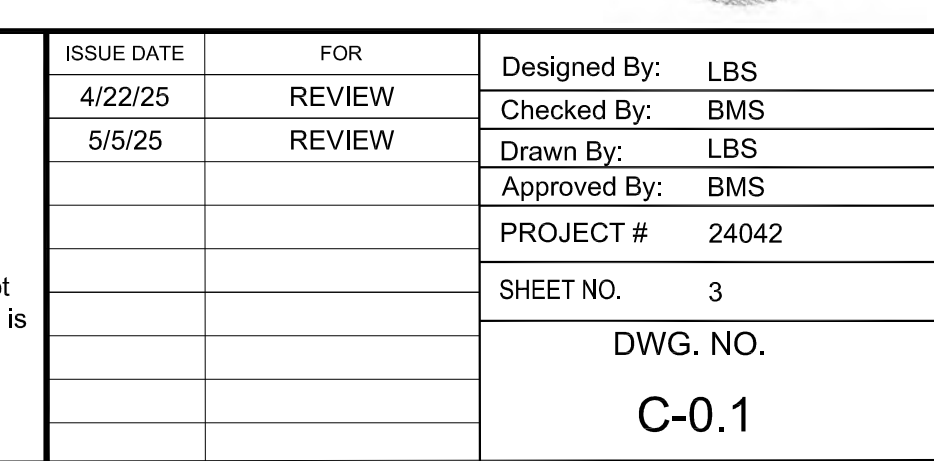
MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

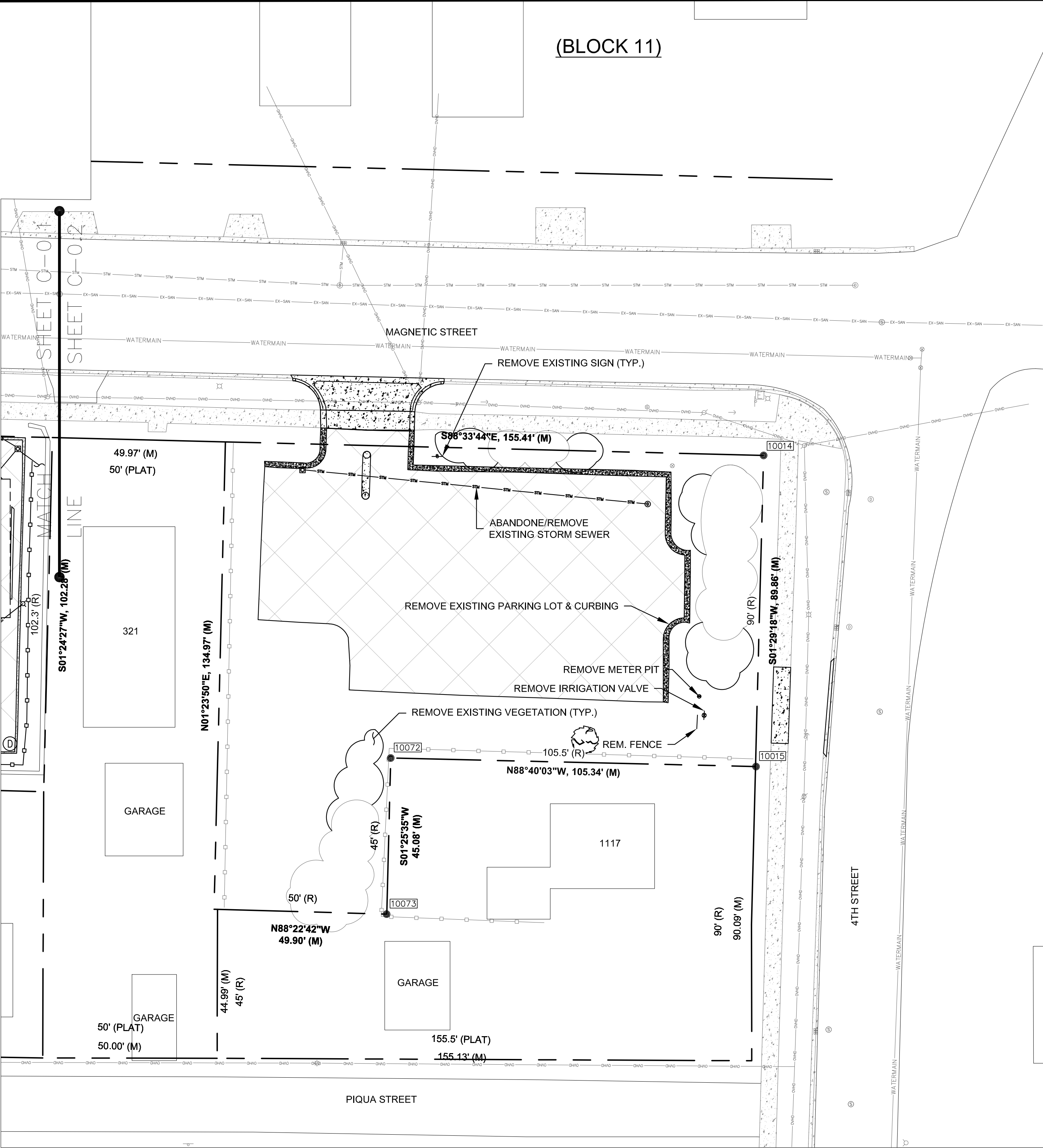
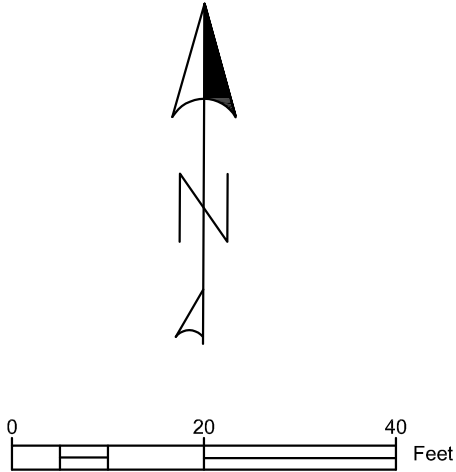
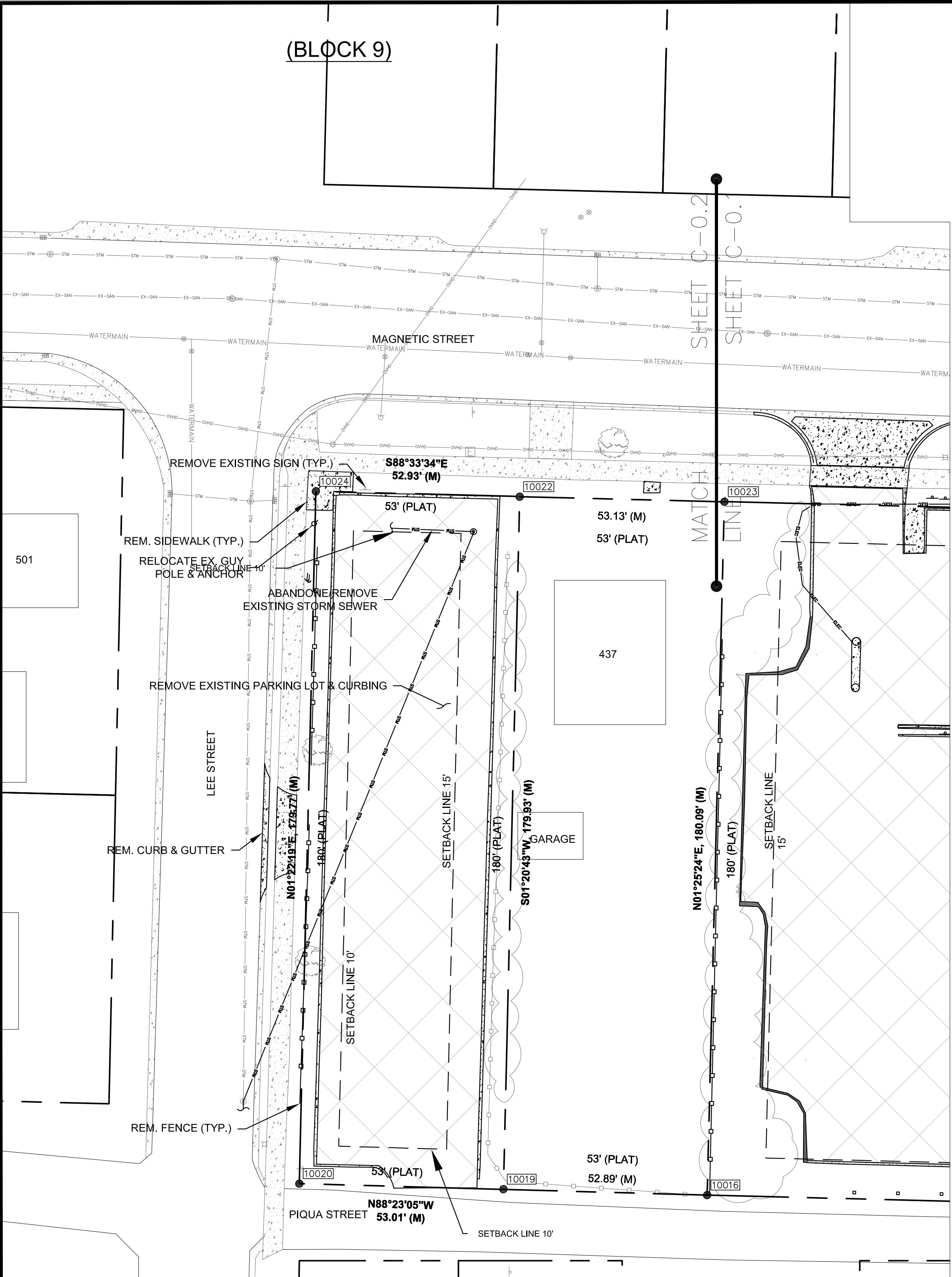


WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

Attention: 1"
If this scale bar does not
measure 1" then drawing is
not original scale.

ISSUE DATE	FOR	Designed By:
4/22/25	REVIEW	LBS
5/5/25	REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 24042
		SHEET NO. 2
		DWG. NO. C-0





PHASE 2 REMOVAL PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

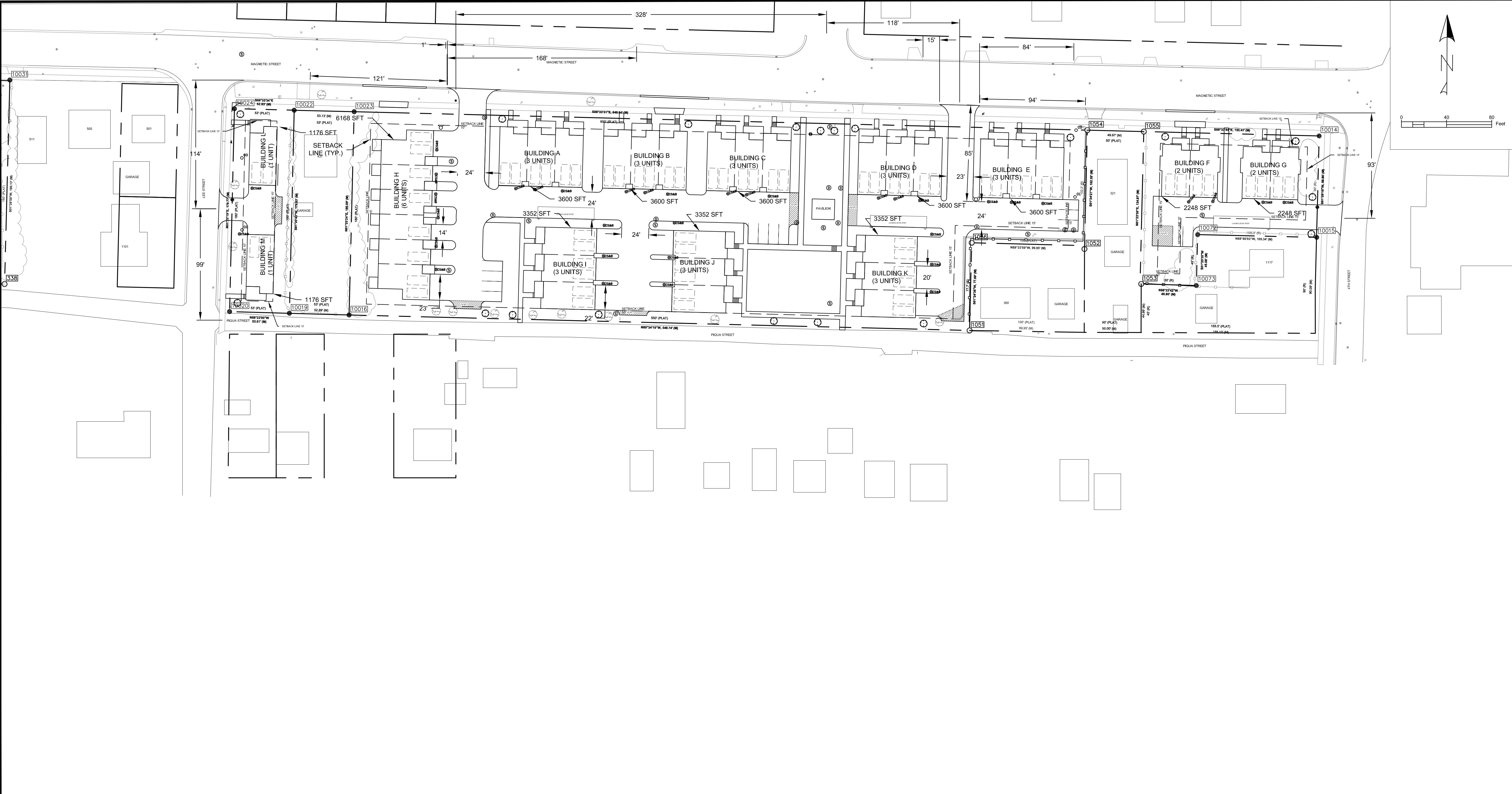


Attention: 1" = 40'

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ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By: LBS
Checked By: BMS
Drawn By: LBS
Approved By: BMS
PROJECT # 24042
SHEET NO. 4
DWG. NO. C-0.2



NOTE:
ALL UTILITY CONSTRUCTION WORK TO BE ACCEPTED BY THE CITY OF MARQUETTE INTO THEIR UTILITY SYSTEM AND WORK DONE IN PUBLIC RIGHT OF WAY OR EASEMENT MUST BE DONE IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF TRANSPORTATION AND CITY OF MARQUETTE STANDARDS AND SPECIFICATIONS.

ALL PROPOSED WATER AND SEWER CONSTRUCTION SHALL CONFORM TO CURRENT EDITION OF THE TEN STATES STANDARDS.

ALL WATER AND SEWER UTILITIES OUTSIDE OF THE CITY RIGHT OF WAYS OR EASEMENTS ARE PRIVATELY OWNED AND MAINTAINED.

NOTE:
BLOCK 9 TOTAL FLOOR AREA: 1,176+1,176 = 2,352 SFT
GROUND COVER RATIO: 2,352 / 9,525 = 24.7%

BLOCK 10 TOTAL FLOOR AREA: 6168+3352+3352+3352+3600+3600+3600+3600 = 30,624 SFT
GROUND COVER RATIO: 30,624 / 109,173 = 28.1%

BLOCK 11 TOTAL FLOOR AREA: 2248+2248 = 4,496 SFT
GROUND COVER RATIO: 4,496 / 16,221 = 27.7%



OVERALL SITE PLAN

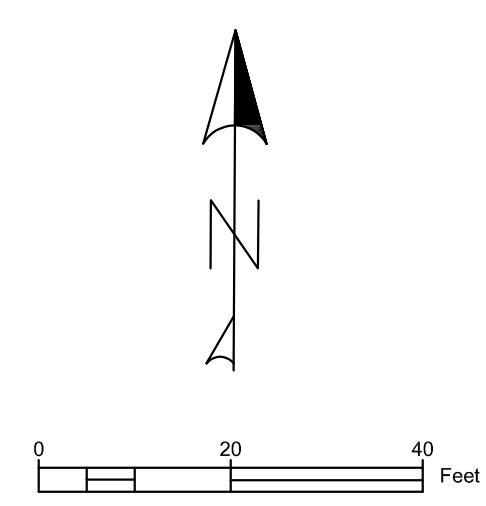
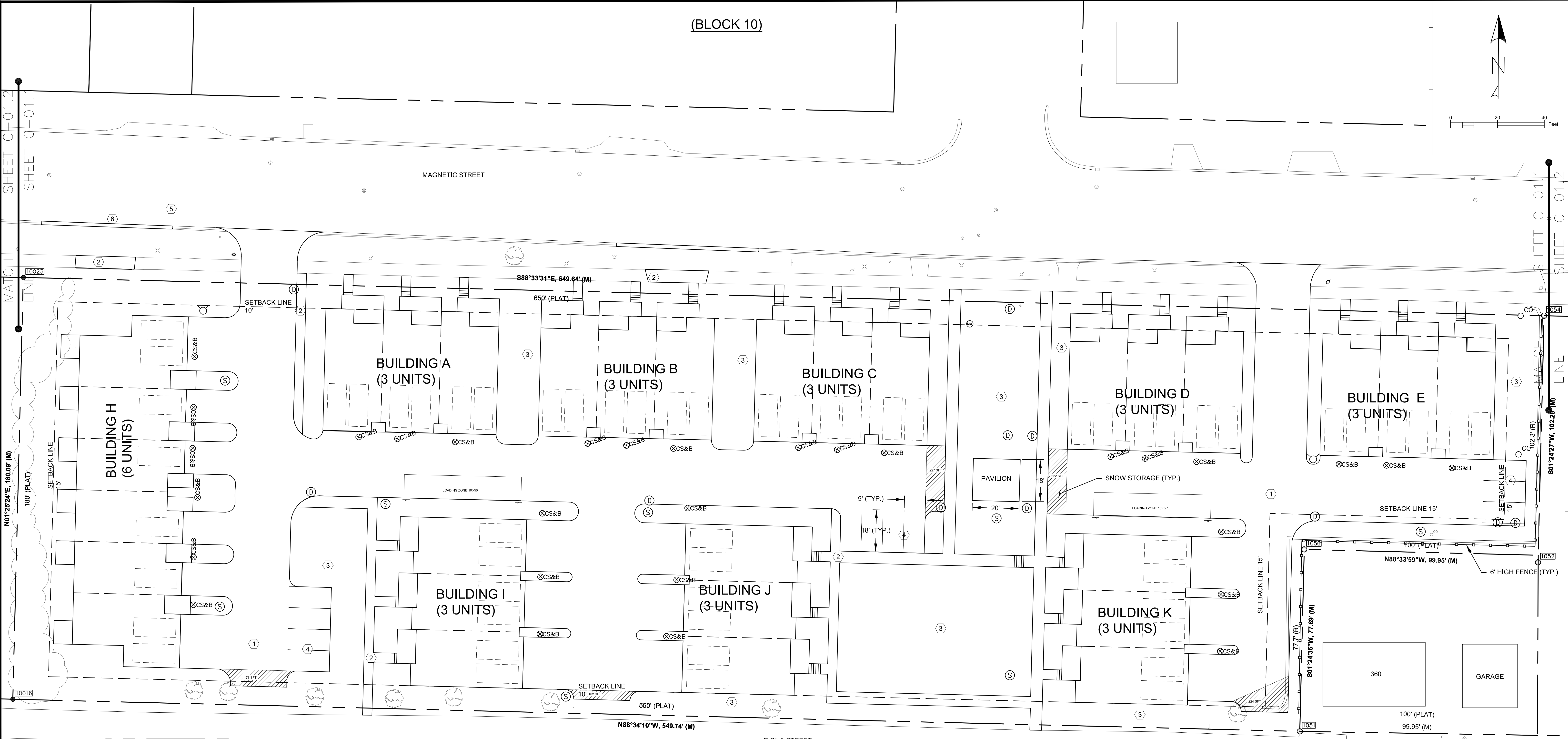
MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT



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715 Selden Road
Iron River, MI 49935
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wickwiresolutions.com

Attention: 1" = 40' = 1600"

ISSUE DATE	FOR	Designed By:
4/22/25	REVIEW	LBS
5/5/25	REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 24042
		SHEET NO. 5
		DWG. NO. C-01



PARKING CALC'S REQUIRED:
6-UNIT BUILDING: 2 SPACES PER UNIT = 12 SPACES EACH
3-UNIT BUILDINGS: 1.5 SPACES PER UNIT = 5 SPACES EACH
PARKING MAXIMUM: 52 (TOTAL) x 20% = +10 SPACES

ACTUAL:
6-UNIT BUILDING: 8 (GARAGE) + 4 (SPACES) = 12 SPACES
3-UNIT BUILDING (8X): 8 (GARAGE) = 48 SPACES

SNOW STORAGE CALC'S REQUIRED:
10% OF PARKING STALL AREA: 48 * (9*18)*10% = 777.6 SFT

ACTUAL:
178 + 102 + 227 + 222 + 224 = 953 SFT

- KEYNOTES**
- 1. Contractor shall construct the roads and parking with a min. 12" Subbase (3"minus), 8" Aggregate Base and 3 1/2" HMA Surface
 - 2. Contractor shall provide 4" concrete sidewalk and monolithic sidewalk (when adjacent to parking lot) with a curb height 6".
 - 3. Contractor shall provide 4" topsoil and seeding for all landscape areas and disturbed areas.
 - 4. Contractor shall provide 4" yellow pavement marking stalls (Typ.)
 - 5. Contractor shall remove and replace roadway inkind in disturbed area. Maintain access during water and sewer construction.
 - 6. Contractor shall match existing and adjacent curb.

