

∞ AGENDA ∞

MARQUETTE CITY PLANNING COMMISSION
Tuesday, September 02, 2025, at 6:00 p.m.
Commission Chambers at City Hall – 300 W. Baraga Ave.

MEETING CALLED TO ORDER

- 1) ROLL CALL
- 2) APPROVE AGENDA
- 3) APPROVE MINUTES: **Minutes of 08-19-25**
- 4) CONFLICT of INTEREST

1. PUBLIC HEARINGS
2. CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS
3. OLD BUSINESS
4. NEW BUSINESS

A. Final Site Plan Review 07-SPR-09-25 (01-PUD-03-25) - Magnetic St. Townhomes

5. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS
6. CORRESPONDENCE, REPORTS, MINUTES OF OTHER BOARDS/COMMITTEES
7. TRAINING
8. WORK SESSION ON REPORTS/PLANS/ORDINANCES

A. Planning Commission Presentation for City Commission

9. COMMISSION AND STAFF COMMENTS
10. 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**

August 19, 2025

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, August 19, 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 (8): W. Premeau, M. Rayner, K. Hunter, J. Fitkin, Chair Kevin Clegg, D. Fetter, Vice-Chair A. Wilkinson, S. Lawry

PC Members absent: none

Staff present: City Planner and Zoning Administrator D. Stensaas, Zoning Official A. Landers, City Engineer M. Kilpela

AGENDA

It was moved by S. Lawry, seconded by K. Clegg, and carried 8-0 to approve the agenda as presented.

MINUTES

The minutes of the June 03, 2025, meeting were approved by consent, with a change noted by W. Premeau to a statement attributed to him.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS

Nobody wished to comment.

NEW BUSINESS

A. 01-STR-08-25 Wright Street Reconstruction

K. Clegg explained the process for consideration of this item.

A. Landers read the memo provided in the Planning Commission agenda, and described all of the separate document items in the agenda packet for this case, and showed each of them on the monitors. She also stated that staff did not receive any correspondence for this item.

M. Kilpela reiterated the scope of the project and stated the major features of the street that contribute to the need for replacement. He said that the primary issue that is being addressed with this project is the outdated utilities, particularly the 6-inch water main and the sanitary sewer. He explained the current right-of-way condition and the intended elements of the reconstructed street and their dimensions, and Staff showed the graphic depiction of those items from the agenda packet. He said that the lane widths will meet the requirements of MDOT and the Community Master Plan, and that the project is being funded by an MDOT "small urban" grant. He also said that the intention is for the project to begin in the spring and that it will last about two months.

K. Clegg asked if any PC members had questions. There were none, and K. Clegg then asked if anyone in attendance wished to comment on the proposal.

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Mike Koskiniemi, owner of Motions and the property at 910 Wright St., asked several questions that were directed to City Engineer Kilpela:

Mr. Koskiniemi: Will you be pulling the sidewalk through our parking lot?

Mr. Kilpela: Yes, in the right-of-way.

Mr. Koskiniemi: Okay, and what about access during business hours?

Mr. Kilpela: We'll require the contractor to provide access to your business at all times.

Mr. Koskiniemi: Good. Will you be working on both sides of the road at the same time?

Mr. Kilpela: Yes. Because of the utility replacements, it won't be feasible to do it "half and half".

Mr. Koskiniemi: Okay, that's all I have. Thank you.

Kristi Mastic, of 702 Wright St., inquired about whether the boulevard in front of her house would be torn up. She said that she has things planted there and was wondering if she should dig it up and relocate it.

Mr. Kilpela said that the boulevard would be torn up, and that plantings should be removed.

K. Clegg said that, with nobody else wishing to comment, it was time for Commission discussion.

M. Lawry said that he has questions for Mik about the status of vacation for Neidhart Ave. and the utilities that are currently located in that.

M. Kilpela said that NMU re-platted the area around Neidhart Ave. south of Wright St., and that the right-of-way has been abandoned. He said the water main there will not be reconnected, and it is shut off near Center Street, and NMU has also abandoned the sanitary sewer. He said Neidhart Avenue, south of Wright Street, no longer exists, although it shows up on the map.

M. Lawry said okay, and it was vacated previously. He also asked if NMU is happy with the 5 ft.-4 in. sidewalk.

M. Kilpela said that NMU was hesitant to grant more than a 7-ft. easement, and a narrow sidewalk would narrow the boulevard area. And they said yes, they are happy with the proposed sidewalk width.

D. Fetter asked if there are plans to paint any crosswalks at the intersections.

M. Kilpela said that yes, they will paint crosswalks at Neidhart and Van Evera.

D. Stensaas asked M. Kilpela if Wright St. is a truck route east of Sugarloaf Avenue.

M. Kilpela said it doesn't have a truck prohibition on it.

D. Stensaas said that truck traffic is probably why the travel lanes are designed at 12 feet wide, and that we probably can't take some of that space for wider bike lanes.

M. Kilpela said that MDOT is requiring that too as part of the grant since it is classified as a Major Street.

J. Fitkin asked what is planned for plantings in the boulevard.

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M. Kilpela said it will just be grass, except at Motions Fitness where there is all existing asphalt that will be replaced in-kind.

J. Fitkin asked if there is any opportunity for trees to be planted on the north side.

M. Kilpela said yes, there certainly could be trees planted, but we typically leave that up to the City Arborist. He said that it is not specified in the contract.

M. Lawry said that NMU did add a considerable fire load to this area, and flows are somewhat weak in that area, so this project should be quite helpful for that.

M. Kilpela said there are 12-inch water mains on the west side and east side that are tied together with a 6-inch main, and this project will fix that gap. He said it will provide more capacity at the meter.

M. Lawry said that would supply hydrants on Wright St., but not boost their [NMU] system after their master meter, right?.

M. Kilpela it will provide more capacity at the meter, but the master meter will limit the flows on campus.

K. Clegg asked if anyone wanted to make a motion.

It was moved by, seconded by __, and carried 8-0 that after review of the proposed cross-sections and associated background information for 01-STR-08-25 - the Wright Street Reconstruction Project, the Planning Commission finds that the proposed project meets the intent of the Community Master Plan, and hereby approves the street reconstruction design as presented.

NEW BUSINESS

B. Planning Commission Special Election

It was moved by M. Rayner, seconded by S. Lawry, and carried 8-0 to nominate K. Clegg for the Chair position.

M. Rayner said that she talked with A. Wilkinson about taking the Vice-Chair position, and that he said he would.

It was moved by M. Rayner, seconded by A. Wilkinson, and carried 8-0 to nominate A. Wilkinson for Vice-Chair of the position.

CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS

Ms. Maddie Sarin (sp.?) , 1209 Gray St., stated:

I'm here with another resident to express her concerns with Ordinance [Chapter] 25-03 [of the City Code], which deals with noxious weeds. We're really happy that there is language in there to support native plant gardens and so there is clearly support from the City for that, but there are a few issues I'd like to bring to your attention, and I will present this to the City Commission too. One is that there is a certification required through the County Conservation District, which they may not offer anymore. I've had two separate conversations with that office and the staff wasn't aware of that certification. So, that is important to address since enforcement is leaning on that certification.

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K. Hunter asked for clarification of what certification is being sought.

Ms. Sarin said that it is for a “planned natural landscape” as defined in the code, and the code specifies that the Marquette County Conservation District (MCCD) is responsible for providing it. And enforcement seems to think there is a more involved process than seems to be available. She said the MCCD said it does consultation with people and help as an educational resource, but they don’t offer any certification. She said people can buy signs that say “I’m a pollinator garden”, but anyone can buy them and they’re not part of a certification. So that is one thing to address since there is enforcement, so that gardens aren’t lost due to that expectation. Another thing is more general, and that is we hope that natural landscapes can be allowed in right-of-ways, and this ordinance says they are not, but we put together a lengthy list of reasons why they’re beneficial in any space where somebody wants to do that. She said there is lots of precedent of other other cities that support and regulate that but don’t prohibit it, so there is some middle ground to find where we can address anyone’s concerns for zoning and codes and still have some natural landscapes. She said for a lot of people that is a lot of their property and for some it is all of their property, so that brings up some inequities.

Ms. Carrie (?) Goodrich, 404 W. Michigan St., stated that she supports everything that Maddie said, and I helped draft some of the information that we’d like to share.

TRAINING

A. Land Use in Michigan – two articles from the Michigan Planner - April/May 2025

K. Clegg said that the articles made him think about the interaction among different units of government. The Planning Commission and Staff discussed issues related to intergovernmental cooperation.

S. Lawry said that he gleaned from the population figures that the lack of housing isn’t due to a lack of units, and that second homes and short-term rental units must account for a significant portion of the housing units that have been taken out of housing stock for sale or long-term rental.

WORK SESSION

A. Planning Commission Presentation for City Commission

The Planning Commission and Staff discussed the upcoming (Sept. 8th) annual presentation to the City Commission and D. Stensaas went over the draft slideshow he created, including slides that showed planned and unplanned natural landscapes, which were in the slideshow just for information because staff knew that there would be comments made about that issue and their office does the enforcement. D. Stensaas said that he would follow up by sending the draft slideshow to the commission members, and that they could send their comments to the Chair, and that they would create a final draft at their Sept. 2nd meeting.

STAFF COMMENTS

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W. Premeau stated that government fees are adding substantially to the cost of homes.

K. Hunter said that it's good to be back and that she is thankful for the public comment.

S. Lawry said that he empathizes with Staff about the mowing issue because he wrote those letters for many years. He said the code has changed and obviously it needs changes again. He said that all the public utilities have the right to use the right-of-way and they have materials buried in there and access points on the surface that they need to have access to. He said that most of them are prepared to put back a lawn if they have to excavate it, but they are not prepared to replant a garden. He said it is up to the homeowner to salvage their plants if there is enough time available for that, but in some cases like a water main collapse there are not going to be able to provide notice, so people should consider how much they invest in improvement in that property.

J. Fitkin said that it is proper to thank Sarah Mittlefehldt for the time she put into the Planning Commission, and wish her well in her new role at NMU. She also said that, about the natural landscapes, she can empathize with both groups, and we need to try to strike a balance. She said that the clarification of the right-of-way and the height standards in the right-of-way will be important, and she hopes to see a resolution soon. She said that for the Wright St. plan, she hopes that trees could help with speeding and she hopes the Arborist will prioritize planting in that area.

A. Wilkinson stated that it's good to be back and agree what Jane said about Sarah, and that it was good to observe her run the meetings and learn from her.

K. Clegg stated he wanted to thank those that provided public comment, and offered thanks to Sarah Mittlefehldt for her long service. He also thanked the members for their faith in him by electing him Chair.

D. Stensaas said that Sarah would be recognized at an upcoming City Commission meeting.

ADJOURNMENT

Chair K. Clegg adjourned the meeting at 7:15 pm

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



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MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: August 28, 2025
SUBJECT: 07-SPR-09-25 (01-PUD-03-25) – Final Site Plan Review for W. Magnetic St
(Portion of PIN: 0410681)

The Planning Commission is being asked to review an application for final site plan approval 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. This portion of the property received PUD approval from the City Commission on June 30, 2025.

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

RECOMMENDED ACTION:

The Planning Commission should review the site plan and support information provided in this packet and determine whether or not the site plan for the construction of a mixture of Townhome types (one-unit, duplex, triplex, and six-unit) for a total of 36 units and site improvements for (07-SPR-09-25) is in compliance with the City of Marquette Land Development Code, more specifically, the PUD final site plan standards in Section 54.323 (J) and (K) and the Site Plan Review Standards in Section 54.1402(E).

Staff also recommends that the Planning Commission consider appropriate conditions of approval to ensure that any comments provided by staff and which the Planning Commission concurs with and have not been answered by the developer, are addressed.

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

After review of the 01-PUD-03-25 & 07-SPR-09-25 final site plan dated and received 8-5-25, and the STAFF FILE REVIEW/ANALYSIS for 07-SPR-09-25, the Planning Commission (finds / does not find) substantial compliance with the City of Marquette Land Development Code and hereby (approves / denies) the site plan (as presented / with the following conditions).

- Staff recommends the following conditions of approval:
 - That an amended plan is submitted to meet staff comments for the final site plan review.
 - That an as-built plan is submitted after construction is completed.



STAFF FILE REVIEW/ANALYSIS

Completed by Andrea Landers – Zoning Official

Reviewed by Dennis Stachewicz – Community Development Director

File Number: 07-SPR-09-25 (01-PUD-03-25)

Date: August 28, 2025

Project/Application: Final 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: PUD – Planned Unit Development

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 – 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.

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- (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

STAFF FILE REVIEW/ANALYSIS

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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 Section 54.1402(C).
- (I) Final Approval of Planned Unit Development.

Sections (H) and (I) have been omitted. The City Commission made the following motion at their June 30, 2025, meeting: Commissioner Michael Larson moved to Approve 01-PUD-03-25 as recommended by the Planning Commission, and direct the City Attorney to draft the PUD

Agreement, seconded by Mayor Pro Tem Paul Schloegel and Carried Unanimously. The City Commission approved the contract at their August 25, 2025, meeting.

- (J) Submission of Preliminary Plat or Final Site Plans; Schedule for Completion of PUD. Before any permits are issued for any activity within the area of a PUD, preliminary plats ([Section 54.501](#)) or final site plans ([Section 54.1402](#)) and open space plans for a project area shall be submitted to the Community Development Department for review by the Planning Commission. Review and approval of final site plans shall comply with the Marquette City Land Development Code as well as this Section and the terms of the contract and approved plan. Before approving any preliminary plat or final site plan, the Planning Commission shall determine all of the following:

- (1) All portions of the project area shown upon the approved plan for the PUD for use by the public or the residents of lands within the PUD have been committed to such uses in accordance with the PUD contract through recording of a deed, deed restrictions, and/or a master deed for creation of a property owner's association with authority to levy assessments.

A draft Master Deed has been submitted for review and City staff has provided comments.

- (2) The preliminary plats or final site plans are in substantial conformity with the approved contract and plan for the PUD.

To be determined by the Planning Commission.

- (3) Provisions have been made in accordance with the PUD contract to provide for the financing of any improvements shown on the project area plan for open spaces and common areas that are to be provided by the applicant and that maintenance of such improvements is assured in accordance with the PUD contract. If development of approved preliminary plats or final site plans are not completed in five (5) years after approval, further final submittals under the PUD shall cease until the part in question is completed or cause can be shown for not completing same. When the developer is in default of the PUD timetable, the City Commission may, at the recommendation of the Planning Commission take any or all of the following actions:
 - (a) Withdraw approval of any other phase;
 - (b) Require the applicant to submit a new PUD application for any additional phases; and/or
 - (c) Invoke the performance guarantees to complete the project or make necessary repairs.

The Planning Commission, nor the City Commission, required the applicant to submit a performance guarantee as a condition of approval under Section 54.323(H)(3), therefore there is no

provision provided for in the contract and this section of the ordinance is non-applicable.

- (K) Filing of As-Built Plans and Final Plats Prior to Release of Performance Guarantee. As-built site plans and final plats must be filed with the City Engineering Department and the Community Development Department. Performance guarantees shall not be released until these documents have been submitted.

It is a requirement that the applicant submit As-Built Plans after the construction of the site is completed.

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 are 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, C-04.2, LP-100, and LP-101 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 preliminary PUD narrative a "storm water system is proposed with underground storage chambers to reduce storm water runoff to the City system". Please see Sheets C-05.2 and D-1.

- (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 preliminary PUD 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.*

Please see Sheet ES201 and the attached lighting cut sheets. Please see the applicant's response to the zoning comment regarding lighting.

- (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. This must be met.

Additional Comments:

Per the PUD, the applicant requested and received the following variances:

- Section 54.306 (B) and (C) to allow larger multifamily 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 Responses to Preliminary SPR Staff Comments
- Applicant's response to Zoning and Engineering Final Site Plan Review Staff comments
- Area Map
- Block Map
- Photos of Site
- Site Plan set (Pattern book info included)
- Lighting Cut Sheets
- Draft PUD Contract
- June 2, 2025, Planning Commission Meeting Minutes (**Please refer to Exhibit B of the Draft PUD Contract**)
- June 30, 2025, City Commission Meeting Minutes (**Please refer to Exhibit C of the Draft PUD Contract**)

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: 8-5-25
Concept Plans (6 copies) Submitted: Y/N Hearing Date: _____ Notice Date: _____
Preliminary Plan & Pattern Book (6) Submitted: N Hearing Date: _____ Notice Date: _____
Final Site Plan(6) Submitted: Y/N Contract signed: Y/N Meeting Date: 9-2-25
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 elenders@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 n 01-PUD-03-25 File # 07-SPR-09-25
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: 9-2-25 Notice Date: N/A 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 |

- | |
|--|
| <input checked="" type="checkbox"/> 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 elenders@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: 0410680 |
| 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 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: <u>Brian Matthew Savolainen</u> | Date: <u>4/24/25</u> |
| 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: <u>Robert E. Mahaney</u> | Date: <u>4/24/25</u> |

Project Name: Venidea PUOFile #: 07-SPR-09-25Percol #: 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 attech 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 . | ES101 | |
| 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 . | TBD | |
| 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 Responses to the Preliminary PUD & Site Plan Review Staff Comments

MEMORANDUM

TO: Andrea Landers, Zoning Official
FROM: Brian Savolainen, PE for Wickwire
DATE: August 5, 2025
SUBJECT: Preliminary Site Plan Review – 01-PUD-03-25 – W. Magnetic St
(Portion of PIN: 0410681)

The following are a response to the zoning staff have the following comments:

General Comments

1. Missing – Location of access points across from Lee Street.
Plans revised to show additional dimensioning (See C-01).
2. Missing – Distance from adjacent driveways including those across Lee Street.
Plans revised to show additional dimensioning (See C-01).
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 was added for storm water and snow runoff. Other snow storage areas were relocated to the landscaped/greenspace areas. (See sheet C-03.1, and C-03.2)

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). Existing fencing shall be removed and replaced in accordance with 54.905(I) and architectural sheet LP-100 and LP-101.

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). Existing fencing shall be removed and replaced in accordance with 54.905(I) and architectural sheet LP-100 and LP-101.
2. For Block 9 Lee Street Frontage. Missing 1 required Ornamental tree for a total of 2. Please provide.
Plans revised to add one more ornamental tree. (See sheet C-04.2).
3. For Block 11 interior parking lot landscaping, missing the 2 requires deciduous trees for the 419 S.F. area.
Plans revised to include 2 deciduous trees in the landscaping area. (See sheet C-04.2).

MEMORANDUM

TO: Andrea Landers & Jeff Fossitt
FROM: Brian Savolainen
DATE: 08-5-25
SUBJECT: 05-SPR-06-25 and 01-PUD-03-25
Parcel Numbers: 0410681
Magnetic Street

FIRE DEPARTMENT COMMENTS/Responses:

- Will the buildings be equipped with a fire alarm system?
No, not required by building codes.
- Will the buildings be equipped with sprinkler systems?
No, not required by building codes.
- Will a Knox Box be provided?
No, not required by building codes.

Sincerely,
Brian Savolainen



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

Date: August 5th, 2025

Location: Magnetic Street between Lee Street and Fourth Street

Submittal Documents:

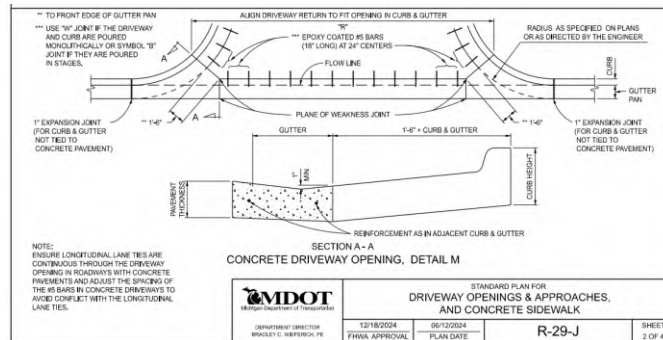
Plan Title: Veridea Group Marquette General Hospital Site Re-Development

Submitted by: Wickwire

Plans Stamped: 8/5/25

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 revised to include the standard detail and callouts (see sheets C-01.1, C-01.2 & D-2).



2. Sidewalks must be carried through the driveways and maintain ADA compliant cross slope.
Plans revised to include the standard detail and callouts (see sheets C-01.1, C-01.2 & D-2).
3. Please include City of Marquette Standard Utility Details in the plan set.
Plans revised to include all 3 utility details (See sheets D-3, D-4, D-5).
4. Please include a note that all existing water and storm sewer service abandonments shall be made as directed by the City Engineer.
Plans revised to include “ALL EXISTING WATER AND STORM SEWER SERVICE ABANDONMENTS SHALL BE MADE AS DIRECTED BY THE CITY ENGINEER” (See sheets C-03.1, and C-03.2).

Respectfully Submitted,
WICKWIRE, PC

Applicant's Responses to the Final Site Plan Review Staff Comments



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

MEMORANDUM

TO: Brian Savolainen, PE for Wickwire
FROM: Andrea Landers, Zoning Official
DATE: August 19, 2025
SUBJECT: Final 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 Comment

1. New sheets LP-100 and LP-101 have been added, but they do not match Sheets C-04.1 and C-04.2. Please revise the sheets to match the location and number of plants, and to meet the Land Development Code (LDC). **Sheets LP-100, and LP-101 will be made to match sheets C-04.1 and C-04.2.**
 - a. Please note, Horse Chestnut (nut bearing), Elm, Honeysuckles are on the prohibited list per Section 54.1004(C), please revise to meet the LDC. **Prohibited plans will be removed from the planting list and replaced with plant on the approved list in the LDC.**
2. If the lighting cut sheets are being used to provide the required lighting information, then it needs to be added to the site plan. **Cut sheets will be added to the site lighting plan.**

Sheet C-04.1

1. The proposed fencing is encroaching past the property line, please revise to be on this property only. **All new fencing shall be moved within the property line.**

Sheet C-04.2

1. The proposed fencing is encroaching past the property line, please revise to be on this property only. **Fencing will no longer be reconnected with neighboring property (437 Magnetic and 1117 Piqua). Fence move completely onto Block 9/11 property.**

Sheet ES201

1. Per the LDC, **“Height.** The height of light fixtures on a light pole shall be measured from the finished grade to the top of the fixture”. On the exterior lighting schedule it states, “mounted to a 20-ft pole”, is this measurement including the base of the pole, i.e. measured from the finished grade to the top of the fixture? Please provide a statement on this sheet stating that or a detail showing how this requirement is being met. **Architect shall clarify total height information to the Lighting plan Sheet ES201 (20 overall feet from finished grade to top of fixture maximum).**

SITE PLAN REVIEW COMMITTEE

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

Date: August 19, 2025

Location: Magnetic Street

Submittal Documents:

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

Submitted by: Brian M. Savolainen, P.E.

Plans Stamped: August 5th, 2025

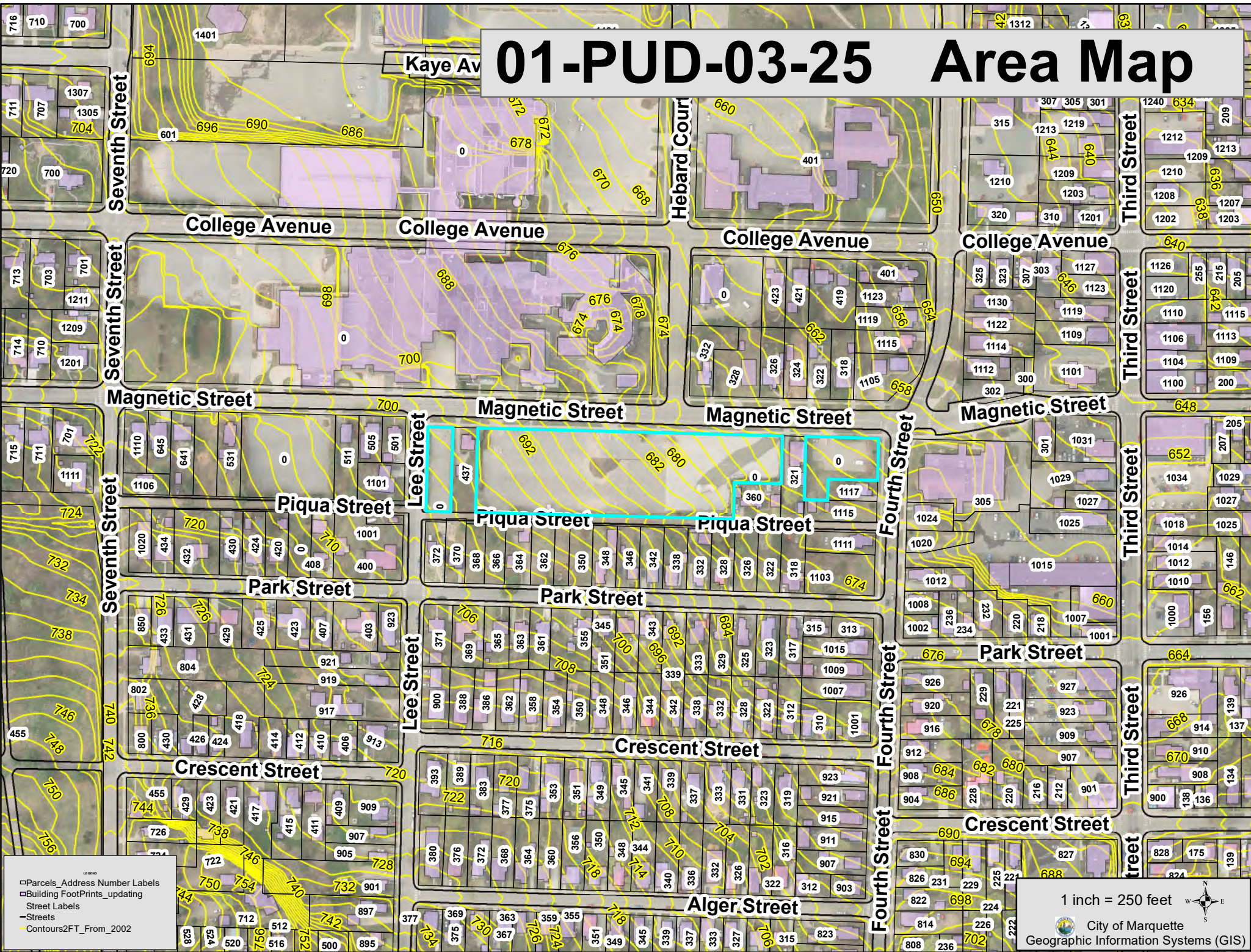
The following are review comments from the Engineering Division for the documents identified above.

- Valves must be placed on either side of the water meter pits. **Valves will be add See sheets C-03.1 & C-03.2.**
- Manholes must be placed at right of way on sanitary sewer mains. **Manhole will be add See sheets C-03.1 & C-03.2.**
- The sanitary sewer lateral for 360 Piqua can be tied in the right of way and does not need to extend into the street. **We will tie in at the right of way See sheets C-03.1.**
- Consider how runoff could affect adjacent lot (321 Magnetic) if underground storage fills up as there is a significant back up required to overflow the underground storage south of building D. A secondary overflow tied to existing storm sewer on Magnetic to the north of building D may be worth considering. **The surface grade (secondary runoff) at this location will drain down the drive and out between our units, we will also add a HMA curb along the existing retaining wall that is remaining to further direct flow in that direction which would act a a 3rd.**

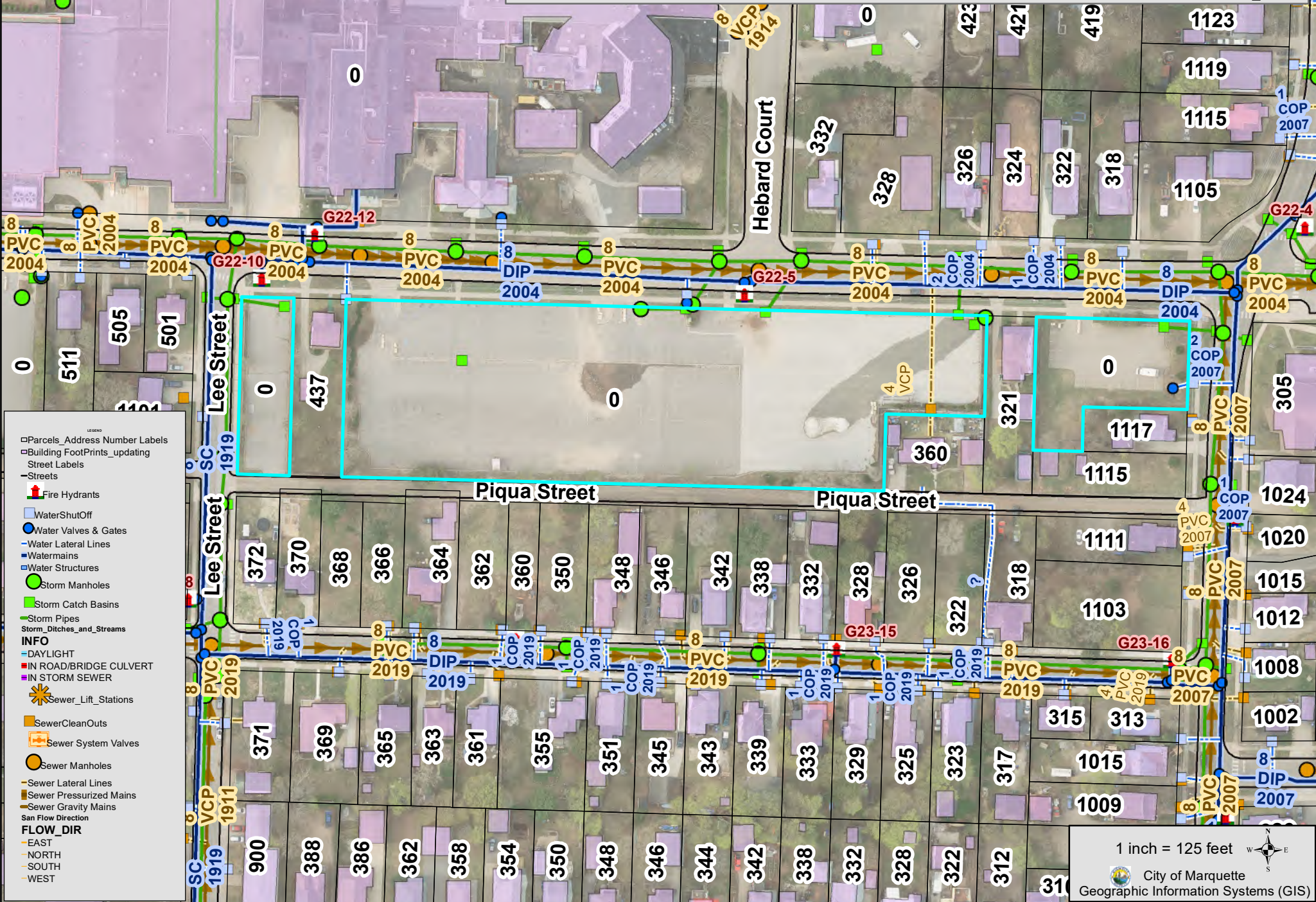
Respectfully Submitted,

Engineering Department

01-PUD-03-25 Area Map



01-PUD-03-25 Block Map





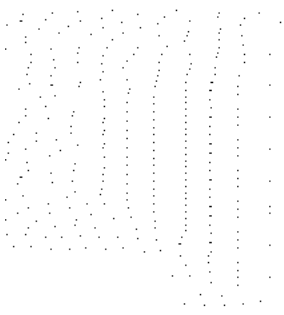










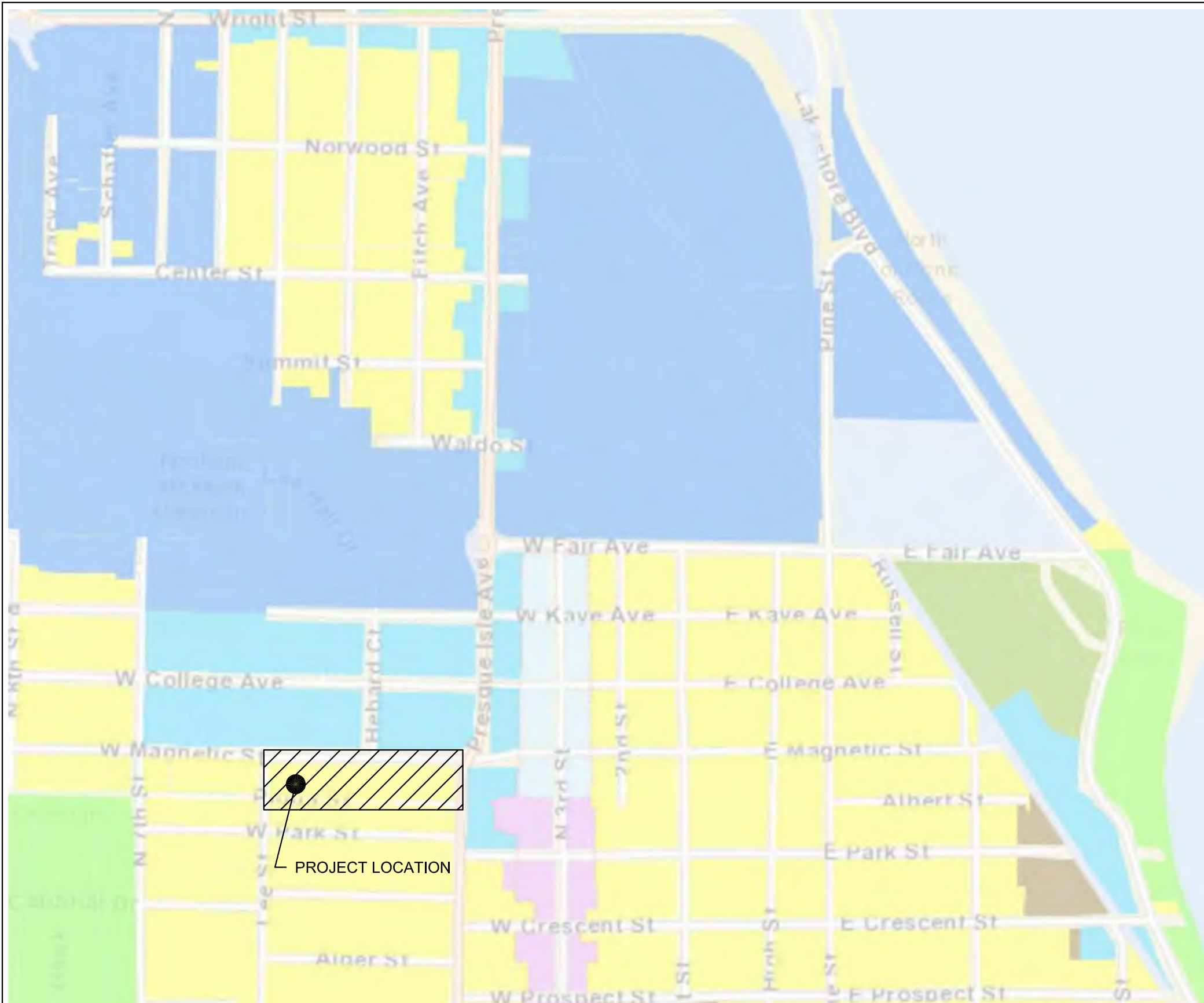
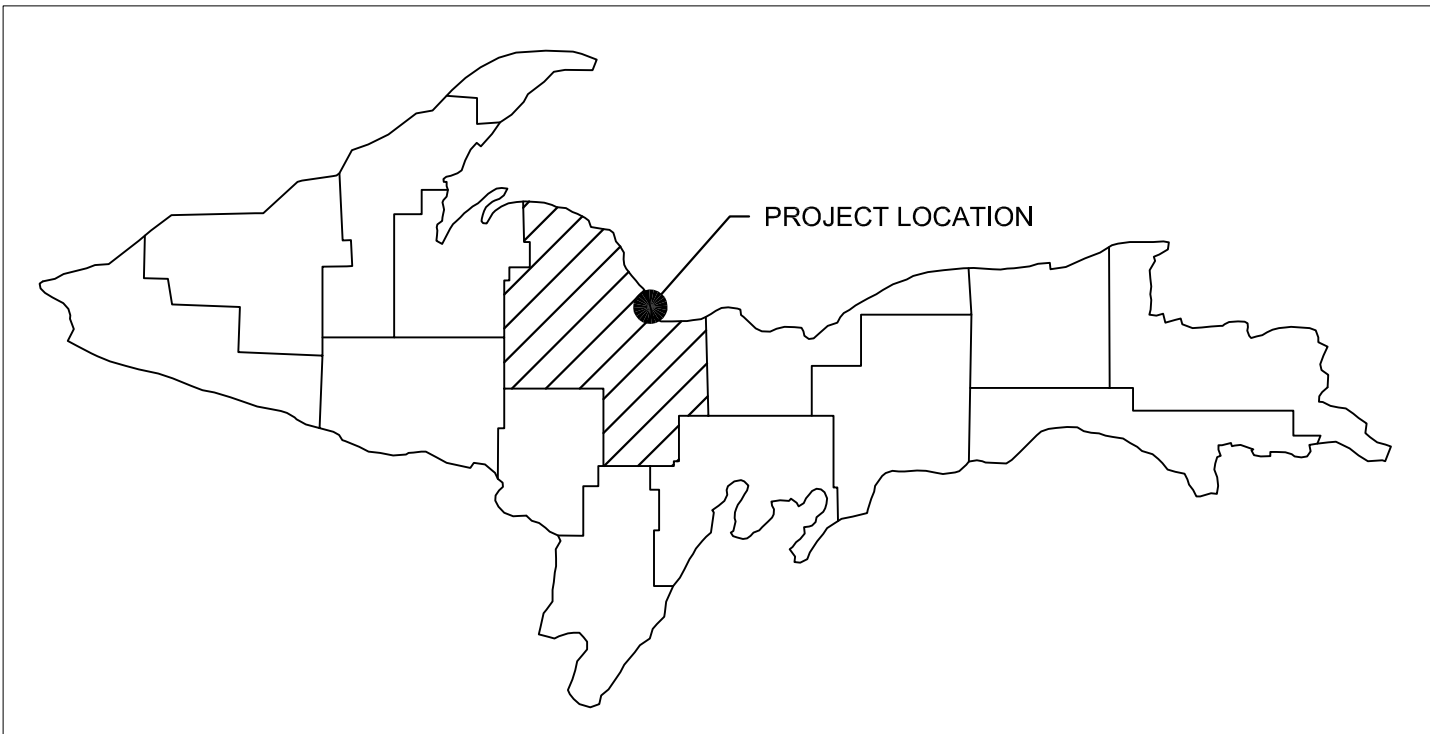


VERIDEA GROUP
MARQUETTE GENERAL HOSPITAL SITE RE-DEVELOPMENT



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 | D-2 | DETAILS |
| 18 | D-3 | WATER STANDARD DETAILS |
| 19 | D-4 | STORM STANDARD DETAILS |
| 20 | D-5 | SANITARY STANDARD DETAILS |
| 21 | AS-101 | ARCHITECTURAL SITE PLAN |
| 22 | AS-102 | SITE SECTIONS |
| 23 | A-101 | UNIT FLOOR PLANS |
| 24 | A-102 | UNIT FLOOR PLANS |
| 25 | A-501 | BUILDING ELEVATIONS |
| 26 | A-501 | CONCEPT RENDERINGS ARCHITECTURAL DETAILS |
| 27 | A-502 | CONCEPT RENDERINGS ARCHITECTURAL DETAILS |
| 28 | LP-100 | OVERALL SITE LANDSCAPE PLAN |
| 29 | LP-101 | OVERALL SITE LANDSCAPE PLAN |
| 30 | S-1 | ALTA/NSPS LAND TITLE SURVEY |
| 31 | S-6 | ALTA/NSPS LAND TITLE SURVEY |
| 32 | ES201 | ELECTRICAL SITE PHOTOMETRICS |

PREPARED FOR:
OWNER
VERIDEA GROUP
857 W. WASHINGTON ST.
SUITE 301, MARQUETTE, MI 49855

ARCHITECT & MEP ENGINEERING
SCOTT FREDRICKS
INTEGRATED ARCHITECTURE
840 OTTAWA AVE NW
GRAND RAPIDS, MI 49503
(616) 574-0220
SFREDRICKS@INTARCH.COM

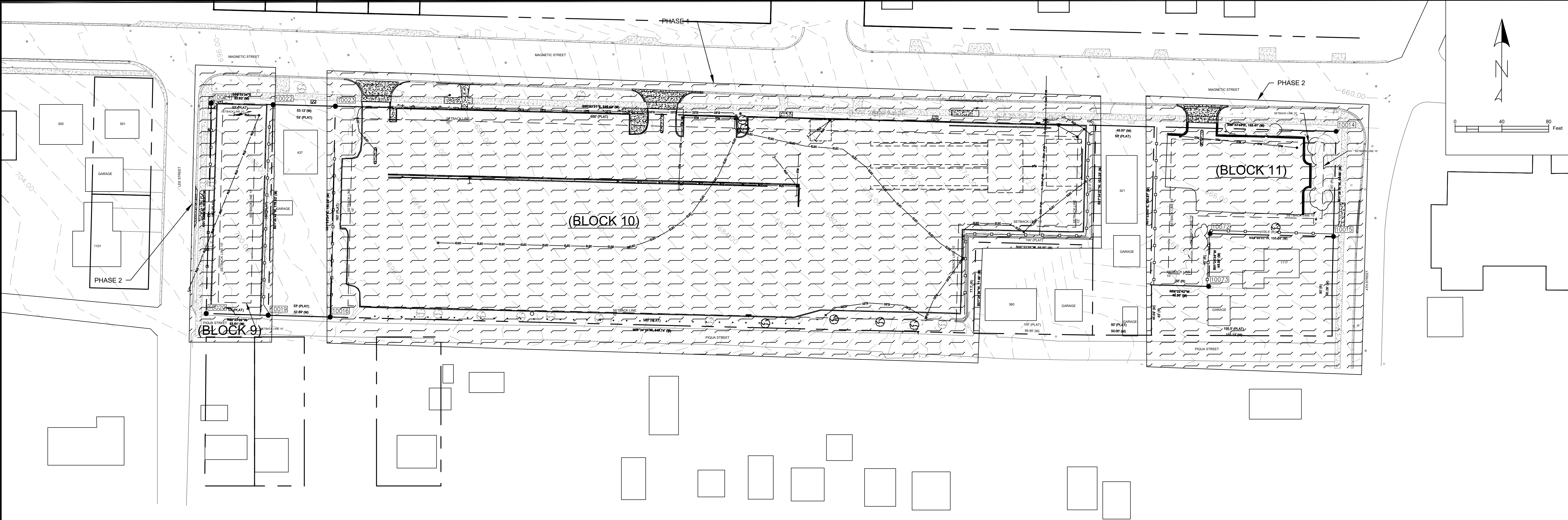
CIVIL ENGINEER
BRIAN SAVOLAINEN
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715 SELDEN RD.
IRON RIVER, MI 49935
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BSAVOLAINEN@WICKWIRESOLUTIONS.COM

SURVEYOR
STACEY BLUSE
MICHIGAN PROFESSIONAL SURVEYOR NO. 4001050429
TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC
830 WEST WASHINGTON STREET
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(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 |
| | | | | | REV |
| | | | | | 1 |
| | | | | | SHEET NO. 1 |
| 1 | 8/05/25 | CITY SITE PLAN FINAL REVIEW | | | |



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




OVERALL EXISTING SITE SURVEY/PHASING

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT



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

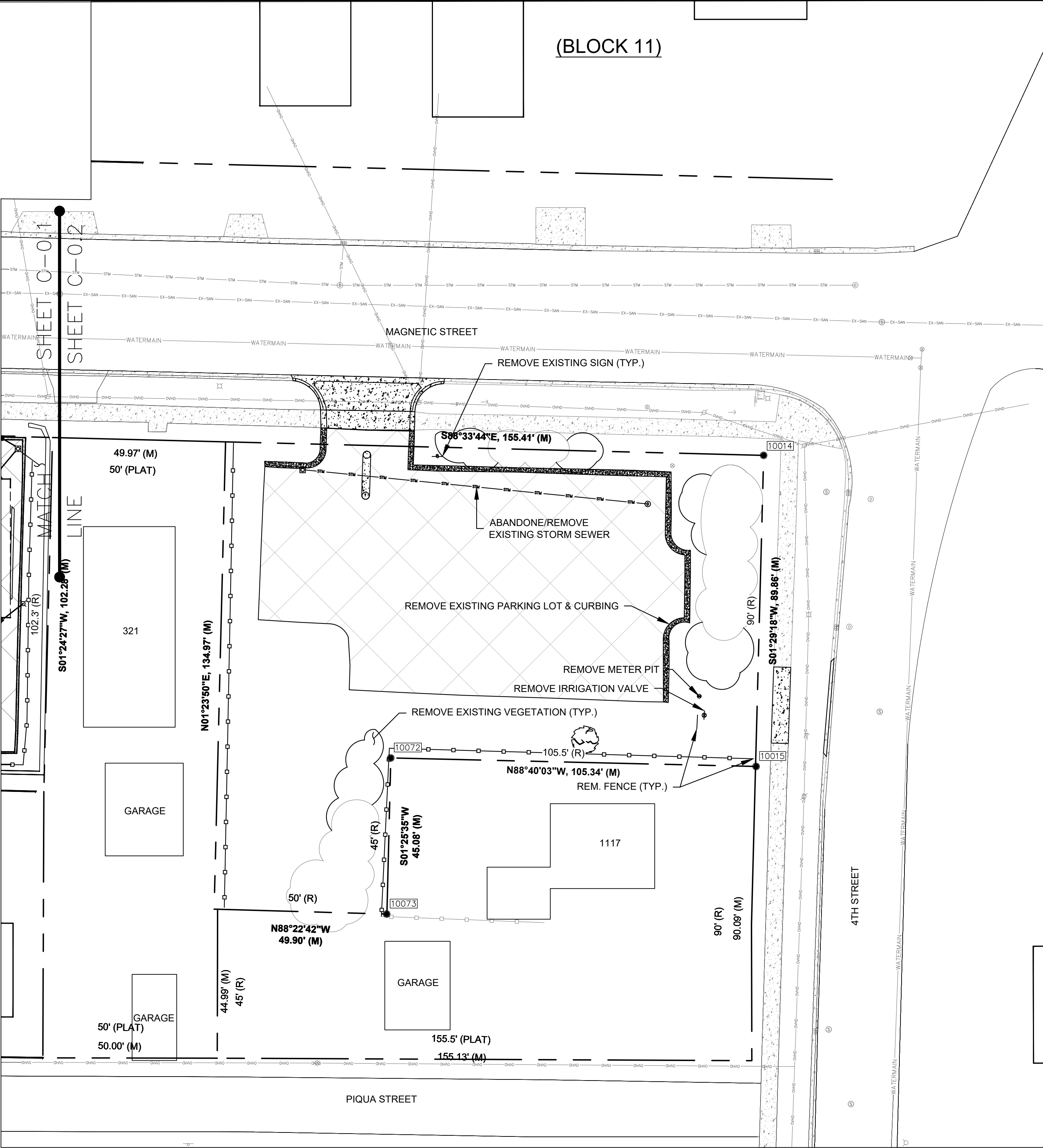
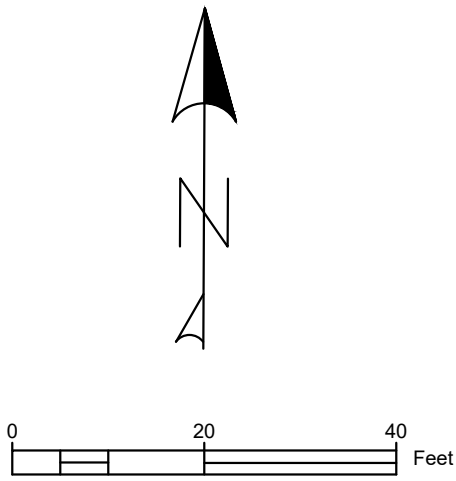
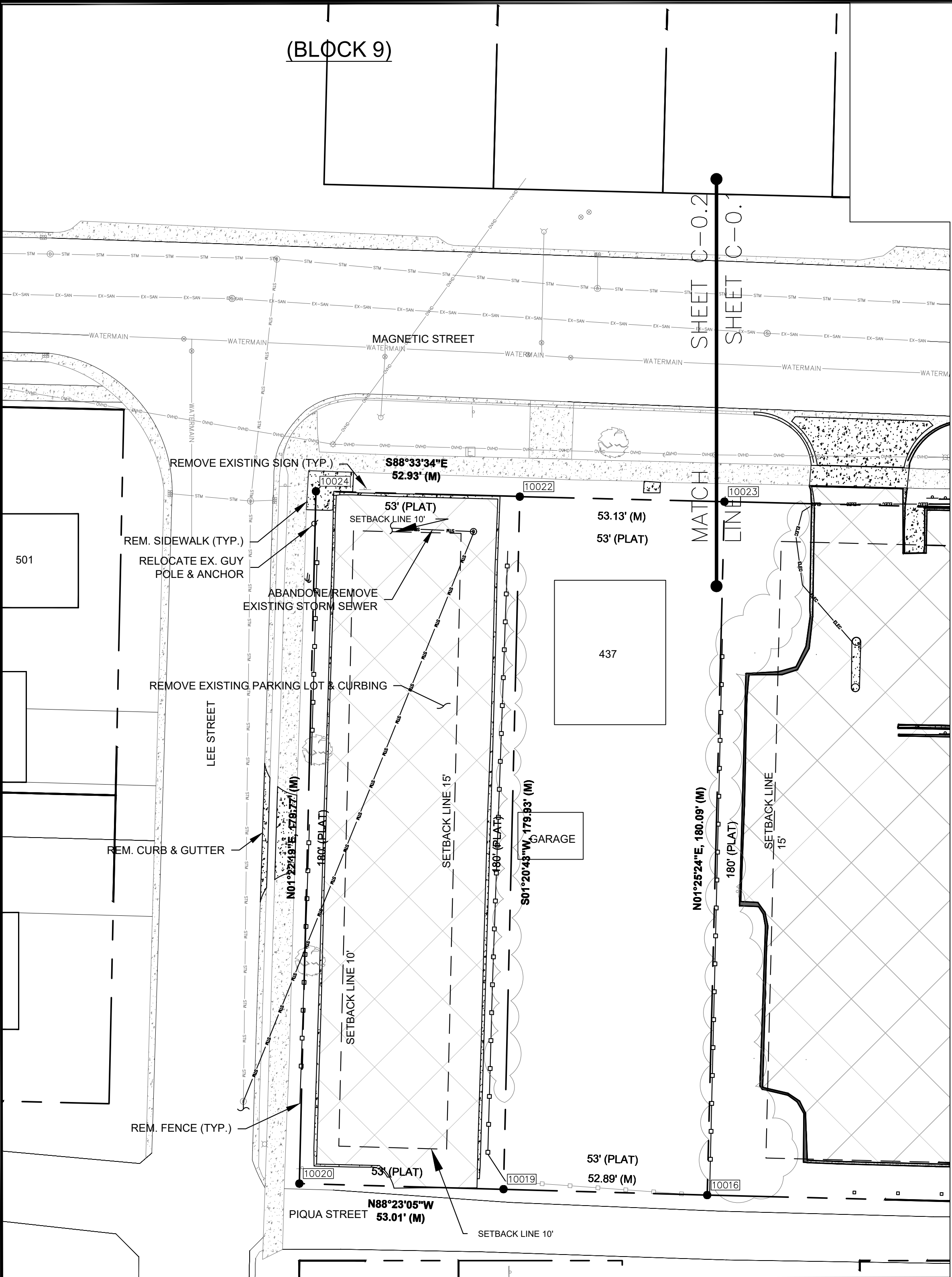
| ISSUE DATE | FOR | Designed By: |
|------------|--------------|------------------|
| 8/5/25 | FINAL REVIEW | LBS |
| | | Checked By: BMS |
| | | Drawn By: LBS |
| | | Approved By: BMS |
| | | PROJECT # 24042 |
| | | SHEET NO. 2 |
| | | DWG. NO. |
| | | C-0 |



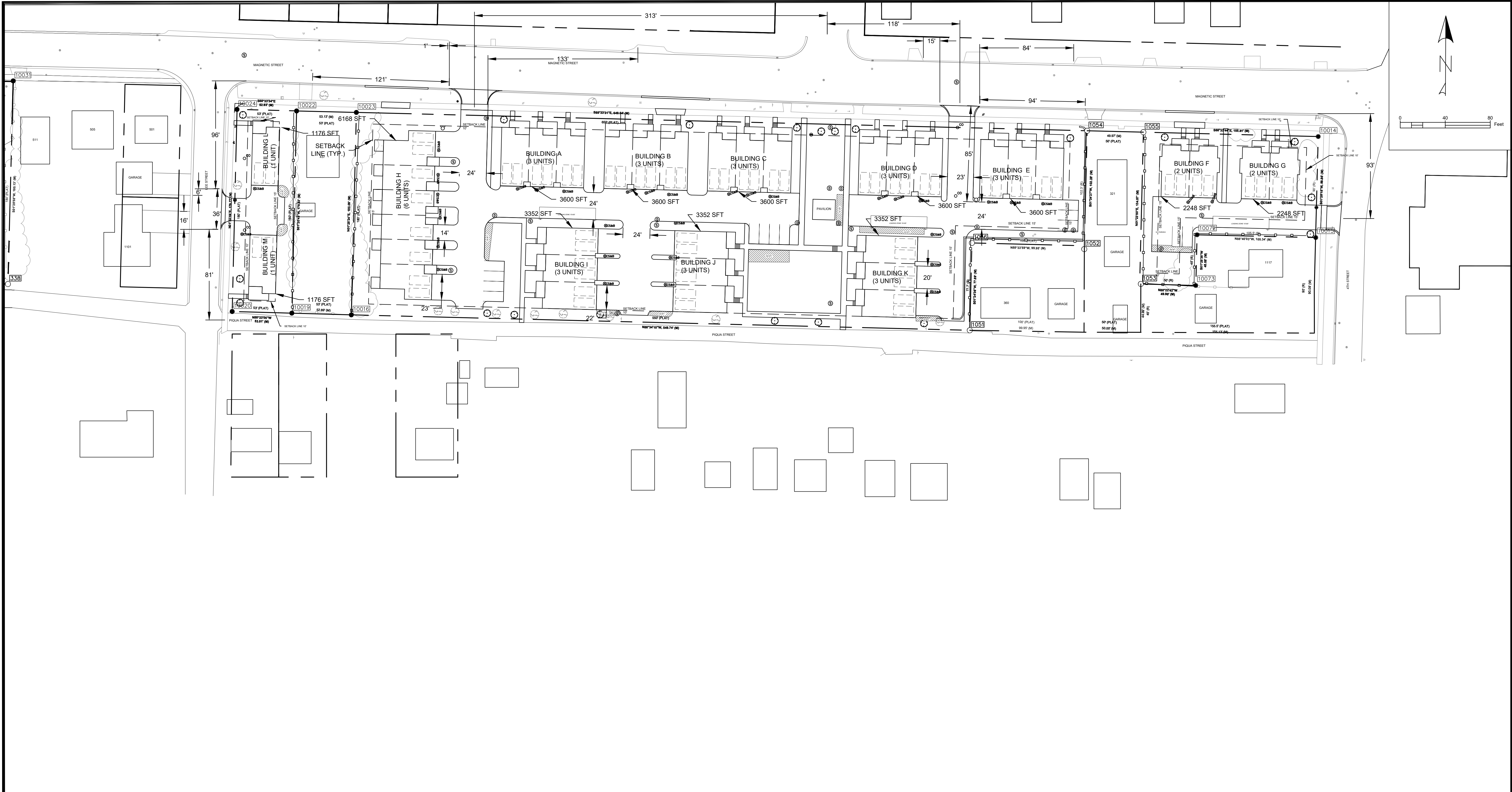
WICKWIRE, P.C.
715 Selden Road
Iron River, MI 49935
tel 906-265-9865
wickwiresolutions.com

[illegible]

| | |
|--------------|-------|
| Designed By: | LBS |
| Checked By: | BMS |
| Drawn By: | LBS |
| Approved By: | BMS |
| PROJECT # | 24042 |
| SHEET NO. | 3 |
| DWG. NO. | |
| C-0.1 | |



NOTE: ALL EXISTING WATER AND STORM SEWER SERVICE ABANDONMENTS SHALL BE MADE AS DIRECTED BY THE CITY ENGINEER.



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

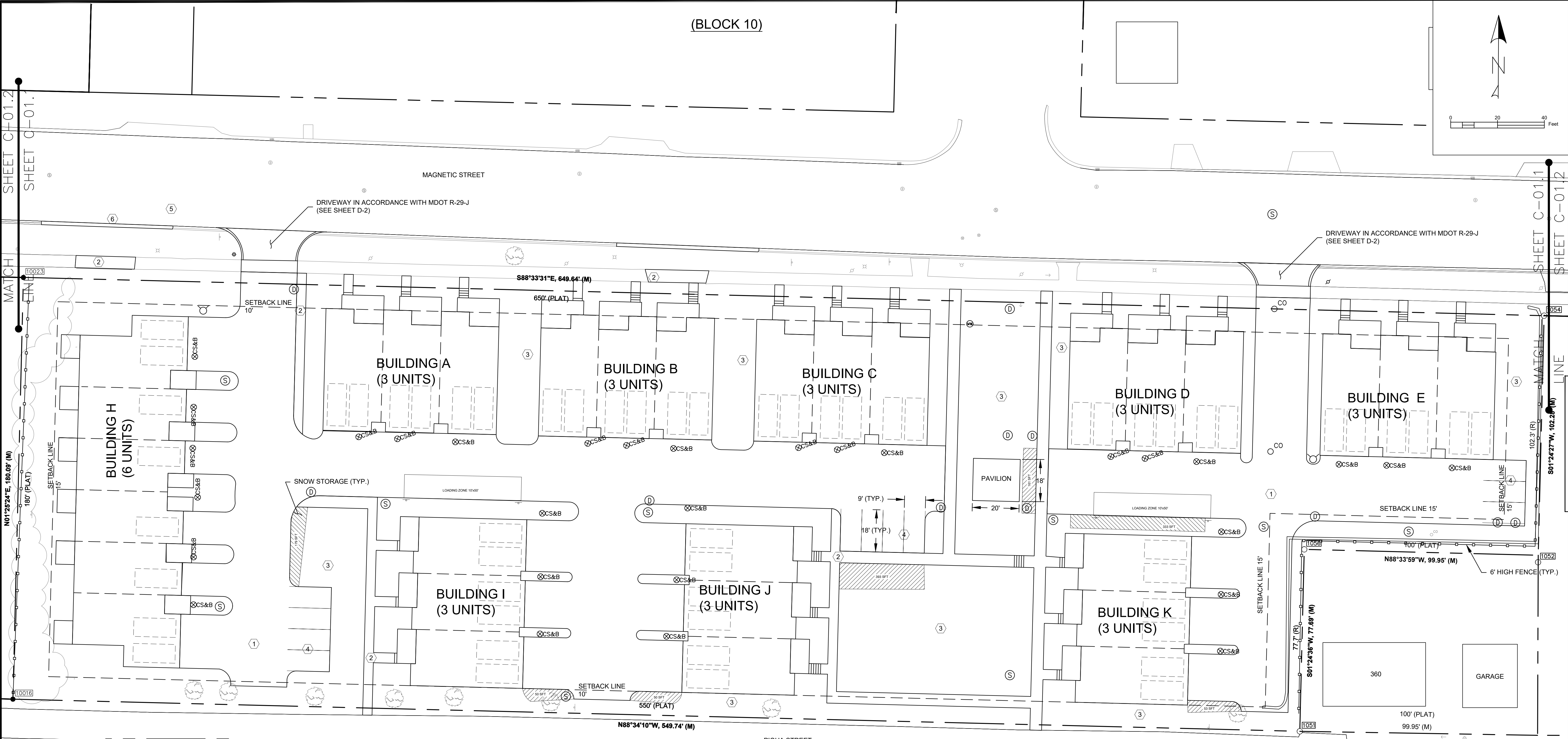
MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT



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


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

| ISSUE DATE | FOR | Designed By: |
|------------|--------------|------------------|
| 8/5/25 | FINAL REVIEW | LBS |
| | | 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): 6 (GARAGE) = 48 SPACES

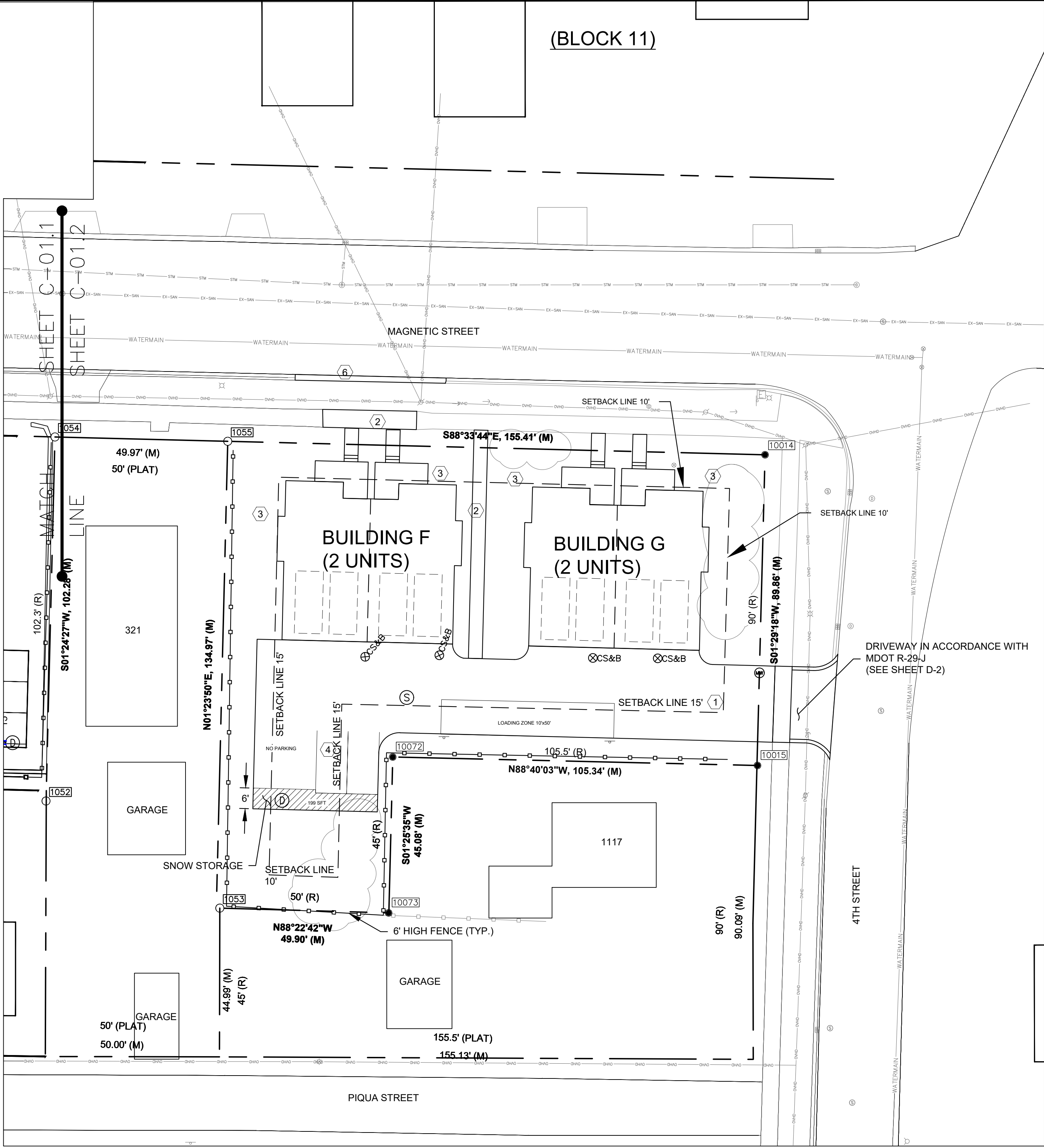
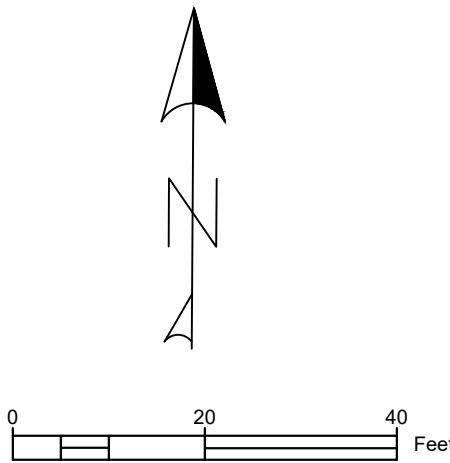
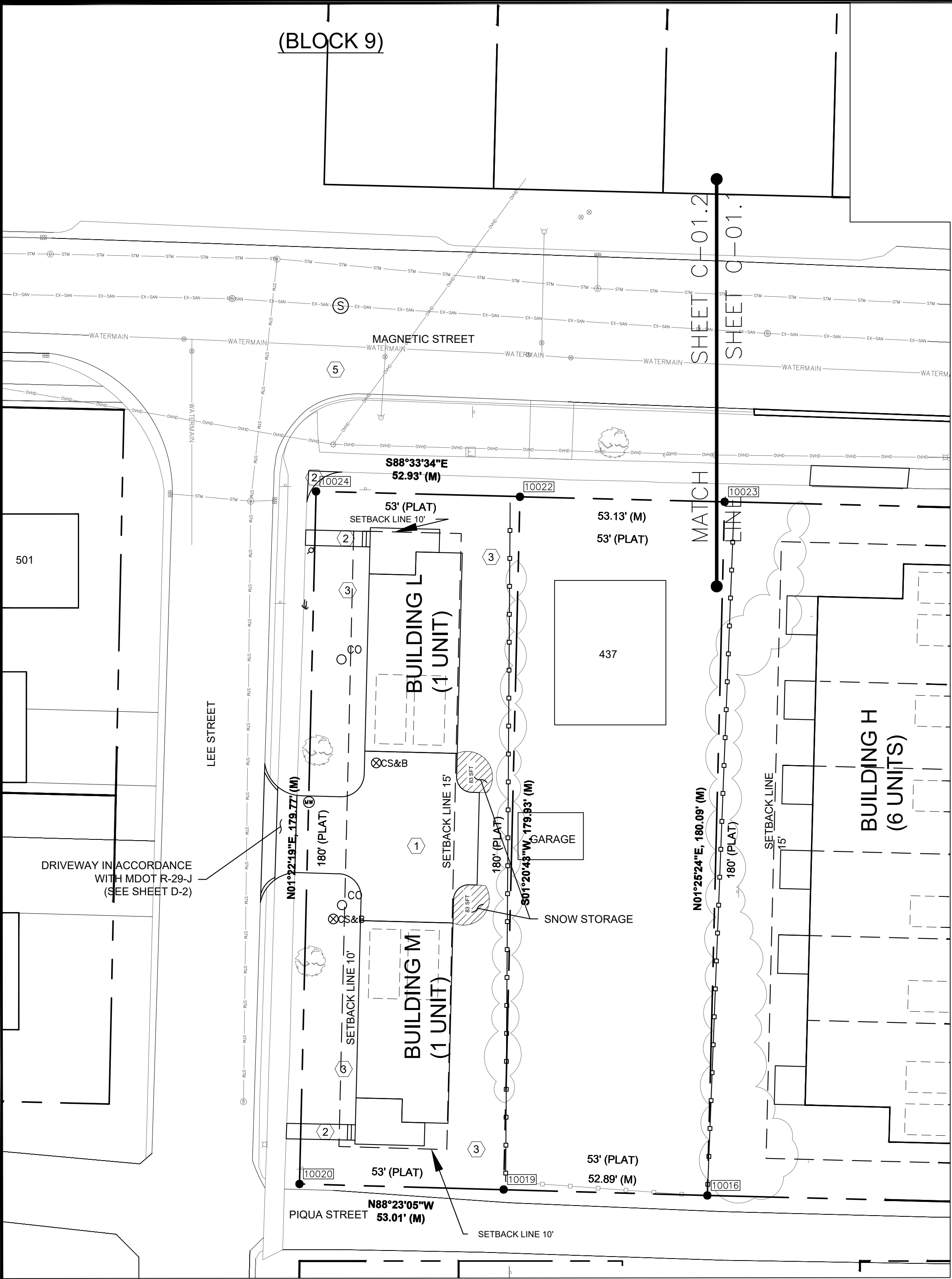
SNOW STORAGE CALC'S REQUIRED: 
10% OF PARKING STALL AREA: 48 * (9' * 18') * 10% = 777.6 SFT

ACTUAL:
53 + 161 + 393 + 179 + 50 + 50 + 333 = 1,219 SFT

KEYNOTES

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

NOTE:
SEE ARCHITECTURAL PLANS FOR BUILDING DESIGN.



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*18)*10% = 64.8 SFT
BLOCK 11: 10% OF PARKING STALL AREA: 10 *(9*18)*10% = 162 SFT

ACTUAL:
BLOCK 9: 166 SFT
BLOCK 11: 199 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.



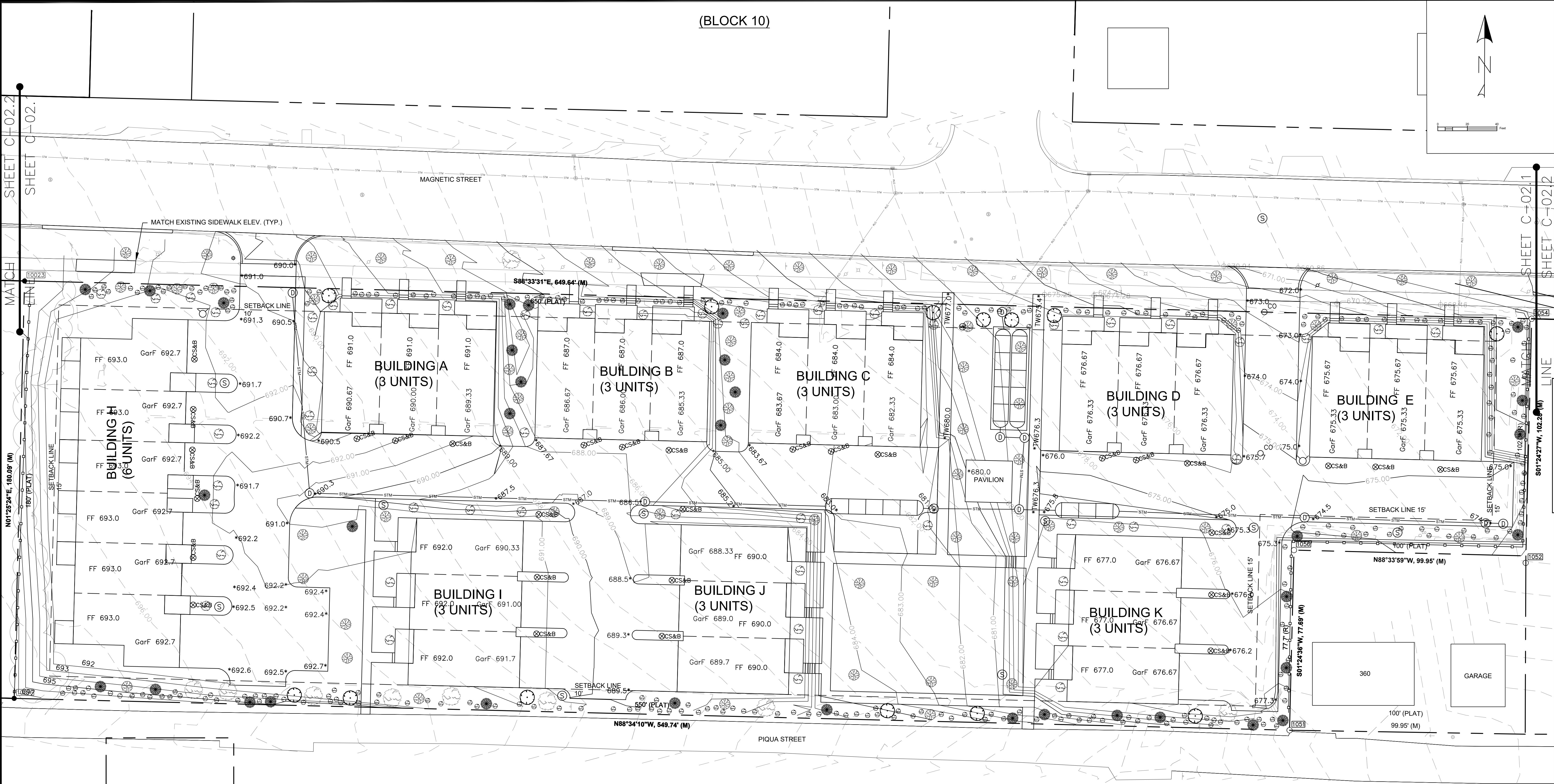
PHASE 2 SITE PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT



Attention: 1" = 10' (if this scale bar does not measure 1" then drawing is not original scale.)

| ISSUE DATE | FOR | Designed By: | LBS |
|------------|--------------|--------------|--------|
| 8/5/25 | FINAL REVIEW | Checked By: | BMS |
| | | Drawn By: | LBS |
| | | Approved By: | BMS |
| | | PROJECT # | 24042 |
| | | SHEET NO. | 7 |
| | | DWG. NO. | C-01.2 |



(BLOCK 10)

SHEET C-02.2
MATCH SHEET C-02.1

SHEET C-02.1
MATCH SHEET C-02.2

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

NOTE: NO GRADING SHALL OCCUR OUTSIDE OF PROPERTY LIMITS.



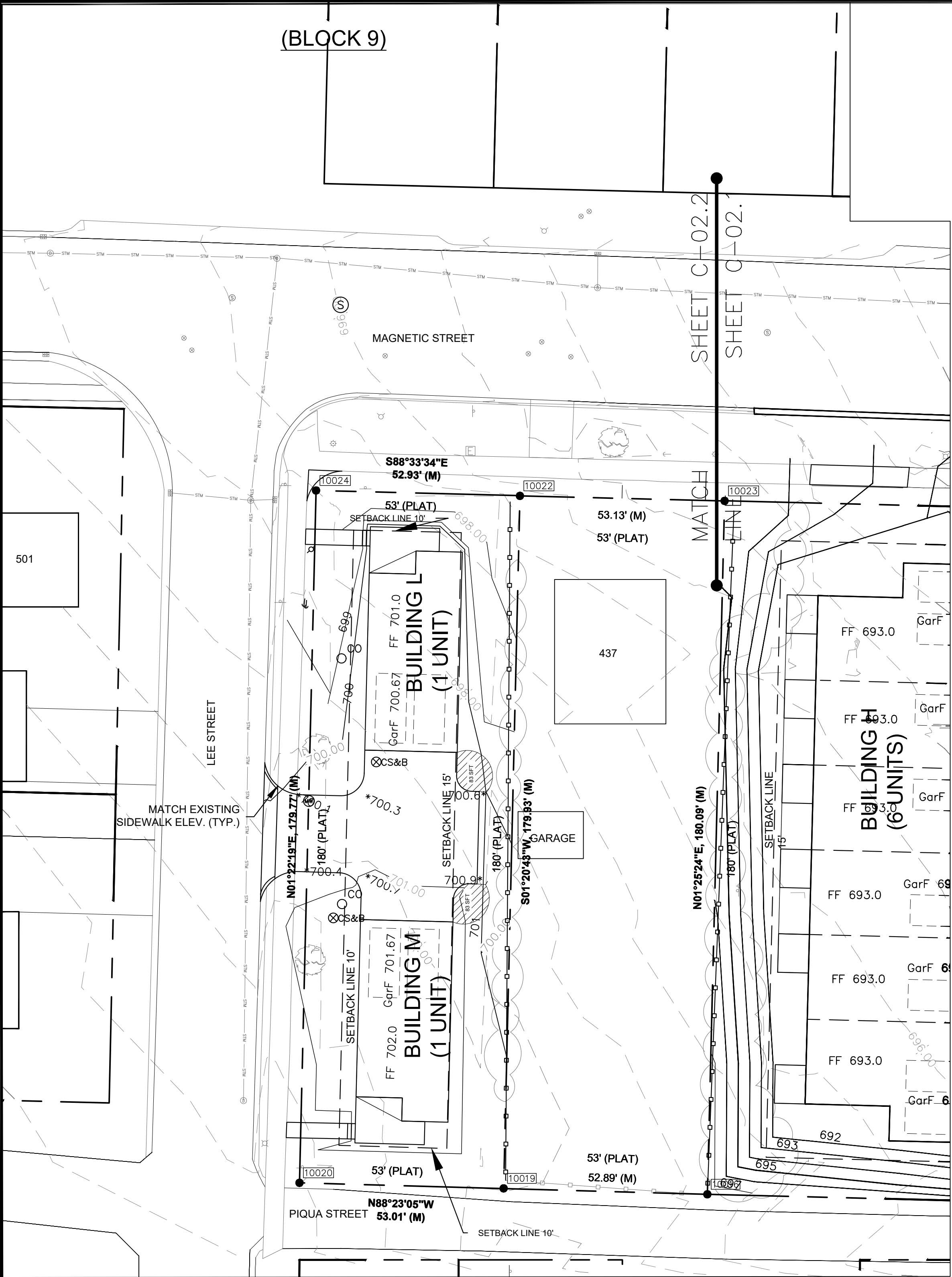
PHASE 1 GRADING/STORM PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

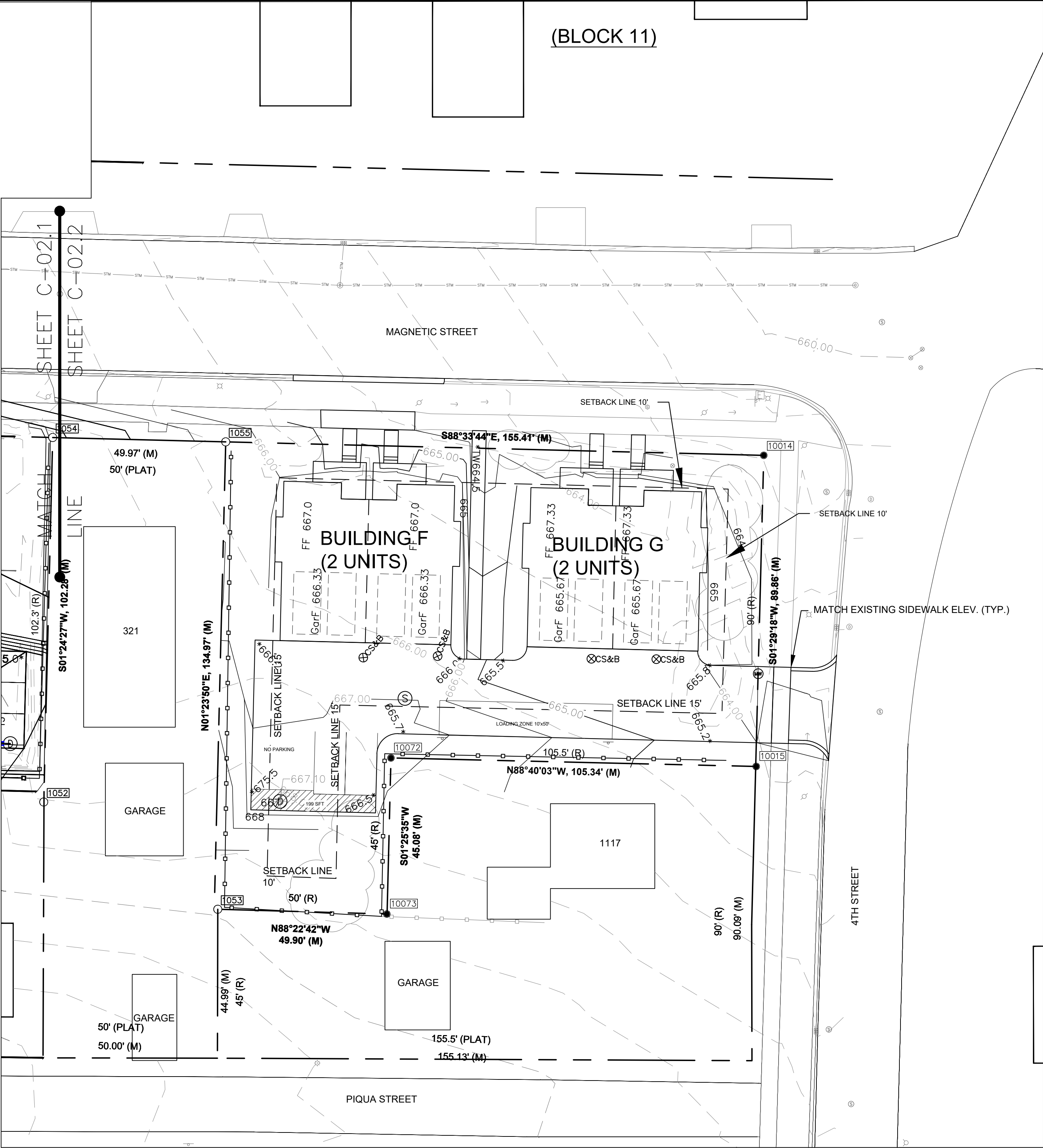
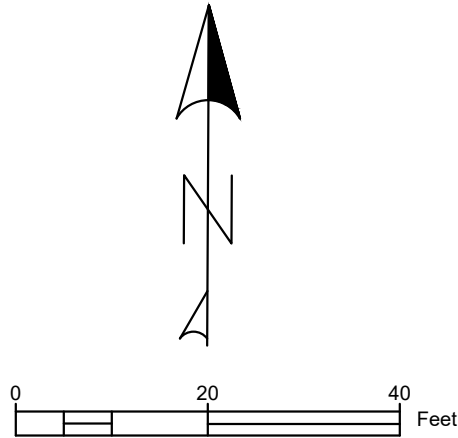


Attention: 1"
If this scale bar does not
measure 1" then drawing is
not original scale.

| ISSUE DATE | FOR | Designed By: | LBS |
|------------|--------------|--------------|--------|
| 8/5/25 | FINAL REVIEW | 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

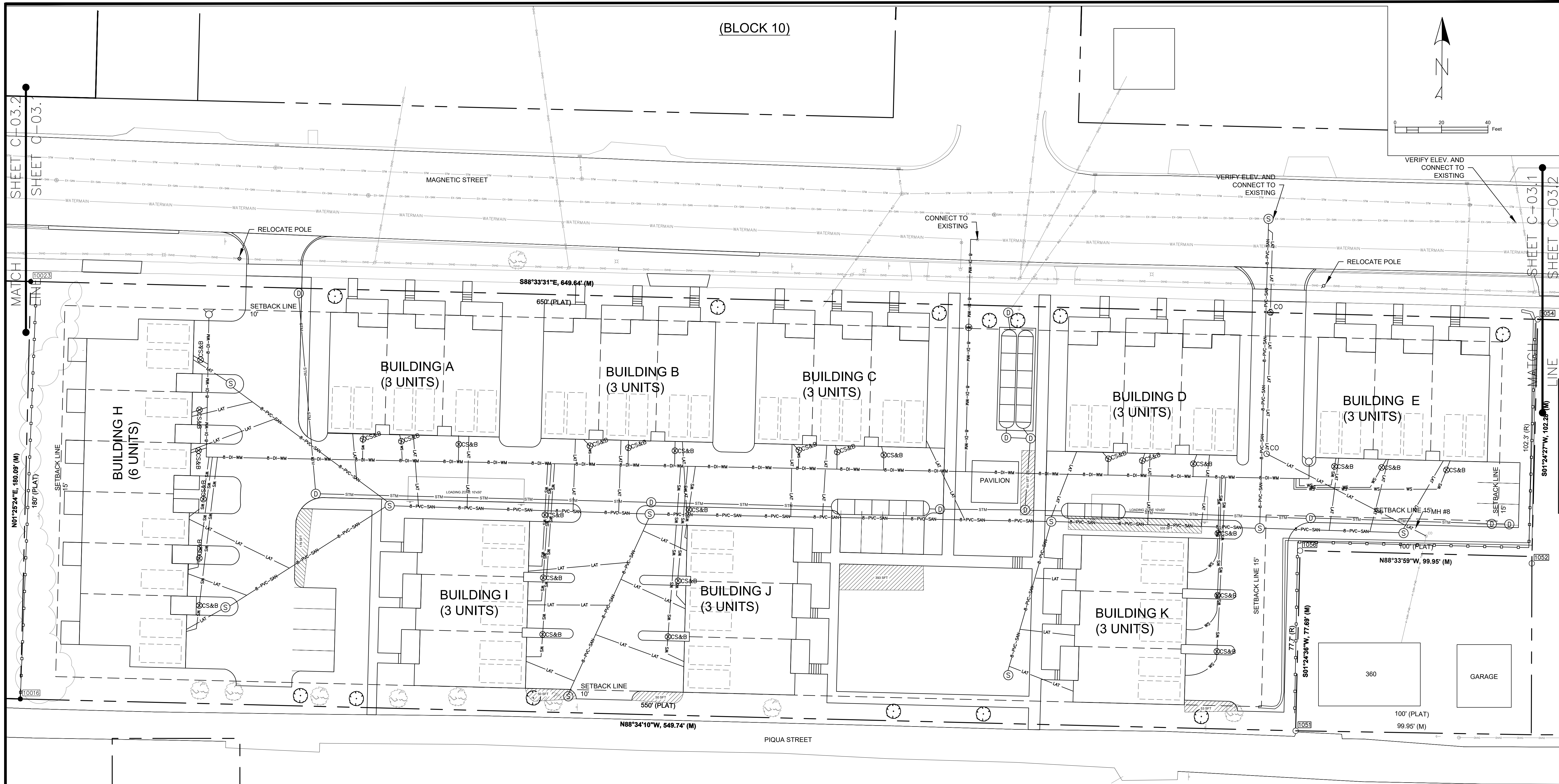
MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT



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

Attention: 1"
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| ISSUE DATE | FOR | Designed By: |
|------------|--------------|------------------|
| 8/5/25 | FINAL REVIEW | LBS |
| | | Checked By: BMS |
| | | Drawn By: LBS |
| | | Approved By: BMS |
| | | PROJECT # 24042 |
| | | SHEET NO. 9 |
| | | DWG. NO. C-02.2 |



NOTE:
ALL EXISTING WATER AND STORM SEWER SERVICE ABANDONMENTS SHALL BE MADE AS DIRECTED BY THE CITY ENGINEER

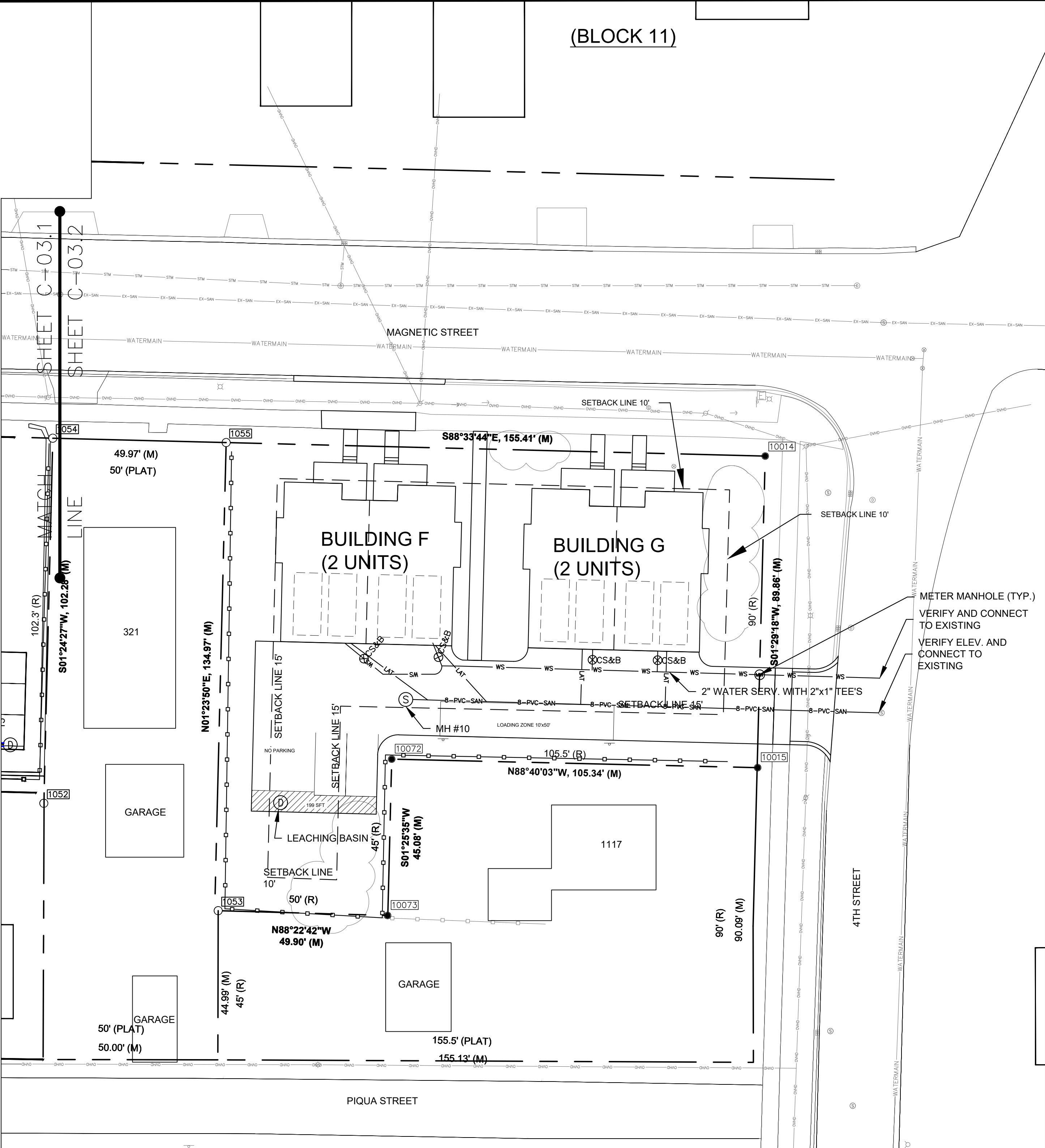
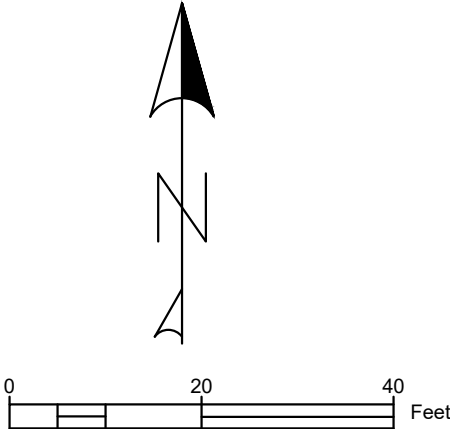
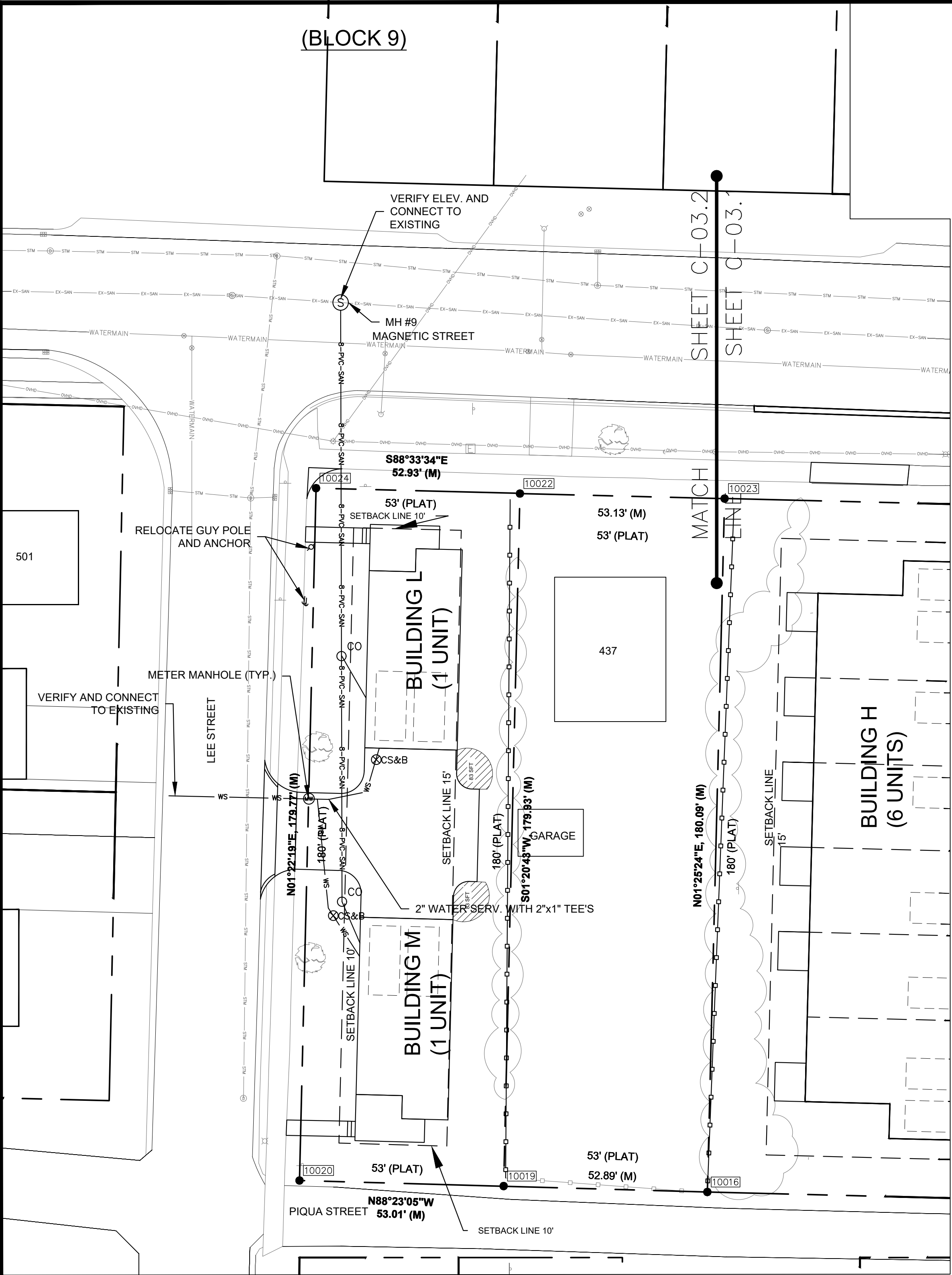
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ALL WATER AND SEWER UTILITIES OUTSIDE OF THE CITY RIGHT OF WAYS OR EASEMENTS ARE PRIVATELY OWNED AND MAINTAINED.

| 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 |

| | | | | | | | |
|--|----------------------|---|--|--|----------------------|---------------------|---|
| | PHASE 1 UTILITY PLAN | 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 8/5/25 | FOR FINAL REVIEW | Designed By: LBS Checked By: BMS Drawn By: LBS Approved By: BMS PROJECT # 24042 |
| | | | | | SHEET NO. 10 | DWG. NO. C-03.1 | |



NOTE:
ALL EXISTING WATER AND STORM SEWER SERVICE ABANDONMENTS
SHALL BE MADE AS DIRECTED BY THE CITY ENGINEER

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.

| 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 |



PHASE 2 UTILITY PLAN

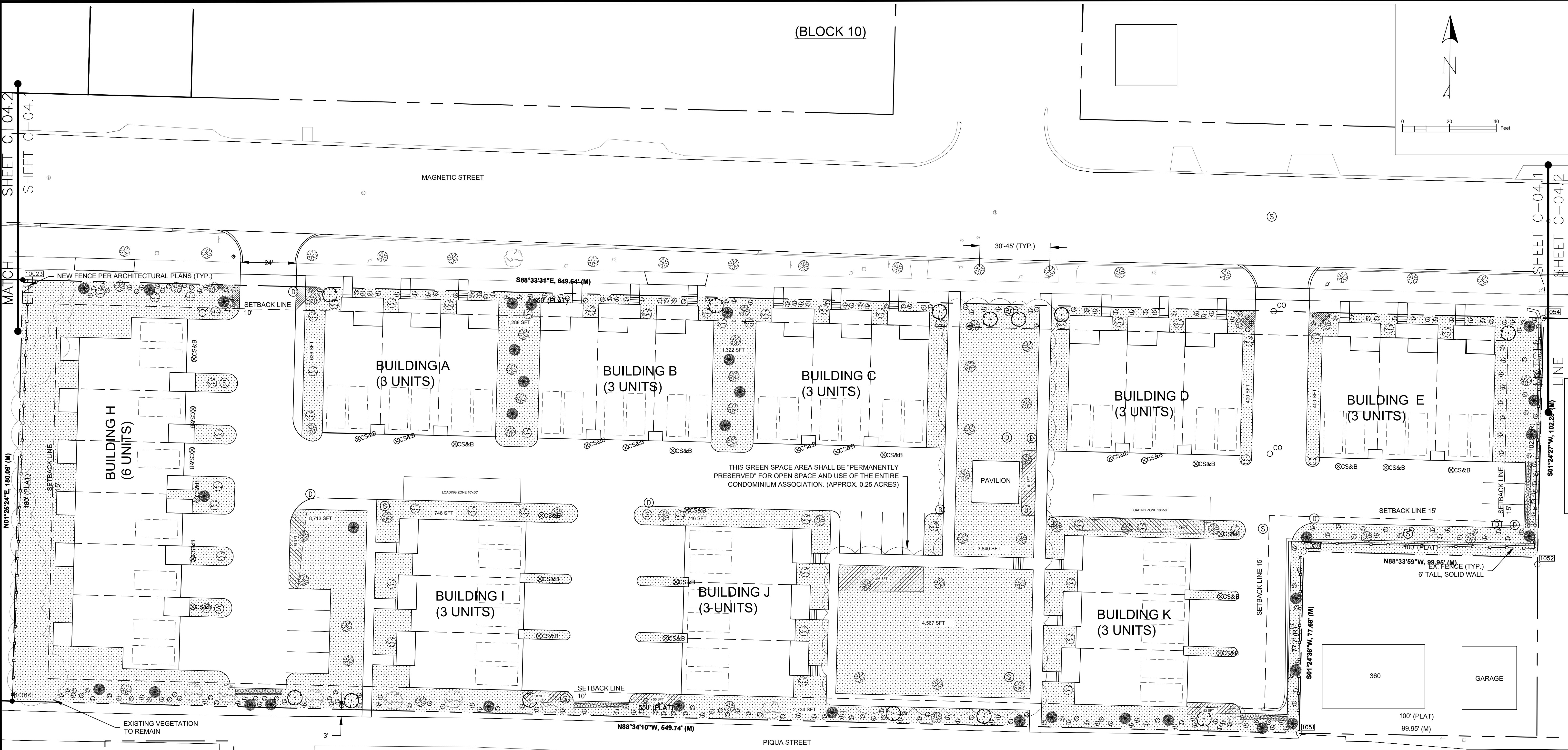
MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT



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: | LBS |
|------------|--------------|--------------|--------|
| 8/5/25 | FINAL REVIEW | Checked By: | BMS |
| | | 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

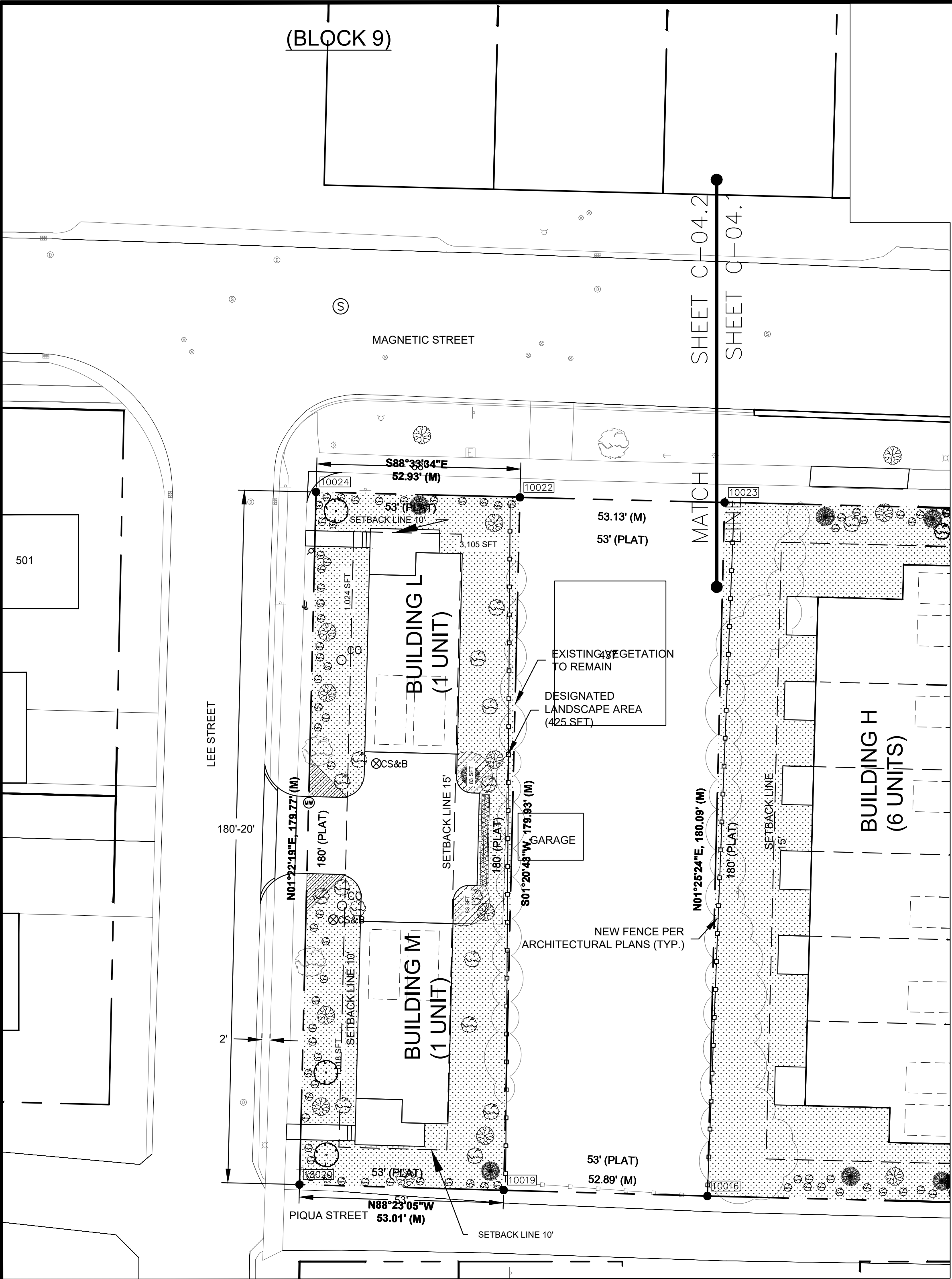
NOTE: ALL GREEN SPACE BUFFER YARDS AND LANDSCAPING WILL BE PERMANENTLY PRESERVED TO MAINTAIN BUFFERS BETWEEN ADJACENT PROPERTIES AND LAND USES. THE CONDOMINIUM ASSOCIATION WILL BE REQUIRED TO PROVIDE ANNUAL MAINTENANCE TO THESE AREAS AND RE-PLANT AS NECESSARY TO MAINTAIN BUFFER YARDS.

| 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: 3
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

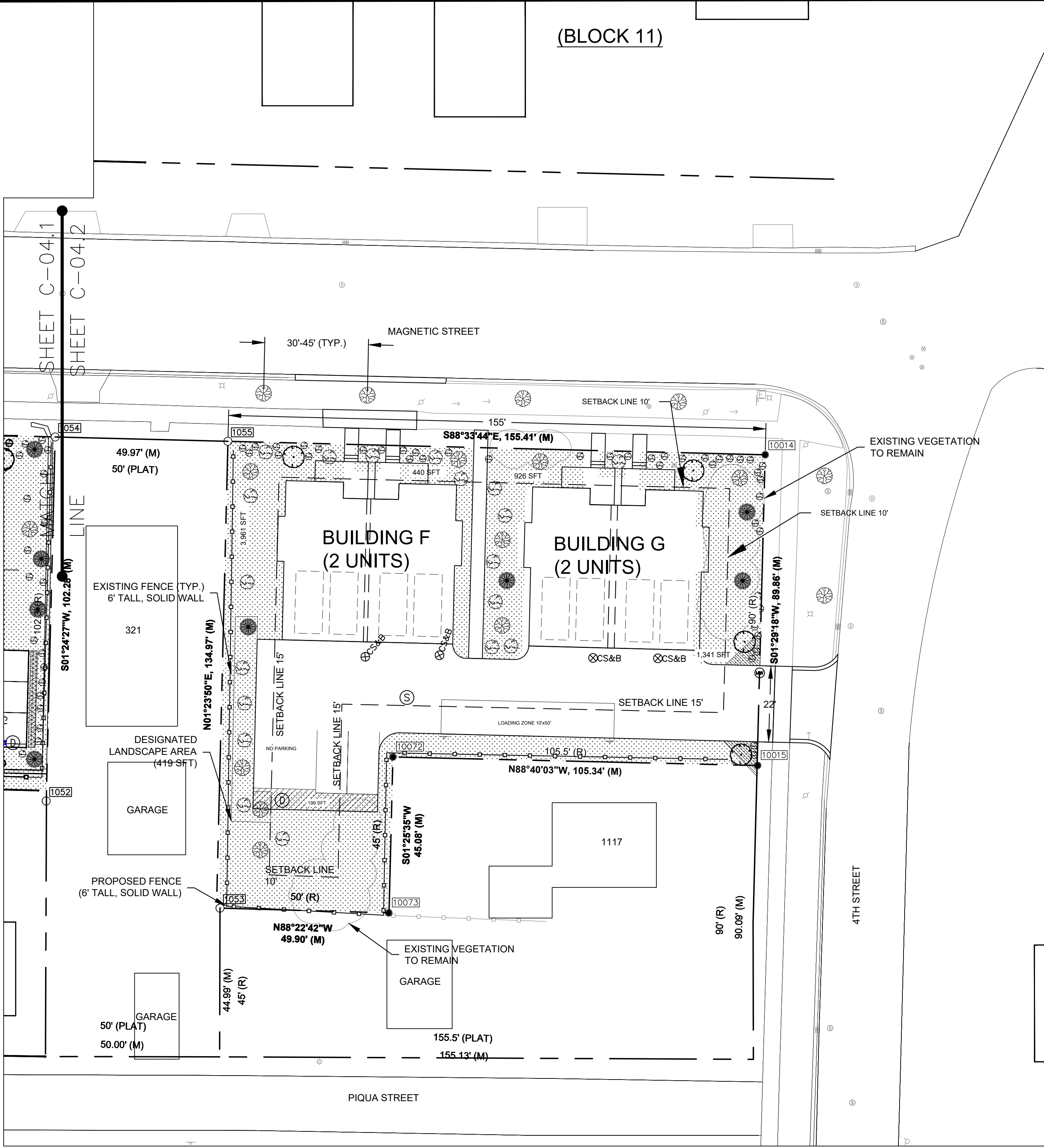
LANDSCAPING TOTALS:
DECIDUOUS/EVERGREEN: 13
ORNAMENTAL: 4
SHRUBS: 62

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 |
| 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 |



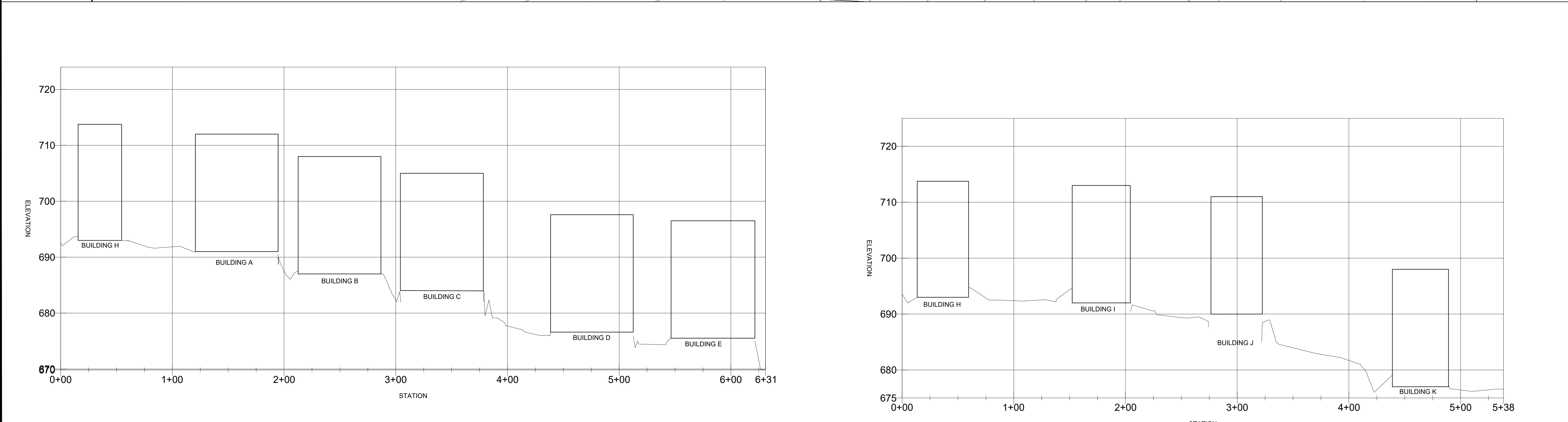
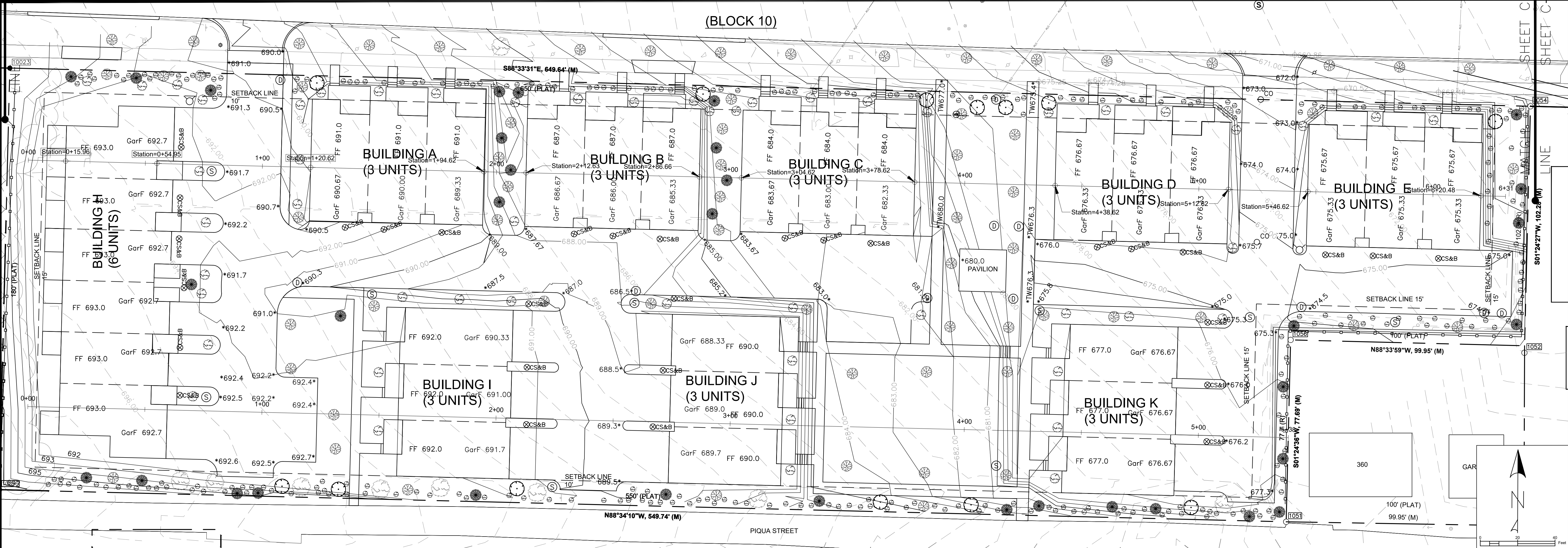
PHASE 2 LANDSCAPING PLAN

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT



Attention: 1" = 1' scale bar

| ISSUE DATE | FOR | Designed By: |
|------------|--------------|------------------|
| 8/5/25 | FINAL REVIEW | LBS |
| | | Checked By: BMS |
| | | Drawn By: LBS |
| | | Approved By: BMS |
| | | PROJECT # 24042 |
| | | SHEET NO. 13 |
| | | DWG. NO. C-04.2 |



PHASE 1 ELEVATION PROFILE VIEWS

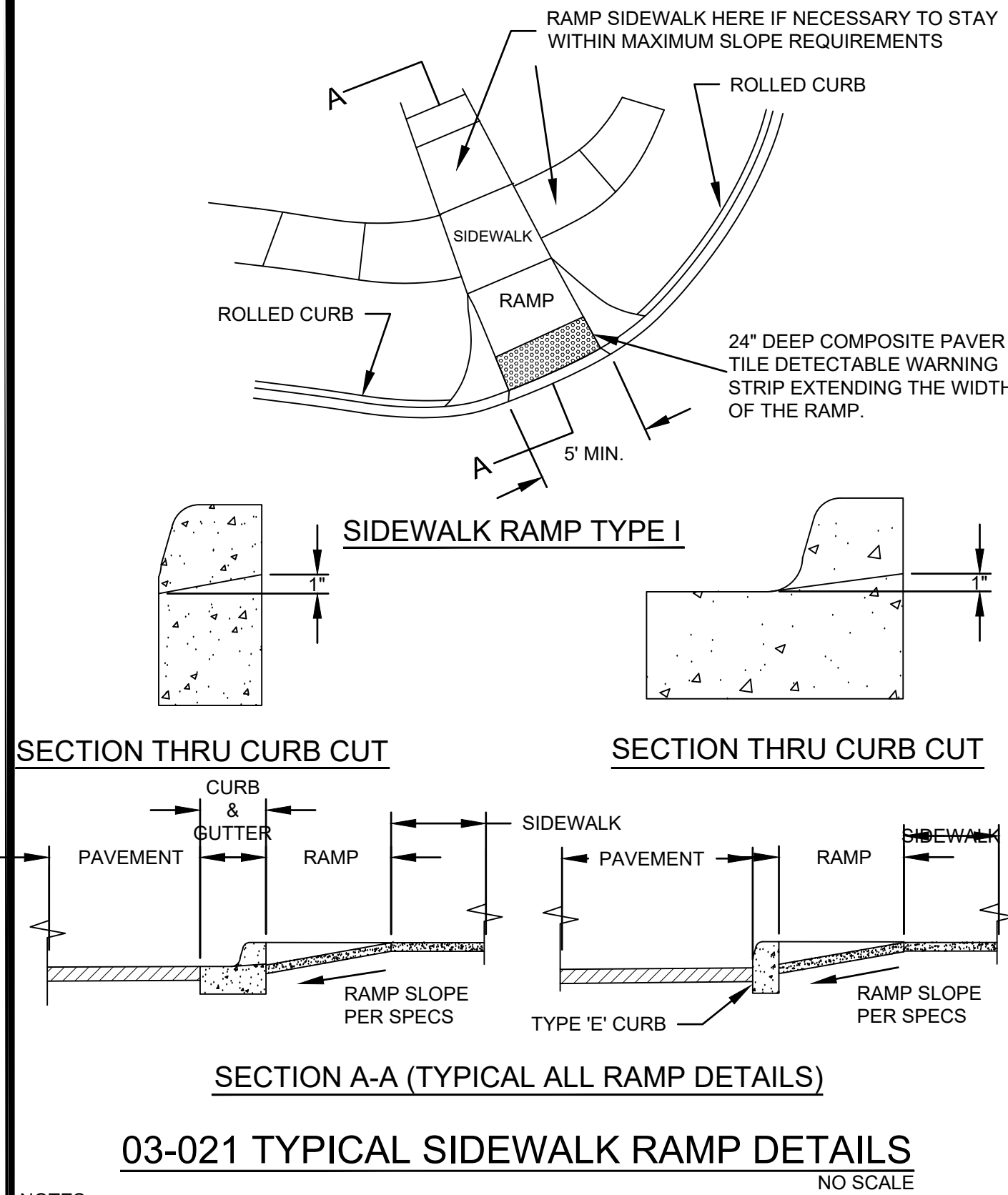
MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

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

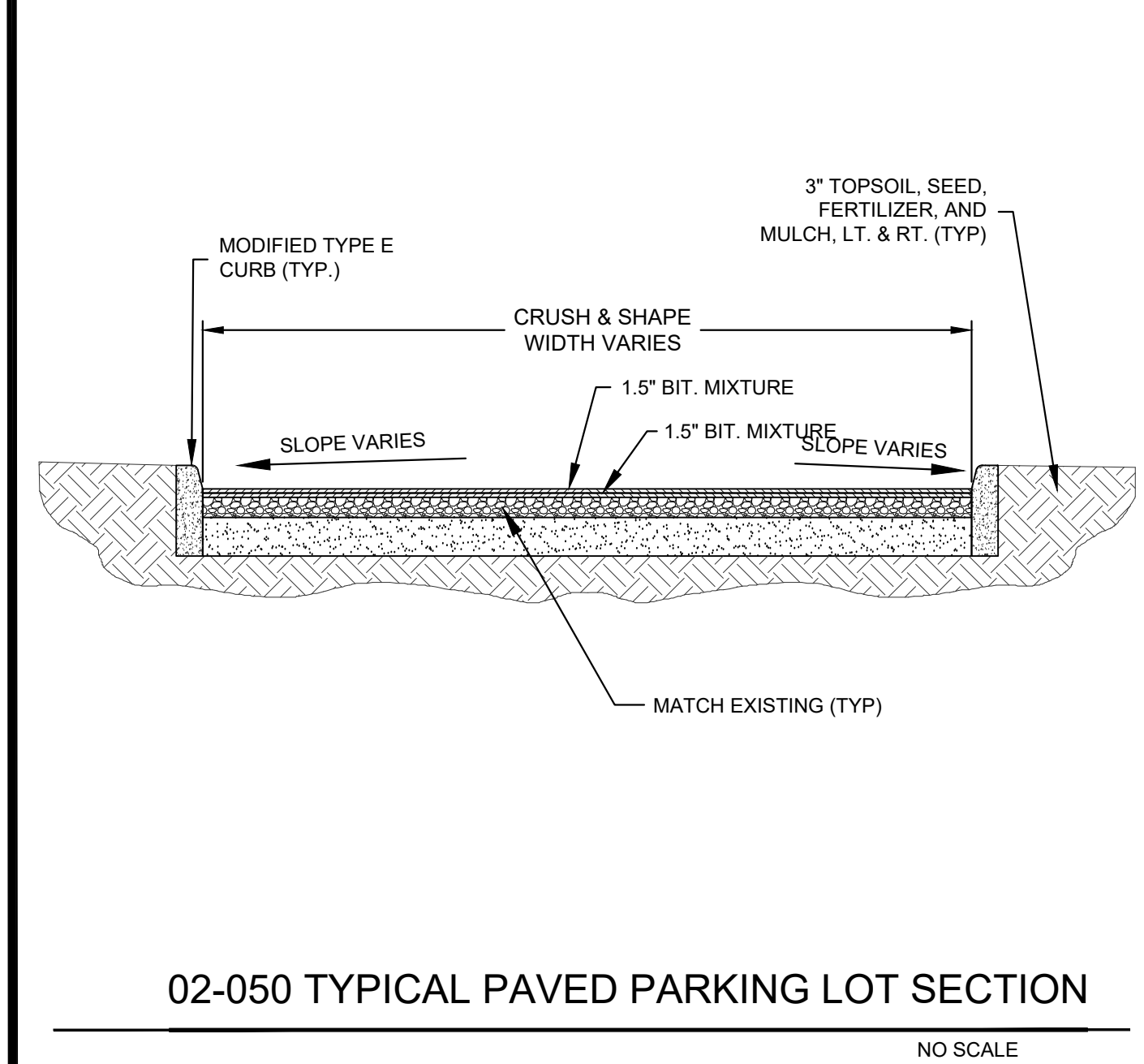
Attention: 1" = 100'

0 20 40 Feet

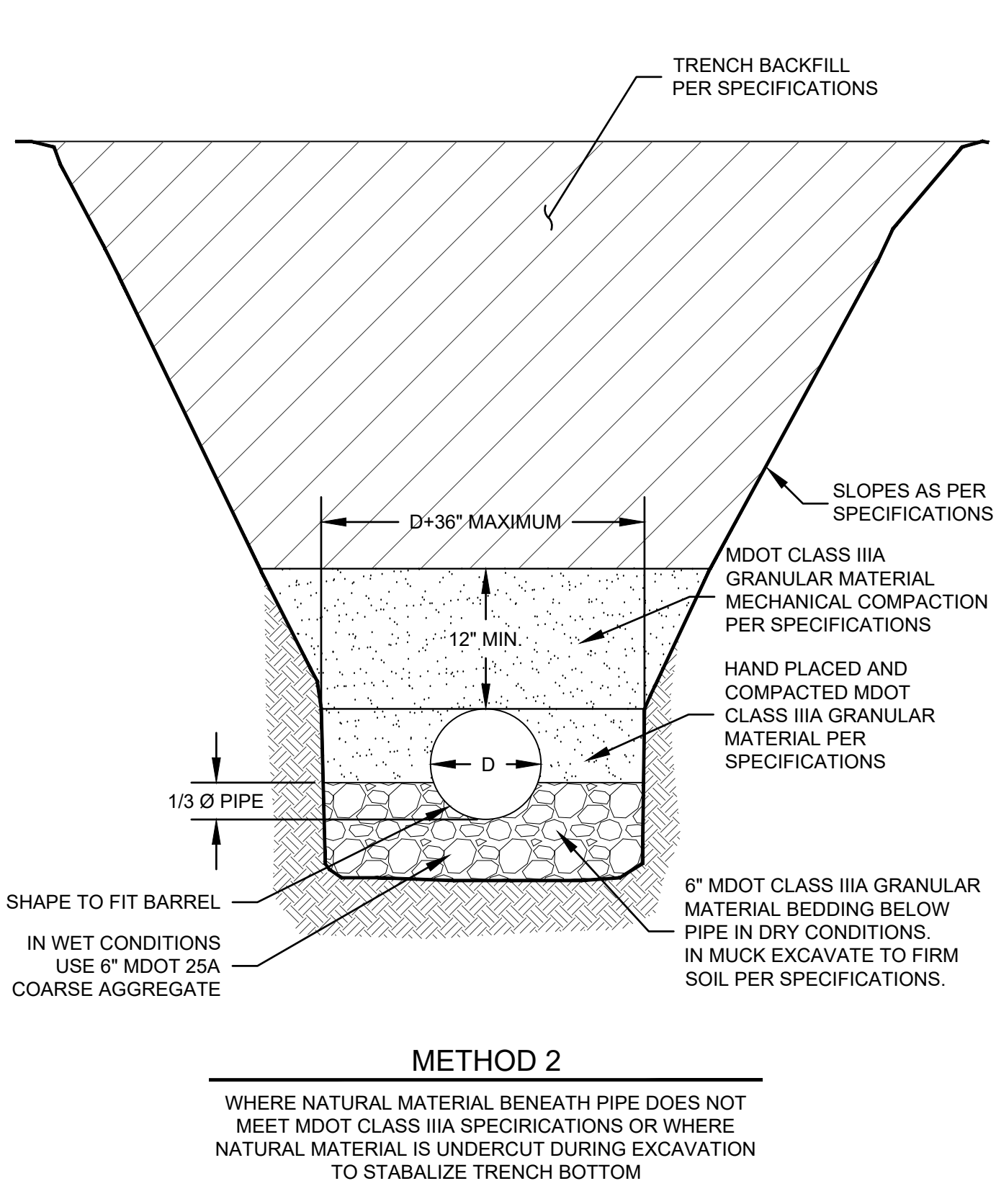
| ISSUE DATE | FOR | Designed By: |
|------------|--------------|------------------|
| 8/5/25 | FINAL REVIEW | LBS |
| | | Checked By: BMS |
| | | Drawn By: LBS |
| | | Approved By: BMS |
| | | PROJECT # 24042 |
| | | SHEET NO. 14 |
| | | DWG. NO. C-05.1 |



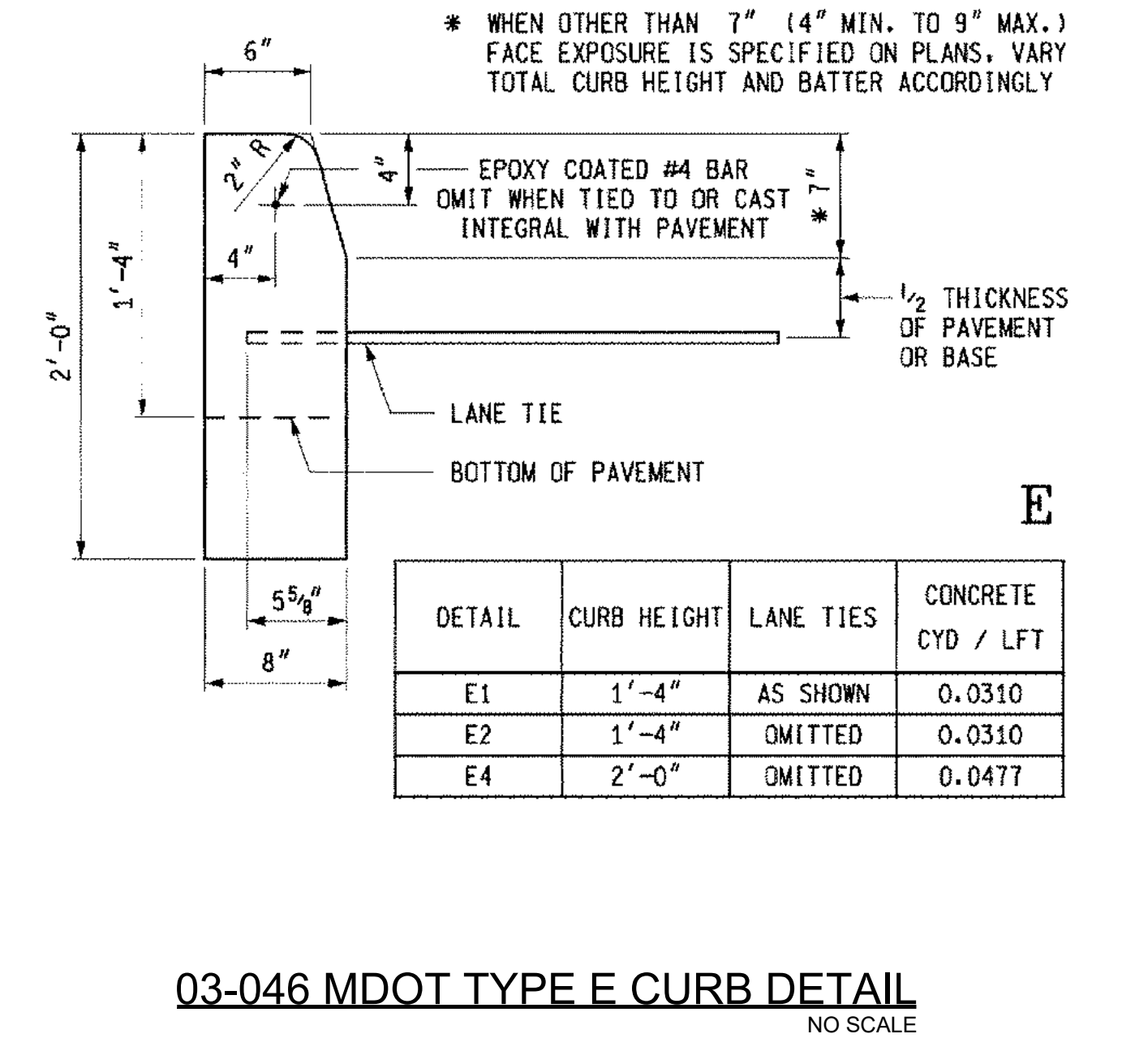
- NOTES:
1. CONCRETE SIDEWALK RAMP SHALL BE SAWCUT TO FULL DEPTH TO A NEAT AND TRIM LINE PRIOR TO REPLACEMENT.
 2. CONCRETE SIDEWALK RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH MDOT STANDARD PLAN R-28-G, OR THE LATEST REVISION THEREOF.
 3. ANY EXISTING CONCRETE SIDEWALK RAMP WHICH BECOMES UNDERCUT DURING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