NOTE:
SEE ARCHITECTURAL PLANS FOR BUILDING DESIGN.



PHASE 1 SITE PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

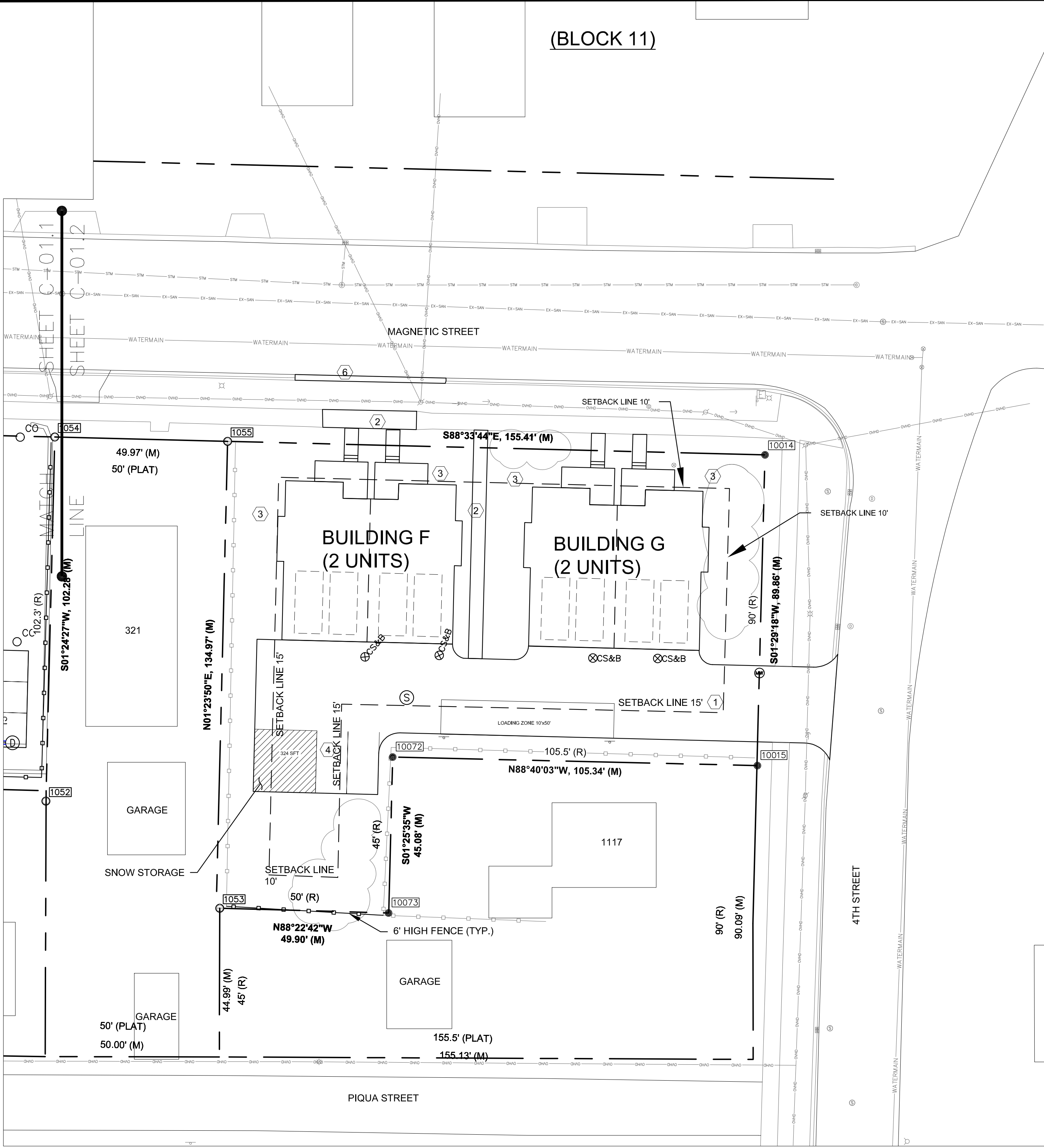
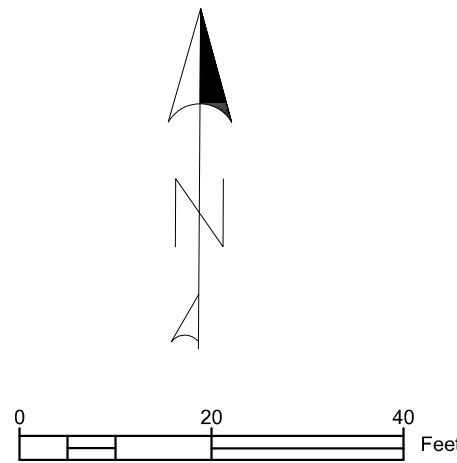
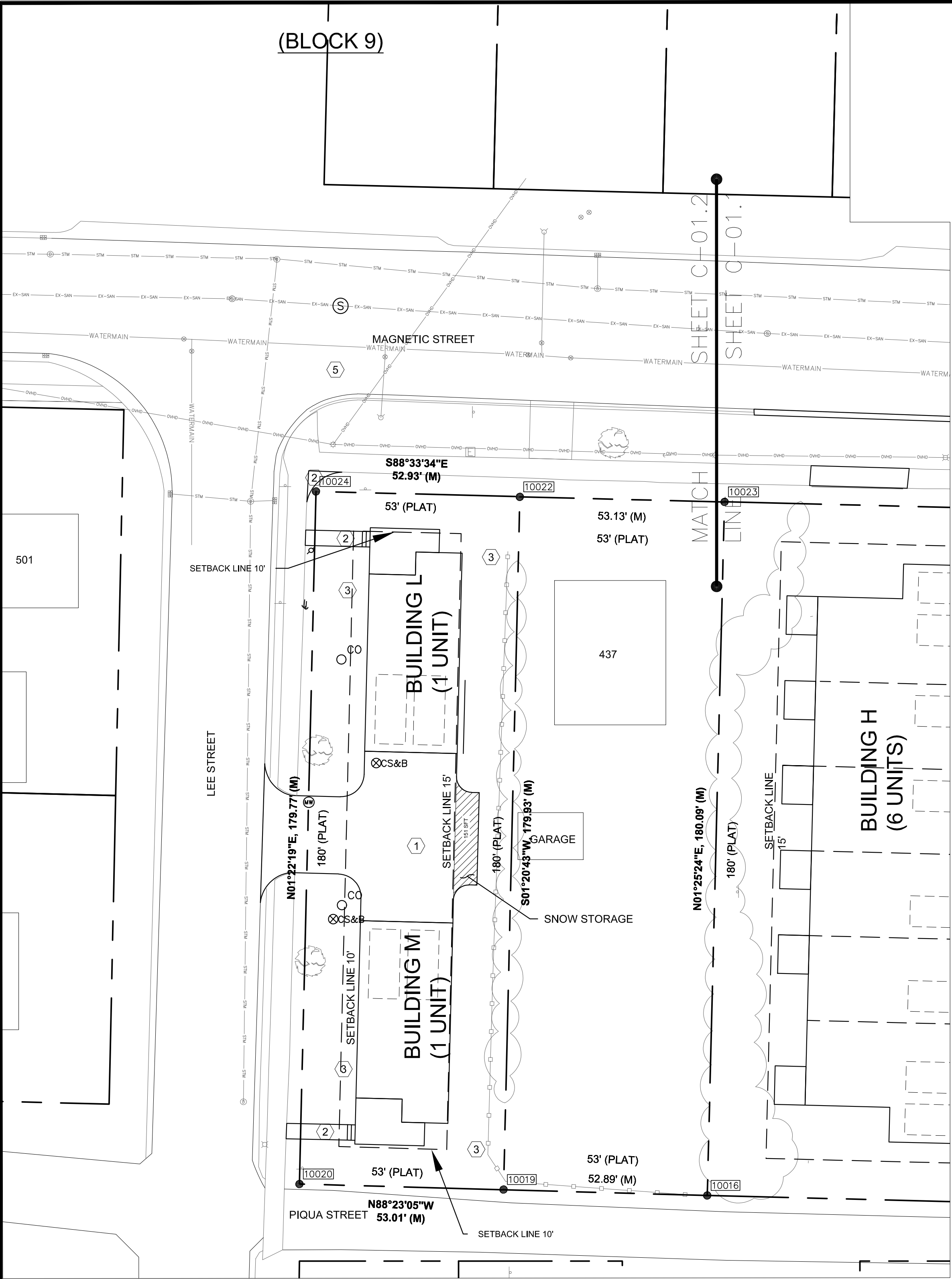


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ISSUE DATE	FOR	Designed By:
4/22/25	REVIEW	LBS
5/5/25	REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 24042
		SHEET NO. 6
		DWG. NO. C-01.1



KEYNOTES

PARKING CALC'S
REQUIRED:
1-UNIT BUILDING: 2 SPACES PER UNIT = 2 SPACES EACH
2-UNIT BUILDINGS: 2 SPACES PER UNIT = 4 SPACES EACH
PARKING MAXIMUM: 8 (TOTAL) 20% = +2 SPACES

ACTUAL:
1-UNIT BUILDING (2X): 2 (GARAGE) = 4 SPACES
2-UNIT BUILDING (2X): 4 (GARAGE) + 2 SPACES = 10 SPACES

SNOW STORAGE CALC'S
REQUIRED:
BLOCK 9: 10% OF PARKING STALL AREA: 4 (9'x18')x10% = 64.8 SFT
BLOCK 11: 10% OF PARKING STALL AREA: 10 (9'x18')x10% = 162 SFT

ACTUAL:
BLOCK 9: 151 SFT
BLOCK 11: 324 SFT

1. Contractor shall construct the roads and parking with a min. 12" Subbase (3"minus), 8" Aggregate Base and 3 1/2" HMA Surface
2. Contractor shall provide 4" concrete sidewalk and monolithic sidewalk (when adjacent to parking lot) with a curb height 6".
3. Contractor shall provide 4" topsoil and seeding for all landscape areas and disturbed areas.
4. Contractor shall provide 4" yellow pavement marking stalls (Typ.)
5. Contractor shall remove and replace roadway inkind in disturbed area. Maintain access during water and sewer construction.
6. Contractor shall match existing and adjacent curb.



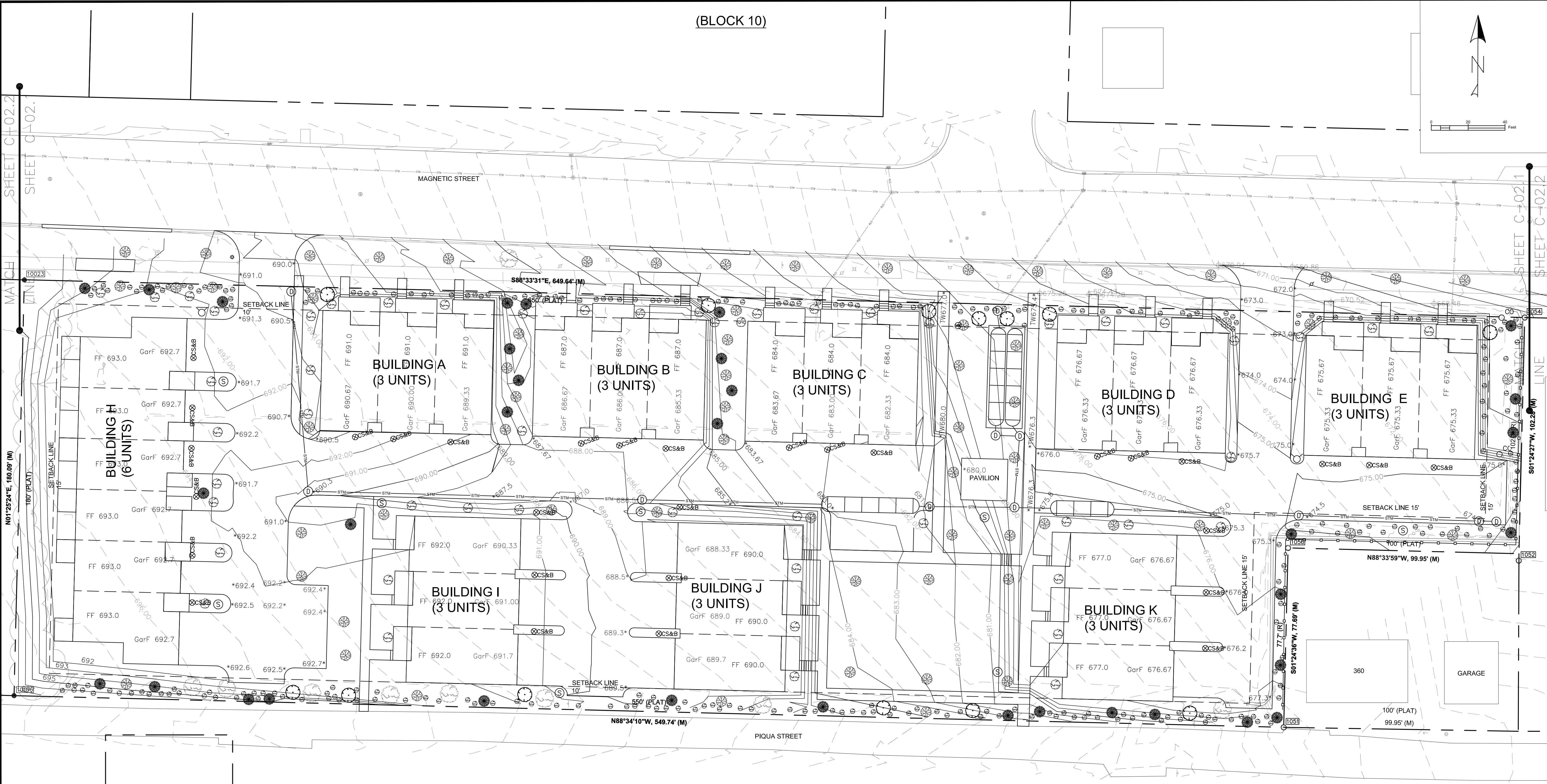
PHASE 2 SITE PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

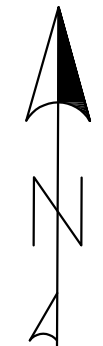


Attention: 1" = 40' (if this scale bar does not measure 1" then drawing is not original scale.)

ISSUE DATE	FOR	Designed By:
4/22/25	REVIEW	LBS
5/5/25	REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 24042
		SHEET NO. 7
		DWG. NO. C-01.2



(BLOCK 10)



0 20 40 Feet

NOTE: PATIO'S SHALL NOT EXCEED 30" AGL.

NOTE: NO GRADING SHALL OCCUR OUTSIDE OF PROPERTY LIMITS.