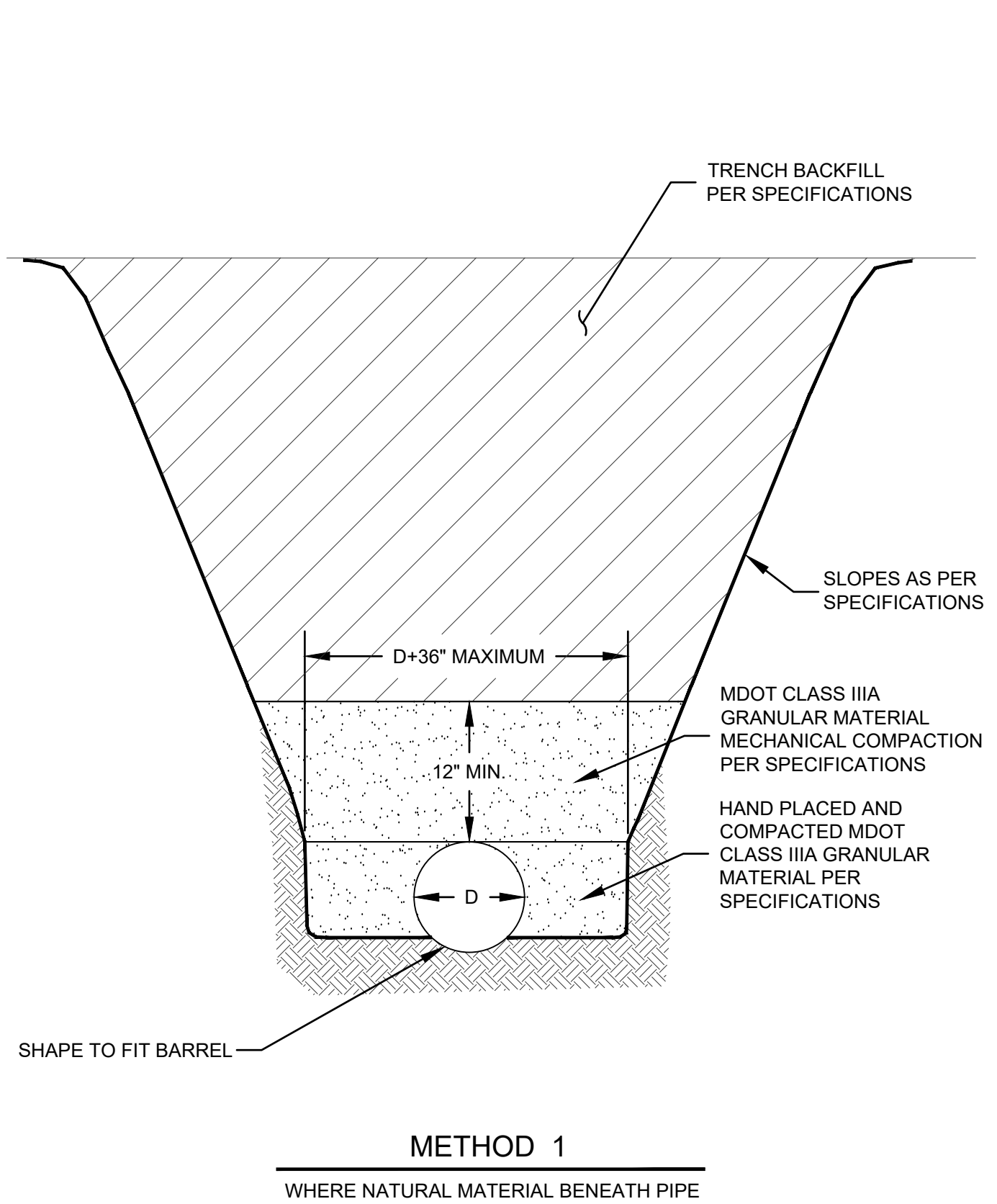
02-050 TYPICAL PAVED PARKING LOT SECTION
NO SCALE



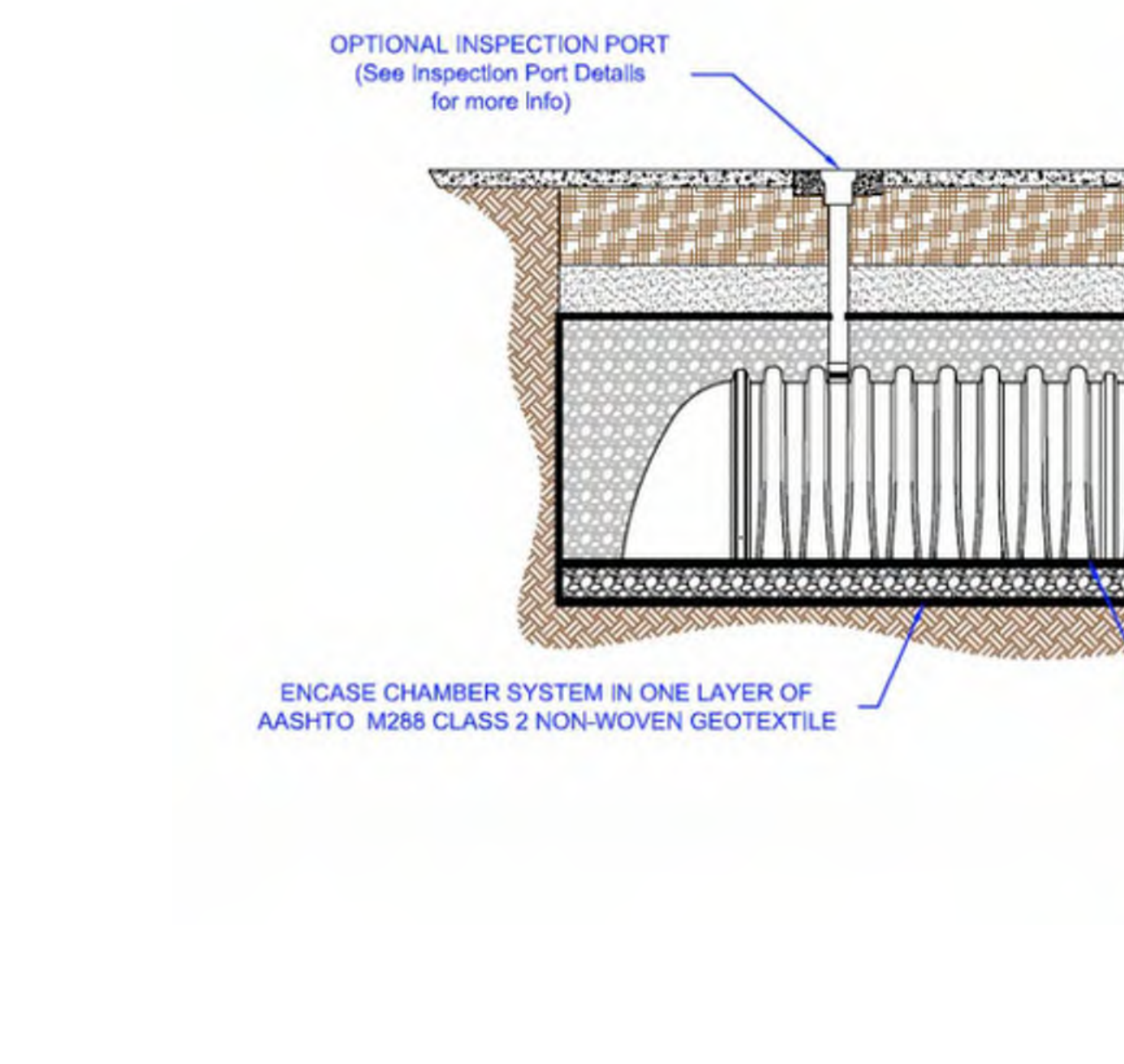
- NOTES:
1. THE BACKFILL MATERIALS AND METHODS SHALL CONFORM TO THE SPECIFICATIONS.
 2. CONTRACTOR SHALL INSTALL NON-WOVEN 8 OZ/SYD GEOTEXTILE FABRIC ABOVE MDOT 25A STONE FOR ENTIRE TRENCH WIDTH AND LENGTH OF STONE BEDDING WHEREVER UTILIZED. GEOTEXTILE FABRIC JOINTS SHALL OVERLAP A MINIMUM OF 2.0 FEET.
- WHERE NATURAL MATERIAL BENEATH PIPE DOES NOT MEET MDOT CLASS IIIA SPECIFICATIONS OR WHERE NATURAL MATERIAL IS UNDERCUT DURING EXCAVATION TO STABILIZE TRENCH BOTTOM
- SHAPE TO FIT BARREL
IN WET CONDITIONS
USE 6" MDOT 25A
COARSE AGGREGATE
- 6" MDOT CLASS IIIA GRANULAR MATERIAL BEDDING BELOW PIPE IN DRY CONDITIONS
IN MUCK EXCAVATE TO FIRM SOIL PER SPECIFICATIONS.



02-192 PIPE BEDDING DETAIL
NO SCALE

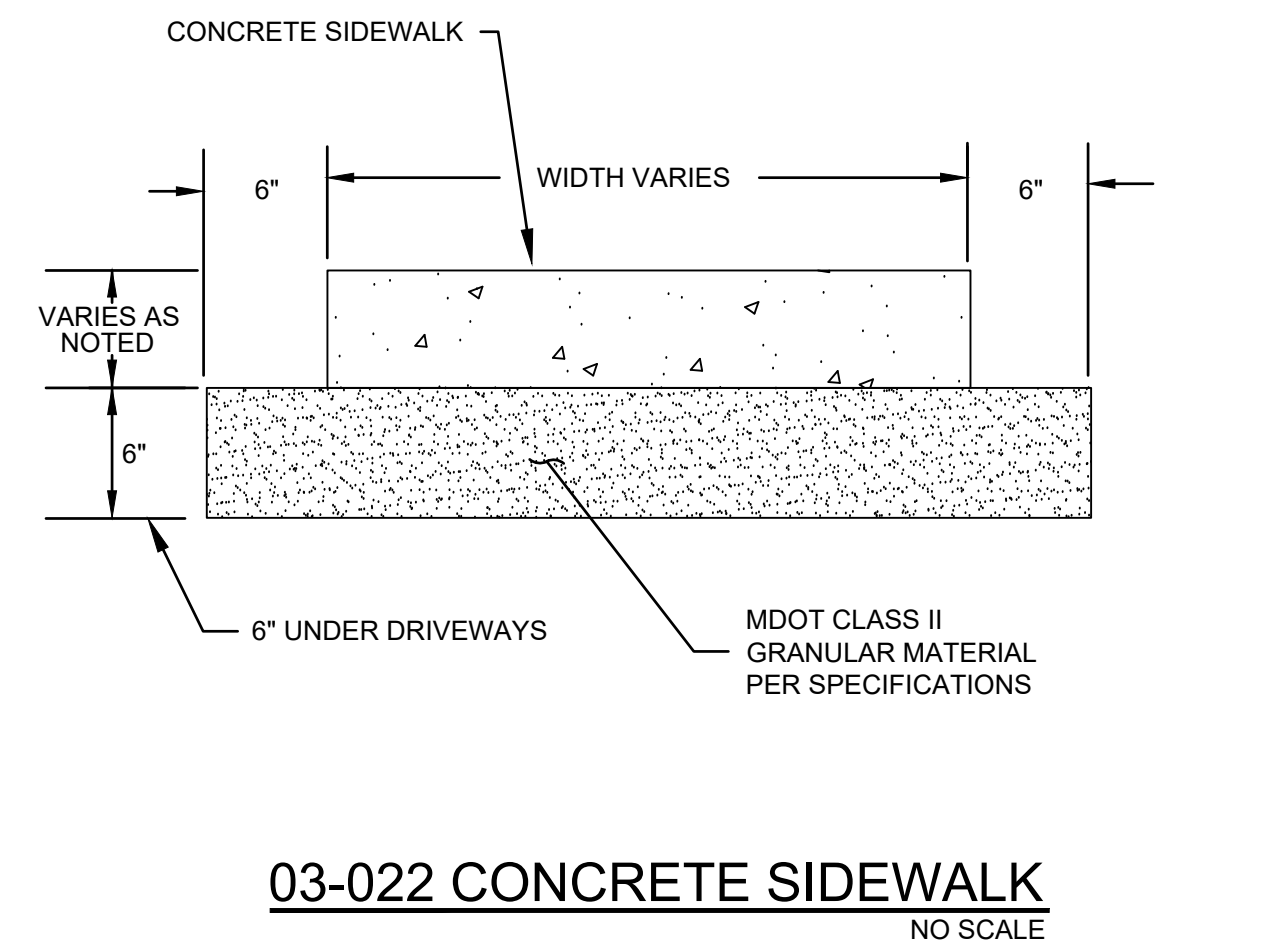


- NOTES:
1. THE BACKFILL MATERIALS AND METHODS SHALL CONFORM TO THE SPECIFICATIONS.
- WHERE NATURAL MATERIAL BENEATH PIPE MEETS MDOT CLASS IIIA SPECIFICATIONS.



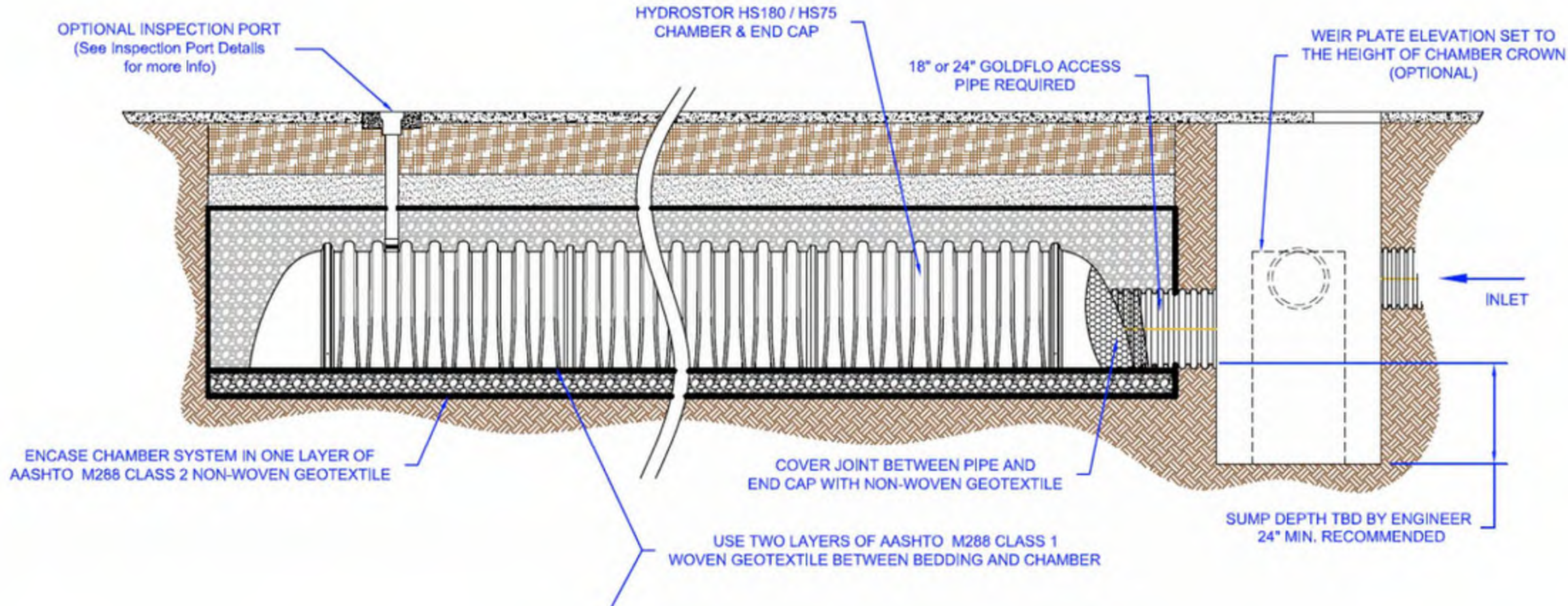
02-190 PIPE BEDDING DETAIL
NO SCALE

- NOTES:
1. CONCRETE SIDEWALK SHALL BE SAWCUT FULL DEPTH TO A NEAT AND TRIM LINE PRIOR TO REPLACEMENT.
 2. CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH MDOT STANDARD PLAN R-29-J OR THE LATEST VERSION THEREOF.
 3. ANY EXISTING SIDEWALK WHICH BECOMES UNDERCUT DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.
 4. CONCRETE SIDEWALK SHALL BE 4" FOR PEDESTRIAN TRAFFIC AND 6" FOR VEHICULAR TRAFFIC. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH MDOT STANDARD PLAN R-29-H
 5. NO REINFORCEMENT SHALL BE USED IN CONCRETE SIDEWALK.
 6. CROSS SLOPES SHALL NOT EXCEED 2% SLOPE.

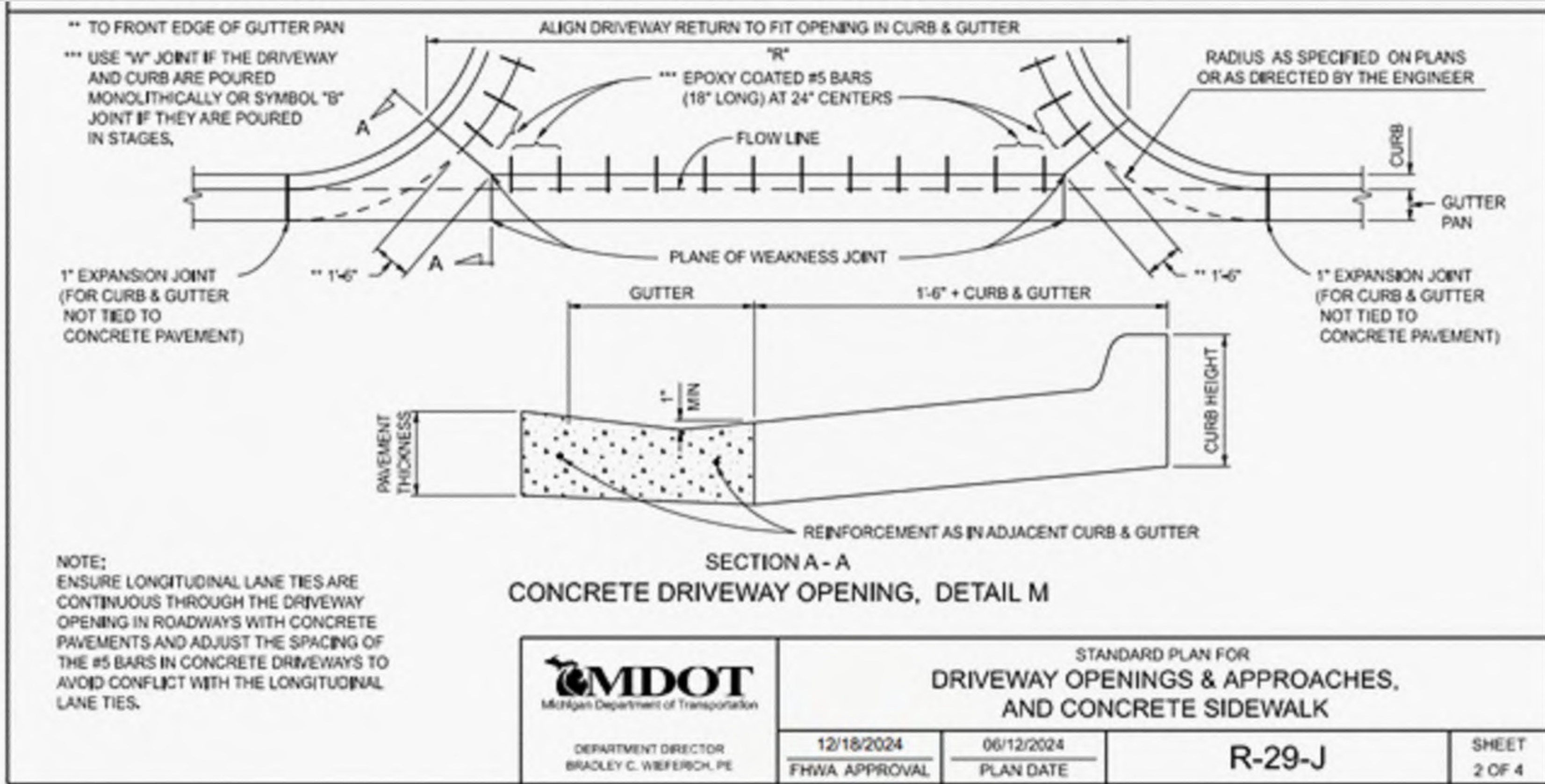


03-022 CONCRETE SIDEWALK
NO SCALE

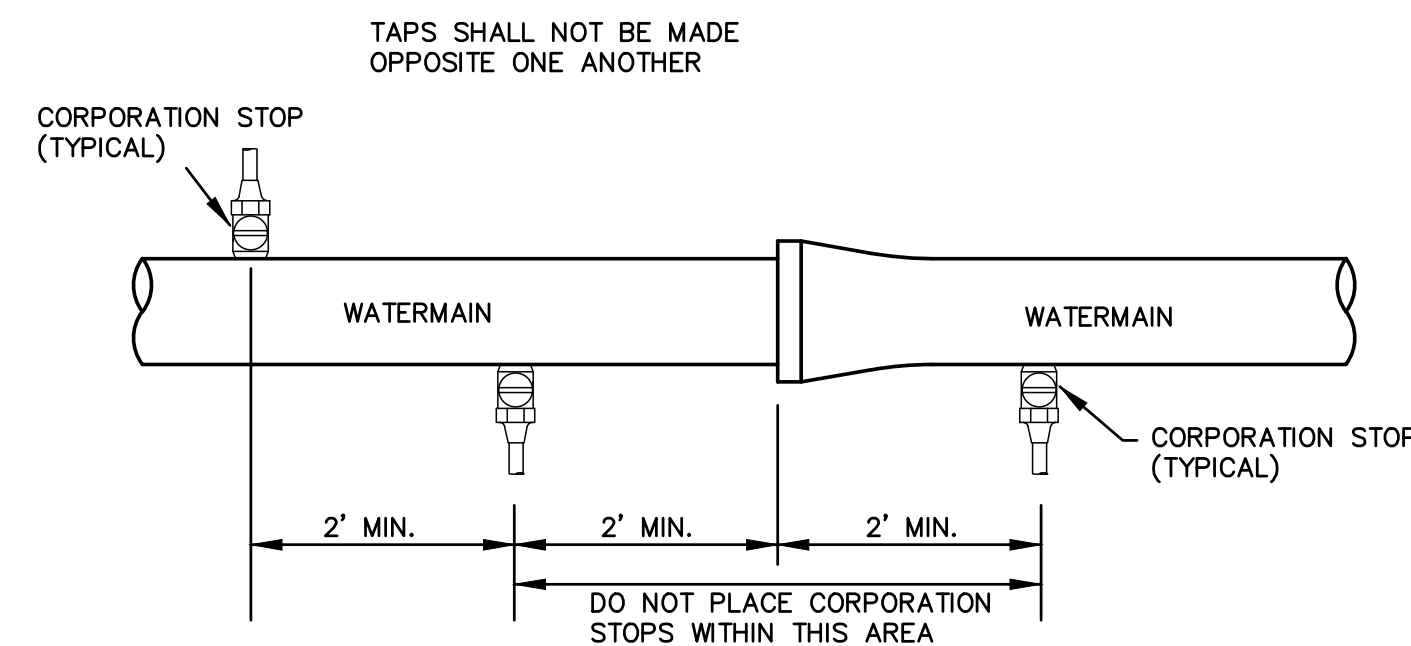
STORMWATER STORAGE
HYDROSTRO CHAMBERS MODEL HS180 = CF
NO WEIR NEED. CONTROL IS WITH A 4" PVC OUTLET.



03-046 MDOT TYPE E CURB DETAIL
NO SCALE



TAP SPACING ON WATERMAIN

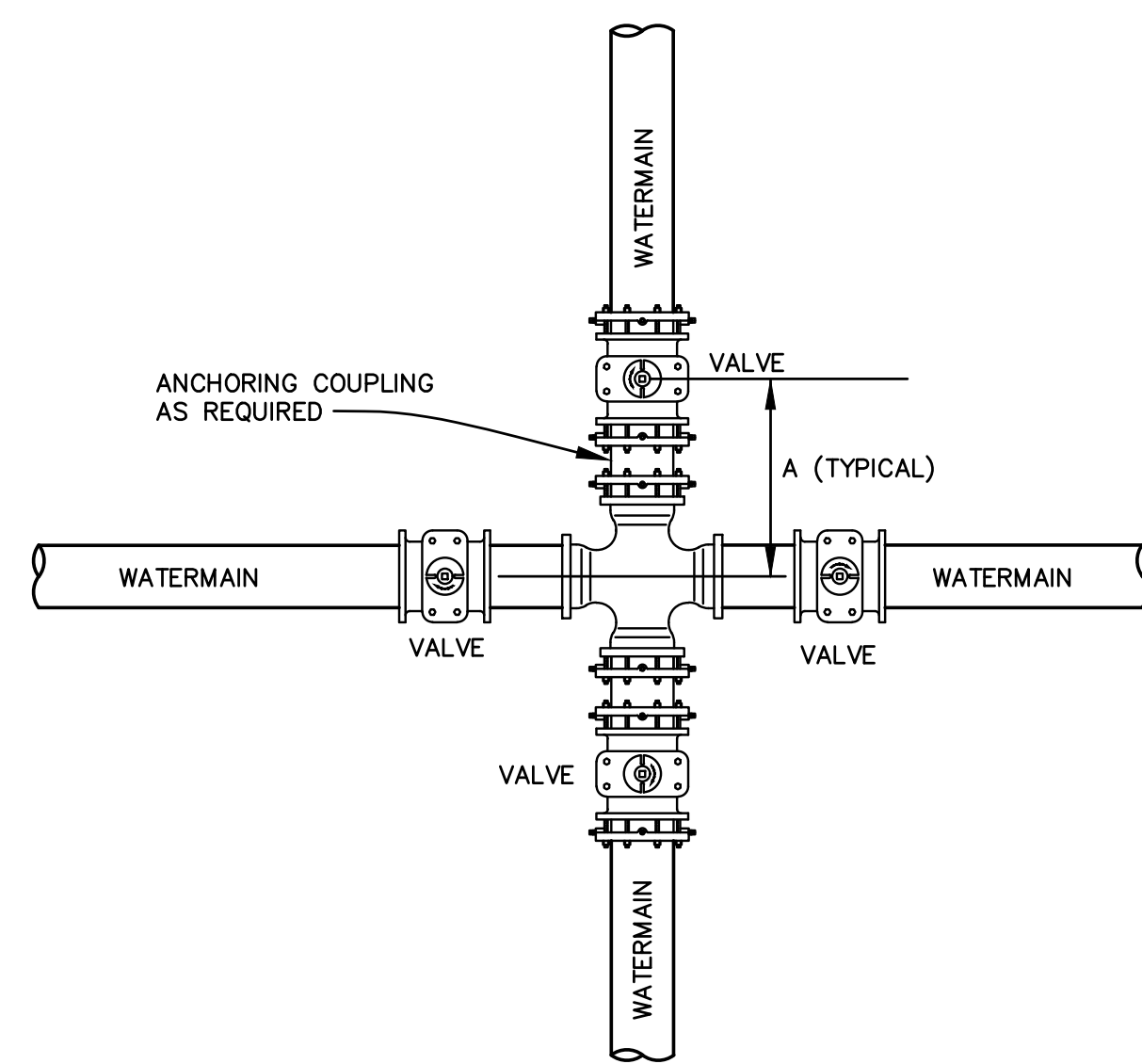


PIPE RESTRAINT SCHEDULE

| PIPE SIZE IN INCHES | RESTRAINED PIPE LENGTH IN FEET (1) | | | | | | | | |
|------------------------------|------------------------------------|-----|---------|---------|---------------------|-----------|-------|----------------------------------|----------------------------------|
| | HORIZONTAL BENDS | | | | DEAD ENDS (2) | 45° BENDS | | REDUCER ONE SIZE REDUCTION | REDUCER TWO SIZE REDUCTION |
| | TEE, 90° | 45° | 22-1/2° | 11-1/4° | | UPPER | LOWER | | |
| 4 | 23 | 9 | 5 | 2 | 55 | 23 | 8 | — | — |
| 6 | 32 | 13 | 6 | 3 | 77 | 32 | 11 | 21 | — |
| 8 | 40 | 17 | 8 | 4 | 100 | 41 | 14 | 21 | 49 |
| 12 | 56 | 23 | 11 | 6 | 141 | 58 | 20 | 40 | 81 |
| 16 | 71 | 29 | 14 | 7 | 181 | 75 | 25 | 41 | 96 |
| 20 | 84 | 35 | 17 | 8 | 218 | 90 | 30 | 42 | 94 |
| 24 | 96 | 40 | 19 | 10 | 253 | 105 | 35 | 42 | 106 |
| 30 | 112 | 47 | 22 | 11 | 303 | 125 | 41 | 59 | 117 |

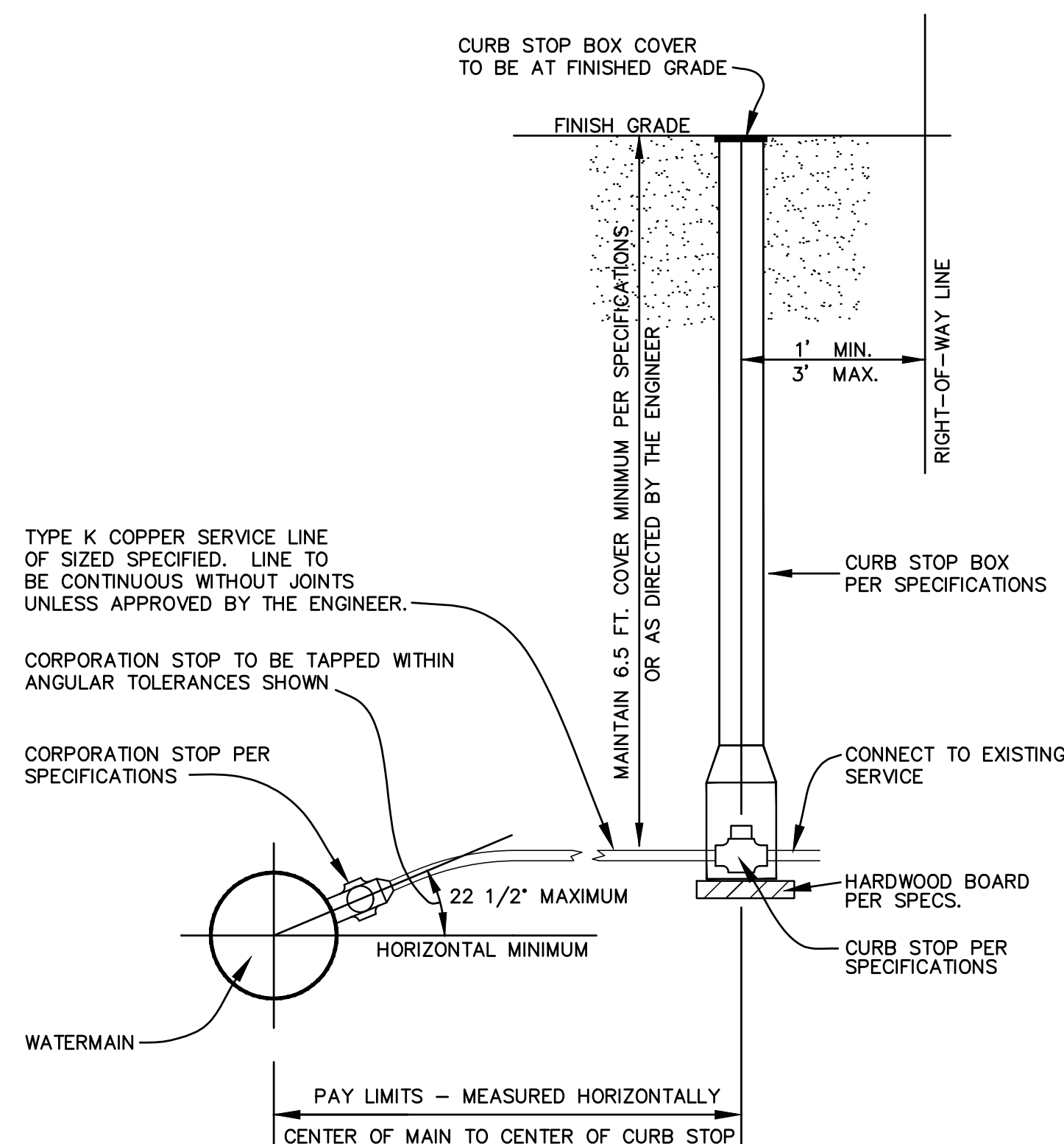
1. RESTRAIN ALL PIPE JOINTS WITHIN THE DISTANCE SHOWN ON THE TABLES MEASURED FROM THE POINT OF CONNECTION.
2. ISOLATION VALVES SHALL BE TREATED AS DEAD ENDS WITH RESTRAINT ON BOTH SIDES OF THE VALVE.

STANDARD VALVE LOCATION

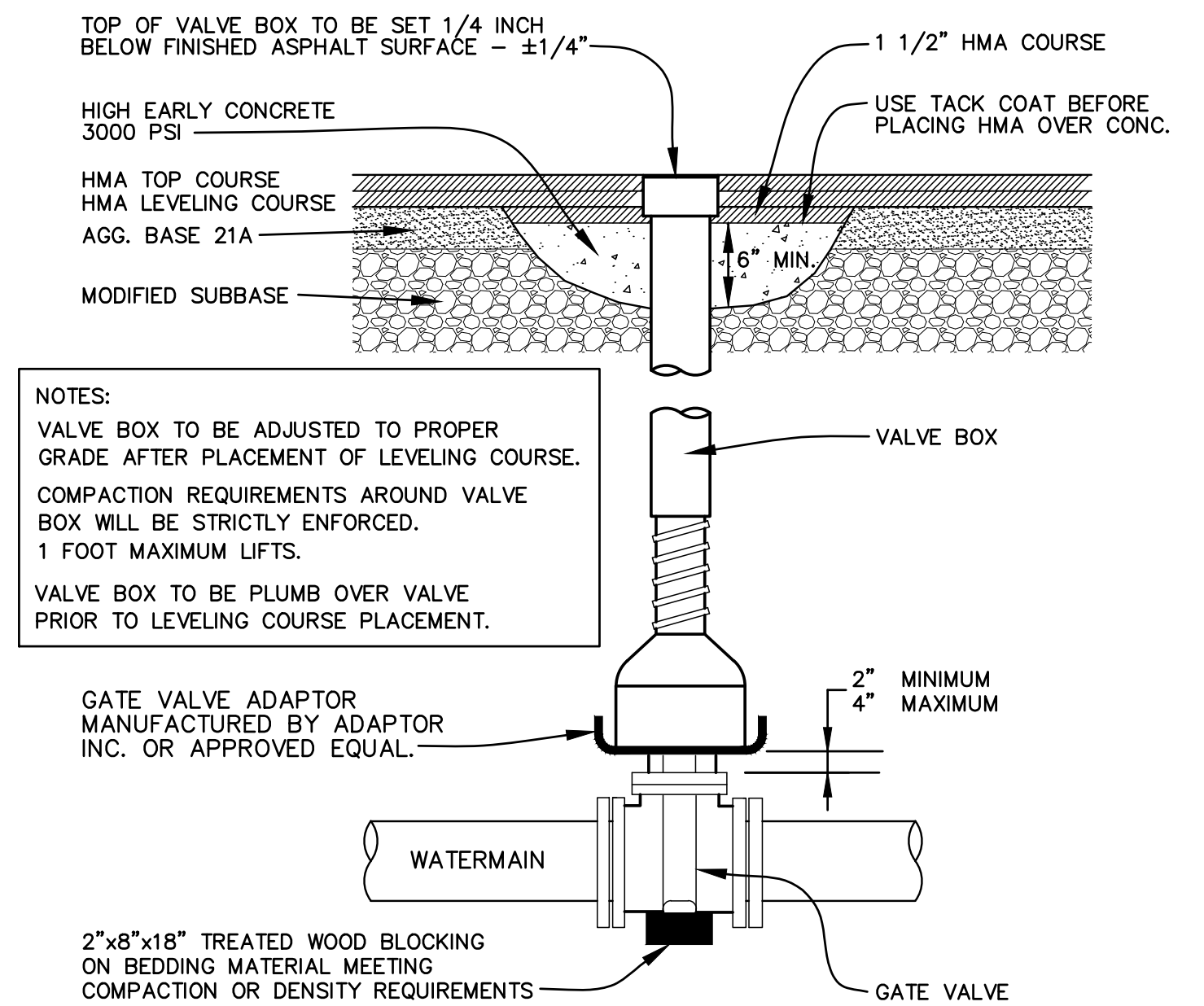


| | | | | | |
|--------------|------|------|------|------|------|
| PIPE SIZE | 6" | 8" | 10" | 12" | 16" |
| DIMENSION"A" | 3'6" | 3'6" | 4'0" | 4'0" | 4'6" |

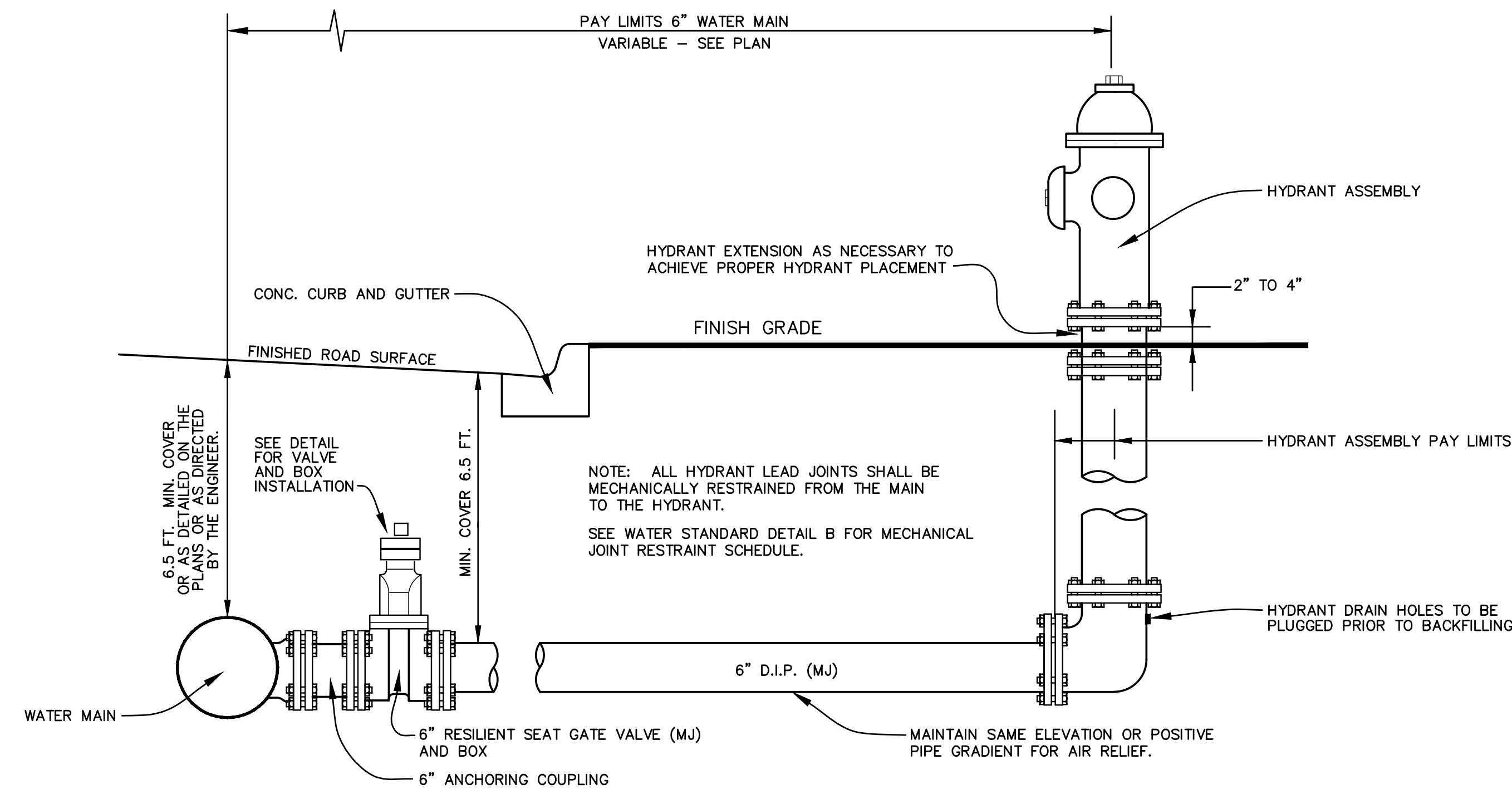
TYPICAL SERVICE CONNECTION



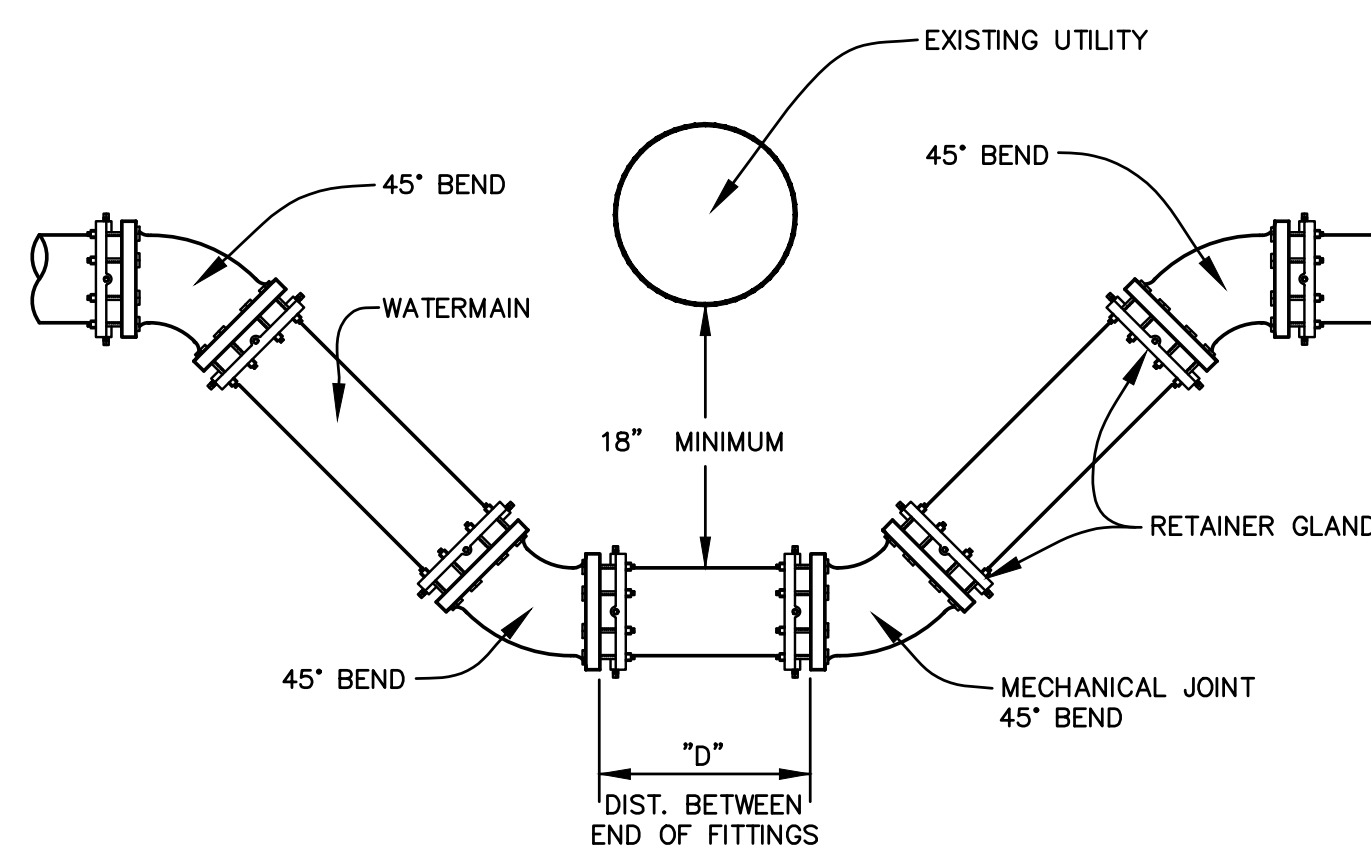
TYPICAL VALVE BOX INSTALLATION



TYPICAL HYDRANT CONNECTION



WATER MAIN CROSSING DETAIL

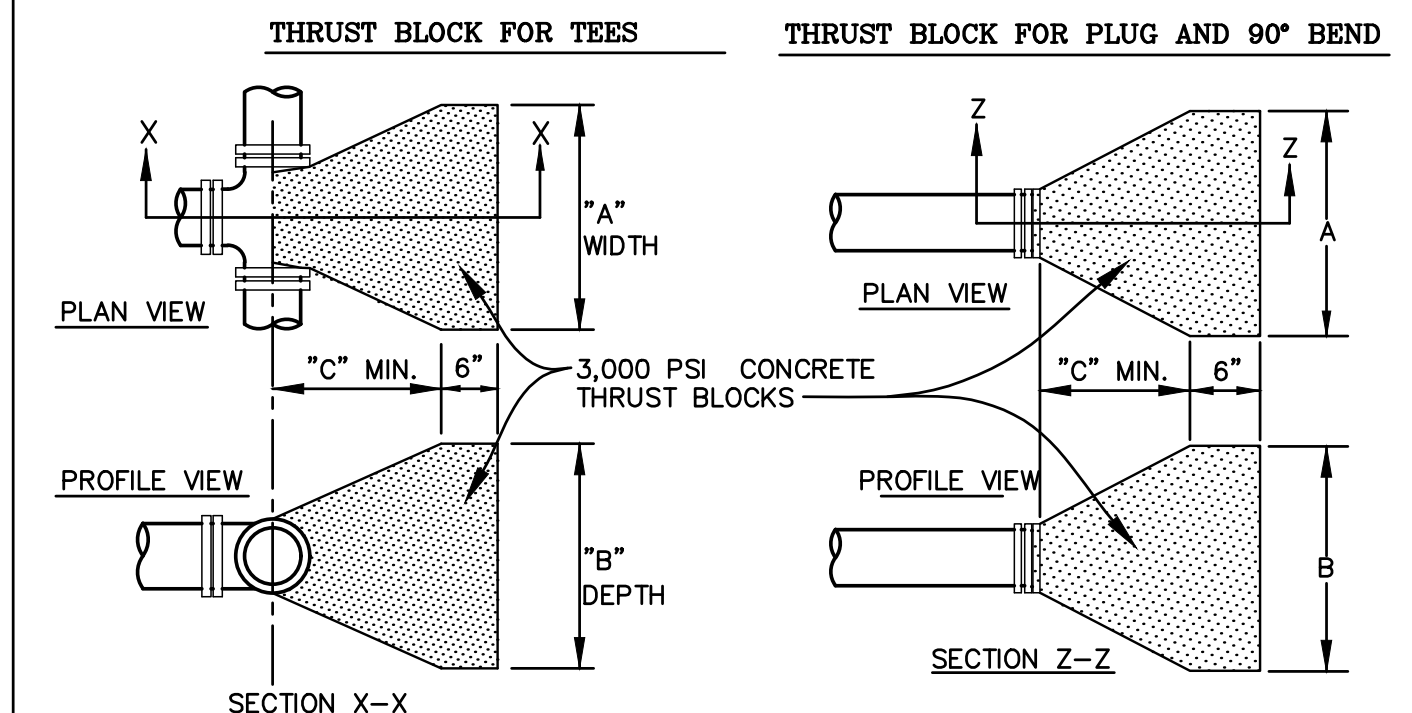


ALL JOINTS TO BE MADE UP USING MECHANICAL JOINT FITTING WITH RETAINER GLANDS. THE ENGINEER MAY ALLOW OTHER TYPES OF JOINT RESTRAINTS IF CIRCUMSTANCES WARRANT.

SEE WATER VALVE STANDARD LOCATION DETAIL (ABOVE) FOR MECHANICAL JOINT RESTRAINT SCHEDULE.

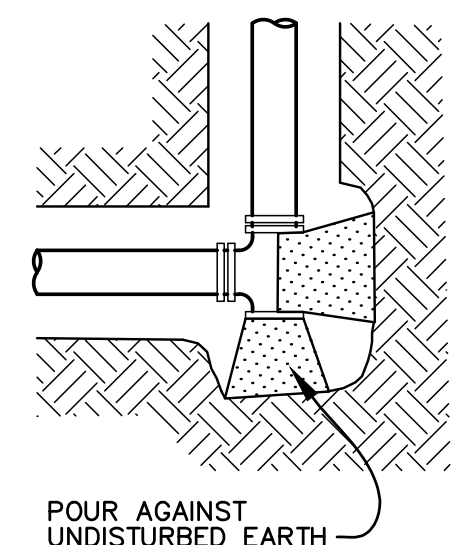
| WATERMAIN DIA. | MINIMUM DIMENSION (INCH) | I.D. EXISTING UTILITY | | | |
|----------------|--------------------------|-----------------------|------|------|------|
| | | ≤12" | ≤24" | ≤36" | ≤48" |
| 6" | D | 13" | 17" | 22" | 28" |
| 8" | D | 14" | 14" | 19" | 25" |
| 10" | D | 14" | 14" | 16" | 22" |
| 12" | D | 15" | 15" | 15" | 19" |
| 16" | D | 15" | 15" | 15" | 19" |

THRUST BLOCK DETAIL

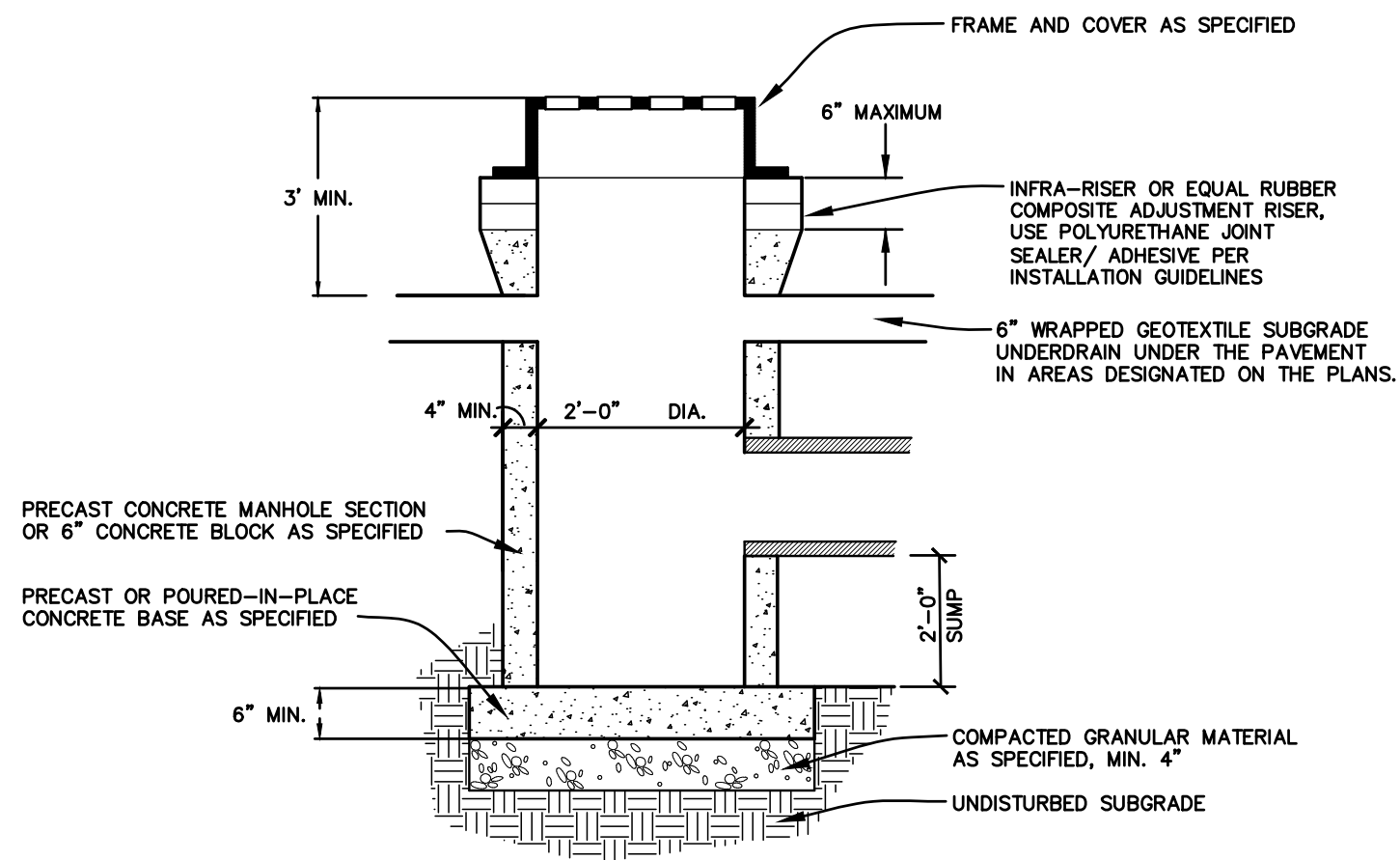


| SCHEDULE FOR TEES AND/OR PLUGS | | | | |
|--------------------------------|------------------------|---------|---------|-------------------|
| W.M. SIZE | MIN. THRUST BLOCK DIM. | | | BEARING SQ.FT. |
| | A (MIN) | B (MIN) | C (MIN) | |
| 6" | 1'6" | 1'6" | 12" | 2.2 |
| 8" | 2'3" | 2'3" | 1'3" | 5.1 |
| 10" | 2'6" | 2'6" | 1'6" | 6.3 |
| 12" | 3'0" | 3'0" | 1'9" | 9.0 |
| 16" | 4'0" | 4'0" | 2'10' | 16.0 |

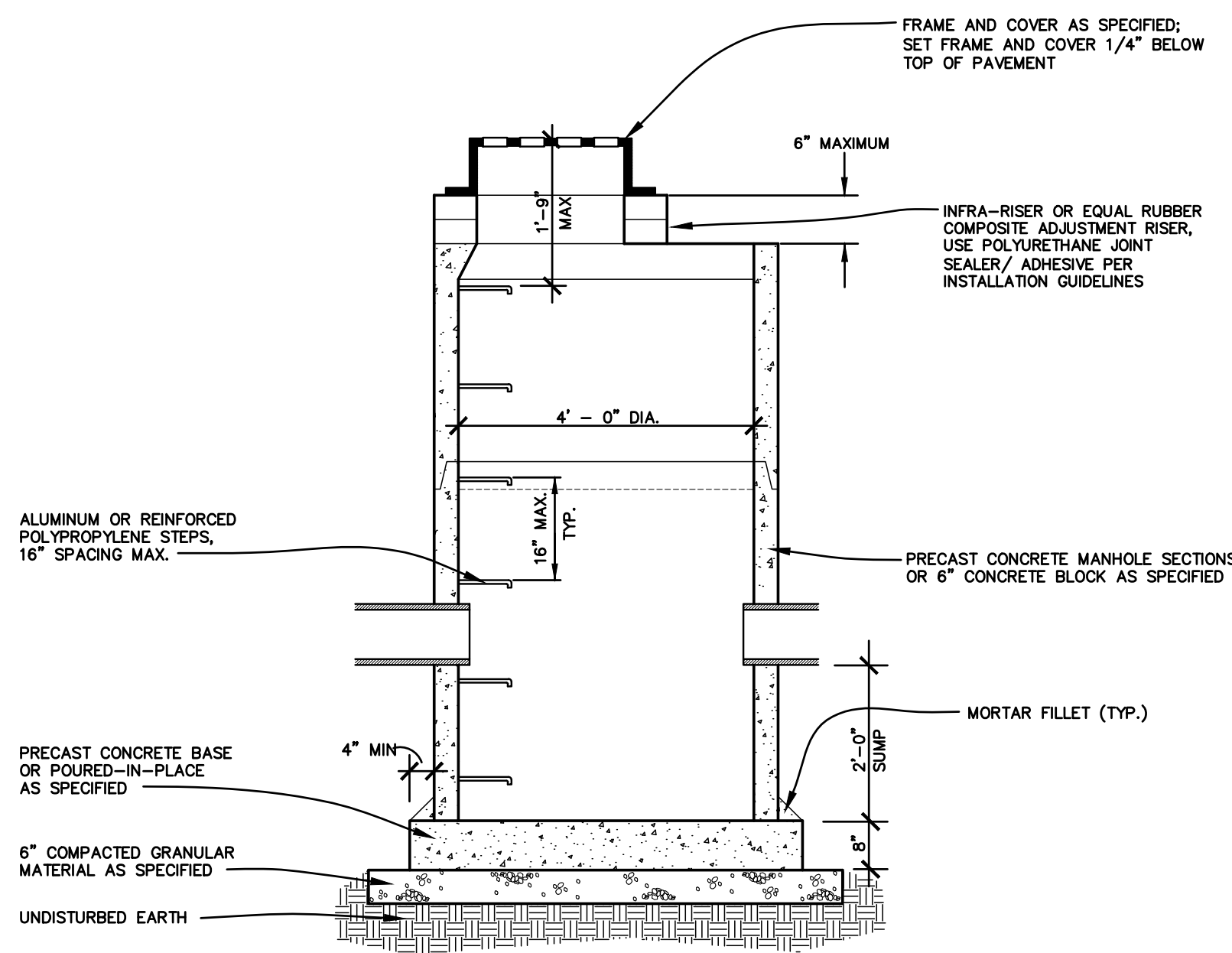
1. THE SHAPE OF THE BACK OF THE BLOCK MAY VARY AS LONG AS THE BEARING AREA IS NO LESS THAN THE AREA SHOWN IN THE TABLES AND THE POUR IS AGAINST FIRM UNDISTURBED EARTH. POUR AGAINST UNDISTURBED EARTH.
2. JOINTS SHALL BE KEPT FREE OF CONCRETE AND A NON-ABRASIVE BARRIER APPROVED BY THE ENGINEER SHALL BE PLACED BETWEEN THE THRUST BLOCK AND ALL MECHANICAL JOINTS.
3. DIMENSIONS ARE BASED ON A SURGE PRESSURE OF 150 PSI AND SAFE BEARING LOADS OF 2 TONS PER SQ. FT. IN CLEAN DRY SAND



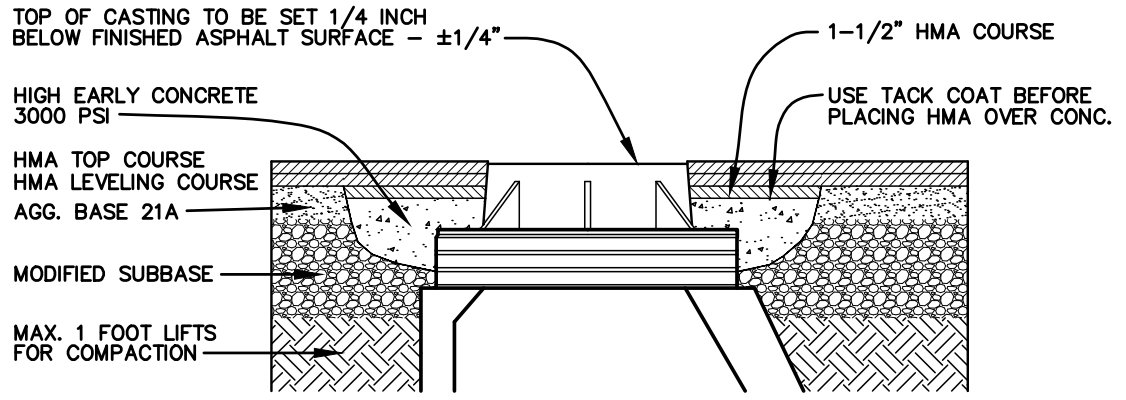
2' DIAMETER CATCH BASIN
NO SCALE



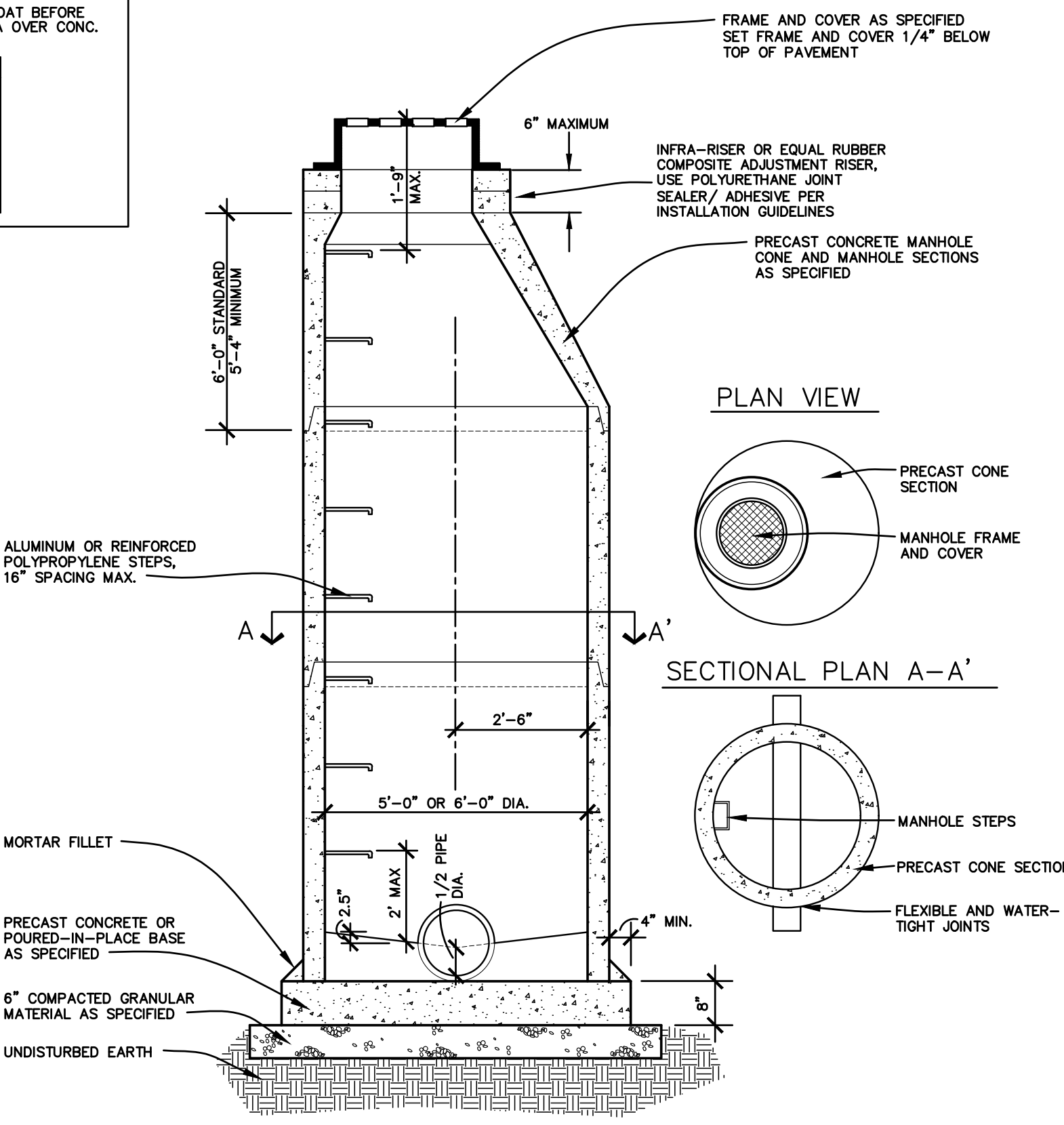
4' DIAMETER CATCH BASIN MANHOLE
NO SCALE



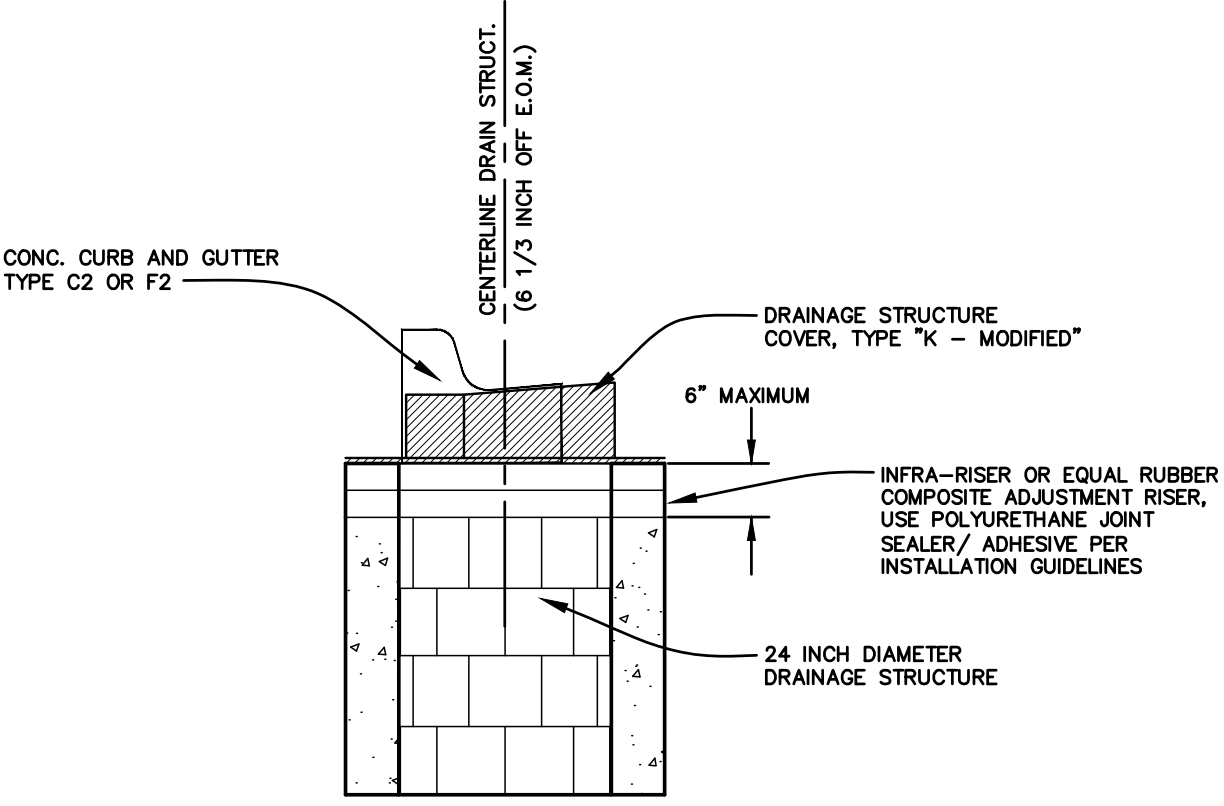
TYPICAL MANHOLE COVER INSTALLATION



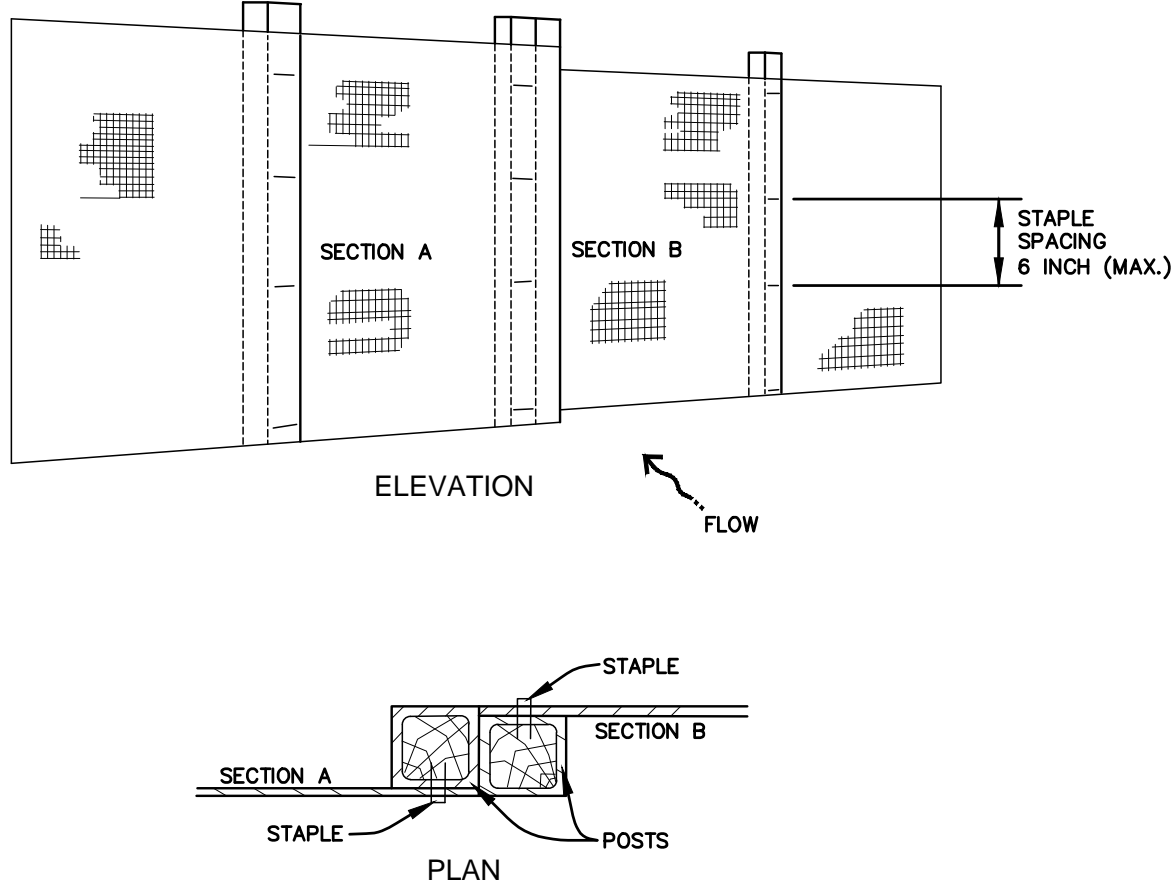
4', 5', OR 6' DIAMETER MANHOLE
NO SCALE



CATCH BASIN DETAIL
FOR F2 CURBING

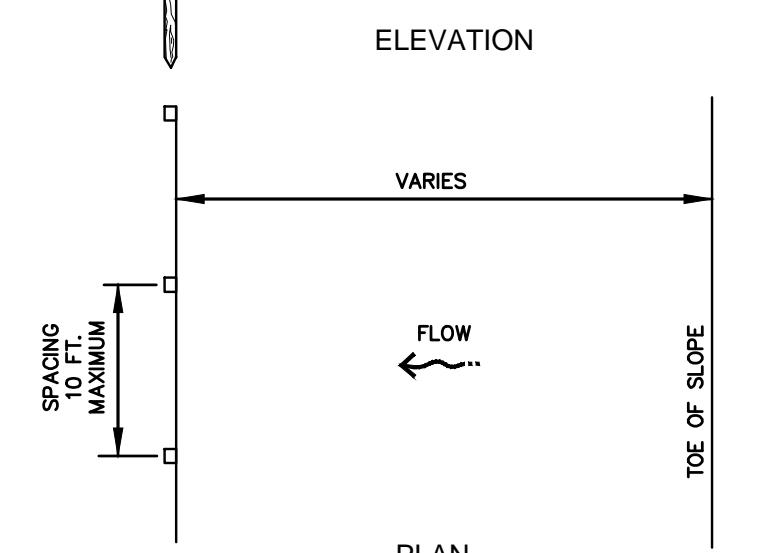
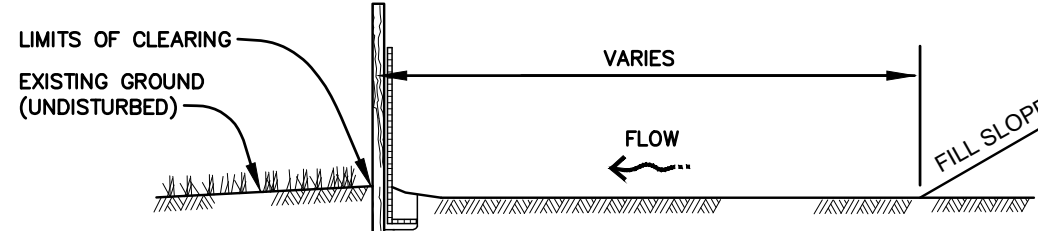


STANDARD DETAIL FOR SILT FENCE INSTALLATION

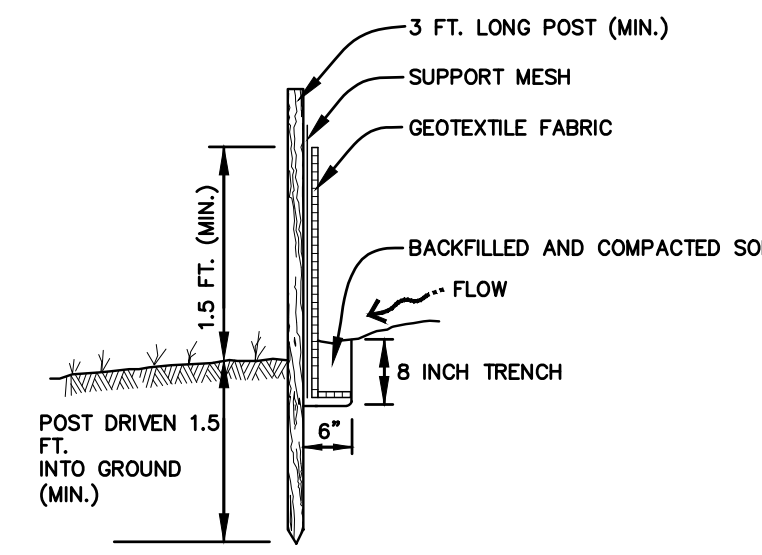


JOINING TWO ADJACENT SILT FENCE SECTIONS

- NOTE:
1. DIMENSIONS NOT LABELED ARE IN INCHES
 2. ALTERNATE PRE-ASSEMBLED SILT FENCE OPTIONS WILL BE ALLOWED AS LONG AS SPECIFIED DIMENSIONS ARE SATISFIED. FOLLOW MANUFACTURER'S INFORMATION FOR INSTALLATION PROCEDURES.



SILT FENCE INSTALLATION AT TOE OF FILL



POST AND FABRIC INSTALLATION DETAIL

Michigan's
One-Call

Utility
Notification
Organization

Three full days before you dig
call the Miss Dig system
1-(800)-482-7171



STORM STANDARD DETAILS

MARQUETTE GENERAL HOSPITAL SITE
RE-DEVELOPMENT

WICKWIRE

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: | LBS |
|------------|--------------|--------------|-------|
| 8/5/25 | FINAL REVIEW | Checked By: | BMS |
| | | Drawn By: | LBS |
| | | Approved By: | BMS |
| | | PROJECT # | 24042 |
| | | SHEET NO. | 19 |
| | | DWG. NO. | D-4 |

Diagram illustrating the cross-section of a trench and the placement of a pipe barrel. The diagram shows the following layers and components:

- BACKFILL MATERIALS PER SPECS.**: The top layer of the trench, indicated by diagonal hatching.
- CLASS IIIA GRANULAR MATERIAL, MECHANICAL COMPACTION**: A layer of granular material directly above the pipe barrel, indicated by a dotted pattern. A vertical dimension of **1'** is shown for this layer.
- HAND PLACED AND COMPACTED CLASS IIIA GRANULAR MATERIAL PER SPECIFICATIONS**: A layer of granular material directly below the pipe barrel, indicated by a dotted pattern.
- EXISTING MATERIAL, SHAPE TO FIT PIPE BARREL**: The bottom layer of the trench, indicated by a horizontal line pattern.
- Pipe Barrel**: A circular pipe with diameter **D**. The vertical distance from the center of the pipe to the bottom of the existing material is **D/4**.
- Vertical Dimension**: A vertical dimension of **1' MAXIMUM / LIFT** is shown on the right side of the diagram.
- Horizontal Dimension**: A horizontal dimension of **D + 2' MAXIMUM** and **3 FT. MINIMUM** is shown at the bottom of the diagram.

BACKFILL MATERIALS AND METHODS SHALL CONFORM WITH SPECIFICATIONS

IN CLAY, HARDPAN, AND ROCK
OR WHERE NATURAL MATERIAL IS
UNDERCUT DURING EXCAVATION

BACKFILL MATERIALS PER SPECS.

CLASS IIIA GRANULAR MATERIAL,
MECHANICAL COMPACTION

HAND PLACED AND COMPACTED
CLASS IIIA GRANULAR
MATERIALS PER SPECIFICATIONS

CLASS IIIA GRANULAR
MATERIAL OR 25A (WET
CONDITIONS)

CLAY, HARDPAN, OR ROCK

0.5' PER SPECS

1' MAXIMUM
PER LIFT

1' MAXIMUM
PER LIFT

$D + 2'$ MAXIMUM
3 FT. MINIMUM

D

$D/4$

BACKFILL MATERIALS AND METHODS SHALL
CONFORM WITH SPECIFICATIONS

Diagram illustrating the cross-section of a concrete bridge deck construction, showing the following layers and components:

- TOP OF CASTING TO BE SET 1/4" BELOW FINISHED ASPHALT SURFACE - $\pm 1/4"$
- 1-1/2" HMA COURSE
- USE TACK COAT BEFORE PLACING HMA OVER CONC.
- HMA TOP COURSE
- HMA LEVELING COURSE
- AGG. BASE 21A
- MODIFIED SUBBASE
- MAX. 1 FOOT LIFTS FOR COMPACTION
- HIGH EARLY CONCRETE 3000 PSI

REFER TO M.D.O.T. STANDARD PLANS FOR OTHER CONFIGURATIONS

DROP PIPE DIAMETER SHALL BE THE SAME DIAMETER AS THE INCOMING PIPE, UNLESS NOTED OTHERWISE.

FOR DROP OPENINGS ON EXISTING MANHOLES,
DRILL HOLES AT 4" CENTER - CENTER
AROUND PERIPHERY OF PROPOSED OPENING
BEFORE BREAKING OUT.

FLOW LINE CONSTRUCTED
TO GROUND POINT

SLOPE IN FLOW CHANNEL EQUAL TO
SLOPE OF SANITARY MAIN ROUNDED
UP TO THE HIGHEST % BUT NOT
LESS THAN 2% —

LONG RADIUS CURVE —
— SIDE INLET ELEVATION MUST
BE EQUAL OR HIGHER THAN
THE MAIN LINE ELEVATION

PAY LIMITS

CUT AT 90°

EXISTING SEWER

NEW SEWER

EXISTING SEWER

FERNOCO FITTING OR APPROVED EQUAL

NOTE: ALL WORK MUST BE APPROVED BY THE ENGINEER PRIOR TO BACKFILL

EXISTING LATERAL

FERNCO FITTING OR APPROVED EQUAL,
OR INSTALL SOLVENT WELDED CAP
FOR FUTURE CONNECTION.