PHASE 1 GRADING/STORM PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

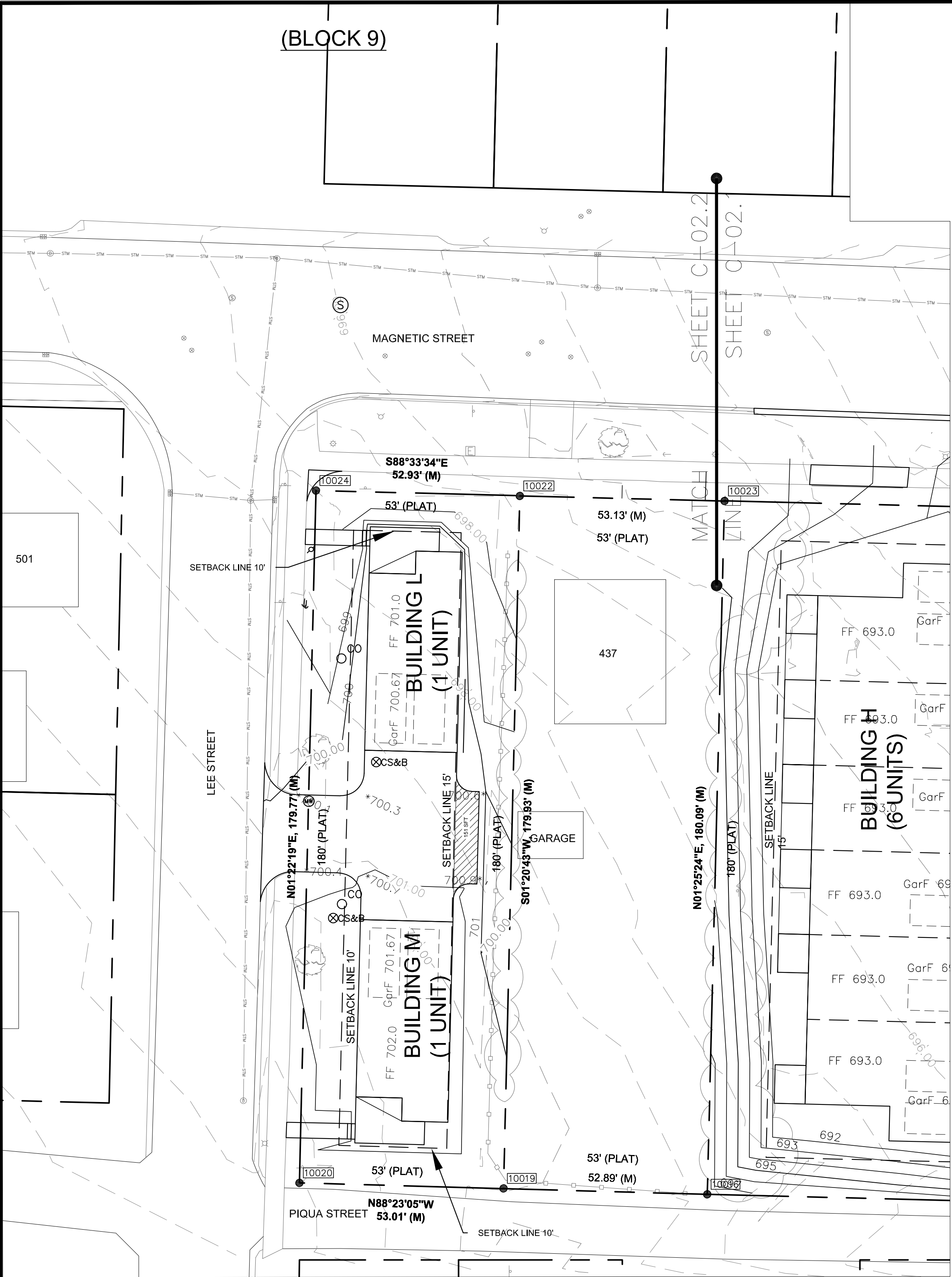


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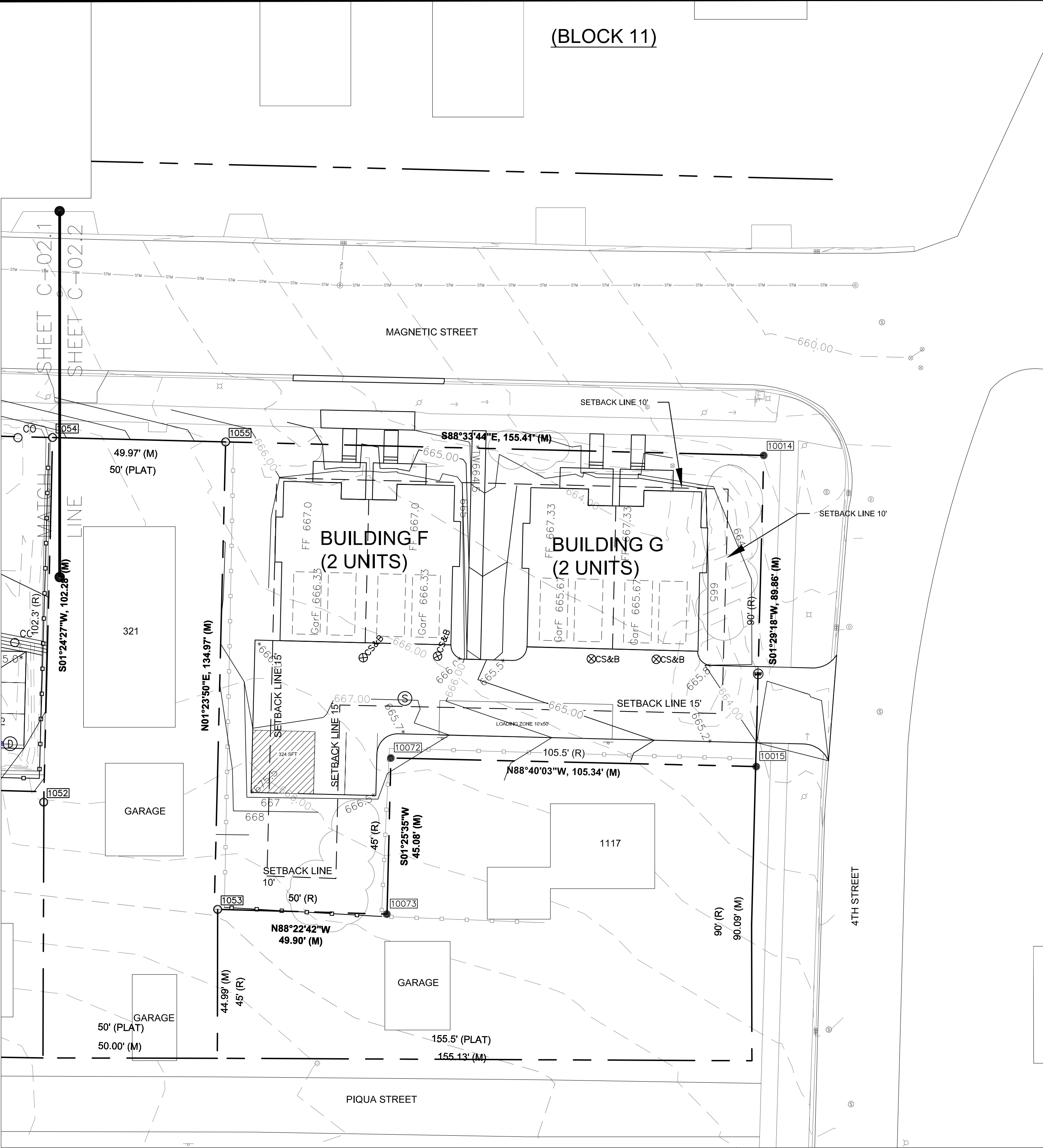
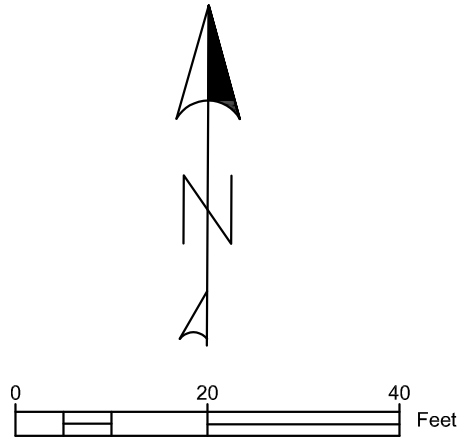
Attention: 1"
If this scale bar does not
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not original scale.

ISSUE DATE	FOR
4/22/25	REVIEW
5/5/25	REVIEW

Designed By:	LBS
Checked By:	BMS
Drawn By:	LBS
Approved By:	BMS
PROJECT #	24042
SHEET NO.	8
DWG. NO.	C-02.1



NOTE: PATIO'S SHALL NOT EXCEED 30" AGL.



NOTE: PATIO'S SHALL NOT EXCEED 30" AGL.



NOTE: NO GRADING SHALL OCCUR OUTSIDE OF PROPERTY LIMITS.



PHASE 2 GRADING/STORM PLAN

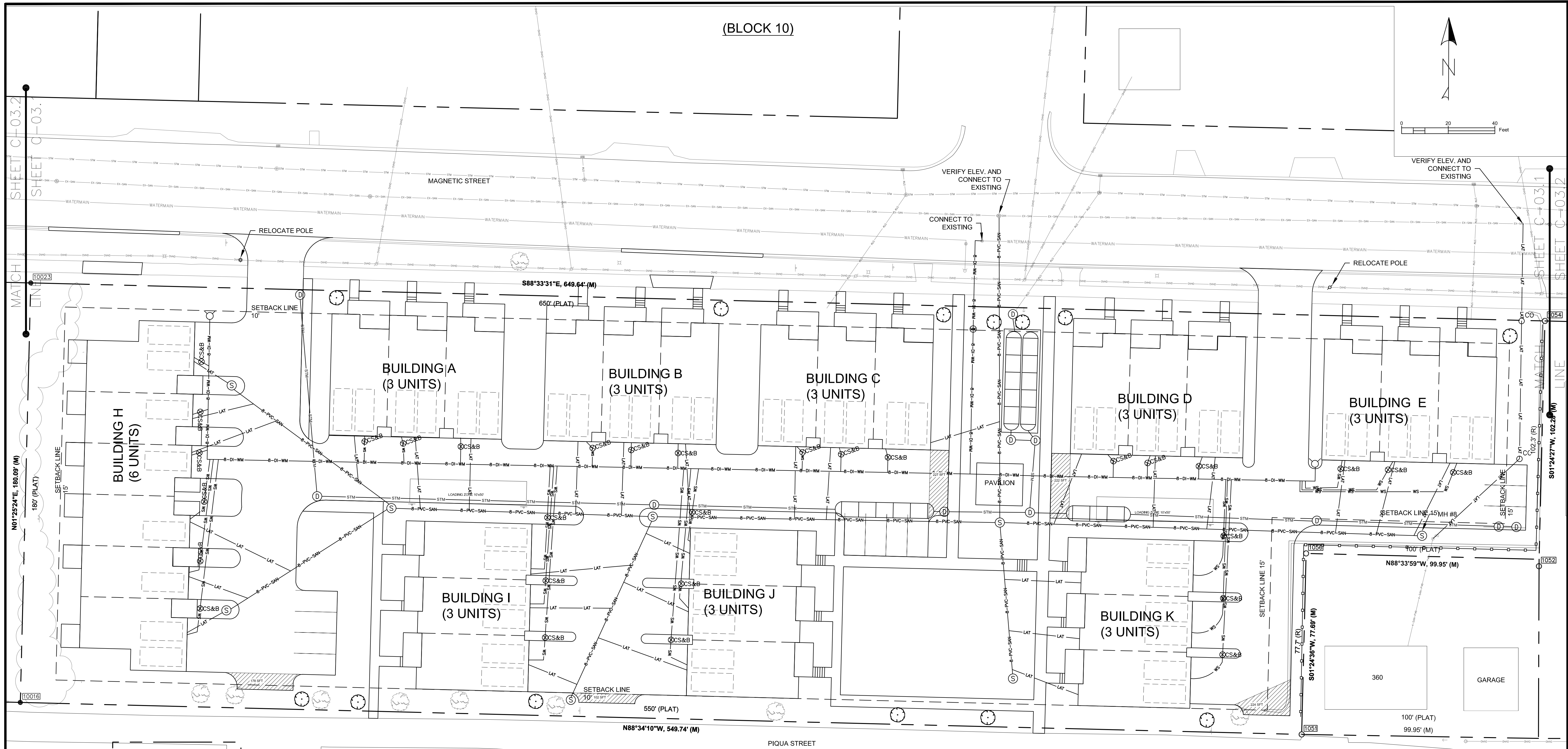
MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT



WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

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ISSUE DATE	FOR	Designed By:
4/22/25	REVIEW	LBS
5/5/25	REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 24042
		SHEET NO. 9
		DWG. NO. C-02.2



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LEGEND	
	EX. WATERMAIN (CITY)
	EX. NATURAL GAS (DTE)
	PROPOSED NATURAL GAS (DTE)
	PROPOSED 6" SANITARY LATERAL (PRIVATE)
	PROPOSED 8" SANITARY SEWER (PRIVATE)
	EX. SANITARY SEWER (CITY)
	EX. OVERHEAD POWER (MBLP)
	PROPOSED UNDERGROUND POWER (PRIVATE)
	PROPOSED STORM SEWER (PRIVATE)
	PROPERTY BOUNDARY
	PROPOSED 6" WATERMAIN (PRIVATE)
	PROPOSED 8" WATERMAIN (PRIVATE)
	PROPOSED UTILITY POLE
	PROPOSED HYDRANT
	PROPOSED VALVE
	PROPOSED SAN. CLEANOUT
	PROPOSED SANITARY STRUCTURE
	PROPOSED CATCH BASIN



INTEGRATED
ARCHITECTURE



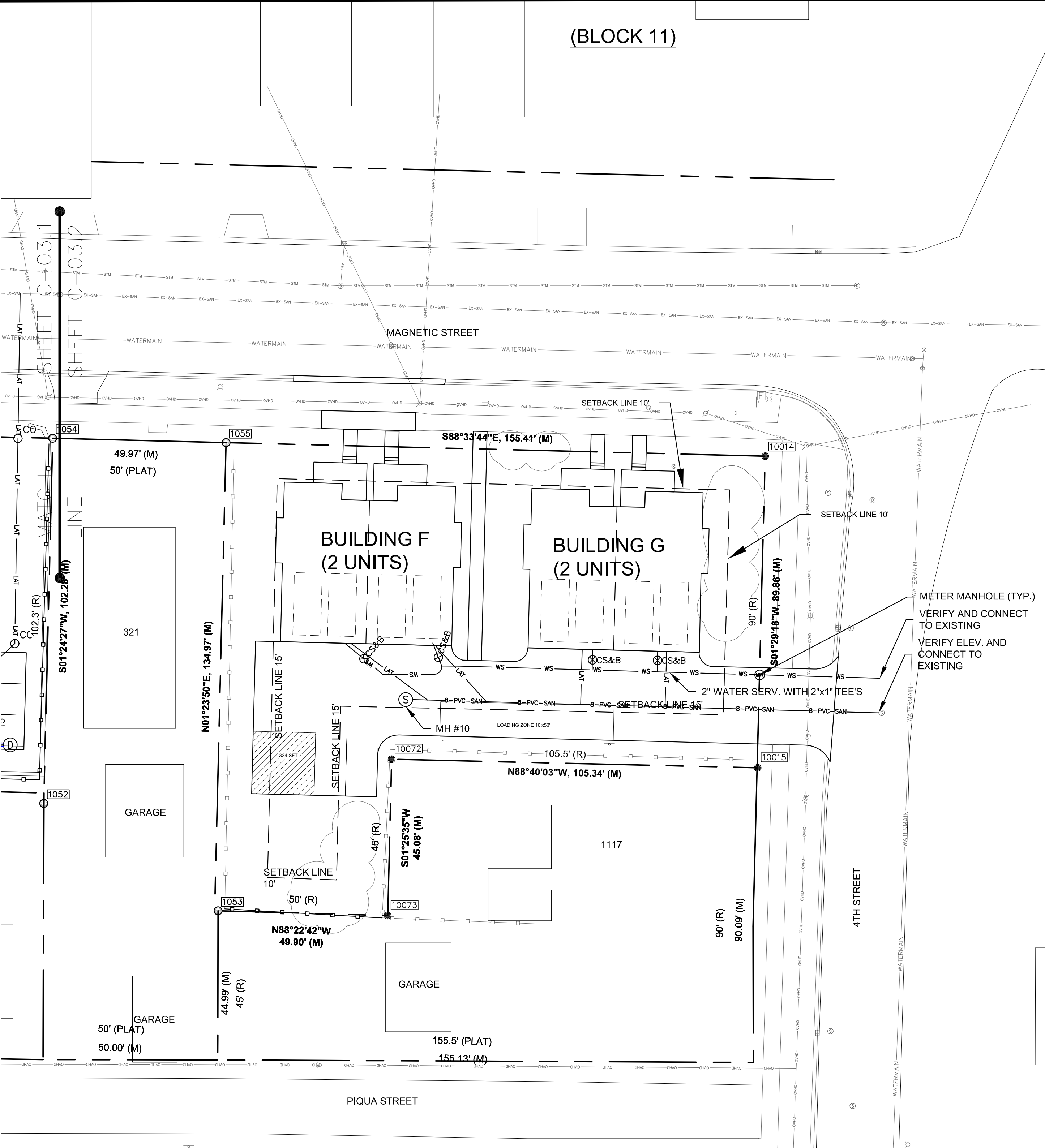
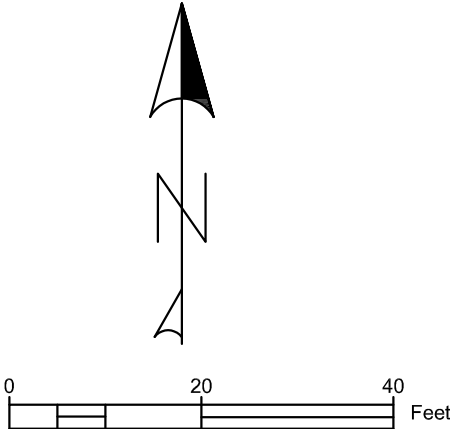
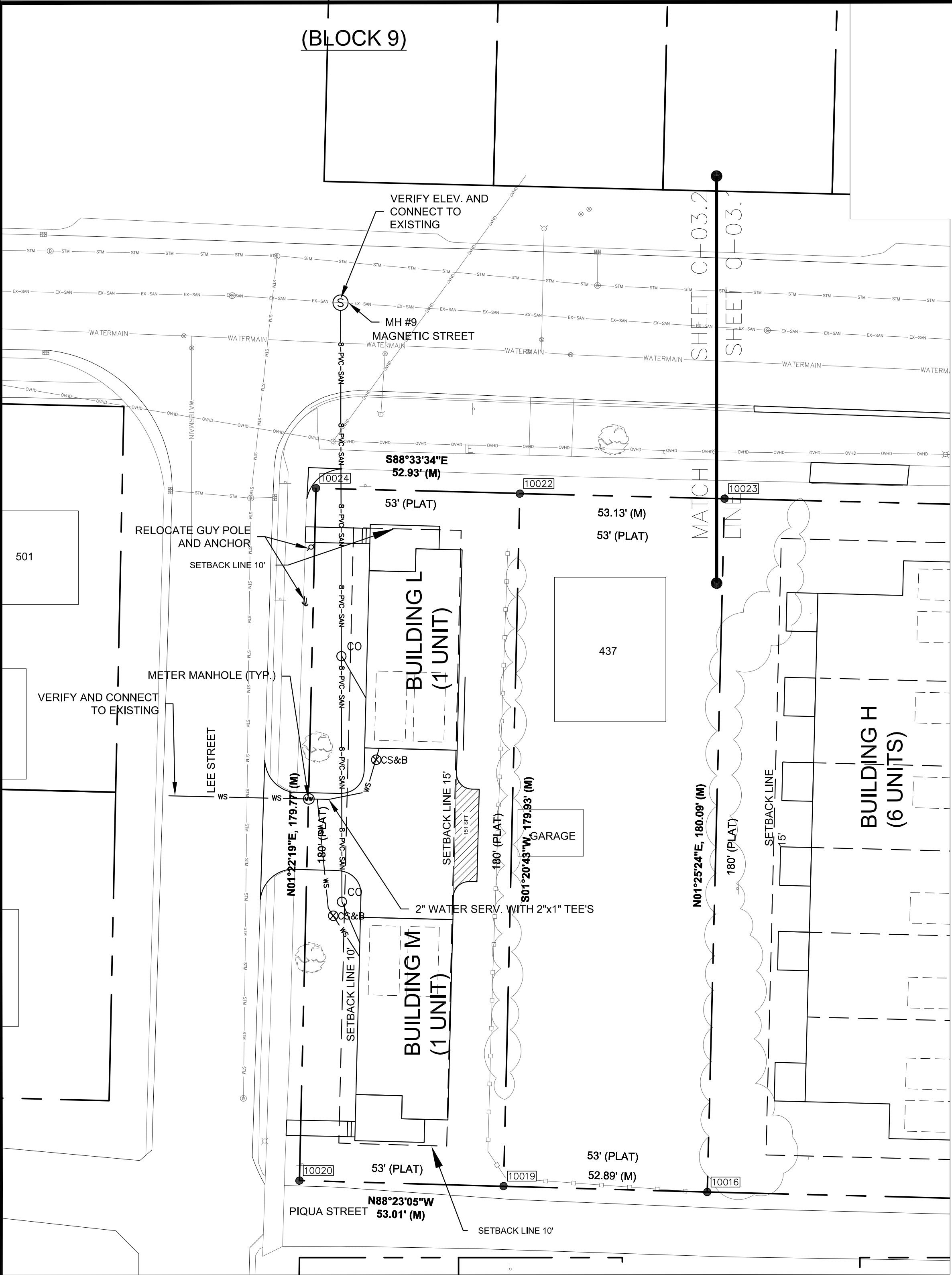
PHASE 1 UTILITY PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

WICKWIRE
WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

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ISSUE DATE	FOR	Designed By:	LBS
4/22/25	REVIEW	Checked By:	BMS
5/5/25	REVIEW	Drawn By:	LBS
		Approved By:	BMS
		PROJECT #	24042
		SHEET NO.	10
		DWG. NO.	C-03.1



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AND SEWER UTILITIES OUTSIDE OF THE CITY RIGHT OF WAY ARE PRIVATELY OWNED AND MAINTAINED.

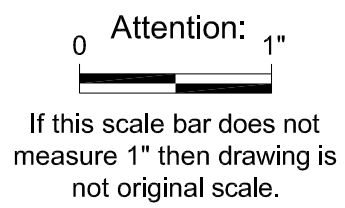


LEGEND	
	EX. WATERMAIN (CITY)
	EX. NATURAL GAS (DTE)
	PROPOSED NATURAL GAS (DTE)
	PROPOSED 8" SANITARY LATERAL (PRIVATE)
	PROPOSED 8" SANITARY SEWER (PRIVATE)
	EX. SANITARY SEWER (CITY)
	EX. OVERHEAD POWER (MBLP)
	PROPOSED UNDERGROUND POWER (PRIVATE)
	PROPOSED STORM SEWER (PRIVATE)
	PROPERTY BOUNDARY
	PROPOSED 6" WATERMAIN (PRIVATE)
	PROPOSED 8" WATERMAIN (PRIVATE)
	PROPOSED UTILITY POLE
	PROPOSED HYDRANT
	PROPOSED VALVE
	PROPOSED SAN. CLEANOUT
	PROPOSED SANITARY STRUCTURE
	PROPOSED CATCH BASIN

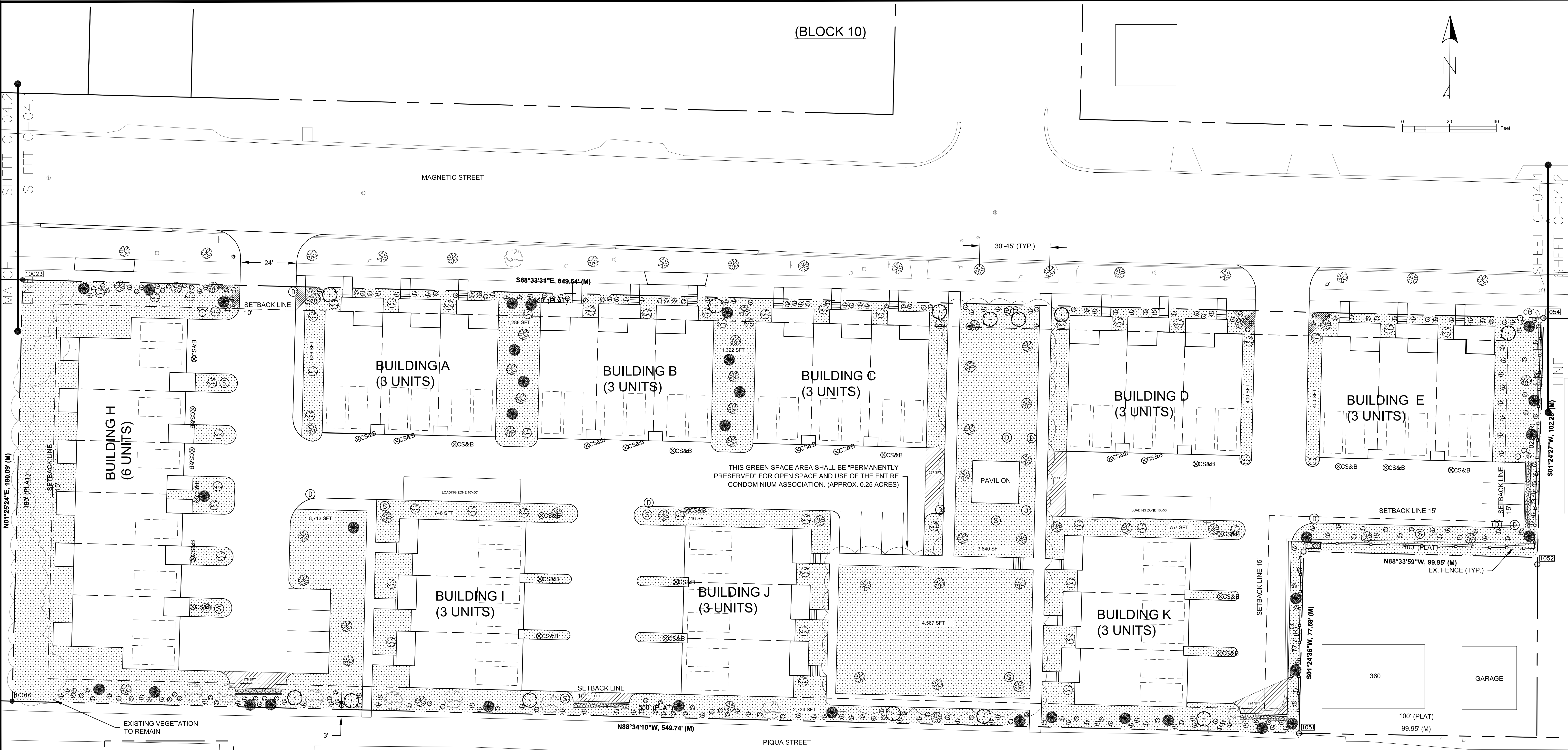


PHASE 2 UTILITY PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT



ISSUE DATE	FOR	Designed By:	LBS
4/22/25	REVIEW	Checked By:	BMS
5/5/25	REVIEW	Drawn By:	LBS
		Approved By:	BMS
		PROJECT #	24042
		SHEET NO.	11
		DWG. NO.	C-03.2



GREENSPACE CALC'S
REQUIRED (5%):
20,739 + 10,676 SFT X 0.05 = 1,571 SFT
(360 SFT EACH MIN)

ACTUAL:
746 + 746 + 757 = 2,249 SFT

FRONTAGE LANDSCAPING REQUIREMENTS:
SOUTH: 549.74'
DECIDUOUS/EVERGREEN: 14
ORNAMENTAL: 5
SHRUBS: 110

NORTH: 602.64'
DECIDUOUS/EVERGREEN: 15
ORNAMENTAL: 6
SHRUBS: 121

LANDSCAPING TOTALS:
DECIDUOUS/EVERGREEN: 83
ORNAMENTAL: 13
SHRUBS: 328

NOTE: ALL GREEN SPACE BUFFER YARDS AND LANDSCAPING WILL BE PERMANENTLY PRESERVED TO MAINTAIN BUFFERS BETWEEN ADJACENT PROPERTIES AND LAND USES. THE CONDOMINIUM ASSOCIATION WILL BE REQUIRED TO PROVIDE ANNUAL MAINTENANCE TO THESE AREAS AND RE-PLANT AS NECESSARY TO MAINTAIN BUFFER YARDS.

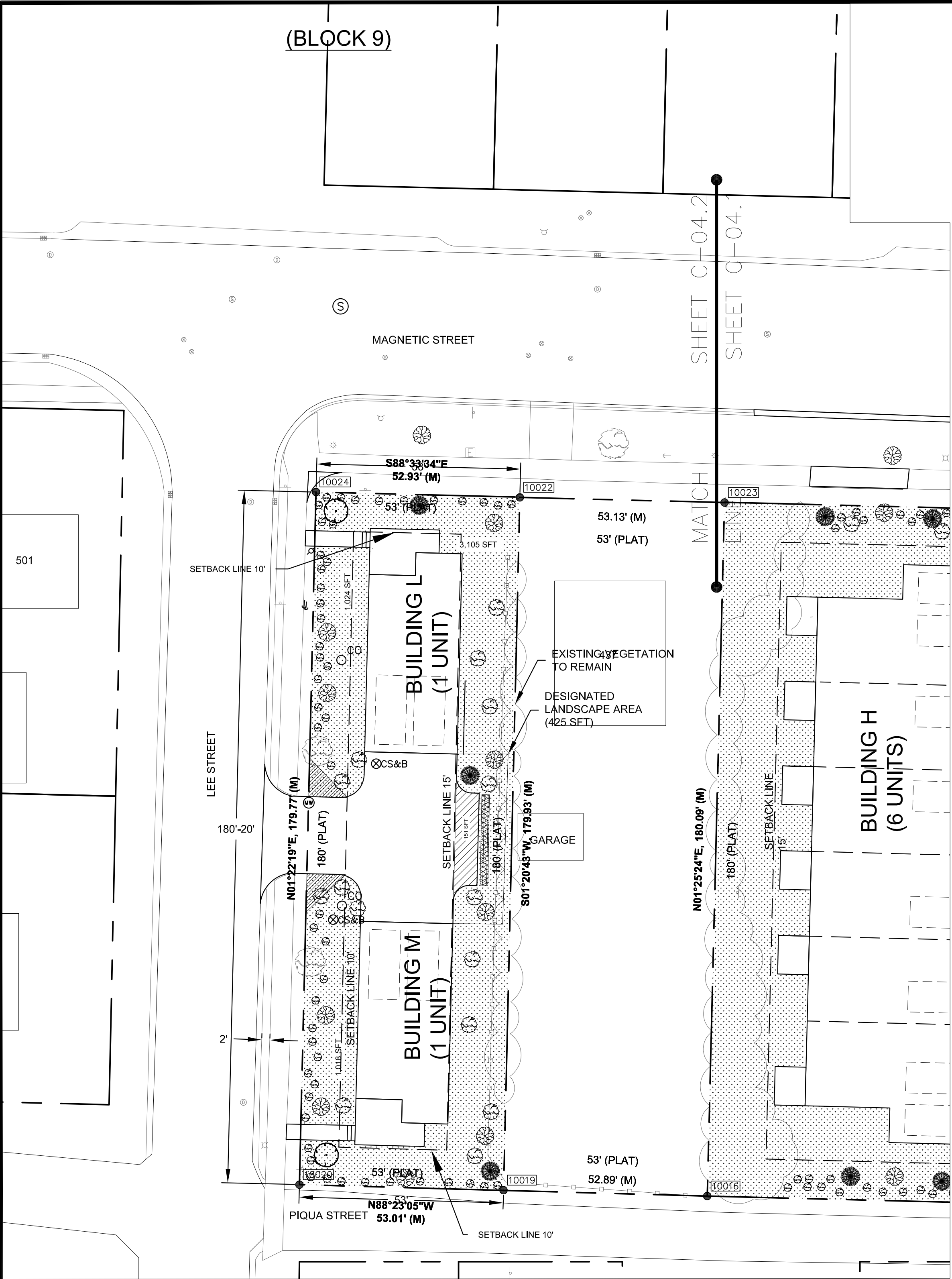
Recommended Plant Type and Size	Common Name
Evergreen Trees (8 feet minimum height)	Canadian Hemlock, Eastern Red Cedar, European Larch, Scotch Pine, White Pine, Black Hills Spruce, Colorado Green Spruce, Engelmann Spruce, Norway Spruce
Deciduous Trees (3-inch minimum caliper)	Sugar Maple varieties, Red Maple varieties, Amur Cork Tree, American Yellowwood, Bicolor Oak, Swamp White Oak, Little-Leaf Linden, Ohio Buckeye
Ornamental Trees (2-inch minimum caliper)	Dolgo Crabapple, Siberian Crabapple, Cockspur Hawthorn, Blackhaw Viburnum, Nannyberry Viburnum, Tulip Tree
Deciduous Shrubs (3 feet minimum height)	Arrowwood Viburnum, Wayfaring Tree, Nannyberry, European Cranberry, American Cranberry, American Cranberry, Redosier Dogwood, Siberian Dogwood, Fragrant Sumac, Staghorn Sumac, Bush Cinquefoil, Tatarian Honeysuckle, Winterberry, American Elder
Evergreen Shrubs (18 inches minimum height for low growing species and 30 inches minimum for all other species)	Common Juniper, Creeping Juniper, Bush Cinquefoil, Canada Yew, Amur Privet, Mugo Pine

PLANTING LEGEND

- 3' HIGH EVERGREEN HEDGE
- GREENSPACE (MULCH OR GRASS)
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL TREE

CLEAR VISION AREA (10'X10' TYP. TREES SHALL NOT EXCEED 8' TALL. SHRUBS SHALL NOT EXCEED 30' TALL. ALL PLANTINGS SHALL BE GREATER THAN 3' FROM EDGE OF DRIVEWAY)

NOTE: STREET TREES PLANTED IN RIGHT OF WAY SHALL CONFORM TO MARQUETTE LDC 54.1003(A).



GREENSPACE CALC'S (BLOCK 9)
REQUIRED (5%):
1,812 SFT X 0.05 = 90.6 SFT
(360 SFT EACH MIN)

ACTUAL: 425 SFT

FRONTAGE LANDSCAPING
REQUIREMENTS:
NORTH AND SOUTH: 52.93' EA
DECIDUOUS/EVERGREEN: 1 EA
ORNAMENTAL: 1 EA
SHRUBS: 11 EA

WEST: 159.77'
DECIDUOUS/EVERGREEN: 4
ORNAMENTAL: 2
SHRUBS: 32

LANDSCAPING TOTALS:
DECIDUOUS/EVERGREEN: 13
ORNAMENTAL: 2
SHRUBS: 66

GREENSPACE CALC'S (BLOCK 11)
REQUIRED (5%):
4,781 SFT X 0.05 = 239 SFT
(360 SFT EACH MIN)

ACTUAL: 419 SFT

FRONTAGE LANDSCAPING
REQUIREMENTS:
NORTH: 155.41'
DECIDUOUS/EVERGREEN: 4
ORNAMENTAL: 2
SHRUBS: 31

EAST: 67.86'
DECIDUOUS/EVERGREEN: 2
ORNAMENTAL: 1
SHRUBS: 14

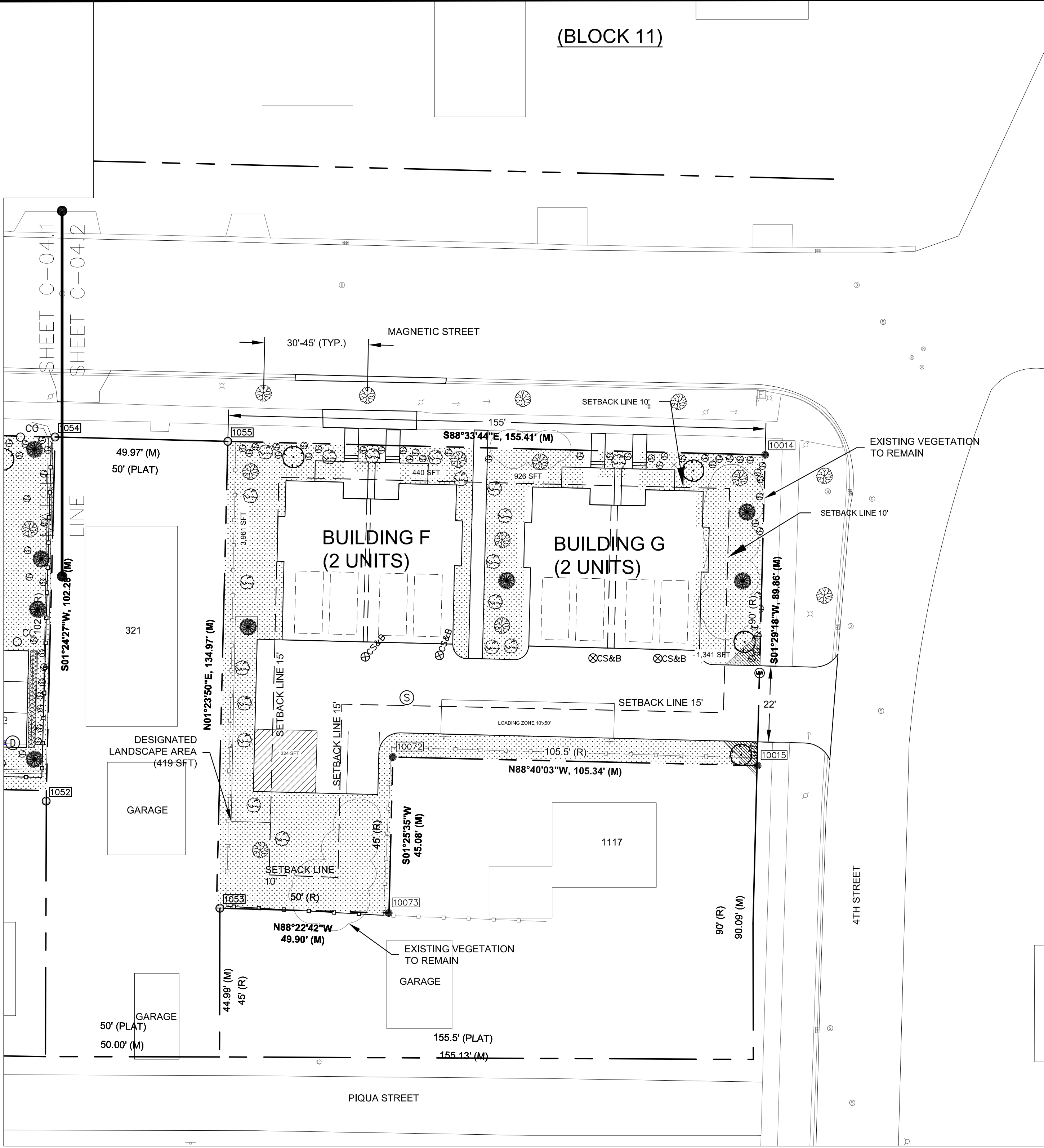
LANDSCAPING TOTALS:
DECIDUOUS/EVERGREEN: 11
ORNAMENTAL: 4
SHRUBS: 62

PLANTING LEGEND

- 3' HIGH EVERGREEN HEDGE
- GREENSPACE (MULCH OR GRASS)
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL TREE
- CLEAR VISION AREA (10'X10' TYP. TREES SHALL NOT EXCEED 8' TALL, SHRUBS SHALL NOT EXCEED 30" TALL, ALL PLANTINGS SHALL BE GREATER THAN 3' FROM EDGE OF DRIVEWAY)

NOTE: STREET TREES PLANTED IN RIGHT OF WAY SHALL CONFORM TO MARQUETTE LDC 54.1003(A).

ALL GREEN SPACE BUFFER YARDS AND LANDSCAPING WILL BE PERMANENTLY PRESERVED TO MAINTAIN BUFFERS BETWEEN ADJACENT PROPERTIES AND LAND USES. THE CONDOMINIUM ASSOCIATION WILL BE REQUIRED TO PROVIDE ANNUAL MAINTENANCE TO THESE AREAS AND RE-PLANT AS NECESSARY TO MAINTAIN BUFFER YARDS.

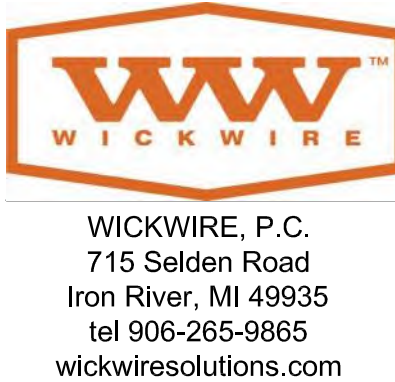


Recommended Plant Type and Size	Common Name
Evergreen Trees (8 feet minimum height)	Canadian Hemlock, Eastern Red Cedar, European Larch, Scotch Pine, White Pine, Black Hills Spruce, Colorado Green Spruce, Engelmann Spruce, Norway Spruce
Deciduous Trees (3-inch minimum caliper)	Sugar Maple varieties, Red Maple varieties, Amur Cork Tree, American Yellowwood, Bicolor Oak, Swamp White Oak, Little-Leaf Linden, Ohio Buckeye
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Evergreen Shrubs (18 inches minimum height for low growing species and 30 inches minimum for all other species)	Common Juniper, Creeping Juniper, Bush Cinquefoil, Canada Yew, Amur Privet, Mugo Pine