RIGHT-OF-WAY LINE ROW

ROW

1'

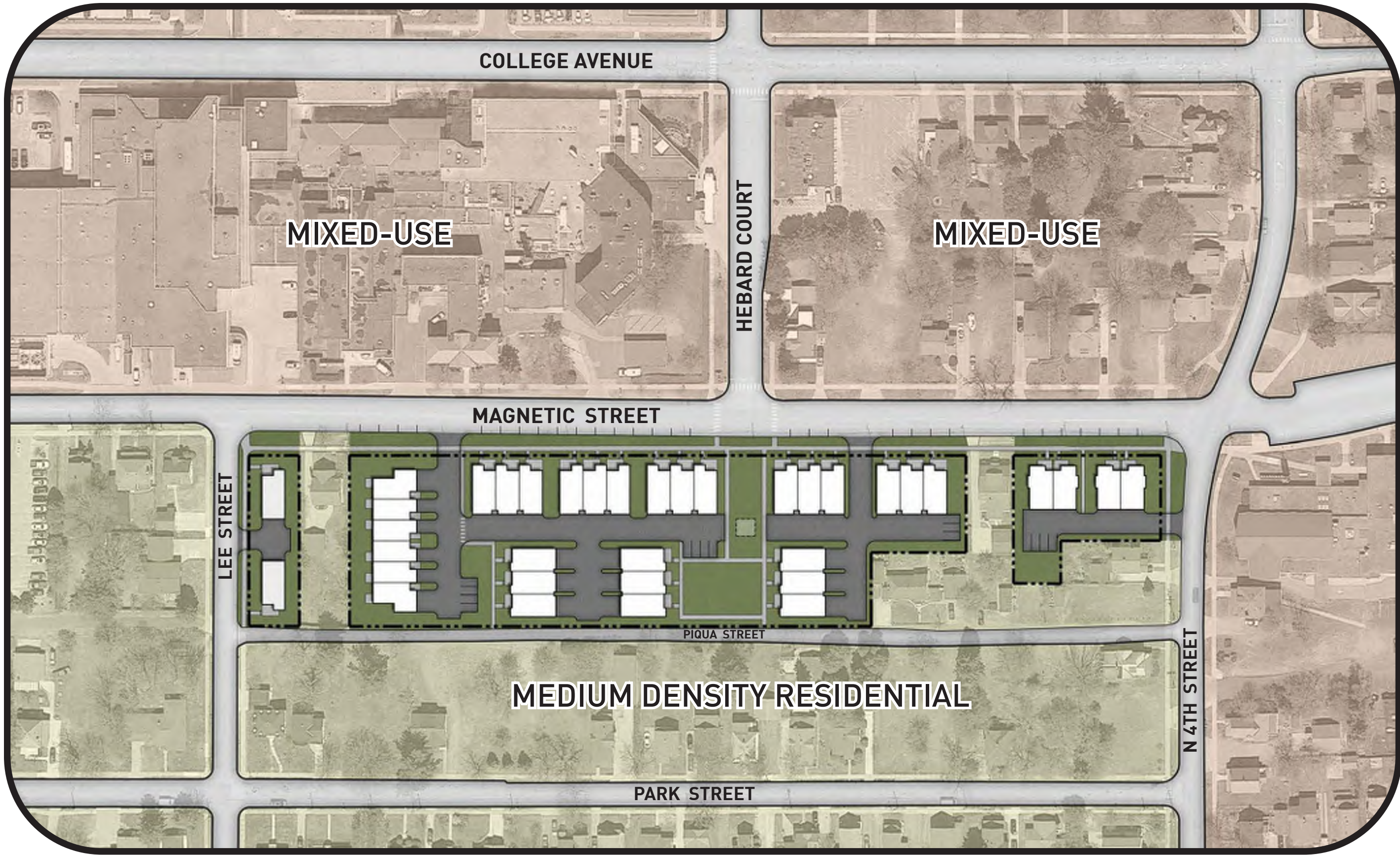
STANDARD SANITARY BEND
FITTING AS REQUIRED OR
LONG RADIUS SWEEP BENDS
AS REQUIRED
(MAXIMUM 45° BEND)

DIRECTION
OF FLOW

NEW SEWER MAIN

WYE SEWER LATERAL CONNECTION TO NEW MAIN

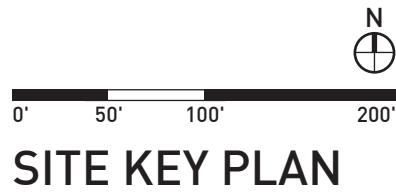




| UNIT BREAKDOWN | | | | | |
|----------------|---------------|------------|---------------------|-----------------------|-------------|
| UNIT TYPE | # of BEDROOMS | # of BATHS | UNIT FOOTPRINT (sf) | TOTAL UNIT AREA (gsf) | TOTAL UNITS |
| 1 | 3 | 2.5 | 1170 | 1540 | 17 |
| 2 | 3 | 2.5 | 1120 | 1560 | 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

| 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 |



SITE KEY PLAN



ARCHITECTURAL SITE PLAN

SHEET NO: AS-101

FINAL PUD 05 AUGUST 2025

DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

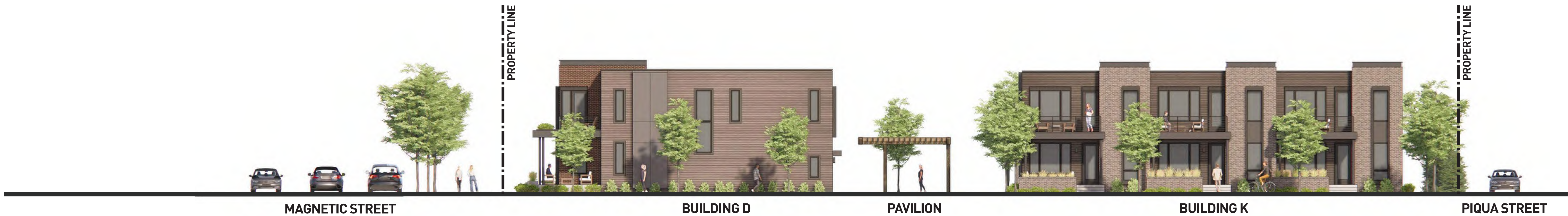
PREPARED BY: Integrated Architecture

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

FINAL PUD 05 AUGUST 2025

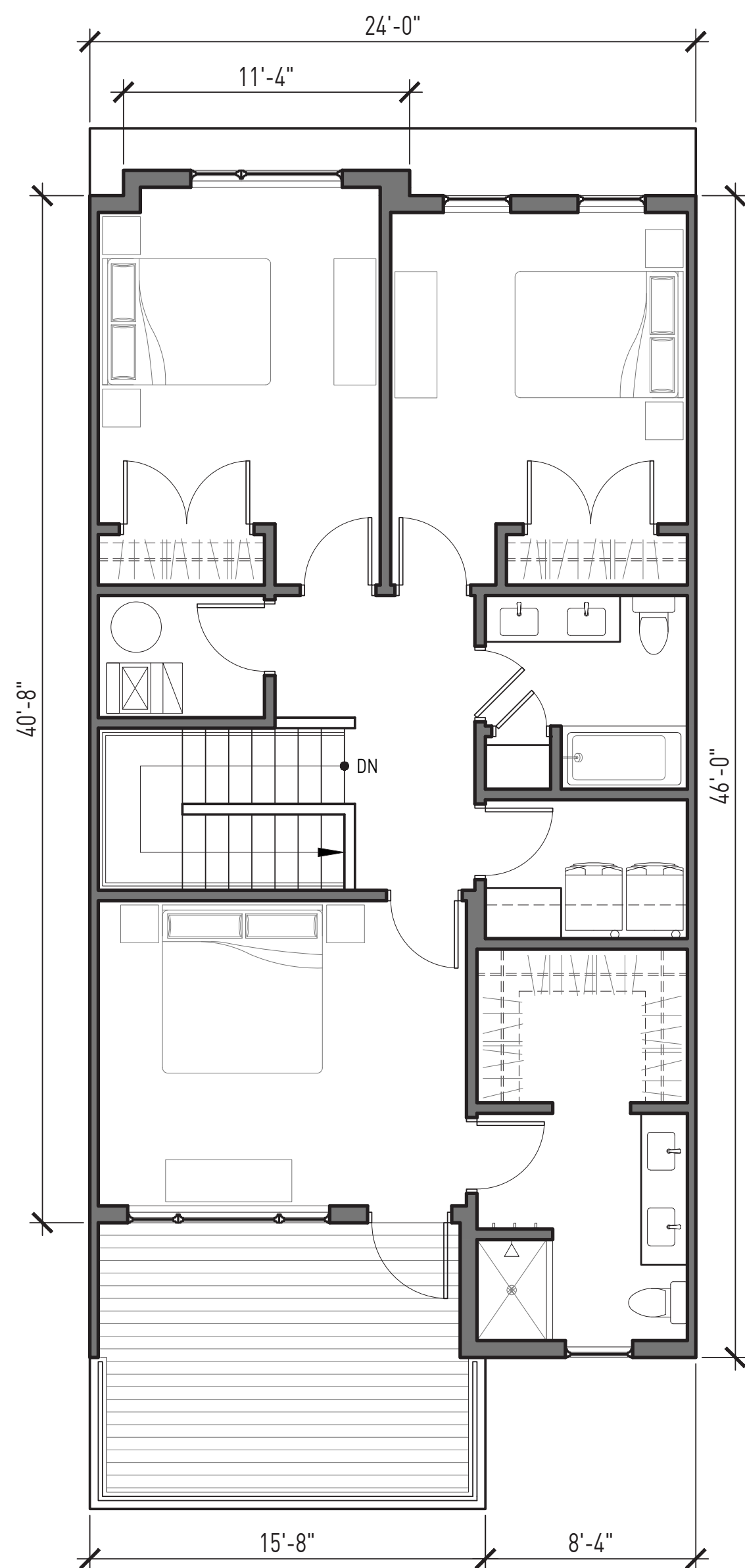
DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

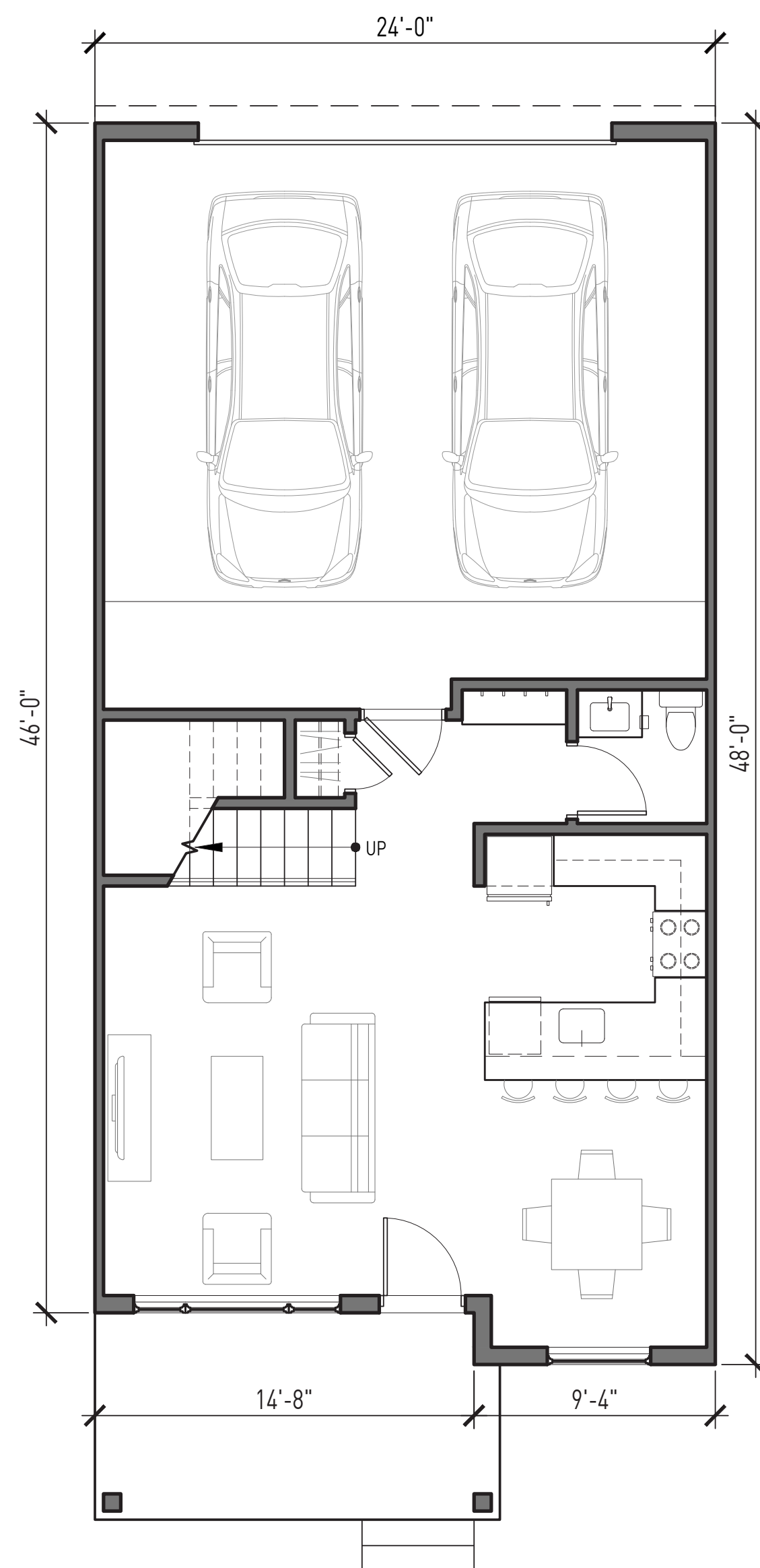
PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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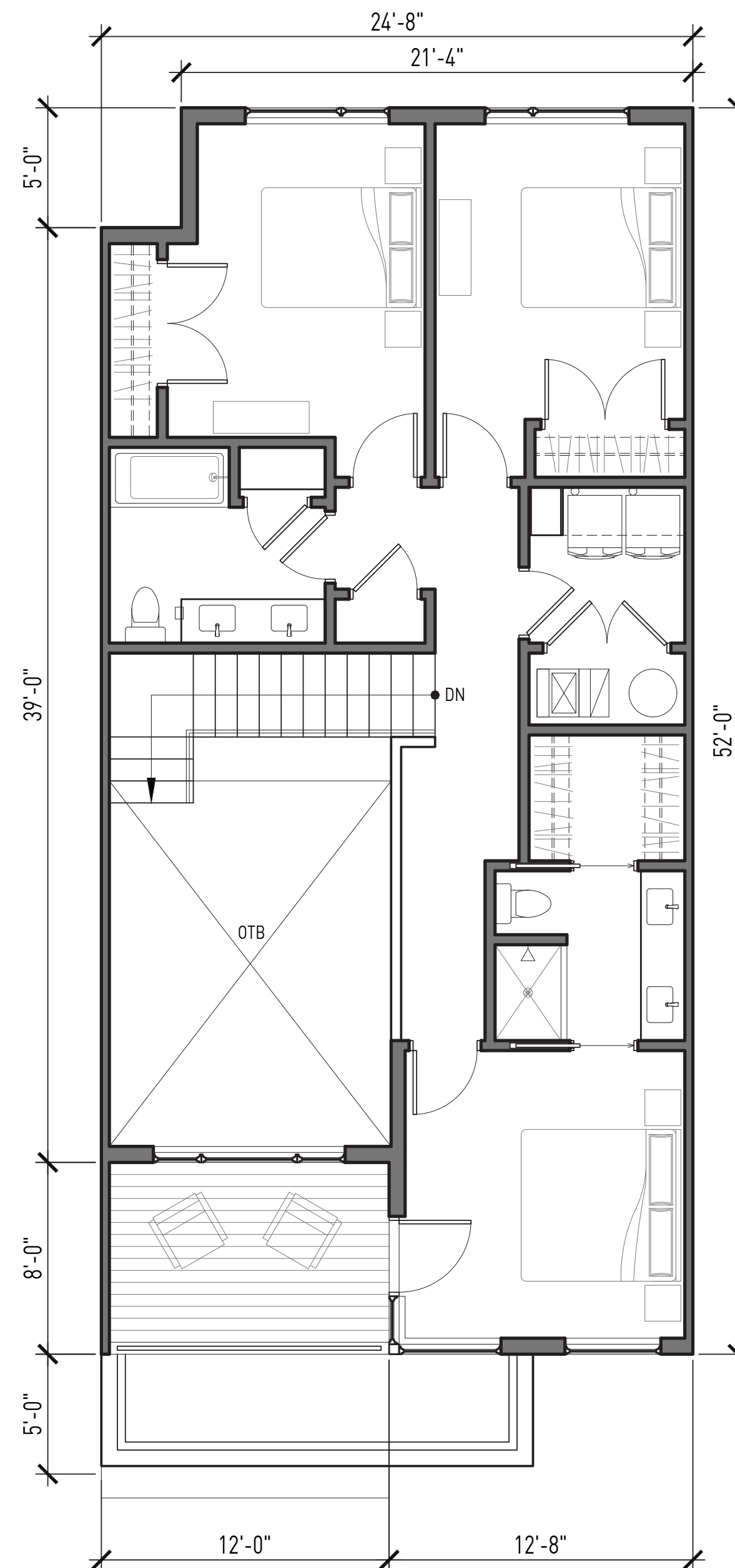
2ND FLOOR PLAN (970 GSF)



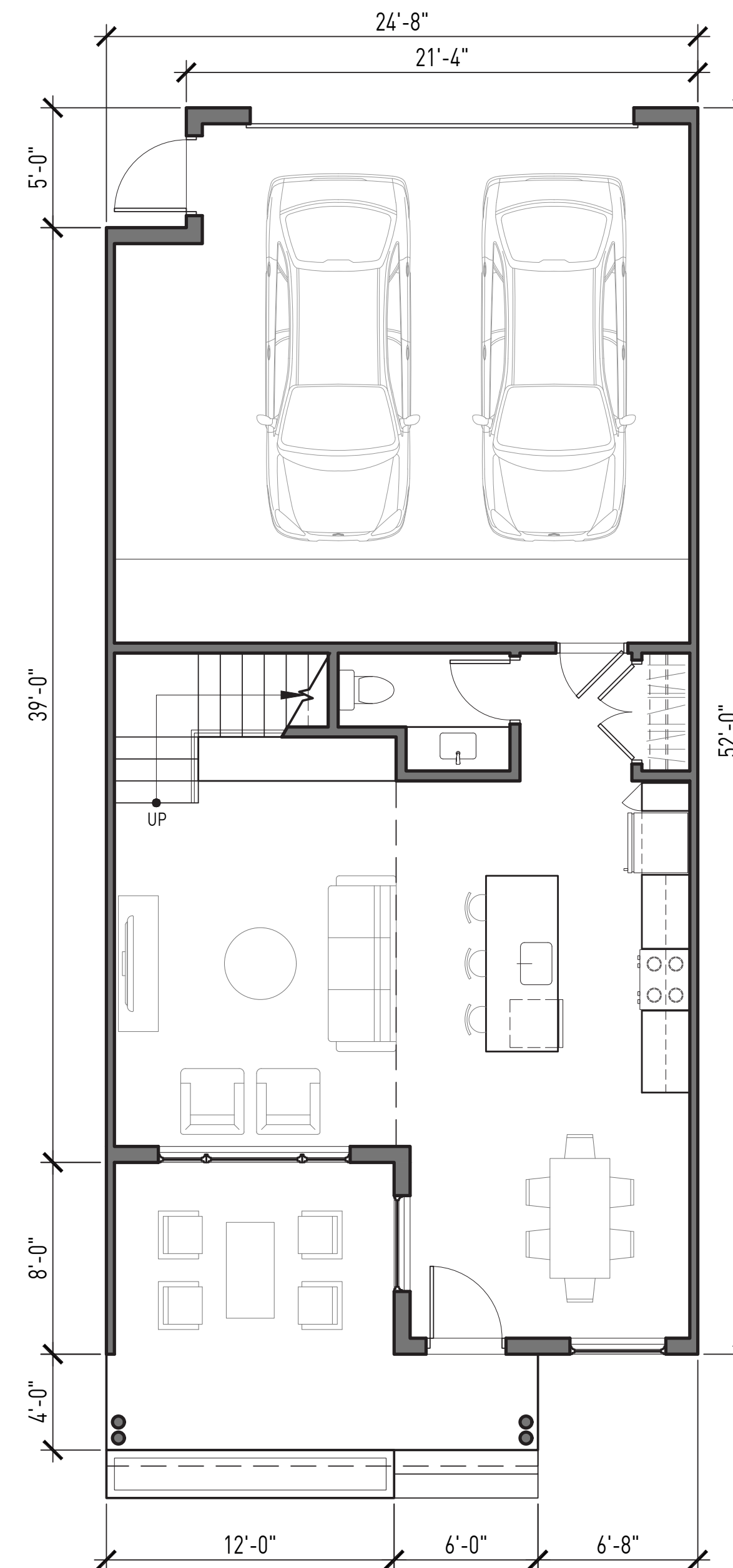
1ST FLOOR PLAN (590 GSF)

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**

FINAL PUD 05 AUGUST 2025

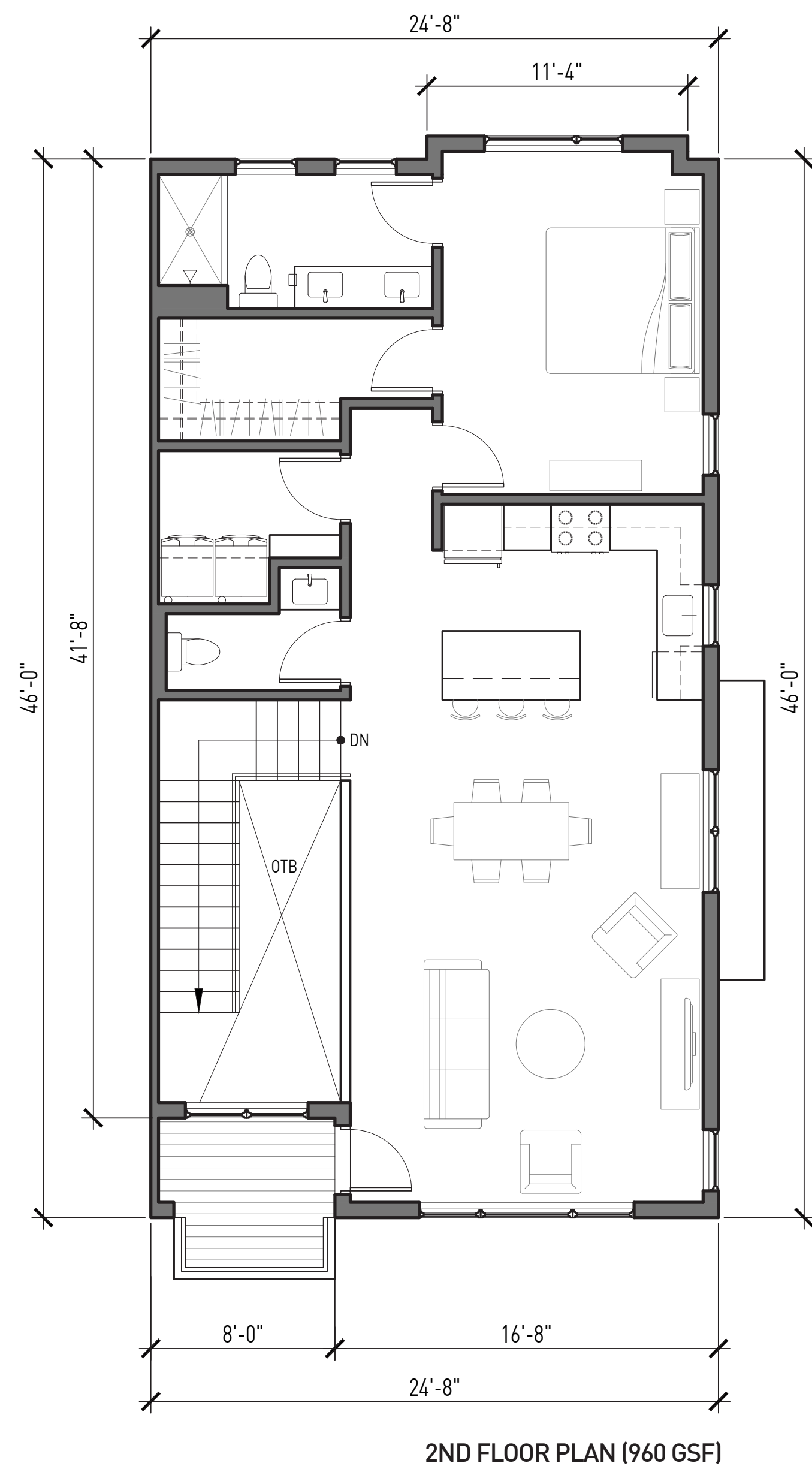
DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

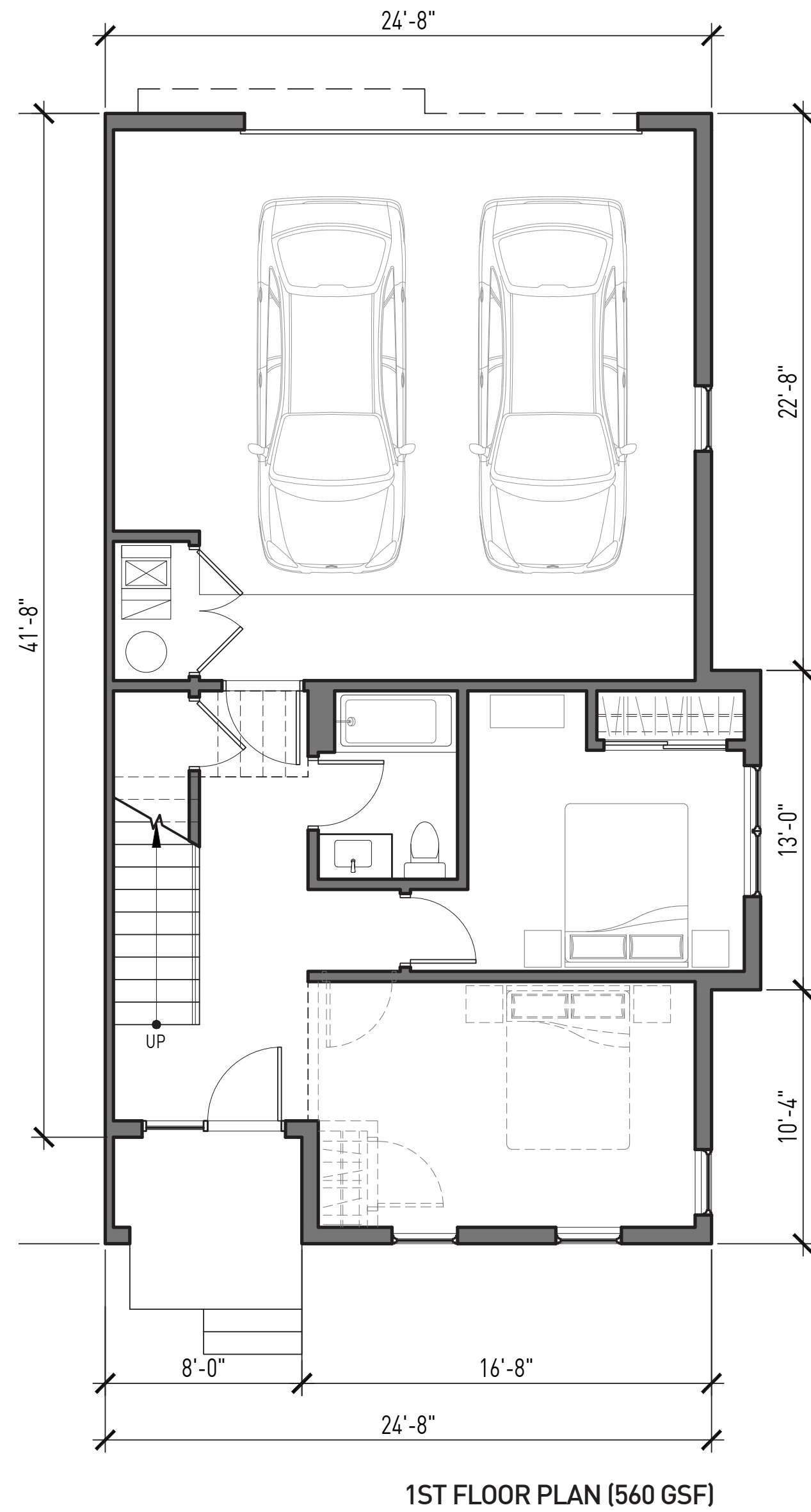
PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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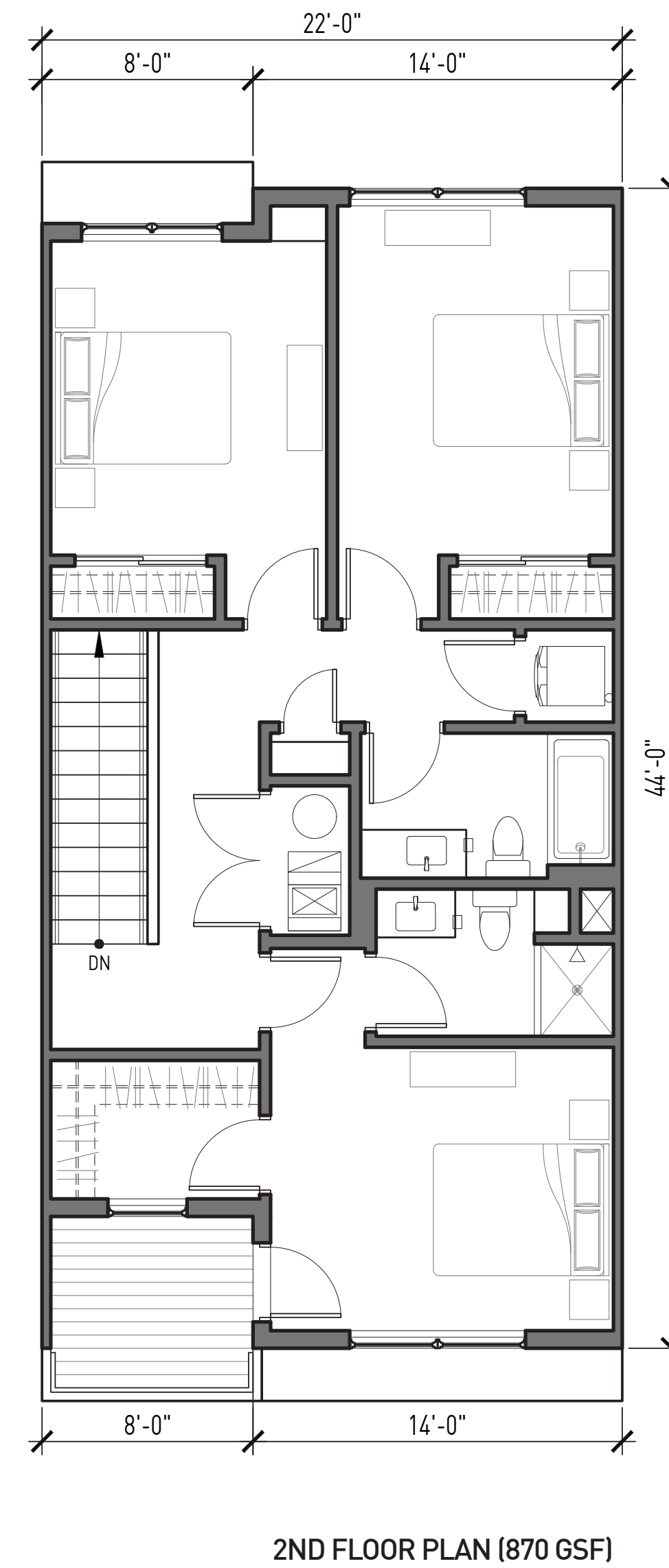
2ND FLOOR PLAN (960 GSF)



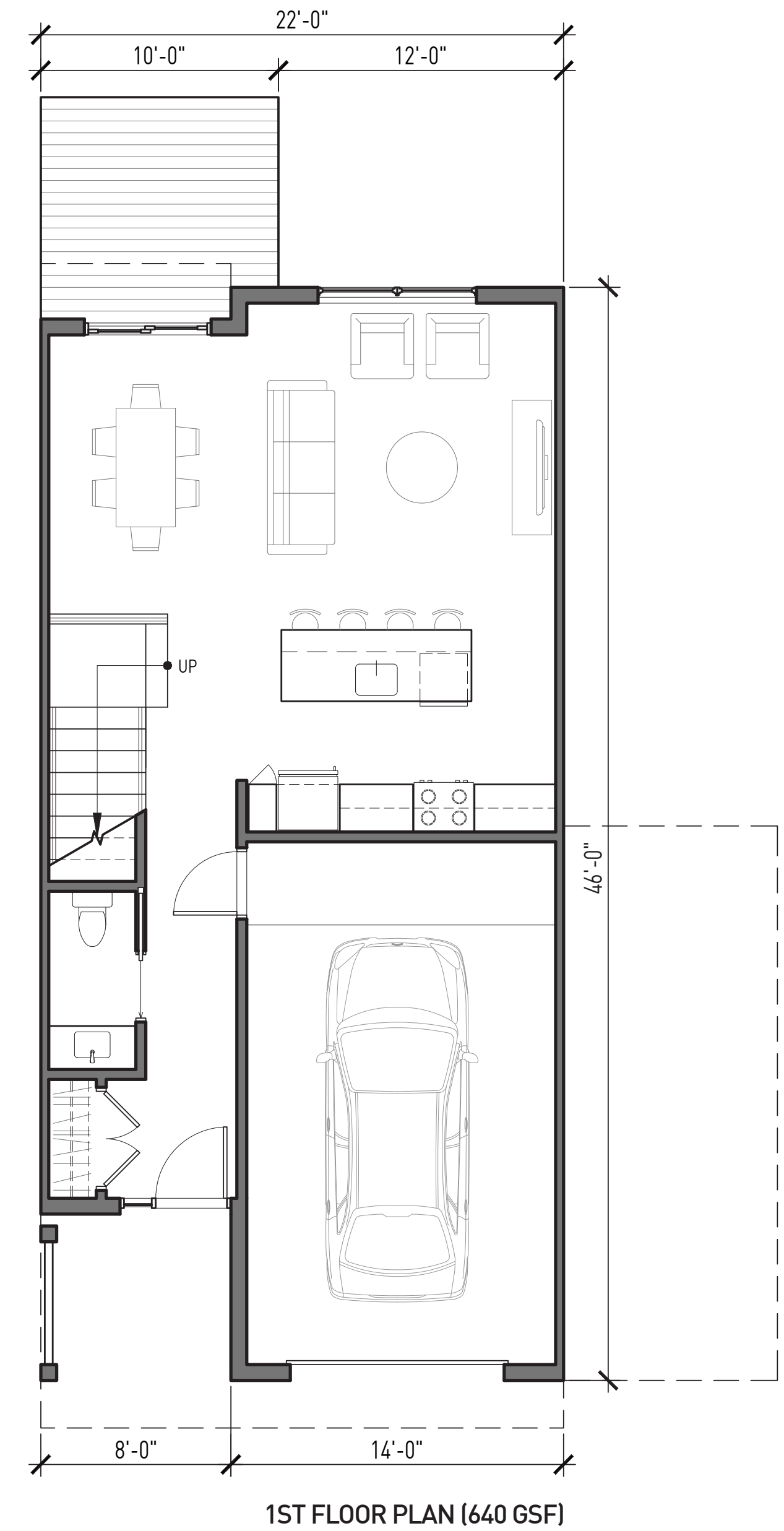
1ST FLOOR PLAN (560 GSF)

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**

FINAL PUD 05 AUGUST 2025

DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

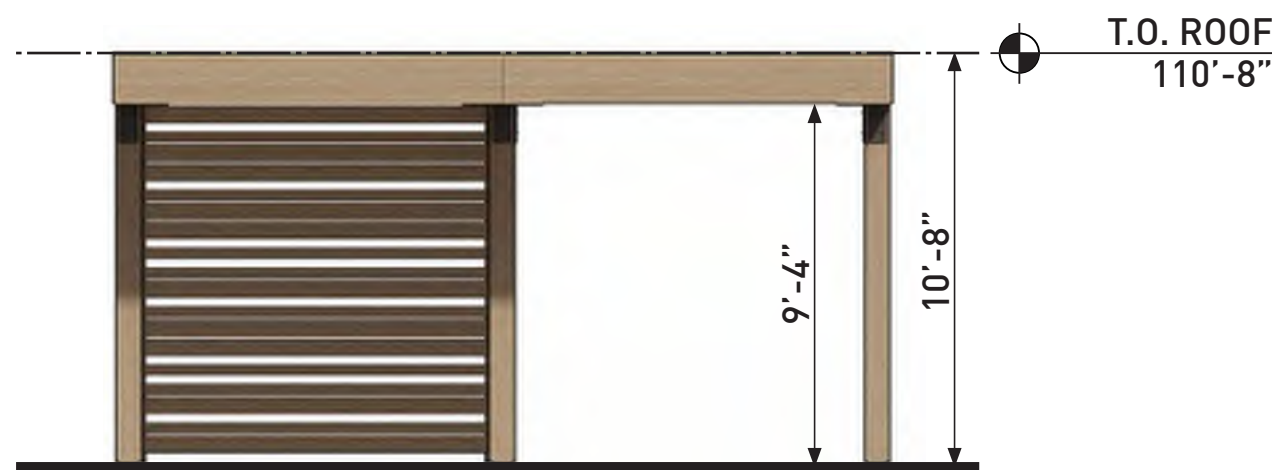
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BUILDING H - FRONT ELEVATION



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)

0' 2.5' 5' 10'

BUILDING ELEVATIONS

SHEET NO: A-501

FINAL PUD 05 AUGUST 2025

DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

NOTE: FINAL MATERIAL COLOR SELECTIONS TO BE DETERMINED

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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**

FINAL PUD 05 AUGUST 2025

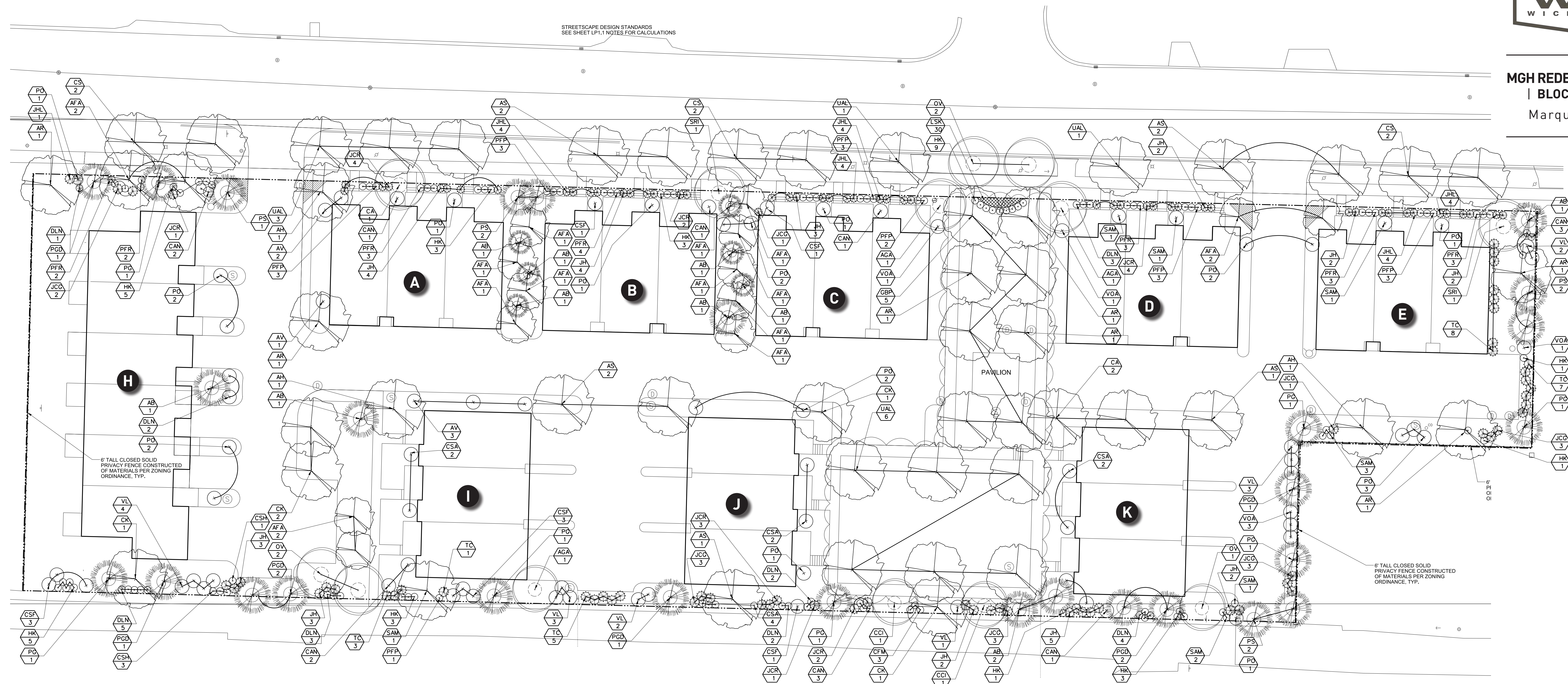
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PROJECT NO: 20240907

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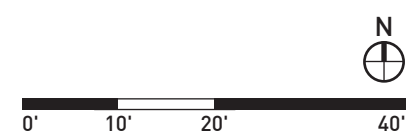
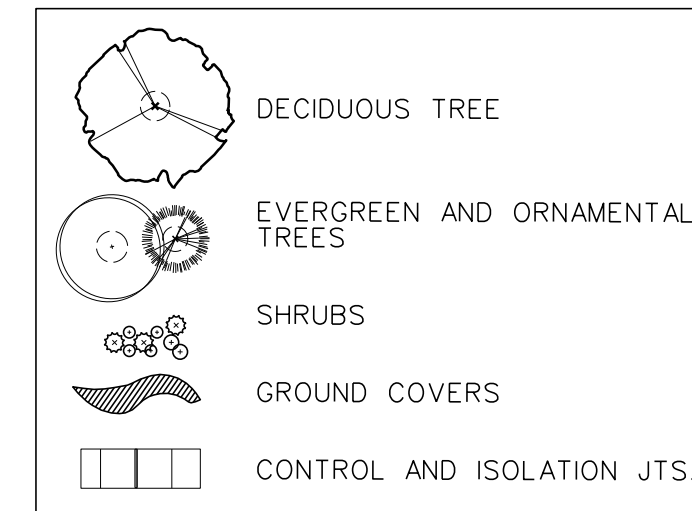
PLANT LIST

| KEY | QUAN | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|-----|------|---|--------------------------------|-----------------|----------------------------------|
| AB | 12 | ABIES BALSAMEA | BALSAM FIR | 8" MIN./B & B | SHEARD SYMMETRICAL |
| AFA | 21 | ACER FREEMANII ARMSTRONG | ARMSTRONG FREEMANII MAPLE | 1.5" CAL./B & B | FULL HEADS WITH STRAIGHT LEADERS |
| AGA | 3 | AMELANCHIER X GRAND 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE SERVICEBERRY | 1.5" CAL./B & B | MULTISTEMMED TREE, 3-5 CANES |
| AH | 3 | AESCULUS HIPPOCASTANUM | HORSE CHESTNUT | 1.5" CAL./B & B | FULL HEADS WITH STRAIGHT LEADERS |
| AR | 8 | ACER RUBRUM | RED MAPLE | 1.5" CAL./B & B | FULL HEADS WITH STRAIGHT LEADERS |
| AS | 8 | ACER SACCHARUM | SUGAR MAPLE | 1.5" CAL./B & B | FULL HEADS WITH STRAIGHT LEADERS |
| ASJ | 5 | ACER SACCHARUM JFSKW8 | AUTUMNFEST MAPLE | 1.5" CAL./B & B | FULL HEADS WITH STRAIGHT LEADERS |
| CA | 3 | CORNUS ALTERNIFOLIA | PAGODA DOGWOOD | 1.5" CAL./B & B | MULTISTEMMED TREE, 3-5 CANES |
| CCI | 5 | CRATAEGUS CRUS-GALLI INERMIS | COCKSPUR HAWTHORN | 1.5" CAL./B & B | FULL HEADS WITH STRAIGHT LEADERS |
| CK | 7 | CLADRASTIS KENTUCKEA | YELLOWWOOD | 1.5" CAL./B & B | FULL HEADS WITH STRAIGHT LEADERS |
| CS | 10 | CATALPA SPECIOSA | NORTHERN CATALPA | 1.5" CAL./B & B | FULL HEADS WITH STRAIGHT LEADERS |
| GBP | 7 | GINKGO BILOBA PRINCETON SENTRY | PRINCETON SENTRY GINKGO | 1.5" CAL./B & B | FULL HEADS WITH STRAIGHT LEADERS |
| OV | 12 | OSTRYA VIRGINIANA | IRONWOOD | 8" MIN./B & B | FULL HEADS WITH STRAIGHT LEADERS |
| PG | 12 | PICEA GLAUCA | WHITE SPRUCE | 8" MIN./B & B | SHEARD SYMMETRICAL |
| PGD | 12 | PICEA GLAUCA VAR DENSATA | BLACK HILLS SPRUCE | 8" MIN./B & B | SHEARD SYMMETRICAL |
| PS | 9 | PINUS STROBUS | WHITE PINE | 8" MIN./B & B | SHEARD SYMMETRICAL |
| SRI | 6 | SYRINGA RETICULATA 'IVORY SILK' | IVORY SILK JAP. TREE LILAC | 1.5" CAL./B & B | FULL HEADS WITH STRAIGHT LEADERS |
| UAL | 13 | ULMUS AMERICANA 'LEWIS & CLARK' | AMERICAN ELM | 1.5" CAL./B & B | FULL HEADS WITH STRAIGHT LEADERS |
| AV | 12 | VIBURNUM | ARROWWOOD VIBURNUM | 2 GALLON | SPACING 3' O.C. |

| KEY | QUAN | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|-----|------|-------------------------------------|----------------------------|----------|-------------------|
| CAN | 19 | CEANOTHUS AMERICANUS | NEW JERSEY TEA | #1 POT | SPACING 14" O.C. |
| CFM | 3 | CALYCANTHUS FLORIDUS | CAROLINA ALLSPICE | 5 GALLON | SPACING 3' O.C. |
| CSF | 14 | CORNUS SERICEA FLAVIRAMEA | TINY WINE NINEBARK | 5 GALLON | SPACING 4" O.C. |
| CSA | 22 | CORNUS SERICEA ARTIC FIRE | REDTWIG DOGWOOD | 5 GALLON | SPACING 2.5' O.C. |
| DLN | 40 | DIERVILLA LONICERA 'NIGHTGLOW' | NIGHTGLOW BUSH HONEYSUCKLE | 5 GALLON | SPACING 3' O.C. |
| HK | 45 | HYPERICUM KALM. 'SUNNY BOULEVARD' | KALMS ST. JOHN'S WORT | 5 GALLON | SPACING 3' O.C. |
| JCG | 16 | JUNIPERUS COMMUNIS 'GOLD CONE' | COMMON JUNIPER GOLD CONE | 5 GALLON | SPACING 2.5' O.C. |
| JCR | 17 | JUNIPERUS COMMUNIS 'REPANDA' | COMMON JUNIPER REPANDA | 5 GALLON | SPACING 3' O.C. |
| JH | 54 | JUNIPERUS HORIZONTALIS | CREeping JUNIPER | 5 GALLON | SPACING 3' O.C. |
| JHL | 36 | JUNIPERUS HORIZONTALIS 'LIMEGLOW' | LIMEGLOW CREEPING JUNIPER | 5 GALLON | SPACING 3' O.C. |
| LSK | 30 | LIATRIS SPICATA 'KOBOLD' | KOBOLD SPIKE GAYFEATHER | #1 POT | SPACING 16" O.C. |
| PFP | 23 | POTENTILLA FRUITICOSA 'PINK BEAUTY' | SHRUBBY CINQUEFOIL | 5 GALLON | SPACING 3' O.C. |
| PFR | 27 | POTENTILLA FRUITICOSA 'RED ACE' | SHRUBBY CINQUEFOIL | 5 GALLON | SPACING 3' O.C. |
| PO | 29 | PHYSOCARPUS OPULIFOLIUS | COMMON NINEBARK | 5 GALLON | SPACING 3' O.C. |
| SAM | 18 | SPIRAEA ALBA MEADOWSWEET | WHITE MEADOWSWEET | 5 GALLON | SPACING 3.5' O.C. |
| TC | 28 | TAXUS CANADENSIS | AMERICAN YEW | 5 GALLON | SPACING 3.5' O.C. |
| VL | 22 | VIBURNUM LENTAGO | NANNYBERRY | 2 GALLON | SPACING 3' O.C. |
| VOA | 10 | VIBURNUM OPULUS VAR AMERICANUM | AMERICAN CRANBERRY | 5 GALLON | SPACING 4' O.C. |

* DENOTES CHANGES MADE TO PLANT TYPE, QUANTITY AND/OR SIZE

LEGEND

OVERALL SITE
LANDSCAPE PLANSHEET NO: **LP-100**

FINAL PUD 05 AUGUST 2025

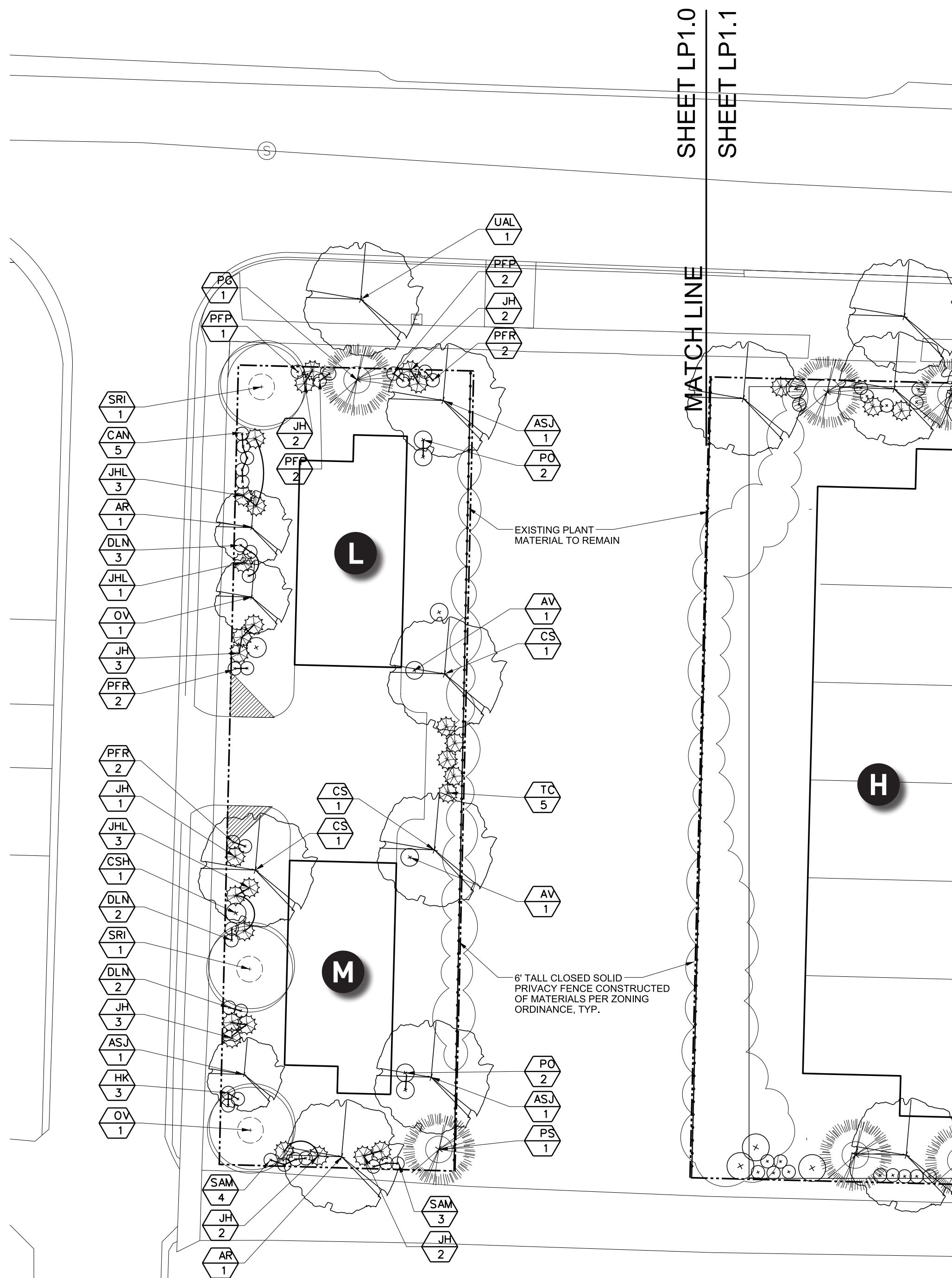
DEVELOPER/OWNER: Veridea Group

APPLICANT: Veridea Group

PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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CONTRACTOR NOTE:

ALL PROPOSED LANDSCAPE AREAS AND BEDS TO BE IRRIGATED.

ALL PLANTING BEDS - ANNUAL, PERENNIAL AND SHRUB BEDS TO RECEIVE 12 INCHES OF HIGH GRADE PLANTING SOIL MIX.

STEEL EDGING TO BE INSTALLED BETWEEN PLANTING BEDS AND LAWN

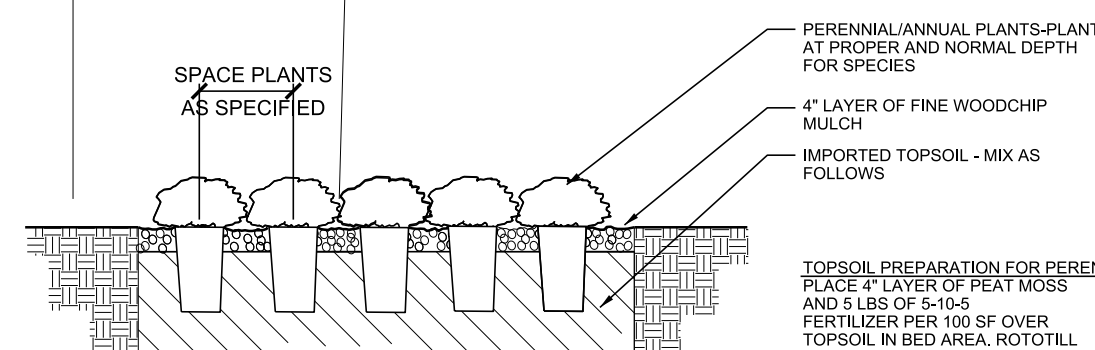
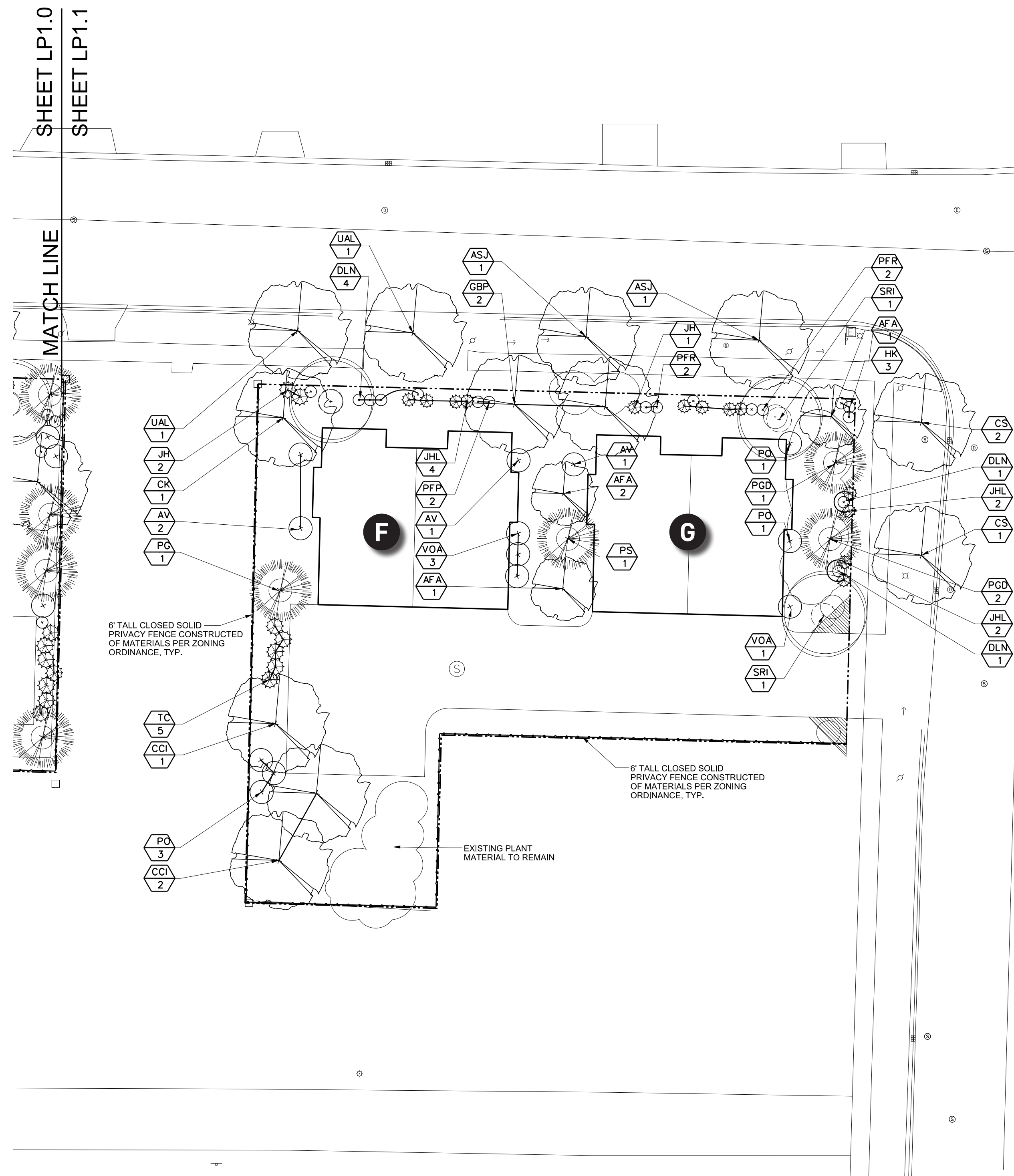
ALL DECIDUOUS AND ORNAMENTAL TREES TO BE 1.5" CAL. AT TIME OF PLANTING UNLESS OTHERWISE STATED

ALL EVERGREEN TREES TO BE 8" IN HEIGHT MINIMUM AT TIME OF PLANTING

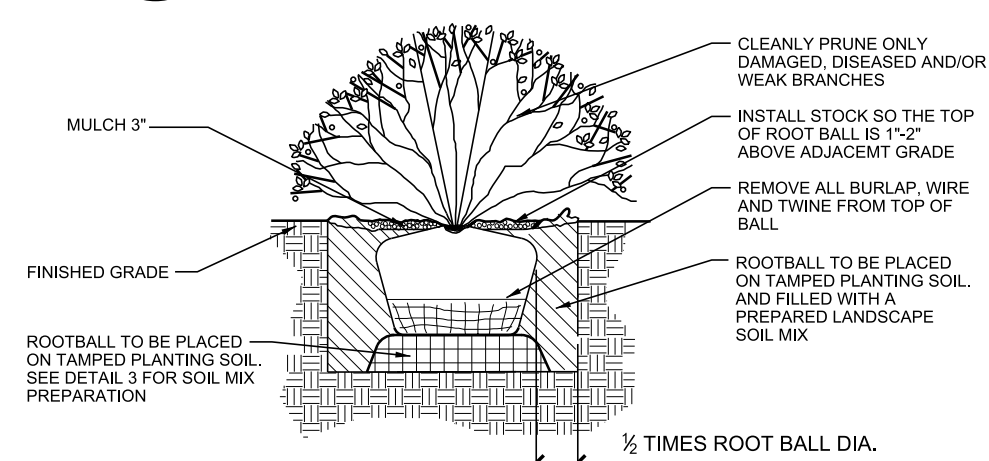
ALL SHRUBS TO BE FROM 3'-0" IN SIZE AT TIME OF PLANTING UNLESS OTHERWISE STATED

ALL PERENNIALS/ORNAMENTAL GRASS TO BE FROM #1 POT SIZE AT TIME OF PLANTING UNLESS OTHERWISE STATED

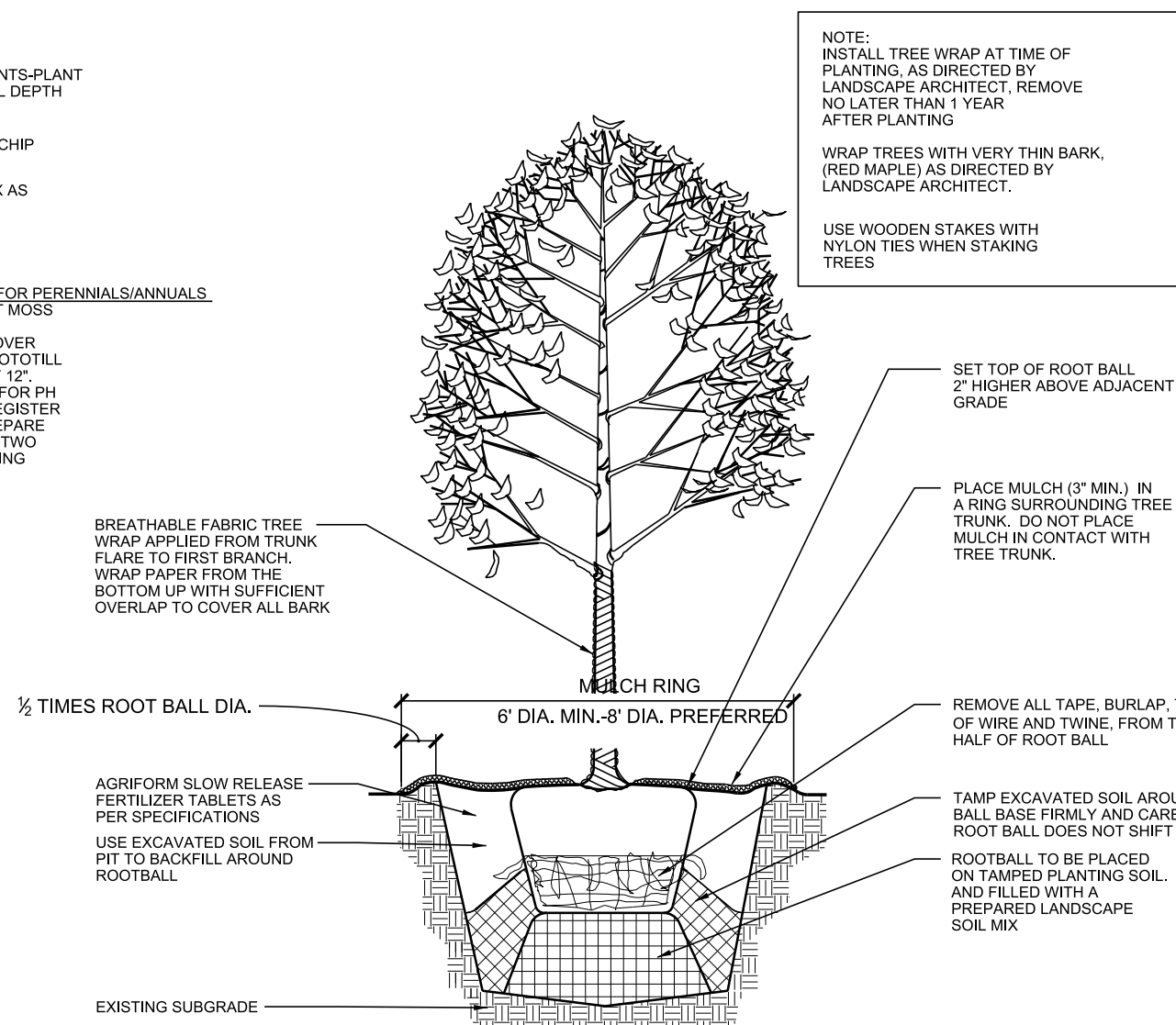
SEE LP1.0 FOR PLANT LIST AND QUANTITIES



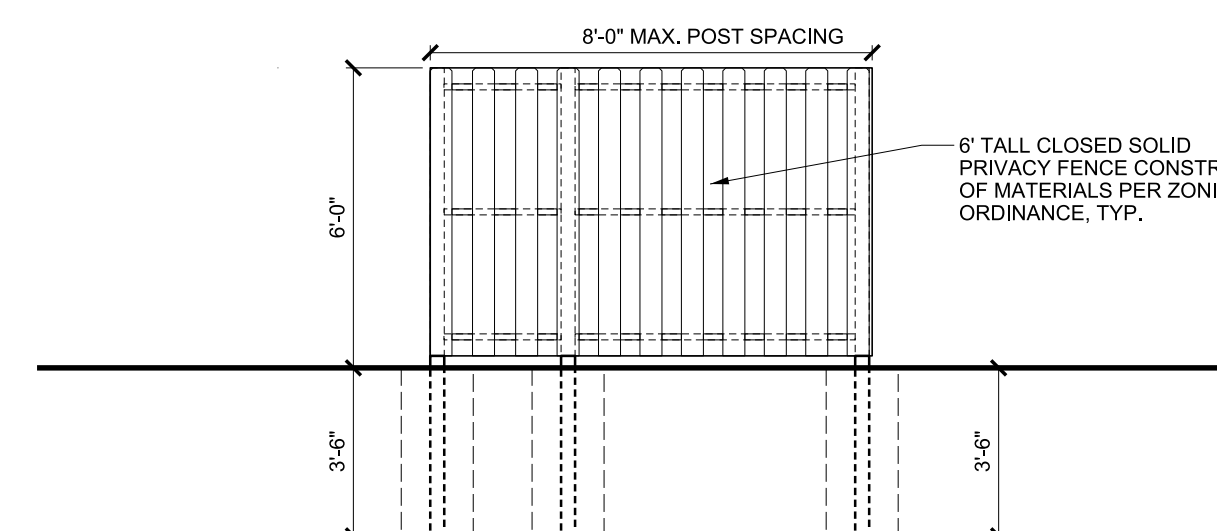
1 PERENNIAL / ANNUAL PLANTING DETAIL
LP1.1 NOT TO SCALE.



2 SHRUB PLANTING DETAIL
LP1.1 NOT TO SCALE.



3 TREE PLANTING DETAIL
LP1.1 NOT TO SCALE.



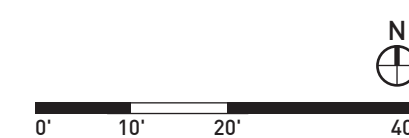
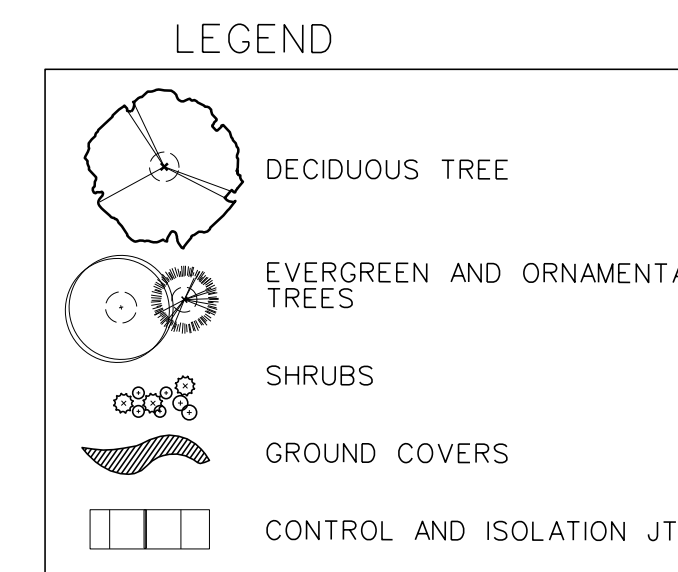
4 ELEVATION
LP1.1 SCALE: 1/4" = 1'-0"

EXISTING TREES:

THE AREA BELOW THE DRIP LINE OF AN EXISTING TREE TO BE SAVED SHALL REMAIN UNDISTURBED. NO IMPERVIOUS MATERIAL SHALL BE PLACED UNDER THE DRIP LINE. PROVIDE TREE PROTECTION FENCING AND INSTALL AROUND TREES DESIGNATED TO BE SAVED AND/OR LINE OF DISTURBANCE.

NO VEHICLE OR CONSTRUCTION EQUIPMENT SHALL BE PARKED OR STORED WITHIN THE DRIP LINE OF ANY PLANT MATERIAL DESIGNATED TO BE SAVED.

IN THE EVENT THAT HEALTHY EXISTING TREES DESIGNATED TO BE SAVED ARE DESTROYED, THEY SHALL BE REPLACED WITH TREES WHICH COMPLY WITH THE TOWNSHIP REQUIREMENTS.



OVERALL SITE
LANDSCAPE PLAN

SHEET NO: LP-101

FINAL PUD 05 AUGUST 2025

DEVELOPER/OWNER: Veridea Group

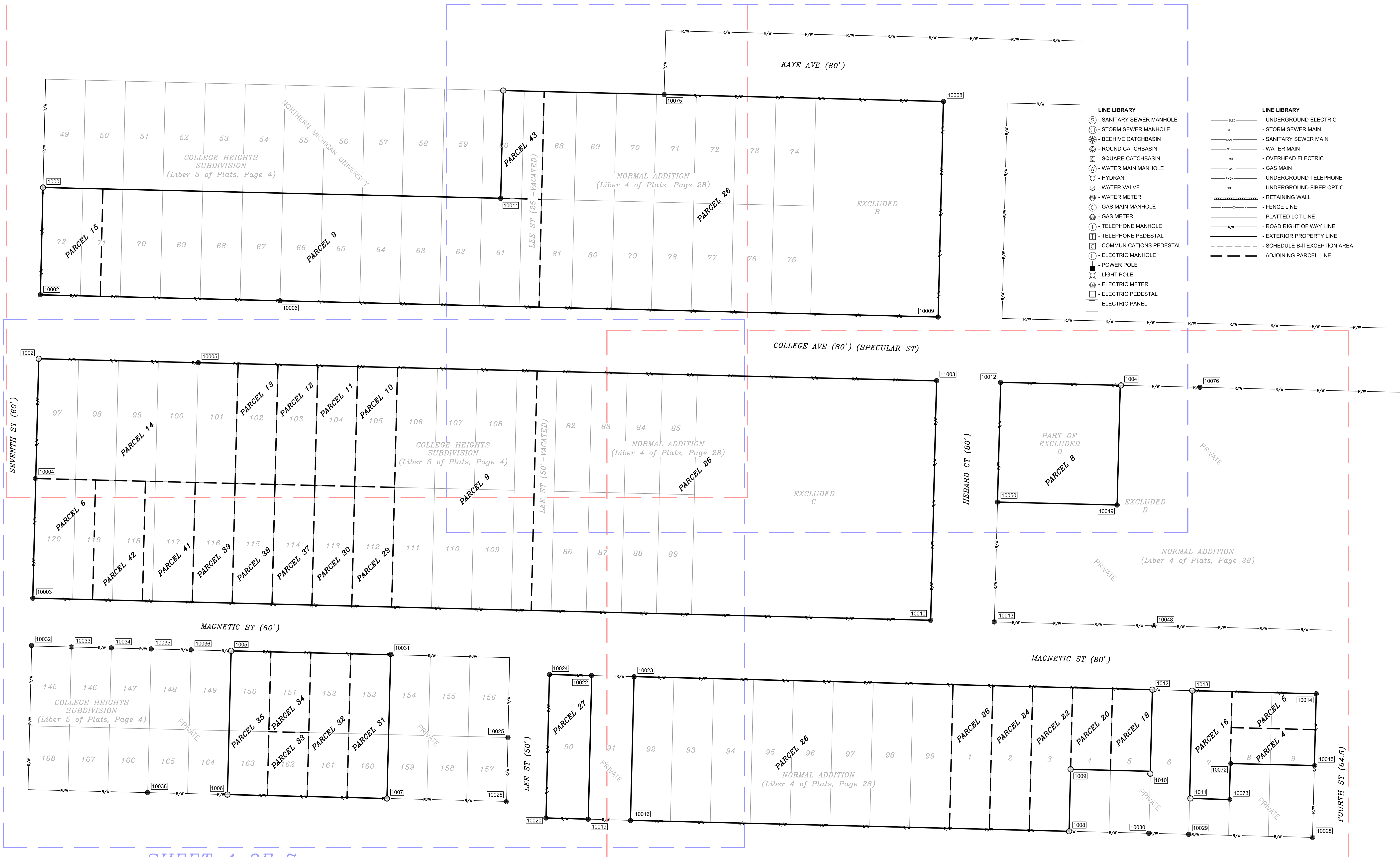
APPLICANT: Veridea Group

PREPARED BY: Integrated Architecture

PROJECT NO: 20240907

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



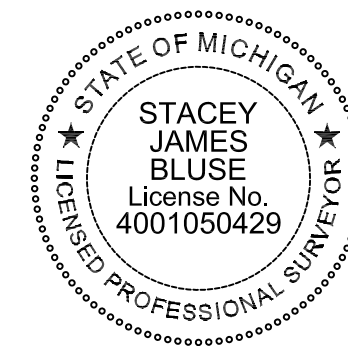
A horizontal scale bar with tick marks at 0, 30, 60, 120, and 180 feet. The bar is divided into segments by these tick marks.

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

NMU 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

SHEET NUMBER:
1 OF 7

©2021/2021-2190 NMU Foundation - Former Marquette Hospital/Drawings 2021-2790 NMU Foundation ALTA Survey of MGH Properties 2022-10-18.dwg

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

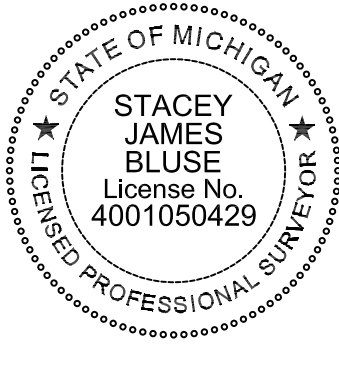


TABLE A NOTES

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



E3M SOLUTIONS

2855 44TH ST SW - SUITE 360
GRANDVILLE, MI 49418
616.365.5680
www.e3msolutions.com

MGH REDEVELOPMENT
NEW CONSTRUCTION

MARQUETTE, MI

ENGINEER SEAL:

NOT FOR
CONSTRUCTION

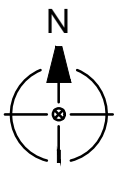
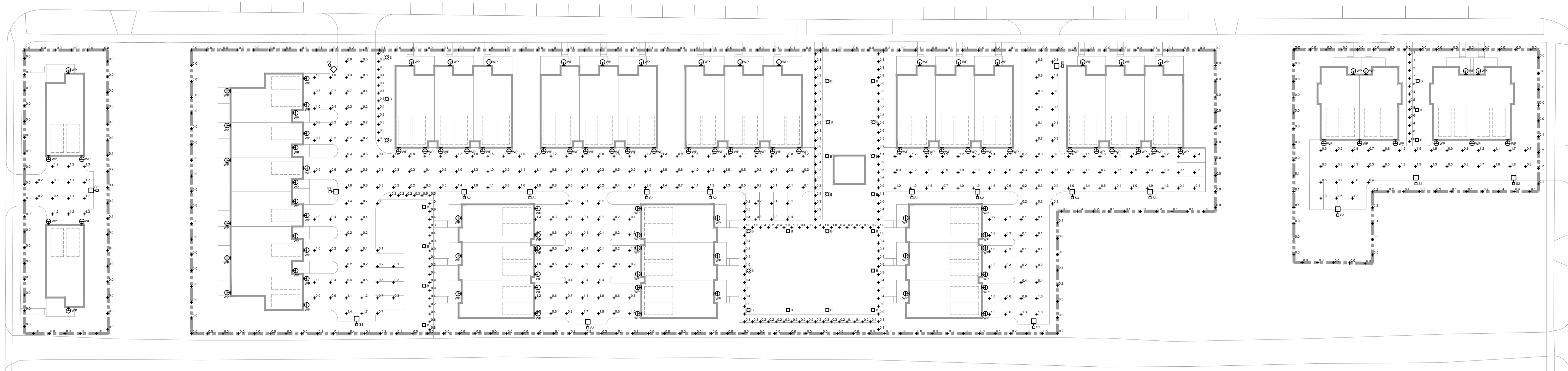
REVISIONS:

DRAWN BY
REVIEWED BY

SHEET TITLE:
ELECTRICAL SITE
PHOTOMETRICS

SHEET NUMBER:

ES201



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

EXTERIOR LIGHTING SCHEDULE

| TYPE | DESCRIPTION | MAKE/ MODEL | VOLTAGE | LIGHT SOURCE | DRIVER | LENS | MIN. LUMENS | FINISH | MOUNTING | LOAD (W) | NOTES |
|------|---|-----------------------|----------------------|----------------------------|--------|-------|-------------|-------------|-----------------------|----------|-------|
| B | BOLLARD, MAX 3' HEIGHT WITH FULL CUTOFF DOWNWARD THROW, ALUMINUM HOUSING | BEGA: B99765K3 | UNIVERSAL (120-277V) | LED, 3000K CCT MIN. 80 CRI | FIXED | CLEAR | 618 | DARK BRONZE | CONCRETE PAD | 16.5 | 1.5 |
| S1 | POLE MOUNTED AREA LIGHT, ALUMINUM HOUSING, ALUMINUM POLE, FULL CUTOFF, IP65 RATED | RAB: ALEDXS | UNIVERSAL (120-277V) | LED, 4000K CCT MIN. 80 CRI | FIXED | CLEAR | 1,200 | DARK BRONZE | MOUNTED TO 20 FT POLE | 10 | 1.3 |
| S2 | POLE MOUNTED AREA LIGHT, ALUMINUM HOUSING, ALUMINUM POLE, FULL CUTOFF, IP65 RATED | RAB: ALEDXS | UNIVERSAL (120-277V) | LED, 4000K CCT MIN. 80 CRI | FIXED | CLEAR | 1,600 | DARK BRONZE | MOUNTED TO 20 FT POLE | 13 | 1.3 |
| S3 | TYPE 'SZ' WITH HOUSE SIDE SHIELD | RAB: ALEDXS & ALEDGHS | | | | | | | | | |
| WP | OUTDOOR WALL LIGHT - DOWNWARD LIGHT EMISSION. | RAB: SA-LWP | UNIVERSAL (120-277V) | LED, 3000K CCT MIN. 80 CRI | FIXED | CLEAR | 453 | DARK BRONZE | WALL SURFACE | 8 | 1 |

GENERAL NOTES:

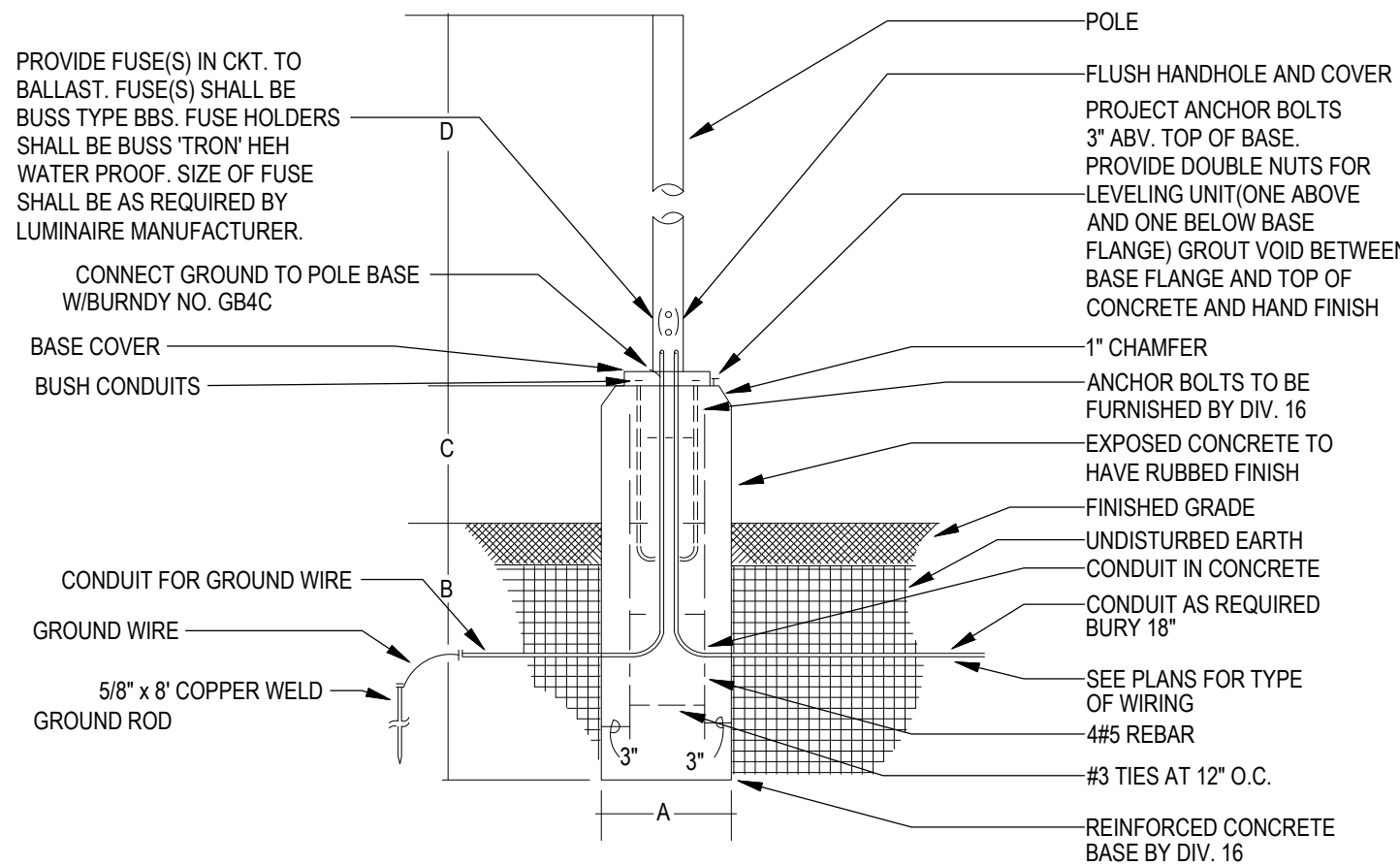
- A. FIXTURE TAGS WITH "E" ARE POWERED BY AN EMERGENCY POWER SOURCE AND TYPES WITH "E" INCLUDE INTEGRAL EMERGENCY BATTERIES.
B. MINIMUM 5-YEAR STANDARD WARRANTY
C. MAXIMUM 7-STEP MACADAM ELLIPSE/SCDM (DLC PREMIUM OR LUNA QUALIFIED).
D. WET LOCATION LISTED, UNLESS OTHERWISE INDICATED.
E. MINIMUM LED LUMEN MAINTENANCE OF 170 AT 50,000 HOURS PER IES LM-80 AND IES TM-21.
F. MINIMUM 0.9 POWER FACTOR AT FULL LOAD PER ANSI C82.77 (TITLE 24 JAS).

NOTES:

1. OR EQUAL BY LITHONIA, BEGA, LUMINIS, MCGRAW-EDISON, LUMARK, INVUE, LIGMAN, LSI, PERFORMANCE IN LIGHTING, EXO, BEACON, KIM, GARDO, STONCO
2. MINIMUM 90 MINUTE EMERGENCY BATTERY, UL 924 LISTED.
3. ZERO UPLIGHT (UO RATED) PER IESNA TM-15.
4. INTERGRAL MOTION SENSOR WITH SEQUENCE OF OPERATIONS OF AUTO PARTIAL OFF TO MAXIMUM 50% LIGHT LEVEL.
5. INCLUDE ALL NECESSARY HARDWARE AND ACCESSORIES FOR A COMPLETE AND OPERABLE FIXTURE.
6. DESIGN LIGHTS CONSORTIUM (DLC) QUALIFIED AND/OR ENERGY STAR CERTIFIED.

SITE PHOTOMETRIC STATISTICS

| AREA | AVG. (fc) | MAX. (fc) | MIN. (fc) | MAX-MIN | AVG-MIN |
|----------------------|-----------|-----------|-----------|---------|---------|
| PARKING WEST | 1.0 | 1.7 | 0.2 | 8.5 | 5.0 |
| PARKING CENTER WEST | 0.8 | 2.7 | 0.1 | 27.0 | 8.0 |
| PARKING CENTER EAST | 0.9 | 1.9 | 0.1 | 19.0 | 9.0 |
| PARKING EAST | 0.9 | 1.9 | 0.3 | 6.3 | 3.0 |
| PROPERTY LINE WEST | 0.0 | 0.4 | 0.0 | N/A | N/A |
| PROPERTY LINE CENTER | 0.1 | 0.5 | 0.0 | N/A | N/A |
| PROPERTY LINE EAST | 0.1 | 0.5 | 0.0 | N/A | N/A |
| NORTH WEST SIDEWALK | 0.6 | 0.8 | 0.2 | 4.0 | 3.0 |
| SOUTH WEST SIDEWALK | 0.5 | 1.0 | 0.2 | 5.0 | 2.5 |
| CENTER SIDEWALK | 0.5 | 1.1 | 0.1 | 11.0 | 5.0 |
| EAST SIDEWALK | 0.6 | 1.6 | 0.1 | 16.0 | 6.0 |



POLE AND BASE DIMENSIONS

| FIXTURE TYPE | A | B | C | D |
|--------------|-------|-------|-------|--------|
| S1, S2, S3 | 2'-0" | 6'-0" | 2'-6" | 17'-6" |

2

POLE BASE DETAIL
SCALE: NOT TO SCALE



Color: Bronze

Weight: 0.0 lbs

Project:

Type:

S1-1212.9lm (10W)
S2-1633.7lm (13W)

Prepared By:

Date:

Driver Info

| | |
|-------------|-------------------|
| Type | Constant Current |
| 120V | 0.10A/0.07A/0.05A |
| 208V | 0.07A/0.05A/0.03A |
| 240V | 0.06A/0.04A/0.03A |
| 277V | 0.05A/0.04A/0.03A |
| Input Watts | 5.98-12.06W |

LED Info

| | |
|----------------|------------------|
| Watts | 13/10/6W |
| Color Temp | 3000/4000/5000K |
| Color Accuracy | 83-84 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 833-1,720 lm |
| Efficacy | 135.5-148.3 lm/W |

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
13W/10W/6W (factory default: 10W)
Color temperature selectable by 3000K, 4000K and 5000K (factory default: 4000K)

Compliance

UL Listed:

Suitable for wet locations

Electrical

Driver:

13W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.10A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A
10W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.07A, 208V: 0.05A, 240V: 0.04A, 277V: 0.04A
6W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.05A, 208V: 0.03A, 240V: 0.03A, 277V: 0.03A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

4.02% at 120V, 14.83% at 277V

Power Factor:

99.5% at 120V, 92.1% at 277V

Photocell:

Integrated photocell included with on/off switch

Surge Protection:

L-L 2kV; L-G 4kV

Aux Power Supply:

No

Dim to Off:

Yes

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Optical

BUG Rating:

13W: B1 U0 G1
10W: B0 U0 G1
6W: B0 U0 G1

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Full Cutoff:

Allows for conformance to the IDA's fully shielding requirement, emitting no light above 90 degrees.

Housing:

Die-cast aluminum

Lens:

Acrylic lens

Reflector:

High reflection polycarbonate

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Technical Specifications (continued)

Green Technology:

Mercury and UV free. RoHS-compliant components.

Finish:

Formulated for high durability and long-lasting color

Installation

Mounting:

Integrated j-box and an optional wall plate included.

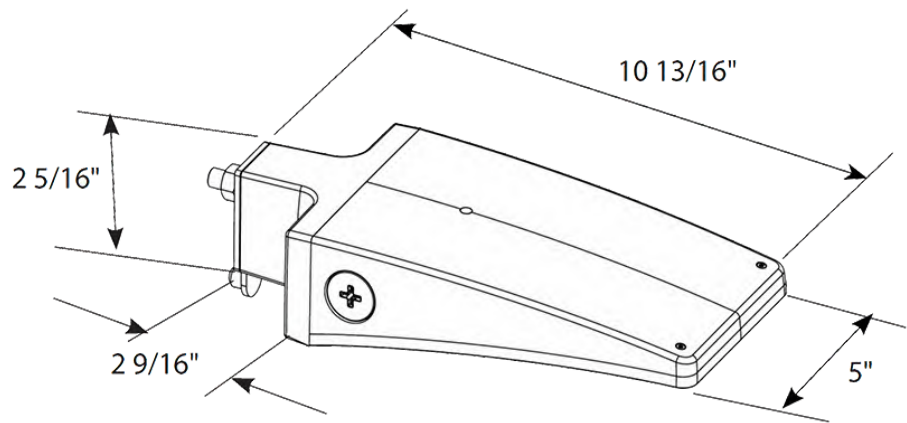
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Other

5-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Ordering Matrix

| Family | Size/Wattage | Color Temp | Finish | Driver | Options |
|--------|--|--|-----------------------------|---------------------------------|---|
| ALED | XXS | | | | |
| | XXS = 13/10/6W XS = 32/24/16W Blank = 150/120/100W | Blank = 3000K/4000K/5000K CCT Adjustable | Blank = Bronze W = White | Blank = 120-277V, 0-10V Dimming | Blank = Integrated Photocell /LCBS/MVS = Lightcloud Blue w/ MVS Sensor |



Color: Bronze

Weight: 1.0 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Performance

Description:

ALED house side shield with 4 screws

Construction

Dimensions (LxWxH):

10 3/8" x 10 1/4" x 6"

Finish:

Formulated for high durability and long-lasting color

Other

Compatible Products:

ALED Small Field Adjustable

Application
BEGA system bollard head with unshielded 360° light distribution and safety guard. Simply order the bollard head and also the required bollard tube in various heights and options. Both modules can be joined together easily and quickly during the installation.