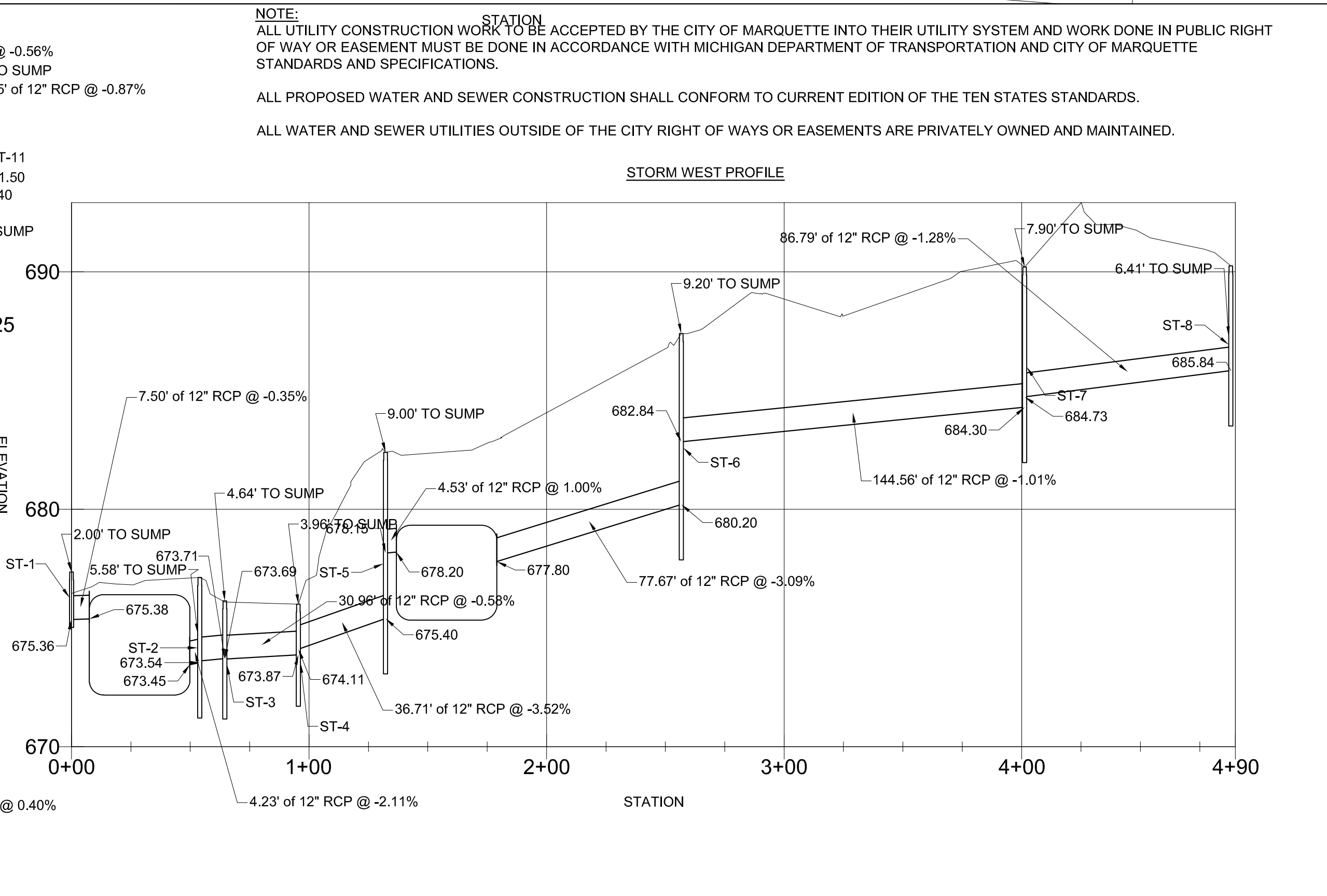
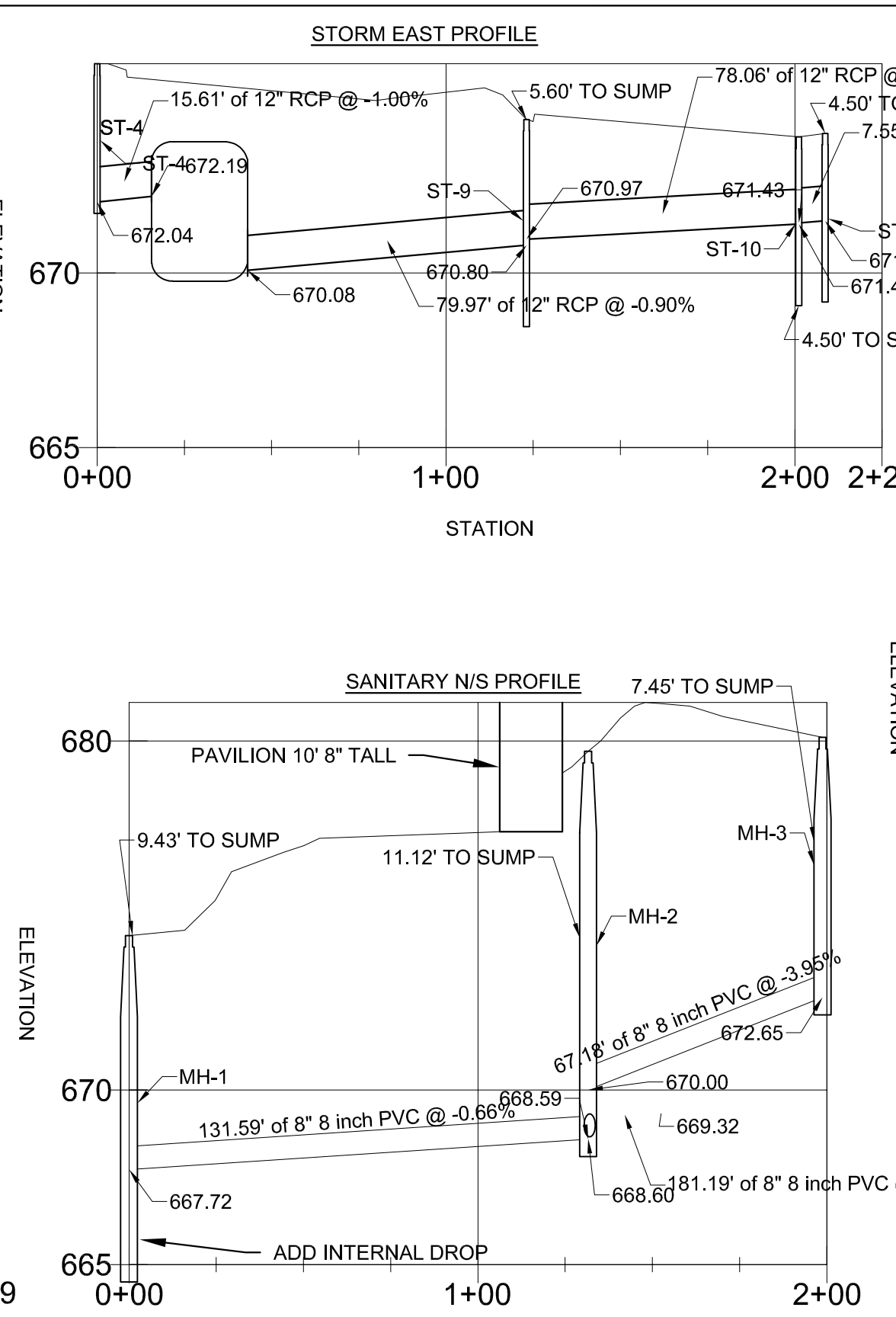
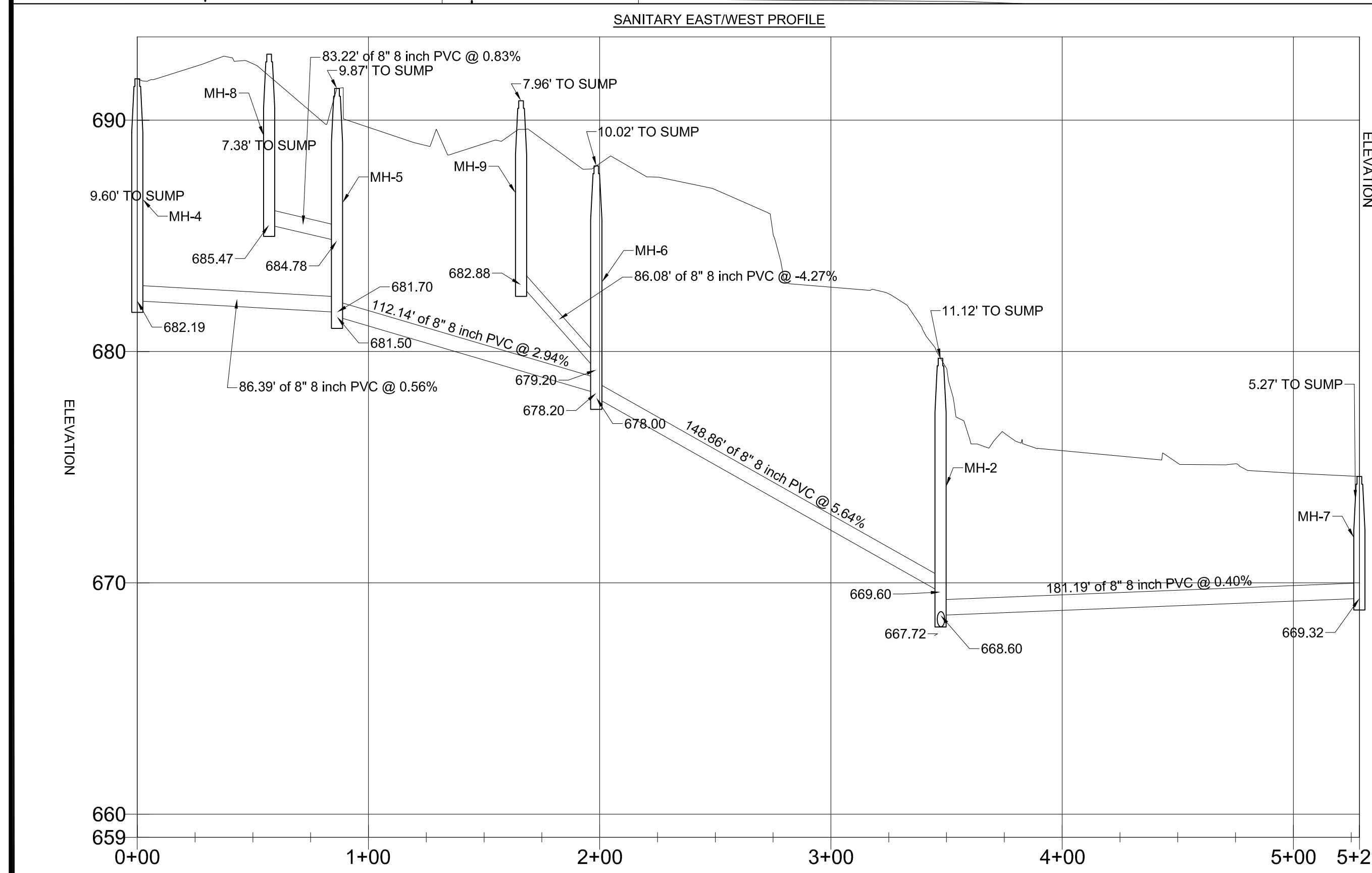
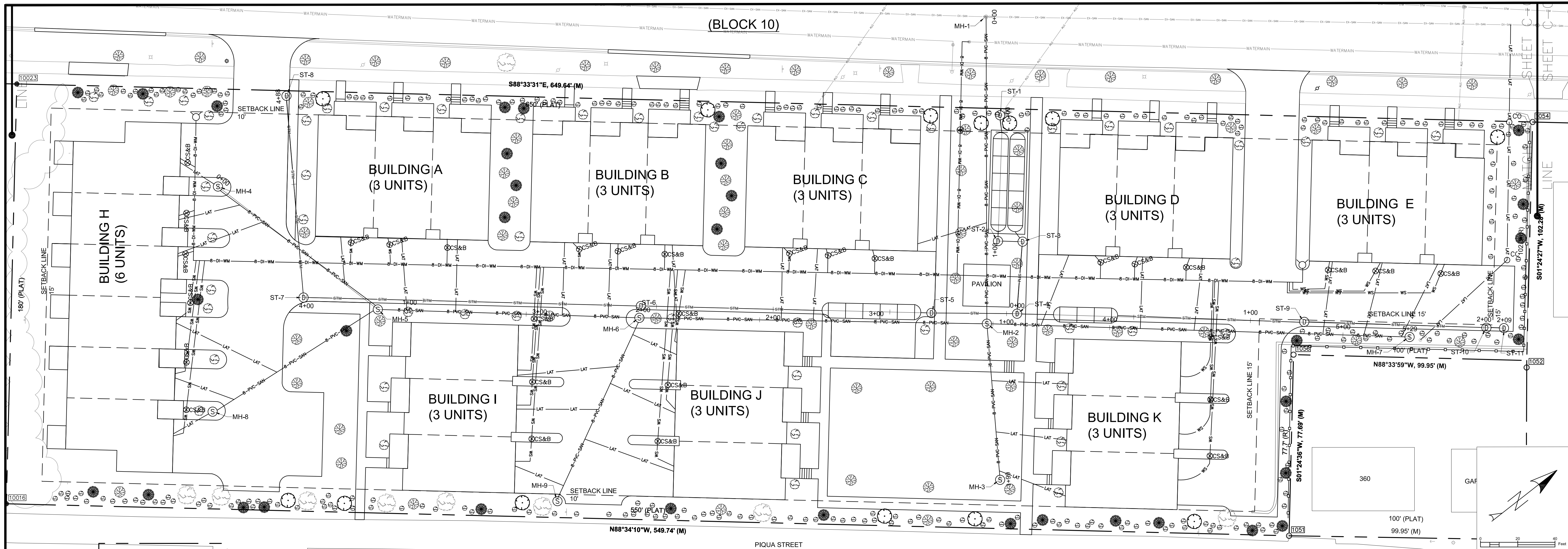
PHASE 2 LANDSCAPING PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT



Attention: 1" = 1' scale bar

ISSUE DATE	FOR	Designed By:
4/22/25	REVIEW	LBS
5/5/25	REVIEW	Checked By: BMS
		Drawn By: LBS
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		PROJECT # 24042
		SHEET NO. 13
		DWG. NO. C-04.2



NOTE:
ALL UTILITY CONSTRUCTION WORK TO BE ACCEPTED BY THE CITY OF MARQUETTE INTO THEIR UTILITY SYSTEM AND WORK DONE IN PUBLIC RIGHT OF WAY OR EASEMENT MUST BE DONE IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF TRANSPORTATION AND CITY OF MARQUETTE STANDARDS AND SPECIFICATIONS.
ALL PROPOSED WATER AND SEWER CONSTRUCTION SHALL CONFORM TO CURRENT EDITION OF THE TEN STATES STANDARDS.
ALL WATER AND SEWER UTILITIES OUTSIDE OF THE CITY RIGHT OF WAYS OR EASEMENTS ARE PRIVATELY OWNED AND MAINTAINED.



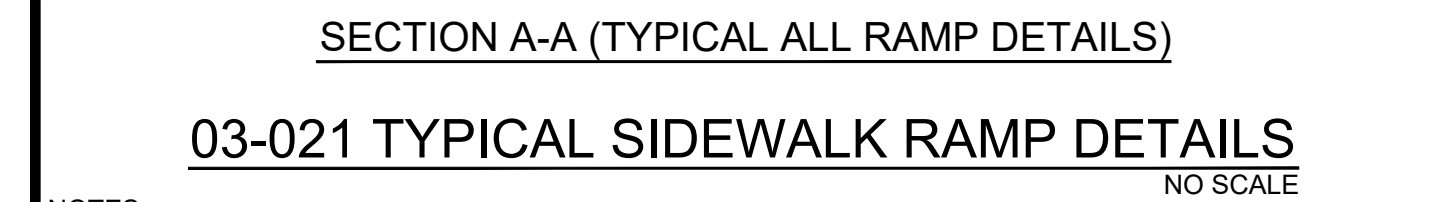
PHASE 1 UTILITY PROFILE VIEWS

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT



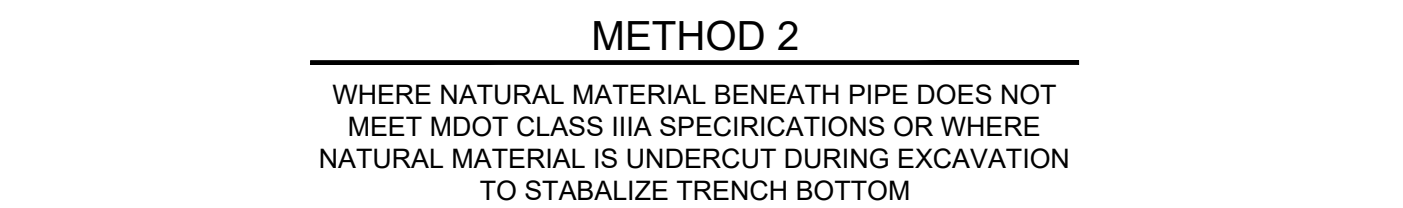
Attention: 1"
If this scale bar does not measure 1" then drawing is not original scale.

ISSUE DATE	FOR	Designed By:
4/22/25	REVIEW	LBS
5/5/25	REVIEW	Checked By: BMS
		Drawn By: LBS
		Approved By: BMS
		PROJECT # 24042
		SHEET NO. 15
		DWG. NO. C-05.2



1. CONCRETE SIDEWALK RAMP SHALL BE SAWCUT TO FULL DEPTH TO A NEAT AND TRIM LINE PRIOR TO REPLACEMENT.
2. CONCRETE SIDEWALK RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH MDOT STANDARD PLAN R-28-G, OR THE LATEST REVISION THEREOF.
3. ANY EXISTING CONCRETE SIDEWALK RAMP WHICH BECOMES UNDERCUT DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.

1. TYPICAL CROSS SECTIONS ARE SHOWN FOR REFERENCE PURPOSES, AND REPRESENT REQUIREMENTS FOR PARKING LOT REPAIR OR CONSTRUCTION.
2. THE SLOPE OF THE PROPOSED CROSS SECTION CARRIES. SEE GRADING PLAN FOR DETAILS.

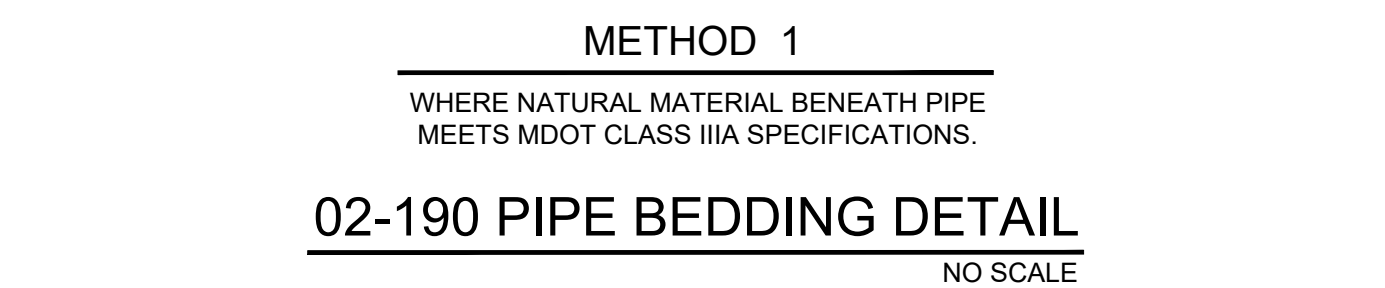


NOTES: NO SCALE

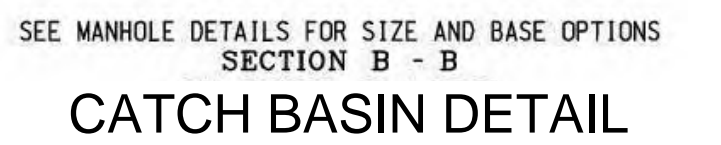
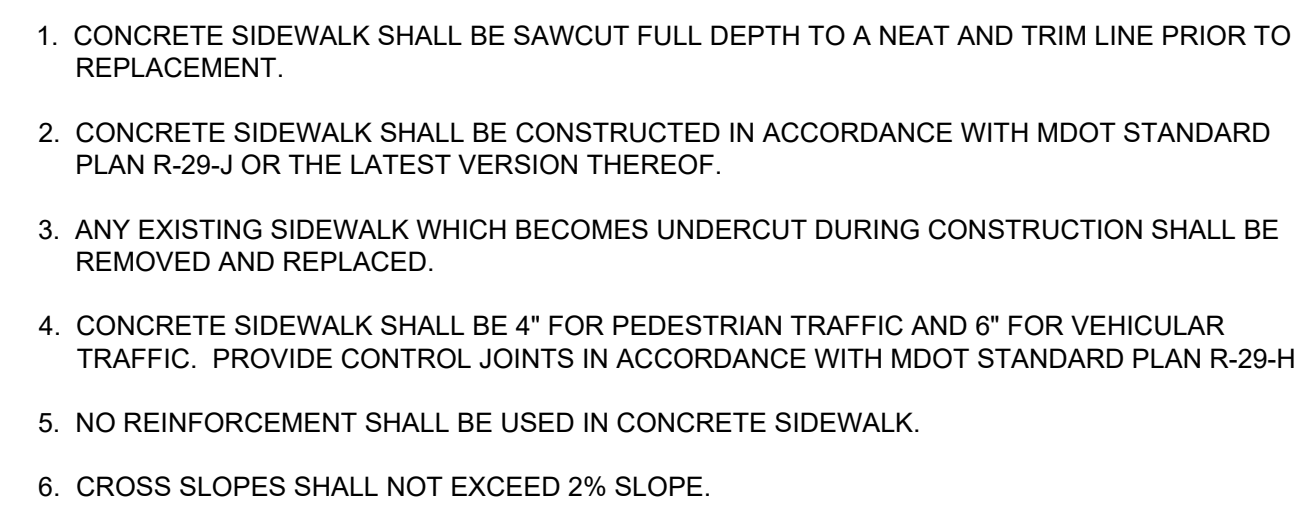
1. THE BACKFILL MATERIALS AND METHODS SHALL CONFORM TO THE SPECIFICATIONS.

2. CONTRACTOR SHALL INSTALL NON-WOVEN 8 OZ/SYD GEOTEXTILE FABRIC ABOVE MDOT 25A STONE FOR ENTIRE TRENCH WIDTH AND LENGTH OF STONE BEDDING WHEREVER UTILIZED. GEOTEXTILE FABRIC JOINTS SHALL OVERLAP A MINIMUM OF 2.0 FEET.

1. WHEN OTHER THAN 7" (4" MIN. TO 9" MAX.) FACE EXPOSURE IS SPECIFIED ON PLANS. VARY TOTAL CURB HEIGHT AND BATTER ACCORDINGLY.
2. CURB MAY BE POURED MONOLITHICALLY WHEN ADJACENT TO CONCRETE SIDEWALK.

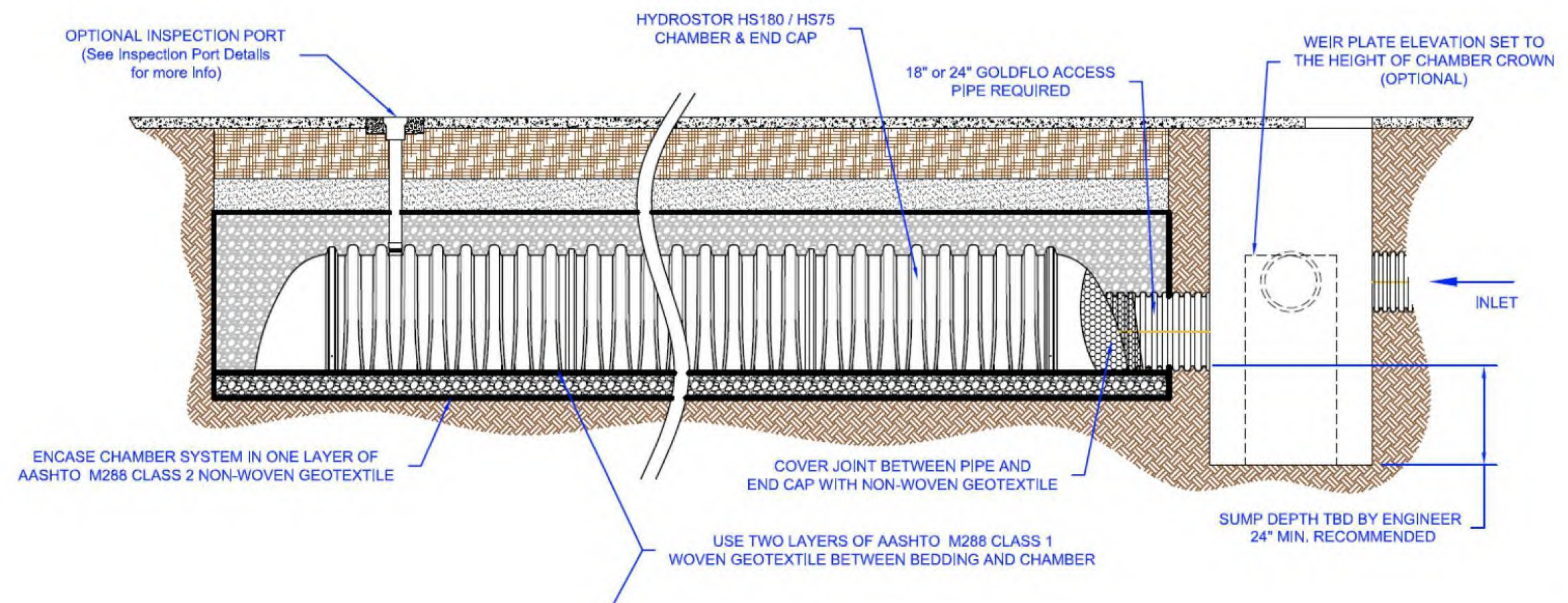


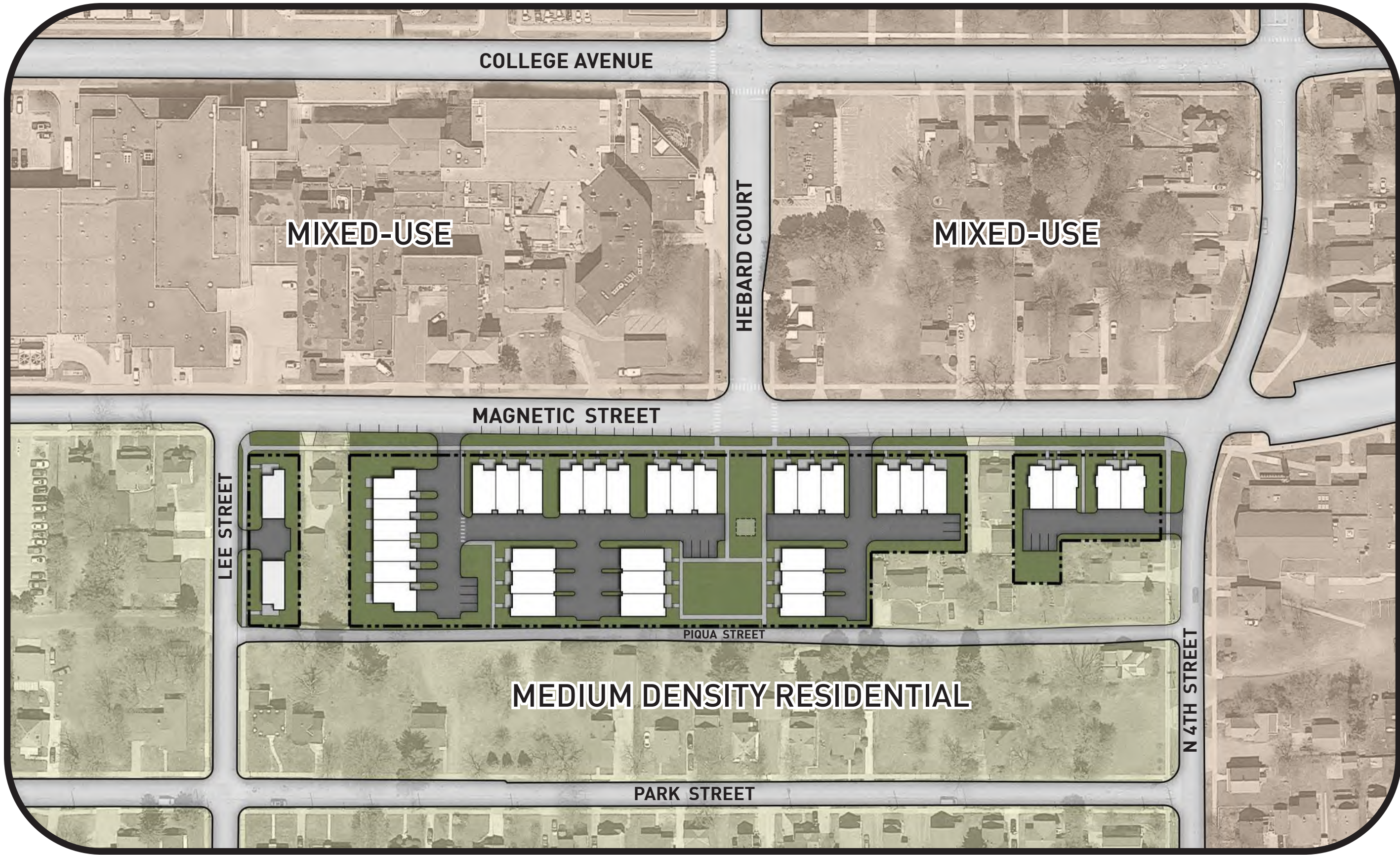
1. THE BACKFILL MATERIALS AND METHODS SHALL CONFORM TO THE SPECIFICATIONS



- NOTES:
STRUCTURE COVER SHALL BE ROUND STORM CAST IRON.

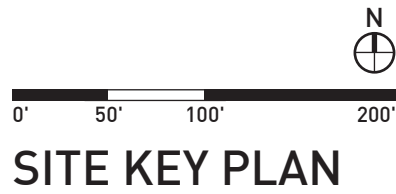
STORMWATER STORAGE
HYDROSTRO CHAMBERS MODEL HS180 = CF
NO WEIR NEED. CONTROL IS WITH A 4" PVC OUTLET.





UNIT BREAKDOWN					
UNIT TYPE	# of BEDROOMS	# of BATHS	UNIT FOOTPRINT (sf)	TOTAL UNIT AREA (gsf)	TOTAL UNITS
1	3	2.5	1170	1540	17
2	3	2.5	1120	1560	9
3	3	2.5	950	1510	6
4	2 / 3	2.5	1120	1520	4
					36

* Garage area not included in total unit area

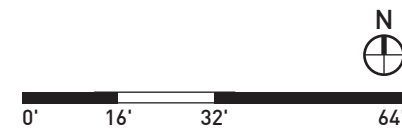


SITE KEY PLAN

PROJECT BREAKDOWN						
BUILDING	# of UNITS	UNIT TYPE	STORIES	BUILDING HEIGHT	BUILDING FOOTPRINT (gsf)	BUILDING AREA (gsf)
A	3	1	2	22'-8"	3600	6240
B	3	1	2	22'-8"	3600	6240
C	3	1	2	22'-8"	3600	6240
D	3	1	2	22'-8"	3600	6240
E	3	1	2	22'-8"	3600	6240
F	2	4	2	22'-8"	2250	4190
G	2	4	2	22'-8"	2250	4190
H	6	3	2	21'-4"	6170	11610
I	3	2	2	22'-8"	3370	6290
J	3	2	2	22'-8"	3370	6290
K	3	2	2	22'-8"	3370	6290
L	1	1	2	22'-8"	1180	2080
M	1	1	2	22'-8"	1180	2080
TOTAL	36	-	-	-	41140	74220



MGH REDEVELOPMENT
| BLOCKS 9-11 |
Marquette, MI



ARCHITECTURAL SITE PLAN

SHEET NO: AS-101

PRELIMINARY PUD 02 MAY 2025

DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

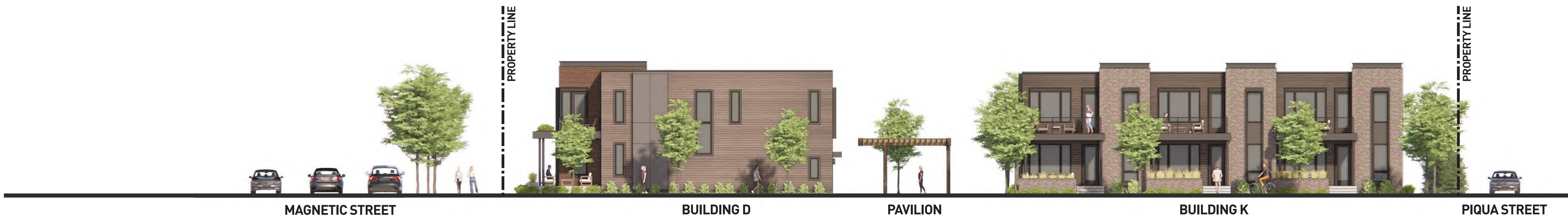
PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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N-S SITE SECTION 1



N-S SITE SECTION 2



E-W SITE SECTION 3

NOTE: Site sections intended to show building and site relationships, reference civil drawings for proposed grading

0' 4' 8' 16'

SITE SECTIONS

SHEET NO: AS-102

PRELIMINARY PUD 02 MAY 2025

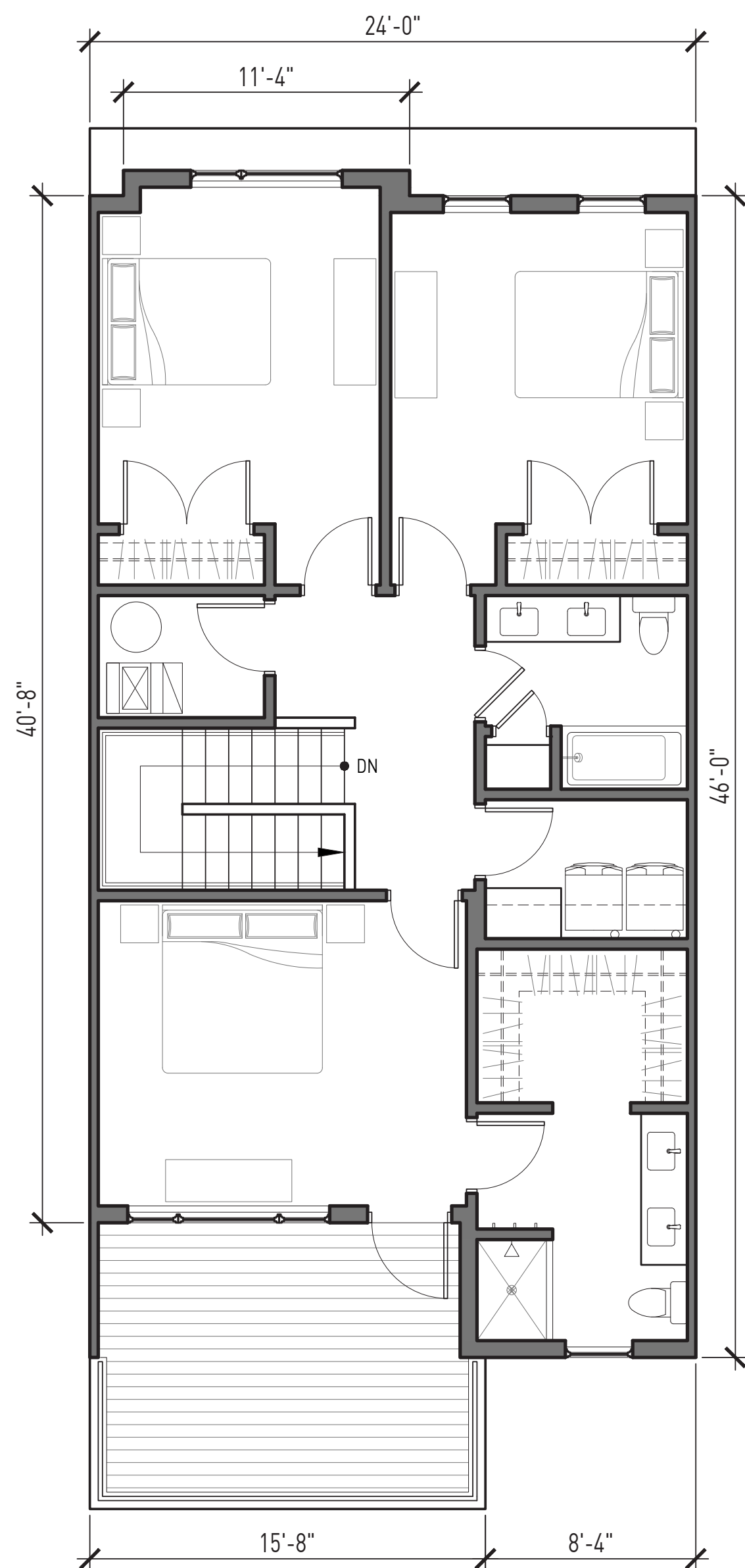
DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

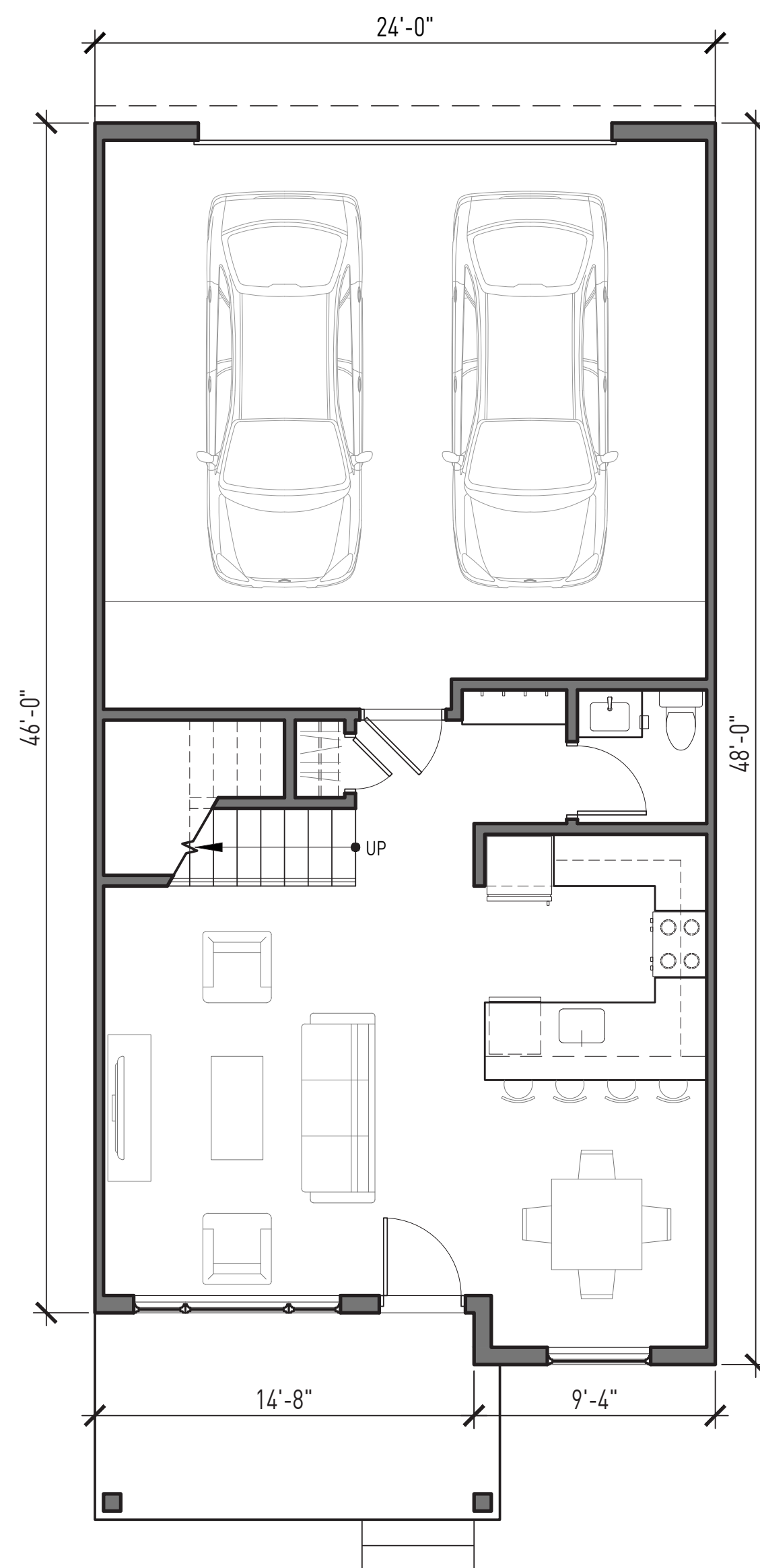
PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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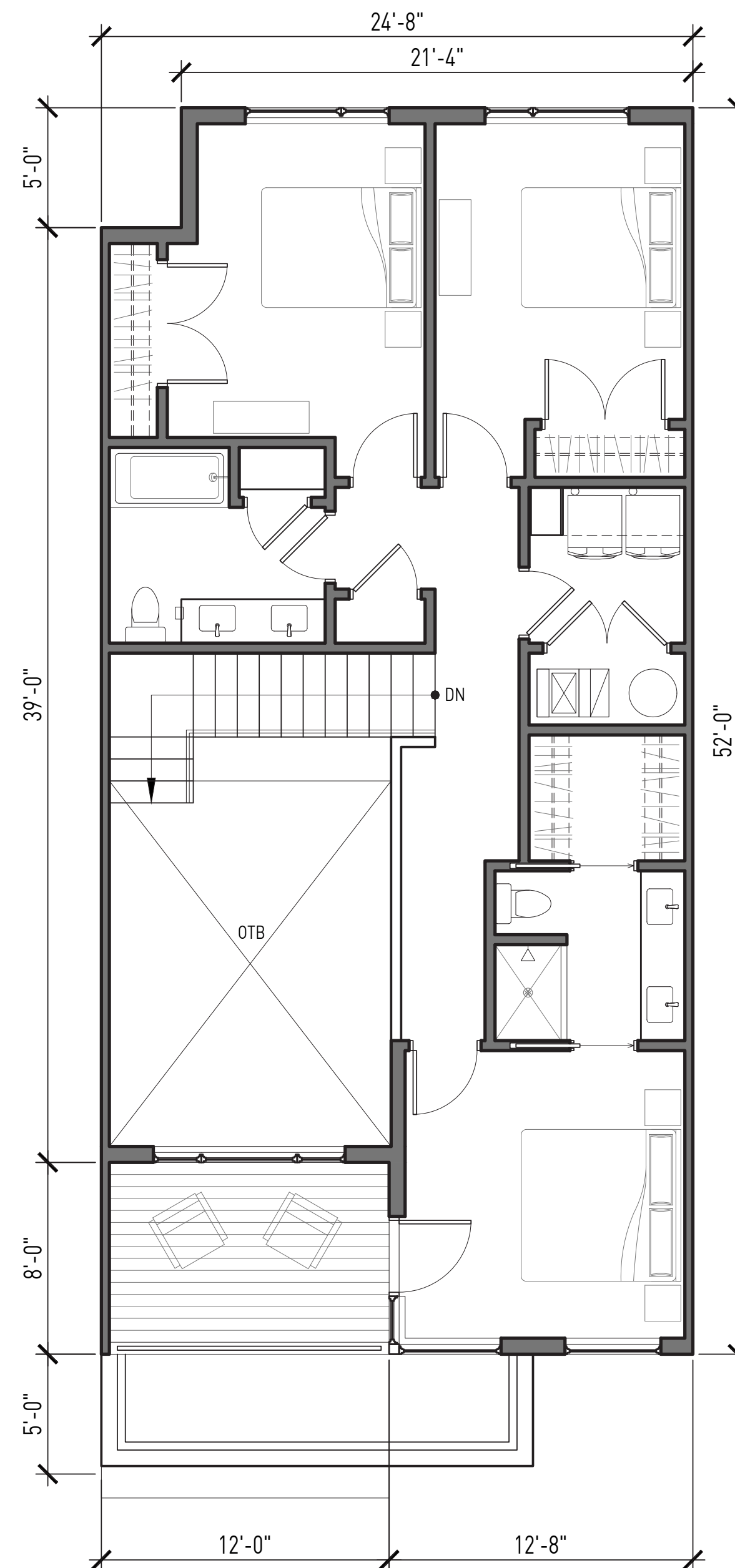
2ND FLOOR PLAN (970 GSF)



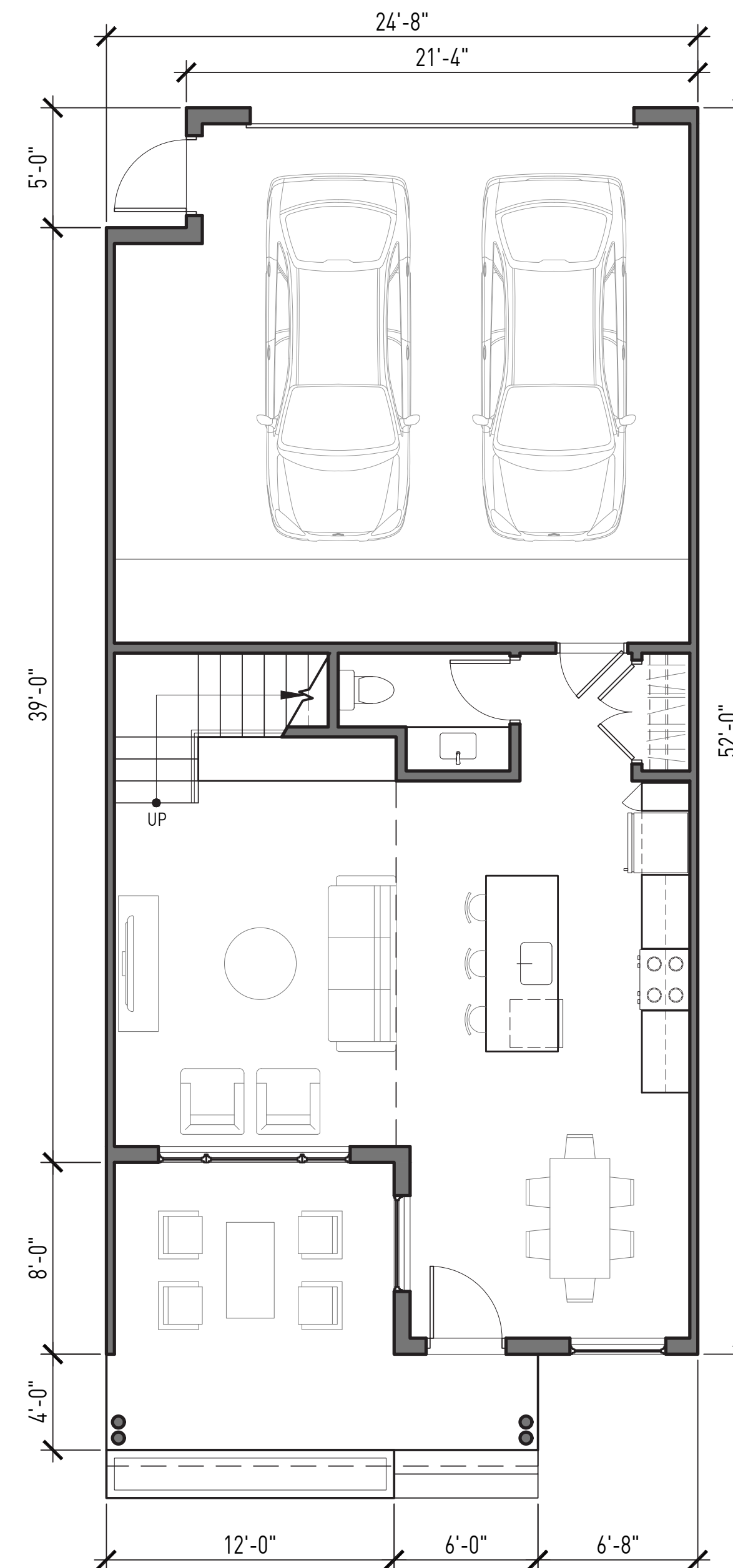
1ST FLOOR PLAN (590 GSF)

TOWNHOUSE - TYPE 2

- 3-BEDROOM UNIT
- 2-STORY
- TOTAL AREA: 1,560 GSF



2ND FLOOR PLAN (905 GSF)



1ST FLOOR PLAN (635 GSF)

TOWNHOUSE - TYPE 1

- 3-BEDROOM UNIT
- 2-STORY
- TOTAL AREA: 1,540 GSF

0' 2.5' 5' 10'

UNIT FLOOR PLANS

SHEET NO: **A-101**

PRELIMINARY PUD 02 MAY 2025

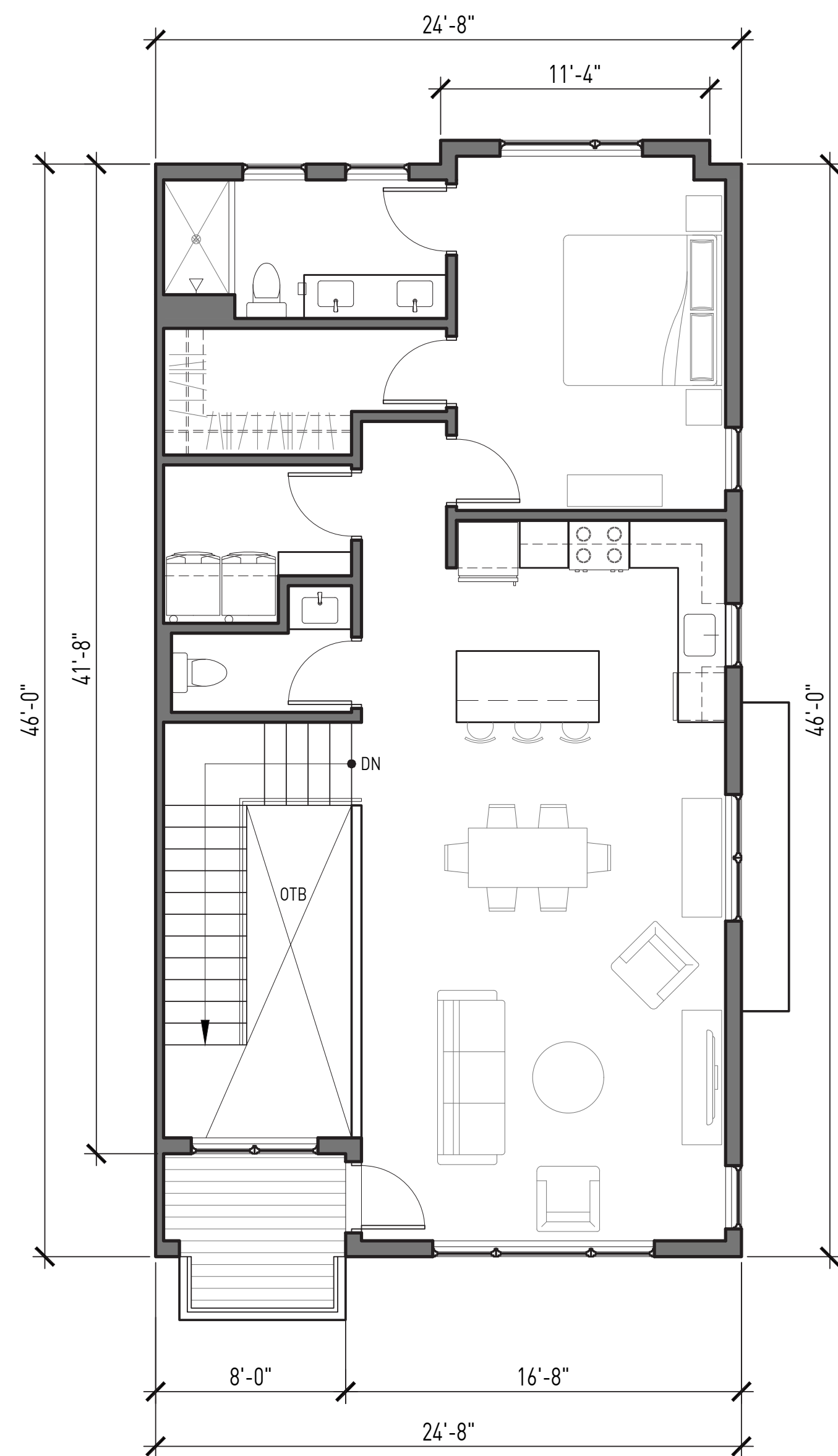
DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

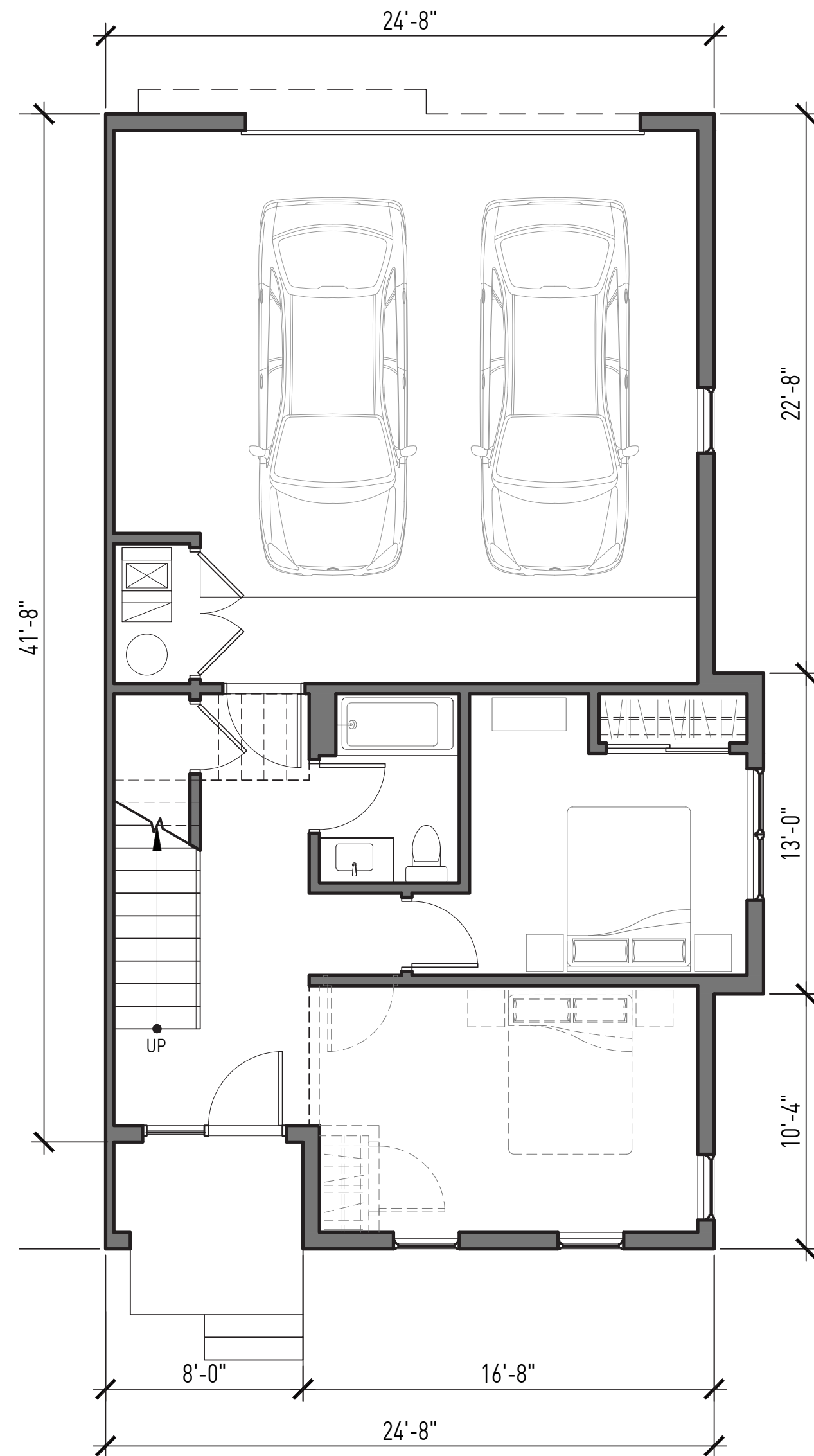
PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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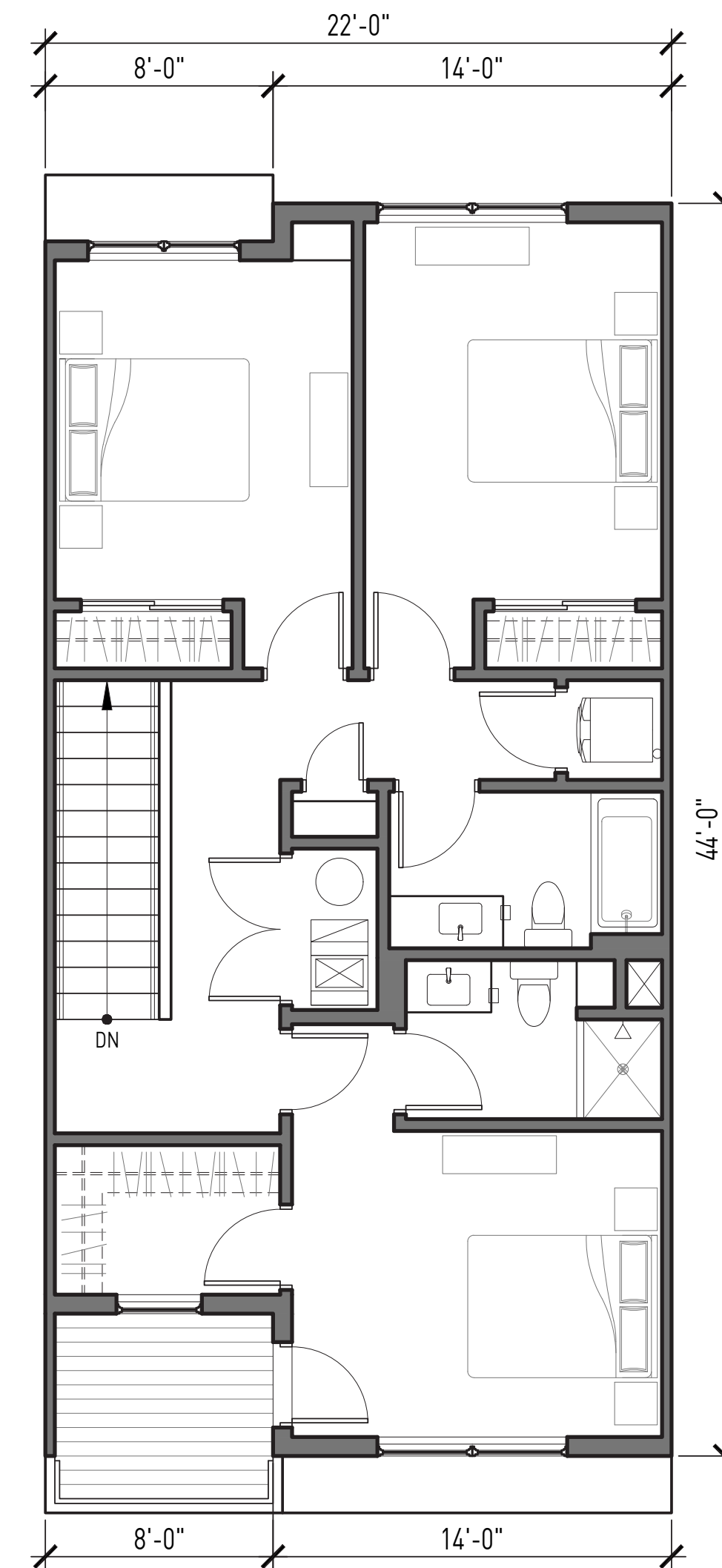
2ND FLOOR PLAN (960 GSF)



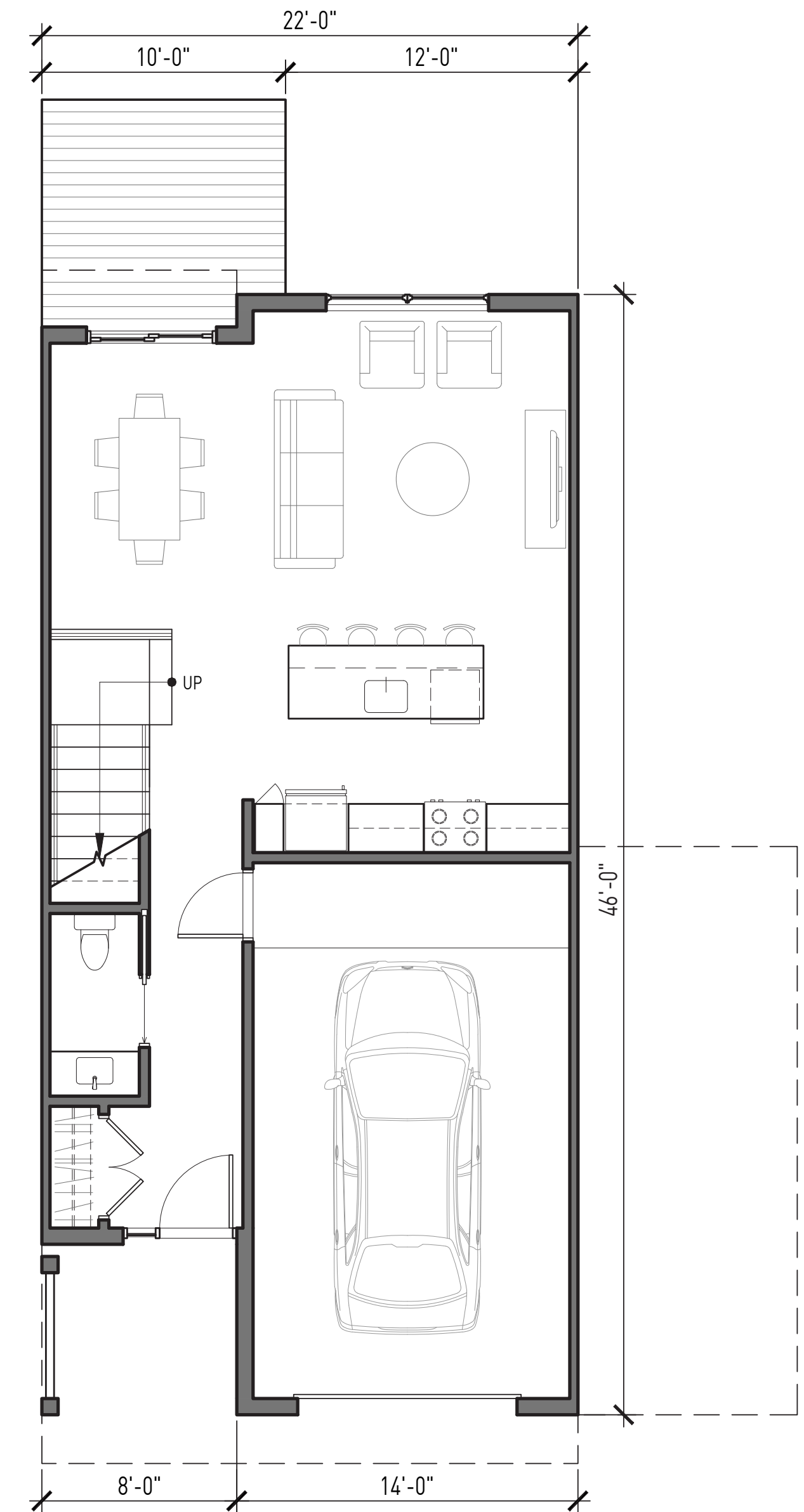
1ST FLOOR PLAN (560 GSF)

TOWNHOUSE - TYPE 4

- 2/3-BEDROOM UNIT
- 2-STORY
- TOTAL AREA: 1,520 GSF



2ND FLOOR PLAN (870 GSF)



1ST FLOOR PLAN (640 GSF)

TOWNHOUSE - TYPE 3

- 3-BEDROOM UNIT
- 2-STORY
- TOTAL AREA: 1,510 GSF

0' 2.5' 5' 10'

UNIT FLOOR PLANS

SHEET NO: **A-102**

PRELIMINARY PUD 02 MAY 2025

DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

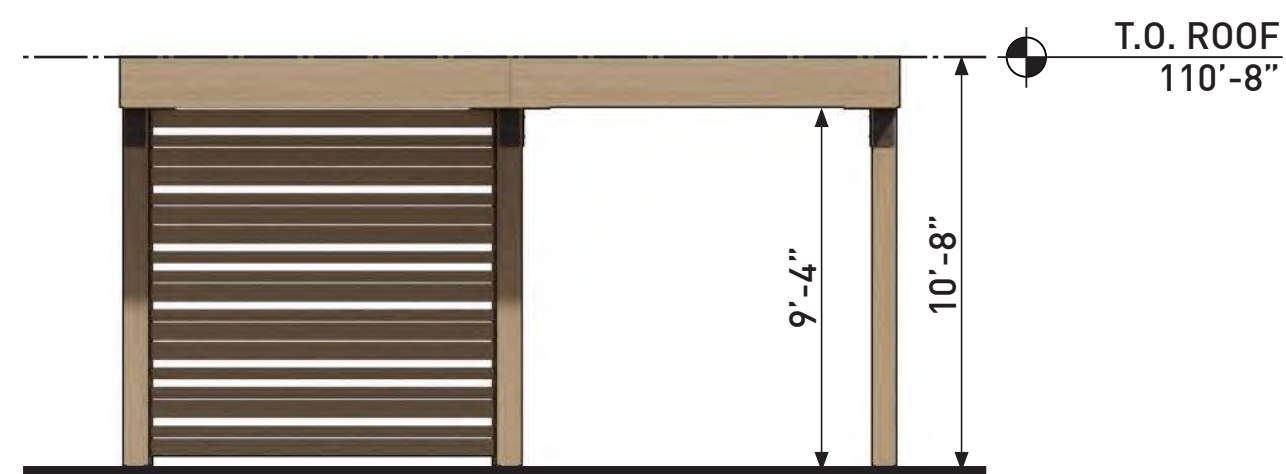
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BUILDING H - FRONT ELEVATION



PAVILION - PERSPECTIVE



PAVILION - FRONT ELEVATION



BUILDING I - FRONT ELEVATION
(J & K SIMILAR)



BUILDING F - FRONT ELEVATION
(BLDG G SIMILAR)



BUILDING A - FRONT ELEVATION
(B,C,D,E,L & M SIMILAR)

NOTE: FINAL MATERIAL COLOR SELECTIONS TO BE DETERMINED

0' 2.5' 5' 10'

BUILDING ELEVATIONS

SHEET NO: A-501

PRELIMINARY PUD 02 MAY 2025

DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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- PRE-FINISHED METAL COPING
- MODULAR BRICK, RUNNING BOND
- TYPICAL, PRE-FINISHED LAP SIDING
- PRE-FINISHED METAL SHADOWBOX
- TYPICAL, RESIDENTIAL WINDOW SYSTEM
- GREEN ROOF PLANTER W/
METAL GUARDRAIL BEHIND
- WALL SCONCE LIGHT FIXTURE
- PRE-FINISHED METAL
COLUMNS & CANOPY
- CAST-IN-PLACE CONCRETE
PORCH AND PLANTER



PRE-FINISHED METAL GUARDRAIL

COMPOSITE WOOD
PORCH SOFFIT

MODULAR BRICK, RUNNING BOND

TYPICAL, RESIDENTIAL WINDOW SYSTEM

PRE-FINISHED METAL SHADOWBOX

TYPICAL, PRE-FINISHED LAP SIDING

PRE-FINISHED METAL
RESIDENTIAL GARAGE DOORS

PRE-FINISHED METAL
COLUMNS & CANOPY

MODULAR BRICK PLANTER &
CAST-IN-PLACE CONCRETE PORCH



CONCEPT RENDERINGS |
ARCHITECTURAL DETAILS

SHEET NO: **A-502**

PRELIMINARY PUD 02 MAY 2025

DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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LOTS 60 THRU 72, LOTS 97 THRU 120, LOTS 150 THRU 153 AND LOTS 160 THRU 163 OF THE COLLEGE HEIGHTS SUBDIVISION, LOTS 1 THRU 3, PART OF LOTS 4, 5, 7, 8 AND 9, LOTS 68 THRU 90, LOTS 92 THRU 99, ALL OF EXCLUDED LOTS "B" AND "C" AND PART OF EXCLUDED LOT "D" OF THE NORMAL ADDITION TO THE CITY OF MARQUETTE, PART OF VACATED LEE STREET, SECTION 14, T48N-R25W, CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN

SHEET 3 OF 7



SHEET 4 OF 7

SHEET 5 OF 7

GRAPHIC SCALE: 1 inch = 60 feet

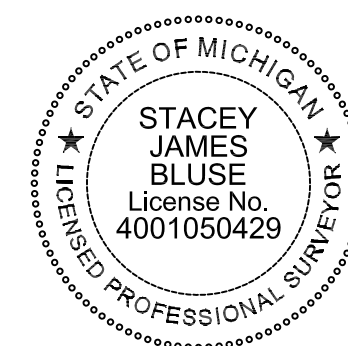
A horizontal scale bar with tick marks at 0, 30, 60, 120, and 180 feet. The bar is divided into four equal segments by these tick marks.

NOTES:
- SEE SCHEDULE OF SURVEY MONUMENTS ON SHEET 6 OF 7

TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC

BY: Stacey J. Bluse
Stacey J. Bluse, P.S. No. 4001050429

DATE: 10/18/2022



TRIMEDIA
ENVIRONMENTAL & ENGINEERING

NMFO FOUNDATION
PART OF THE COLLEGE HEIGHTS SUBDIVISION AND
THE NORMAL ADDITION TO THE CITY OF MARQUETTE

DATE	DESCRIPTION	ISSUED
10/18/22	SUBMITTAL - REVISED TITLE	
05/20/22	SUBMITTAL (per current title)	
12/15/21	DRAFT SUBMITTAL	

DESIGNED:
DRAWN: SJB
CHECKED: SDK
APPROVED: SDK

TRIMEDIA
JOB NUMBER:
2021-2790
SHEET TITLE:
ALTA/NSPS
Land Title
Survey
S-1

MEET NUMBER:
1 OF 7

[illegible]

ALTA/NSPS LAND TITLE SURVEY

LOTS 60 THRU 72, LOTS 97 THRU 120, LOTS 150 THRU 153 AND LOTS 160 THRU 163 OF THE COLLEGE HEIGHTS SUBDIVISION, LOTS 1 THRU 3, PART OF LOTS 4, 5, 7, 8 AND 9, LOTS 68 THRU 90, LOTS 92 THRU 99, ALL OF EXCLUDED LOTS "B" AND "C" AND PART OF EXCLUDED LOT "D" OF THE NORMAL ADDITION TO THE CITY OF MARQUETTE, PART OF VACATED LEE STREET, SECTION 14, T48N-R25W, CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN

SCHEDULE C - LEGAL DESCRIPTION

Land in the City of Marquette, Marquette County, MI, described as follows:

- Parcel 4:**
The South 45 feet of the North 90 feet of Lots 8 and 9 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.
- Parcel 5:**
The North 45 feet of Lots 8 and 9 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.
- Parcel 6:**
The West 1/2 of Lot 119, and Entire Lot 120, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 8:**
A parcel of land in the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) of Section 14, Township 48 North, Range 25 West, of the Normal Addition to the City of Marquette, County of Marquette and State of Michigan, described as:
That portion of excluded Lot D beginning at the Southeast corner of West College Avenue and Hebard Court; Thence East 150 feet; Thence South 150 feet; Thence West 150 feet; Thence North 150 feet to the point of beginning, and Also having been described as follows:
That part of that piece of land designated as Parcel D of the Plat of the Normal Addition to the said City of Marquette and more particularly described as follows: Commencing at a point on the South line of College Avenue (formerly Specular Street) 350 feet West of the Southwest corner of the intersection of Presque Isle Avenue and College Avenue; Thence South 150 feet; Thence West parallel with College Avenue 50 feet; Thence North 150 feet to the South line of College Avenue; Thence East along the South line of College Avenue 50 feet to the point of beginning.
- And, that part of that piece of land designated as Parcel D on the Plat of the Normal Addition to the City of Marquette, more particularly described as: Commencing at the Southeast corner of the intersection of Specular Street and Hebard Court, running thence East on the South line of Specular Street 100 feet; Thence South parallel with the East line of Hebard Court 150 feet; thence West parallel with Specular Street 100 feet to the East line of Hebard Court; Thence North on the East line of Hebard court 150 feet to the place of beginning.
- Parcel 9:**
Lot 61 through 70, inclusive and the East 1/2 of Lot 71, Also Lots 106 through 111, inclusive including vacated Lee Street lying adjacent to Lots 61, 108 and 109, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 10:**
Lot 105, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 11:**
Lot 104, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 12:**
Lot 103, of College Heights, as recorded in Liber 5 of Plats Page 4, Marquette County Records.
- Parcel 13:**
Lot 102, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 14:**
Lots 97 through 101, inclusive, of College Heights, as recorded in Liber 5 of Plats, Page 4 Marquette County Records.
- Parcel 15:**
The West 1/2 of Lot 71, and Entire Lot 72, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 16:**
The North 135 feet of Lot 7 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.
- Parcel 18:**
The North 102.3 feet of Lot 5 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.
- Parcel 20:**
The North 102.3 feet of Lot 4 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.
- Parcel 22:**
Lot 3 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.
- Parcel 24:**
Lot 2 of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.
- Parcel 26:**
Lot 1, Excluded Lot B, Lots 68 through 81, inclusive, including adjacent vacated Lee Street, Excluded Lot C, Lots 82 through 89, inclusive, including adjacent vacated Lee Street, and Lots 92 through 99, inclusive, of Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records, also being premises situated in Section 14, Township 48 North, Range 25 West.
- Parcel 27:**
Lot 90 Normal Addition to the City of Marquette, as recorded in Liber 4 of Plats, Page 28, Marquette County Records.
- Parcel 29:**
Lot 112, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 30:**
Lot 113, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 31:**
Lots 153 and 160, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 32:**
Lots 152 and 161, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 33:**
Lot 162, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 34:**
Lot 151, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 35:**
Lots 150 and 163, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 37:**
Lot 114, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 38:**
Lot 115, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 39:**
Lot 116, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 41:**
Lot 117 and the East 12.5 feet of Lot 118, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 42:**
The West 37.5 feet of Lot 118, and the East 1/2 of Lot 119, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.
- Parcel 43:**
Lot 60, except the West 24 feet, including vacated street lying adjacent to said lot, of College Heights, as recorded in Liber 5 of Plats, Page 4, Marquette County Records.

SCHEDULE B, PART II - EXCEPTIONS

Issued through First American Title Insurance Company, Commitment Number NCS-1091568-NAS, Revision No.: 2 with an effective date of September 12, 2022, has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B, Part II Exceptions are as follows:

- 1-6. Intentionally Omitted.
7. Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 109, Page 605. (Affects Parcel 29) - **SHOWN ON PAGE 5 OF 7**
8. Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 115, Page 411. (Affects Parcel 39) - **SHOWN ON PAGE 5 OF 7**
9. Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 116, Page 43. (Affects Parcel 9) - **SHOWN ON PAGE 2 OF 7 AND PAGE 3 OF 7**
10. Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 146, Page 381. (Affects Parcel 35) - **SHOWN ON PAGE 4 OF 7**
11. Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 159, Page 9. (Affects Parcel 39) - **SHOWN ON PAGE 4 OF 7**
12. The terms, provisions and easement(s) contained in the document entitled "Conveyance of Right of Way" recorded November 2, 1993 as Liber 139 of Miscellaneous Records, Page 598. (Affects Parcel 34) - **SHOWN ON PAGE 4 OF 7**
13. The terms, provisions and easement(s) contained in the document entitled "Permanent Easement Agreement" recorded March 18, 1998 as Liber 153 of Miscellaneous Records, Page 489. (Affects Parcel 9) - **SHOWN ON PAGE 2 OF 7 AND PAGE 3 OF 7**
14. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded October 16, 1998 as Liber 155 of Miscellaneous Records, Page 582. - **NOT MAPPABLE**
15. The terms, provisions and easement(s) contained in the document entitled "Deed" recorded February 1, 1979 as Liber 330, Page 952. Affected by (Partial) Termination of Encumbrances dated August 30, 2012 and recorded September 6, 2012 in Instrument No. 2012R-10470 of Official Records. (Affects Parcel 9) - **SHOWN ON PAGE 2 OF 7 AND PAGE 3 OF 7**
16. The terms, provisions and easement(s) contained in the document entitled "Quit-Claim Deed" recorded September 16, 1980 as Liber 336, Page 376 of Official Records. (Affects Parcel 18) - **SHOWN ON PAGE 5 OF 7**
17. The terms, provisions and easement(s) contained in the document entitled "Temporary Easement Agreement" recorded September 14, 2005 as Instrument No. 2005R-11811 of Official Records. (Affects Parcels 9 through 14, 29 and 30, 37 and 38) - **SHOWN ON PAGE 3 OF 7 AND PAGE 5 OF 7**
18. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded December 22, 2015 as Instrument No. 2015R-12456 of Official Records. - **NOT PART OF THIS SURVEY**
- 19-23. Intentionally Omitted.
24. The terms and provisions contained in the document entitled "Notice of Option to Repurchase and Covenants Running with the Land" recorded as Liber 100, Page 415 of Official Records. (Affects Parcel 43)- **NOT MAPPABLE**
25. The terms, provisions and easement(s) contained in the document entitled "Warranty Deed" recorded as Liber 330, Page 952 of Official Records. (Affects Parcel 43) - **WARRANTY DEED REFERENCES COVENANTS SUBJECTING PARCEL, BUT DOES NOT SPECIFY WHAT THEY ARE - NOT MAPPABLE. WARRANTY DEED ALSO REFERENCES A NEGATIVE EASEMENT TO RESTRICT VEHICLE AND PEDESTRIAN ACCESS TO KAYE AVENUE FROM PARCEL - SHOWN ON PAGE 3 OF 7**
26. Lien(s) for any additional taxes which may become due as a result of a reassessment and retroactive adjustment of taxes. (Affects Parcel 43) - **NOT MAPPABLE**

SURVEY NOTES

1. Other commitment items not specified hereon may have been considered irrelevant to an ALTA/NSPS Land Title Survey and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation Agreements, Leases, Mortgages, Liens, Special Assessments, Covenants, Trusts, Unspecified or Unrecorded Rights).
2. Utility locations derived from observed evidence during field survey, utility facilities mapping provided by utility company and a private underground utility locate performed by TriMedia on December 3, 2021.
3. (M) indicates TriMedia measured dimensions, (R) indicates record survey dimensions, (PLAT) indicates platted dimensions
4. **Note to the client, insurer, and lender – With regard to Table A, item 11, information from the utility company sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.**
5. Units: International Feet
6. Vertical Datum: NAVD88
7. Bearings based upon Michigan State Plane Coordinate System, North Zone (2111), NAD83/2011

SURVEYOR'S CERTIFICATE

ALTA / NSPS Land Title Survey

TO MSHDA, Cinnaire Title Services, and the Marquette Housing Commission:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4 and 11(b) of Table A thereof. The field work was completed on December 7, 2021.

TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC

BY: 
Stacey J. Bluse, P.S. No. 4001050429

DATE: 10/18/2022

PREPARED BY

Trimedia Environmental & Engineering Services, LLC
830 West Washington St.
Marquette, MI 49855
(906)-228-5125
sbluse@trimediaee.com

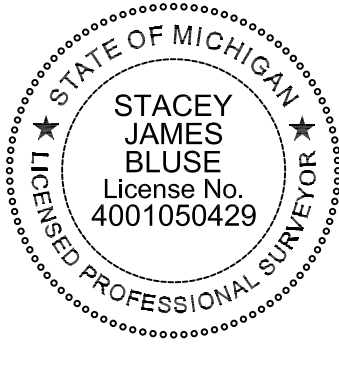


TABLE A NOTES

1. Monumentation has been found or set at all corners of the property and are described in the Schedule of Property Monuments below
4. Gross land area for all parcels combined is 17,6000 acres.
- 11(b). Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by markings coordinated by the surveyor pursuant to a private utility locate request completed by Trimedia on December 03, 2021.

Note to the client, insurer, and lender – With regard to Table A, item 11, information from the utility company sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

SCHEDULE OF PROPERTY MONUMENTS (1000 - TYP)

1000 - SET 5/8" x 18" IRON W/CAP No. 4001050429, GROUTED 0.4' HIGH INTO CONCRETE RETAINING WALL
1001 - SET CAP No. 4001050429 ON FOUND 5/8" IRON
1002 - SET 5/8" x 18" IRON W/CAP No. 4001050429, GROUTED FLUSH INTO CONCRETE SIDEWALK
1004 - SET 5/8" x 18" IRON W/CAP No. 4001050429, 1.00' EAST OF PROPERTY CORNER POSITION
1005 - SET 5/8" x 18" IRON W/CAP No. 4001050429
1006 - SET 5/8" x 18" IRON W/CAP No. 4001050429
1007 - SET 5/8" x 18" IRON W/CAP No. 4001050429
1008 - SET 5/8" x 18" IRON W/CAP No. 4001050429, GROUTED FLUSH INTO CONCRETE
1009 - SET 5/8" x 18" IRON W/CAP No. 4001050429
1010 - SET 5/8" x 18" IRON W/CAP No. 4001050429, 3.00' SOUTH OF PROPERTY CORNER POSITION
1011 - SET 5/8" x 18" IRON W/CAP No. 4001050429, 1.00' EAST OF PROPERTY CORNER POSITION
1012 - SET 5/8" x 18" IRON W/CAP No. 4001050429
1013 - SET 5/8" x 18" IRON W/CAP No. 4001050429
10000 - FD. 5/8" IRON W/CAP No. 40167
10002 - FD. 5/8" IRON W/CAP No. 27464
10003 - FD. 1" PIPE
10004 - FD. 1" PIPE
10005 - FD. 5/8" IRON W/CAP No. 40167
10006 - FD. 5/8" IRON W/CAP No. 40167
10008 - FD. 5/8" IRON W/CAP No. 40167
10009 - FD. 5/8" IRON W/CAP No. 40167
10010 - FD. 1" PIPE
10011 - FD. 5/8" IRON W/CAP No. 40167
10012 - FD. 5/8" IRON W/CAP No. 28404
10013 - FD. 3/4" PIPE
10014 - FD. 1" PIPE
10015 - FD. 3/4" PIPE
10016 - FD. 5/8" IRON W/CAP No. 27464
10019 - FD. 5/8" IRON W/CAP No. 27464
10020 - FD. 5/8" IRON W/CAP No. 27464
10022 - FD. 5/8" IRON W/CAP No. 27464
10023 - FD. 5/8" IRON W/CAP No. 27464
10024 - FD. 5/8" IRON W/CAP No. 27464
10025 - FD. 1" PIPE
10026 - FD. 1-1/4" PIPE
10028 - FD. 1" PIPE
10029 - FD. 1/2" IRON W/CAP No. 19616
10030 - FD. 1/2" IRON W/CAP No. 19616
10031 - FD. T-IRON
10032 - FD. 1/2" CAPPED IRON (NOT LEGIBLE)
10033 - FD. 3/4" PIPE
10034 - FD. T-IRON
10035 - FD. T-IRON
10036 - FD. 1" PIPE UNDER ROCK WALL (TOOK SHOT 0.3' WEST)
10038 - FD. 3/8" IRON
10048 - FD. PK NAIL W/WASHER P.S. No. 50454
10049 - FD. IRON W/CAP No. 28404 AT FENCE END
10050 - FD. 5/8" IRON W/CAP No. 28404
10072 - FD. 3/4" PIPE
10073 - FD. 3/4" PIPE
10075 - FD. 5/8" IRON W/CAP No. 40167
10076 - FD. T-IRON
11003 - FD. 5/8" IRON W/CAP No. 40167, N42°10'17"E, 0.20' FROM ACCEPTED PROPERTY CORNER LOCATION



NMU FOUNDATION
PART OF THE COLLEGE HEIGHTS SUBDIVISION AND
THE NORMAL ADDITION TO THE CITY OF MARQUETTE

P:\2021\2021-2790 NMU Foundation - Former Marquette Hospital\Drawings\2021-2790 NMU Foundation ALTA Survey of NMU Properties 2022-10-16.dwg

			SUBMITTAL - REVISED TITLE		
			SUBMITTAL (per current title)	DRAFT SUBMITTAL	
			DATE	DESCRIPTION	ISSUED
			10/18/22		
			05/20/22		
			12/15/21		

DESIGNED:
DRAWN: SJB
CHECKED: SDK
APPROVED: SDK

TRIMEDIA
JOB NUMBER:
2021-2790
SHEET TITLE:

ALTA/NSPS
Land Title
Survey

S-6

SHEET NUMBER:

6 OF 7



CITY OF MARQUETTE
PLANNING AND ZONING
1100 Wright Street
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Planning Commission
FROM: Dave Stensaas, City Planner and Zoning Administrator
DATE: May 29, 2025
SUBJECT: **Training – Micromobility Devices**

The City of Marquette has hired Toole Design to develop an Active Transportation Plan for our community. Project team members from Toole were in Marquette on May 28th and 29th, conducting activities at public events to gauge residents' opinions on various topics related to bicycle and pedestrian mobility and access, as well as micromobility in the city. While we are all somewhat familiar with pedestrian and bicycle issues and some of the facility designs related to walking and biking, micromobility is an emerging, or rapidly evolving, form of mainly electrified transportation that we can probably all benefit from knowing more about, particularly with plans being developed for our community related to micromobility.

The following are some online resources to educate ourselves on the topic of micromobility:

[Micromobility - Fact Sheets - Livability - FHWA](#)

[What is micromobility? | McKinsey](#)

[Micromobility's midlife crossroads: reinvention, regulation, and the ride ahead](#)

[What do experts say about micromobility? Video](#)