Materials
Clear safety glass with white ceramic coating
Die-cast aluminum
Extruded aluminum
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Interlocking stainless steel mounting mechanism for attachment of head and tube
Mechanically captive stainless steel fasteners
Stainless steel helicoils

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 11.0lbs.

Electrical
Operating voltage 120-277VAC
Minimum start temperature -30° C
LED module wattage 16.5W
System wattage 19.8W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 566lm
LED service life (L70) 60000hrs

LED color temperature
4000K (K4)
3500K (K35)
3000K (K3)
2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
Black (BLK) Bronze (BRZ)
Silver (SLV) White (WHT)
Natural Bronze (NTB) RAL:
CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
CUS Custom finish
DALI-2 DALI dimming (99622 tube only)
MGU Marine grade undercoat
NTB Natural bronze (premium finish)
RAL RAL finish



| System bollard head · Unshielded with safety guard · 360° | | | |
|---|-------|-------|-------|
| | LED | A | B |
| B99765 | 16.5W | 7 1/2 | 7 1/4 |




















System bollard summary · Round

BEGA

The overview provides a compact summary of the possibilities for combining the various bollard heads with the bollard tubes and their additional functions.

For each bollard head you can find matching bollard tubes with and without components.

| System bollard heads with compatible tubes | |  | |  | | |  | |  | |  | |  | |  | |  | |  | | |
|--|---|---|--------|---|--------|---------|---|--------|---|--------|---|---------|--|---------|---|---------|---|--------|---|---------|--|
| BEGA bollard tubes Ø in inches | | ø5 1/2 | ø7 1/2 | ø5 1/2 | ø7 1/2 | ø10 3/8 | ø5 1/2 | ø7 1/2 | ø5 1/2 | ø7 1/2 | ø7 1/2 | ø10 3/8 | ø7 1/2 | ø10 3/8 | ø7 1/2 | ø10 3/8 | ø7 1/2 | ø5 1/2 | ø7 1/2 | ø10 3/8 | |
|  | Without components in two heights | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
|  | With integral floodlight | | • | | • | | | • | | • | | • | | • | | • | | | • | | |
|  | With integral PIR motion sensor | | • | | • | • | | • | | • | | • | • | • | | • | | | • | • | |
|  | With emergency lighting battery | | • | | • | • | | • | | • | | • | • | • | | • | | | • | • | |
|  | With drive-through protection | | | | | • | | | | | | • | | • | | | | | | • | |
|  | With integral GFCI outlet | | • | | • | • | | • | | • | | • | • | • | | • | | | • | • | |
|  | With integral 240V receptacle for electric vehicles | | | | | • | | | | | | | | • | | | | | | • | |
|  | Wood bollard tubes | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |

Compatible tubes · Ø7 1/2

| System bollard tube · No access door | | |
|---|-------|--------|
| | A | B |
| B99615 | 7 1/2 | 14 1/2 |
| System bollard tube · No access door | | |
| | A | B |
| B96177 | 7 1/2 | 32 |
| System bollard tube · With access door | | |
| | A | B |
| B99622 | 7 1/2 | 32 |
| System bollard tube · Integral floodlight | | |
| | A | B |
| B99644 | 7 1/2 | 32 |
| | A | B |
| B99644 | 7 1/2 | 32 |

| System bollard tube · Integral emergency lighting battery | | |
|---|-------|--------|
| | A | B |
| B99635 | 7 1/2 | 32 |
| System bollard tube · Integral GFCI outlet | | |
| | A | B |
| B99626 | 7 1/2 | 32 |
| Wood system bollard tube · Round | | |
| | A | B |
| B84464 | 7 1/2 | 32 1/8 |
| System bollard tube · Integral PIR motion sensor | | |
| | A | B |
| B99658 | 7 1/2 | 32 |

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2025 Updated 01/30/23



System bollards
unshielded with safety guard

A series of BEGA system bollard heads with unshielded 180° or 360° light distribution and safety guard. Simply order the bollard head and also the required bollard tube in various heights and options. Both modules can be joined together easily and quickly during the installation. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Die-cast and extruded aluminum · White glass diffuser

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65

For matching bollard tubes, see Page 244.



Without components With adjustable LED floodlight With lockable door, and GFCI outlet With passive infrared motion sensor With emergency lighting battery With drive-through protection With 240V receptacle for electric vehicle charging Wood bollard tube



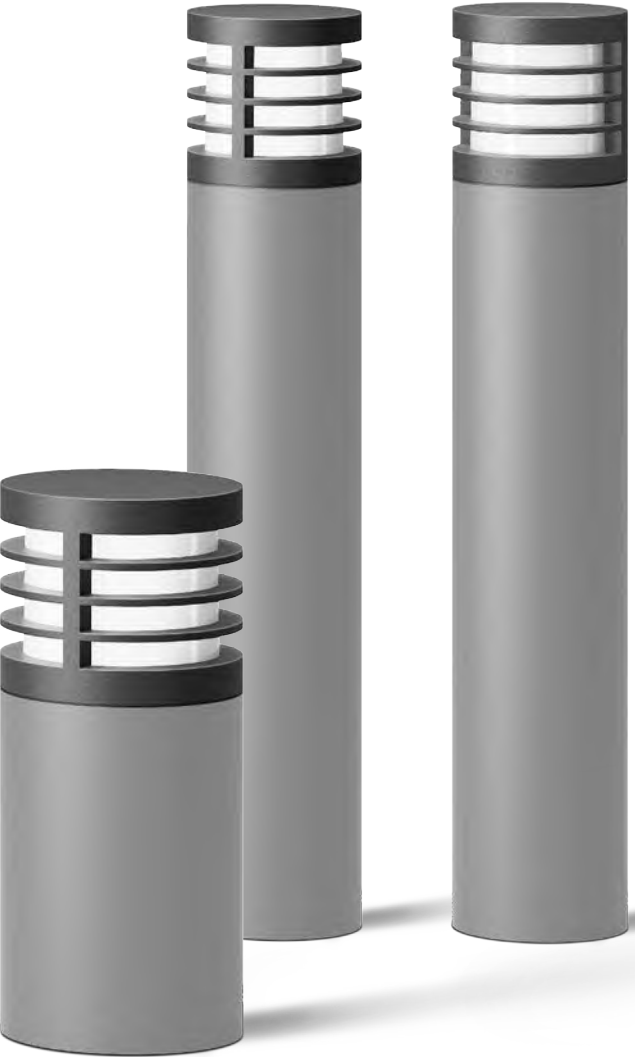
Closing head w/o illumination function



| Bollard heads · unshielded with saftey guard · 360° | | | |
|---|--------|------|-----|
| | LED | A | B |
| 99 760 | 6.0 W | 5 ½ | 5 ¼ |
| 99 765 | 16.5 W | 7 ½ | 7 ¼ |
| 99 777 | 29.4 W | 10 ¾ | 8 ¾ |



| Bollard heads · unshielded with saftey guard · 180° | | | |
|---|--------|------|-----|
| | LED | A | B |
| 99 770 | 6.0 W | 5 ½ | 5 ¼ |
| 99 776 | 16.5 W | 7 ½ | 7 ¼ |
| 99 778 | 29.4 W | 10 ¾ | 8 ¾ |



Contemporary and versatile LED cylinders.
Make buildings look great both inside and out.



RAB[®]
RABLIGHTING.COM • 888 722-1000

CDLED™

- Sleek, contemporary, architectural-grade design
- Available in 2", 4", and 6" diameters, and various beam angles
- 3 mounting options: wall, surface or pendant
- Universal dimming driver (TRIAC, ELV and 0-10V)
- Offered in black, silver, white and bronze finishes
- 50,000-Hour LED lifespan



RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty

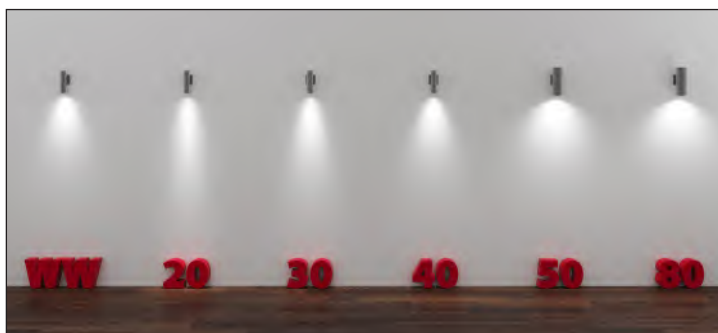
A complete design solution.

The cylinder family was crafted to complement our existing downlight and architectural product lines. Models are available in 4 finishes: white, silver and black (*all matte*) to match the BOA and HALV families, and bronze to match our vast portfolio of outdoor fixtures.



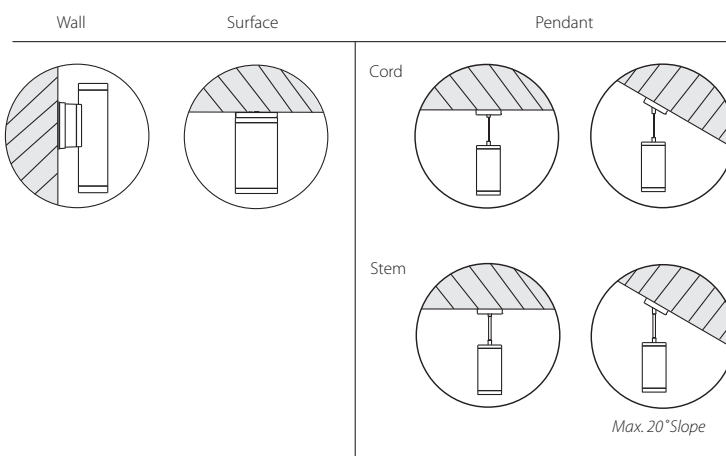
The control of a downlight.

CDLEDs are available with various beam angles and distributions, making them ideal solutions for applications that require downlight performance without recessed mounting.



In or out, you decide.

All CDLEDs are UL listed for wet locations, making them a great option for both indoor and outdoor applications—from kitchens, conference rooms and auditoriums, to entryways, façades and awnings.



Specifications

UL Listing

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing

RAB LED luminaire and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

Lifespan

50,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs

Long-life, high-efficacy, surface-mount LEDs

Driver

Constant Current, Class 2, 120-277V, 50/60 Hz

(10W): 0.10A @ 120V; 0.06A @ 208V; 0.05A @ 240V; 0.05A @ 277V

(20W): 0.18A @ 120V; 0.11A @ 208V; 0.10A @ 240V; 0.09A @ 277V

(26W): 0.24A @ 120V; 0.14A @ 208V; 0.12A @ 240V; 0.12A @ 277V

(40W): 0.30A @ 120V; 0.22A @ 208V; 0.19A @ 240V; 0.14A @ 277V

Dimming Driver

0-10V (at 120-277V), TRIAC and ELV (at 120V only).

See rablighting.com for dimming compatibility chart.

Ambient Operating Temperature

-35°C (-31°F) to 40°C (104°F)

Color Stability

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Lens

Solite® Microprismatic lens (for increased light transmittance and maximum glare control)

Reflector

Reflective specular finish optimized for uniform distribution

2" Optics: 20°, 30°, 40° or Grazer (WW)

4" & 6" Optics: 50° or 80°

Finish

Formulated for high durability and long-lasting color

Green Technology

Mercury and UV free. RoHS-compliant components.

Warranty

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color to all terms and conditions found at rablighting.com/warranty

Ordering Matrix

| Product Family | Size | Mounting | Wattage | Optic | CRI and CCT | Finish |
|----------------|------|----------|---------------------------|--------|---------------|--------------|
| CDLED | 2 | 2" | 10W | 20D | 927 | W |
| | | WD | 10W | 20° | 90 CRI, 2700K | Matte white |
| | | WU | Not available in W mount | 30D | 930 | K |
| | | W | | 30° | 90 CRI, 3000K | Matte black |
| | | S | 20W | 40D | 935 | S |
| | | PC | Only available in W mount | 40° | 90 CRI, 3500K | Matte silver |
| | | PS | | WW | 940 | Z |
| | | | | Grazer | 90 CRI, 4000K | Bronze |

| Product Family | Size | Mounting | Wattage | Optic | CRI and CCT | Finish |
|----------------|------|----------|-----------------------------|-------|---------------|--------------|
| CDLED | 4 | 4" | 20W | 50D | 927 | W |
| | | WD | 20W | 50° | 90 CRI, 2700K | Matte white |
| | | WU | Not available in W mount | 80D | 930 | K |
| | | W | 40W | | 90 CRI, 3000K | Matte black |
| | | S | Only available in W mount | | 935 | S |
| | | PC | | | 90 CRI, 3500K | Matte silver |
| | | PS | 26W | | 940 | Z |
| | | | Only available in 6" models | | 950 | Bronze |
| | | | Not available in W mount | | 90 CRI, 5000K | |

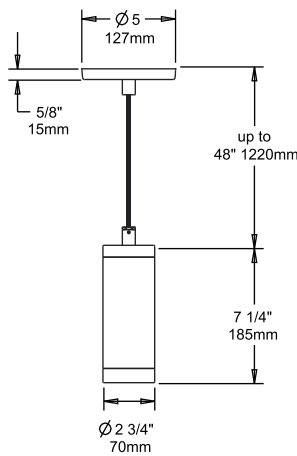
*Pendant cord (PC) mounting comes with a 48" cord, standard. Cut to desired length in field.

**Pendant Stem (PS) mounting comes with components to create 12, 24, 36, or 48" stem in field.

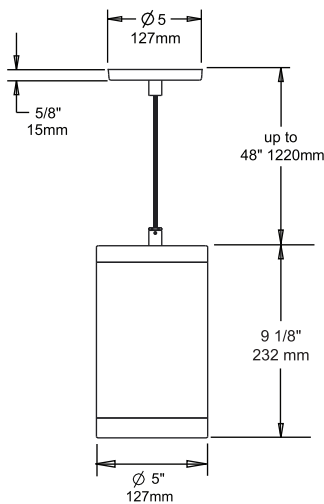


Pendant

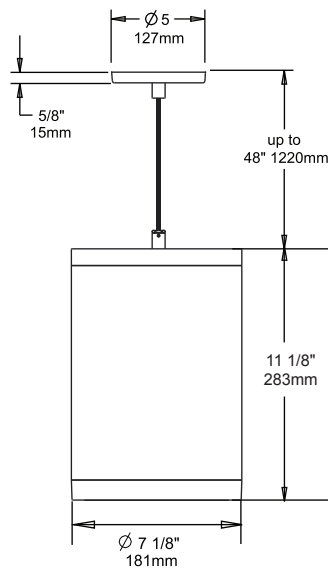
2"



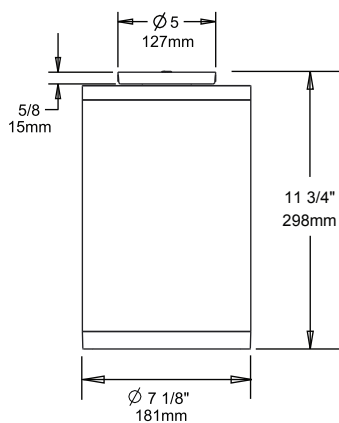
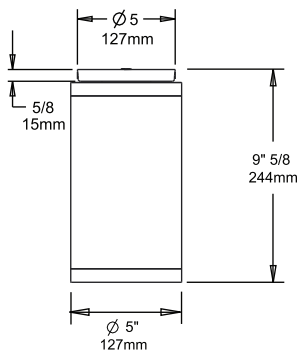
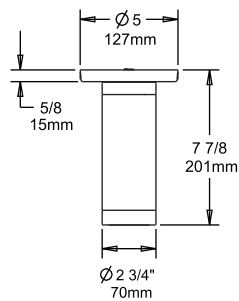
4"



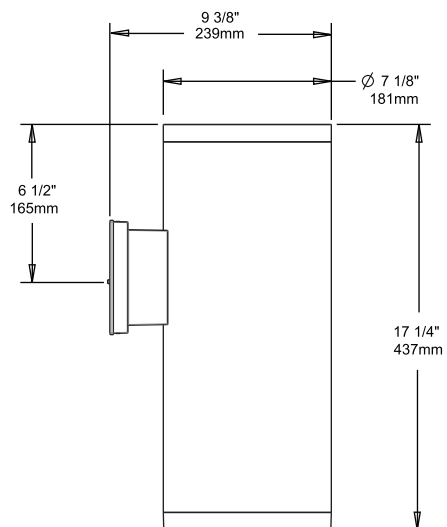
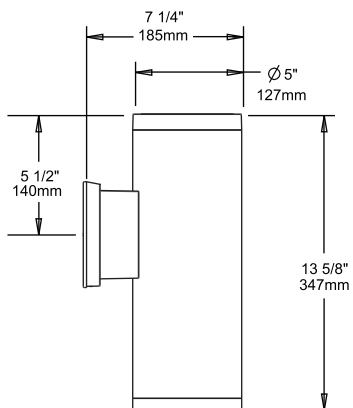
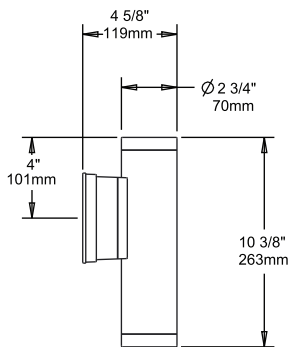
6"



Surface



Wall



**PLANNED UNIT DEVELOPMENT AGREEMENT
for
THE BROWNSTONES AT UPTOWN**

This Planned Unit Development Agreement (the "Agreement") is made this ____ day of _____, 2025, by and between. VERIDEA GROUP, LLC, a Michigan limited liability company, of 857 W. Washington Street, Suite 301, Marquette, MI 49855 (hereinafter, "Developer"), and the CITY OF MARQUETTE, a municipal corporation, of 300 W. Baraga Avenue, Marquette, MI 49855 (hereinafter, "City").

RECITALS:

A. Developer is the owner of a certain parcel of land described as being in the City of Marquette, County of Marquette and State of Michigan, to-wit:

Parcel A

The North 135 feet of Lot 7, and the North 90 feet of Lots 8 and 9 of Normal Addition, City of Marquette, Marquette County, Michigan, described as:

Commencing at the Northeast corner of Lot 9 of Normal Addition and the **Point of Beginning A**; thence **S01°29'18"W, 89.86 feet** along the East line of Lot 9 and the West right-of-way line of Fourth Street; thence **N88°40'03"W, 105.34 feet** to the East line of Lot 7; thence **S01°25'35"W, 45.08 feet** along the East line of Lot 7; thence **N88°22'42"W, 49.90 feet** to the West line Lot 7; thence **N01°23'50"E, 134.97 feet** along the West line Lot 7 to South right-of-way line of Magnetic Street and the North line of Lot 7; thence **S88°33'44"E, 155.41 feet** along South right-of-way line of Magnetic Street and the North line of Lots 7 through 9 to the **Point of Beginning A**, containing **0.373 acres** and subject to restrictions, reservations, rights of way and easements of record.

Parcel B

Lots 1 through 3, the North 102.3 feet of Lots 4 & 5, and Lots 92 through 99 of Normal Addition, City of Marquette, Marquette County, Michigan, described as:

Commencing at the Northeast corner of Lot 5 of Normal Addition and the **Point of Beginning B**; thence **S01°24'27"W, 102.28 feet** along the East line of Lot 5; thence **N88°33'59"W, 99.95 feet** to the East line of Lot 3; thence **S01°24'36"W, 77.69 feet** along the East line of Lot 3 to the North right-of-way line of Piqua Street and the South line of Lot 3; thence **N88°34'10"W, 549.74 feet** along the North right-of-way line of Piqua Street and the South line of Lots 1 through 3 and the South line

of Lots 92 through 99 to the West line Lot 92; thence **N01°25'24"E, 180.09 feet** along the West line Lot 92 to South right-of-way line of Magnetic Street and the North line of Lot 92; thence **S88°33'31"E, 649.64 feet** along South right-of-way line of Magnetic Street and the North line of Lots 1 through 5 and the North line of Lots 92 through 99 to the **Point of Beginning B**, containing **2.507 acres** and subject to restrictions, reservations, rights of way and easements of record.

Parcel C

Lot 90 of Normal Addition, City of Marquette, Marquette County, Michigan, described as:

Commencing at the Northwest corner of Lot 90 of Normal Addition, and the **Point of Beginning C**; thence **S88°33'34"E, 52.93 feet** along the North line of Lot 90 and the South right-of-way line of Magnetic Street to the East line of Lot 90; thence **S01°20'43"W, 179.93 feet** along the East line of Lot 90 to the North right-of-way line of Piqua Street and the South line of Lot 90; thence **N88°23'05"W, 53.01 feet** along the North right-of-way line of Piqua Street and the South line of Lot 90 to the East right-of-way line of Lee Street and the West line of Lot 90; thence **N01°22'19"E, 179.77 feet** along the East right-of-way line of Lee Street and the West line of Lot 90 to the **Point of Beginning C**, containing **0.219 acres** and subject to restrictions, reservations, rights of way and easements of record.

(Hereinafter, collectively, the "Parcel".)

B. Developer filed an application to rezone said parcel to Planned Unit Development (hereinafter, the "PUD") based on a PUD submittal dated April 4, 2025, as amended May 5, 2025 (collectively, the "PUD Submittal"), for the purpose of developing a condominium community called "The Brownstones of Uptown" (hereinafter, the "Development"). A copy of the PUD Submittal is on file with the City, and relevant portions are attached as Exhibit A.

C. On June 3, 2025, the Marquette City Planning Commission recommended approval of the application with certain conditions. A copy of the minutes is attached as Exhibit B.

D. On June 30, 2025, the Marquette City Commission, following a public hearing, approved the application with certain conditions. A copy of the minutes from the June 30, 2025 meeting is attached as Exhibit C.

AGREEMENT:

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed by and between the parties as follows:

1. **Execution by Developer.** By executing this Agreement, the signer certifies that the signer has the appropriate authority to execute this Agreement on behalf of Developer and to bind Developer to the conditions and terms contained herein. Further; by executing this Agreement, Developer hereby agrees that the Parcel shall be subject to all terms and conditions of this Agreement; however, Developer does not assume any liability of any kind regarding the Development unless and

until Developer undertakes any actual site construction activities, in which event Developer's liability hereunder shall be limited to the actual site construction activities undertaken.

2. **Execution by City.** By executing this Agreement, the City agrees that this Agreement has been approved by the City Commission in public session, as evidenced by the minutes attached as Exhibit D; as well as having approved the PUD Submittal, as referenced in the minutes attached as Exhibit C.

3. **Effect of Agreement.**

A. After this Agreement has been executed by both parties, this Agreement and a designation of rezoning shall be enacted, published and recorded at the Marquette County Register of Deeds, according to all local ordinances, and state and federal law.

B. Upon execution of this Agreement, the terms and provisions of this Agreement shall become effective and shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, representatives, successors, and assigns. Developer shall have the right to assign all rights and obligations contained within this Agreement to any other person or entity upon providing the City with notice of such assignment. If Developer makes such an assignment, any obligation or liability of Developer shall automatically and immediately terminate; however, the assignee shall, immediately upon assignment, assume all of the rights and obligations contained within this Agreement.

C. To the extent any terms of this Agreement conflict with any terms or conditions contained within Exhibit C or Exhibit D, the terms of this Agreement shall control. It is understood and agreed by both parties that the PUD Submittal (a portion of which is attached hereto as Exhibit A) is the approved overall preliminary Site Plan for the Development. Pursuant to the City's Land Development Code 54.323, "proposed amendments or changes to an approved PUD plan shall be submitted to the Zoning Administrator. The Zoning Administrator shall determine whether the proposed modification is of such minor nature as not to violate the area and the density requirements or to affect the overall character of the plan, as guided by Section 54.323(N)(1), and in such event may approve or deny the proposed amendment. If the Zoning Administrator determines the proposed amendment is major in nature, the Planning Commission shall review the amendment in accordance with the provisions and procedures of this Section as they relate to the final approval of the PUD and make a recommendation to the City Commission to approve or deny the changes. The Zoning Administrator may refer any proposed amendment to the Planning Commission at his/her discretion for determination of minor/major amendment status." The parties acknowledge that the PUD submittal may need to be amended, as permitted by the Land Development Code.

D. Any failure to comply with a condition contained within this Agreement shall constitute a violation of the Land Development Code and shall be subject to all remedies available by law.

E. In the event the Parcel, or any portion thereof, is rezoned for any reason after the execution of this Agreement, this Agreement and all terms and conditions shall terminate as to the Parcel, or rezoned portion thereof, and shall become void. Upon the request of Developer (or any subsequent owner), the City Clerk shall record notice of termination of this Agreement at the Marquette County Register of Deeds.

4. **Conditions.** The specific conditions under which Developer shall develop the Parcel are that the terms of the PUD Submittal shall be followed, except that an amended plan shall be submitted to meet City staff comments for the final site plan review, particularly concerning lighting, landscaping, fencing and engineering details. This includes the variances for the larger multi-family unit and the reduction in front and rear lot setbacks.

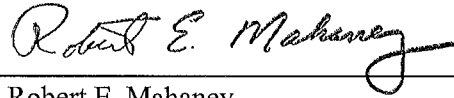
5. **Entire Agreement.** This Agreement, including the Exhibits hereto, shall constitute the entire agreement between the parties hereto with respect to the PUD zoning approval and shall supersede all prior or contemporaneous negotiations, understandings, agreements, commitments, and writings with respect to such subject matter.

6. **Counterparts and Facsimile/Electronic Copies.** The parties agree that this Agreement may be executed in counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute one and the same instrument. The parties further agree that facsimiles and/or emailed/electronic copies of signatures (such as .pdf) shall serve as originals.

[signatures on the following page]

IN WITNESS WHEREOF, this Agreement was executed on the date first above written.

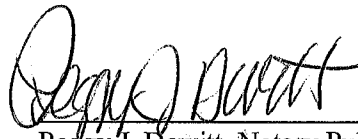
VERIDEA GROUP, LLC



By: Robert E. Mahaney
Its: Manager

STATE OF MICHIGAN)
COUNTY OF MARQUETTE)

Acknowledgment before me in Marquette County, Michigan on Aug. 18th, 2025, by Robert E. Mahaney, Manager of Veridea Group, LLC, a Michigan limited liability company, on behalf of said entity.



Peggy J. Dewitt, Notary Public
State of Michigan, County of Marquette
Acting in Marquette County, Michigan
My Commission Expires: 2/24/2027

[signatures continued on the following page]

CITY OF MARQUETTE

By: Jessica Hanley
Its: Mayor

By: Kyle Whitney
Its: Clerk

STATE OF MICHIGAN)
COUNTY OF MARQUETTE)

Acknowledgment before me in Marquette County, Michigan on _____, 2025, by Jessica Hanley, Mayor of the City of Marquette, and Kyle Whitney, Clerk of the City of Marquette, a municipal corporation, each on behalf of such entity.

_____, Notary Public
State of Michigan, County of Marquette
Acting in Marquette County, Michigan
My Commission Expires: _____

Approved as to content:

Approved as to form:

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L:\25-934\PUD\PUD - Brownstones at Uptown

EXHIBIT A
PUD SUBMITTAL

EXHIBIT B

CITY PLANNING COMMISSION MEETING MINUTES

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION**

June 3, 2025

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, June 3, 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, A. Wilkinson, S. Lawry
PC Members absent (2): D. Fetter, K. Hunter
Staff present: City Planner and Zoning Administrator Dave Stensaas

AGENDA

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

MINUTES

The minutes of the May 20, 2025, meeting were approved by consent.

PUBLIC HEARING

A. 01-PUD-03-25 - Preliminary PUD Plan review for W. Magnetic St.

D. Stensaas stated:

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 project application is for a proposed PUD of a mixture of townhome types - 1 unit, duplex, triplex, and 6 unit - for a total of 36 units to be located at the three existing parking lots on the south side of W. Magnetic St., between Lee St. and Fourth St. 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, and that is a contract between the developer and the City, the applicants 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 these steps are completed and any conditions of approval are complied with, can staff issue permits for the development of the PUD. In the application packet that the Planning Commission has, we'll go over that here, there is our Staff Review Analysis, staff report, and that covers all the applicable Land Development Code sections, provisions, site plan review standards, details, everything that is attached which includes the applicant's application, the narrative responses to staff comments, and staff comments, narrative from the applicant about how they are meeting different sections of the code, staff comments and replies are included in here as usual in bold.

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Then we have the area map of the parcels, subject parcels outlined in blue. Block map, zoning map, this is all in Medium Density Residential zoning. Across the street we have Mixed Use, photos of the site, and then we have the preliminary site plan set showing the various phases of development and details, renderings of the site with the layout of the floor plans and building elevations, some plat information, and that's it.

S. Mittlefehldt said that she would like to call the applicant up to talk us through some of the changes that we saw from the first plan to this, and the status of the project at this point.

Mr. Bob Mahaney, CEO of Veridea Group, stated:

Thank you, commissioners, for the chance to be here tonight and for considering our PUD application. We were here back in March, and we got a lot of good feedback from that meeting, both from yourselves and the public. The plan that you have before you reflects our efforts to address some of that feedback with a revised plan. In addition, we had a neighborhood meeting on April 14th, kind of a town-hall format, where we invited all the neighbors from a three-block surrounding area of the master site. We had about one hundred people there, and again, it was a very productive session, a lot of good feedback. I'd like to go into a little bit more detail in terms of how we've addressed the public's concerns and comments. First, I should introduce our team, which is here to help if you have any questions. Michele Thomas is here; she is our Director of Commercial Real Estate. Brent Pizelle, as well, is our Director of Construction Management. Mike Corby is here as the President of Integrated Architecture - the architect engaged on this project. Mike has 30 plus years of urban planning background and I'm very fortunate to have his expertise and impact on this project. And we have Brian Savolainen, our civil engineer, who I'm sure many of you know from his long track record of working here in the City of Marquette.

In brief, our PUD covers 3.1 acres, as you saw, lying south of Magnetic street. This is the former staff parking lots for Marquette General Hospital. It's currently about 100% asphalt, impervious surface. I want to start off quickly by talking about the overall layout, the townhomes and our intent on building design. The buildings themselves have a very traditional, brownstone design. Obviously they will have modern features, but we really wanted to try to carry on and continue the color palette found in many of our historic buildings and carry it up here to the site. Again, from a color palette standpoint, try to bring those historic elements of Marquette into this site. You'll see that reflected in the brick we've chosen and other things.

The other thing we're trying to do is create strong pedestrian connectivity, both within the PUD we have before us, but also connecting to the north where we will have some significant green space and a large park as part of the development that goes on north of Magnetic. The current plan in front of you shows 36 townhomes. I believe our previous presentation had 40, so we have reduced the count by ten percent. These are mostly three-bedroom, two-car garage units. All are two stories in height. The previous plan had some that exceeded two stories. For green space, we've increased the amount of green space. We now have almost 30% of the

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ground area as green space, pretty close to an acre of the 3.1 acre site. I'd like to quickly touch on some of the issues that were raised by the public in the two meetings that I referenced. In no particular order but obviously one as you all heard in the one meeting was the access to Piqua, the use of Piqua Street. We've eliminated the access drives to Piqua; there's no connectivity to Piqua. All access will now be off of Magnetic. Some residents south of Piqua expressed concerns about vehicle lights shining into their homes should we use the Piqua drives. In addition to removing the Piqua drives, our intent is to add landscape berms or fencing to further block any lights from being directed south into that area.

Some people expressed concern about the density. As I mentioned, we reduced the total number of homes from 40 to 36. I would note that under current zoning, we could construct up to 46 homes under Medium Density Residential. So, we're at 36, less than what would be allowed if we went the conventional route. I'm not suggesting forty six homes is appropriate, just thought it was an interesting element in the code.

Some claim that we didn't take into account garbage dumpsters. There are no garbage dumpsters. Instead, garbage will be picked up curbside and bins will be kept inside garages, that will be a requirement of the HOA. This is a condominium development, so there will be common bylaws and an HOA. There was concern about snow storage space. We added additional green space, we feel we have plenty of space for snow storage and if it gets to be too much - like we do with a lot of our commercial buildings - we'll have it hauled off site. Another concern was expressed about whether we were going to have short-term rentals such as Airbnb. We will put in the condo bylaws language that effectively will prohibit short-term rentals. That's the same thing we did at Hemlock Park with our single-family development down there.

Others had concerns about the impact of demolition on their properties. We heard some people talking about foundations cracking, movement in their buildings, that sort of thing. I feel for those people, however that's not our responsibility, as it was the responsibility of the Foundation and Adamo. We take ownership of the property where the demolition took place once Adamo has completed all the demolition work. So, I'm not trying to pass the buck, that's just how that works. We're not part of the demolition activity, the demolition contract. And we explained that to people, that the people to talk to on that would be the Foundation and Adamo. And the last thing I want to close with, before I answer any questions you might have, is just that in the public meetings, especially the April 14th neighborhood townhome meeting, there was a lot of positive feedback as well. We really appreciated that. Hopefully, we've improved the plan as much as we can to everyone's satisfaction. One thing I've learned in this business is that while we try to take into account and address the concerns of everyone, it's pretty darn tough to bat a thousand, but we tried, and hopefully that's reflected in the plan, I think we have. So, with that, we'd be happy to answer any questions.

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K. Clegg stated you mentioned that Adamo is doing the demolition on the hospital site, but your adding additional green space to what is currently a parking lot, and I'm assuming they or you are going to remove that? Who is doing that sort of thing?

Bob Mahaney replied that his contractor will be removing the asphalt.

S. Mittlefehldt thanked Mr. Mahaney and stated:

That was very thorough, we appreciate that. At this point, we will listen to any correspondence. She asked D. Stensaas if there was any correspondence. D. Stensaas answered no.

S. Mittlefehldt then opened the public hearing.

Grant Soltwisch, of 365 W. Park St., stated:

First off, I want to say thank you that we're actually going to have something there rather than empty space or a parking lot. We're not looking for a large development for folks but I'm really glad to see it and something happen. And I appreciate that my comments were taken into account from the public meeting. My main concern was not only traffic and people but also, what we experienced when the hospital had that parking lot, every day we had a light issue. There is a 20-foot difference between my living room window and cars coming in on Magnetic St., and so anytime somebody came in, their lights would shine right into the living room in the house. So, they took that into consideration by putting in a berm. But my question for them that hasn't been answered is with the sixplex - the way it's sitting if it possibly could have been turned to block parking with the building, or if it could be an "L" shape? I don't know if they looked at that or not.

Mr. Mahaney stated we did look at that, but the short answer is we couldn't make it work effectively. I'm not trying to pass the buck here to Mike, but I know the staff looked at it and the only possibility was to put the sixplex this way and the triplex this way.

John Gumaer, of 720 W. Kaye, stated:

I was one of the participants in the April 14th meeting and I've also been watching this project. I would like to thank the developer for incorporating feedback from the different public meetings to make this a better overall project for the neighbors and the community as a whole. It's clear that they're vested in making this happen in a responsible way. Thank you.

S. Lawry asked staff if the proposal is to have Magnetic St. addresses for all these buildings, except perhaps those on Lee St.?

D. Stensaas answered yes, I would think so, it's the frontage for most of these buildings.

S. Lawry said:

I had some concerns about identifying it for emergency personnel, and I would encourage that we put a condition on it that the building address numbers be posted on the north wall of the buildings putting those that are set back in the parking lot and it would be easier for emergency

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responders. There is quite a bit of landscaping proposed, most of it to meet code, and I'm wondering if an irrigation system will be included? I didn't see it on the water utility plans.

Mr. Mahaney answered "definitely".

S. Lawry stated:

I know that some of it is just conceptual, but it does show plants also on the balconies, and people see the concept and want to adhere it, and will need outside access to water as well. That's something we don't often see in this type of development.

Mr. Mahaney said:

One of the lessons I've learned over the years is that for the landscaping to continue to look right, you have to invest in it with irrigation and such, you have to just do it now.

S. Lawry stated:

In response to Mr. Soltwisch's concerns, the landscaping does show evergreen hedges or tree plantings at the ends of those driveways to block the light glare.

S. Mittlefehldt asked if the fencing could be described.

B. Savolainen stated:

The type of fencing is yet to be determined, but in addition to the screening of the hedges there, one thing you don't see on this overall plan, is there is a significant grade change from Piqua out to the front of the road. Actually, where we dead end, we have about a 4-ft. cut from what's there right now. So where the grade was before, at the podium height, is now down at the floor, so that will also help create more of a natural berm. The floor will be set lower.

B. Mahaney said they will be starting 4' lower, and want to build a berm that looks nice on both sides and accomplishes what you need, which is no headlights coming through.

S. Lawry said:

Thank you and I commend the developer for being responsive to the comments that we received.

W. Premeau stated:

I have one comment that someone is concerned about their foundation getting cracked. So, after you spoke about "it's the other guys that did the demolition", I'm assuming they're not going to use any compactors or anything when you're building the roads, because they shake the ground a little bit.

B. Savolainen said that it will be normal construction.

W. Premeau said:

That's right, there's a lot of shaking of the ground in normal construction.

B. Savolainen answered there is no blasting anticipated or anything like that.

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W. Premeau said:

If they roller back on that road, it's going to shake things, a small compactor shakes things. And then the other thing in this narrative here, the thing...I do not believe at all is performance guarantees, I don't see where they should have to come up with a guarantee that they're going to complete the construction. And maybe Brian can answer this - this is going to last over a period of years and we know that the new [building] code is coming out very shortly, sometime in the fall supposedly, and when that code comes out it's going to change the requirements. I don't know if you can get a permit now and be good for 4 or 5 years. I'm not sure what the length of a building permit life is.

B. Savolainen stated:

I would think with the City Code that would be more of a question for Dave, but it's our understanding that under the Code right now, when you submit at that time that's what your permit follows, it doesn't change. We have a phased plan that will develop over a five-year period. That's part of the agreement that will be with the City of Marquette, and the Code that we're under right now is the only code we can follow. W. Premeau said he is just asking how long is a building permit good for.

B. Savolainen said he didn't know how long building permits were good for.

Mr. Corby stated:

We will be subjected to the code that is in place at the time. With each phase we will have to get a separate permit. So for instance, if the code was actually supposed to change this fall and didn't, so if it changes, if we submit, the question of what's the duration of a building permit is a good one, I don't know, typically it lasts 12 months, you have start construction in twelve months or you have to reapply, but the future phases if the codes change, those will be subject to that code, they won't be able to use the code that was on the first phase. So, it's a good point. It's not going to change anything that you see here on the conceptual level. When it gets into insulation and some electrical things it will affect construction.

S. Mittlefehldt stated:

Just to follow up on Mr. Premeau's point about the performance guarantees, Dave, I know that's something we've talked about with other projects in town. It makes sure the site plan gets implemented as presented. Is that something that's been discussed with the applicant?

D. Stensaas stated:

Not that I'm aware of and that's really at the discretion of the Planning Commission on approving a site plan, special land use permit or a PUD. You can require a performance bond but it hasn't been done in a long time. We talked about it in relation to the fiasco at the Gaines Rock Townhomes, that in certain large project circumstances, going forward, it might be a good idea to get a landscaping bond beyond what's required by the Engineering department for right-of-way work. That it's totally at the discretion of the Planning Commission is what was decided when we were talking about it with the Land Development Code amendments that we spent

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months working on recently, which, by the way, have nothing to do with Code changes for the Building Code that the City does not administer.

S. Lawry stated:

I would like to give Veridea credit for the fact that they have done well on those projects without any development issues that were aware of, and I think they've done a lot to establish a very good track record, and I think we should credit them for that. I see no reason to do this. I guess if there's a concern that because it's such a long-term project that they might at some point transfer the project to someone else, we could reserve the opportunity at that point to consider it, but I think their intent is to finish it and I think they've finished all of their other projects quite well.

D. Stensaas stated I also think it's at the discretion of the City Commission to write that into the agreement with the developer if they so choose.

It was moved S. Lawry, seconded by K. Clegg, and carried 7-0 that after review of the PUD site plan - including pattern book items dated May 5, 2025 and the staff file review analysis for 01-PUD-03-25; the Planning Commission previously established the PUD met seven out of ten required objectives and the criteria to be eligible for a PUD of Section 54.323(f) of the Marquette City Land Development Code - the preliminary PUD plan meets Section 54.323(h) of the Marquette City Land Development Code and recommends that the City Commission approve the PUD with the condition that an amended plan be submitted meeting the City staff comments for final site plan review, particularly concerning lighting, landscaping, fencing, and engineering details. This includes the variances for the larger multi-family unit and the reduction in front and rear lot setbacks.

NEW BUSINESS

S. Mittlefehldt stated we have a reading on micromobility that Dave sent to us, which I found very interesting. I think we've seen a very rapid uptick in scooters, electric bikes and all kinds of new ways of getting around. I think this is something that is going to become increasingly important for us to address. Dave, did you want to talk about the micromobility stuff at all?

D. Stensaas stated:

Sure. Did anybody have a chance to go to one of the public input sessions that Toole design coordinated? The active transportation plan they are helping us develop will have some recommendations for how to incorporate those devices into our current network of multi-use paths and streets, hopefully in a better, more systematic way. Right now, there is quite a bit of conflict going on, especially with the multi-use path system, and I can't speak for the Police Department or the City Manager's office, but I think that the bad behavior problem is probably going to have to be resolved through enforcement and ticketing people. I don't know how else it gets resolved. I think a goal really for a good pedestrian and bicycle system is to make people

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the center of the city, what the city is designed for, and not cars. That's kind of like the utopian vision we have of cities, right? That they're designed for people and we can all get around safely and not have to worry about getting hit by cars or getting run over by a bike or motorcycle or anything else. So, getting to that point from where we are is going to be a long road, no pun intended. There's a lot of work to do because right now we have some serious behavior, riding behavior or operational behavioral problems, but not only do we want to put people at the center of what we design for, but we want free up the city from cars taking up so much of our space too.

Right now, streets take up a third of the space in most cities. And then you add parking lots on top of that. So right of ways take up about a third of the space, you add surface parking, and we've got some 40, 50% of our public space is devoted to vehicle storage, access and mobility. You're going to need space for people to get around, but it's really not sustainable if our population is going to continue to explode like it is. And cities are really hampered with the cost of all that infrastructure and facilities to accommodate vehicles. So, there's potential for cities to have better places for people, for development that serves people more than cars, and environmental gains come out of that. There's a lot of upside to this, planning for this. Micro mobility devices ,though, if you have read any of this stuff, are a very challenging issue. Most of what these articles address are these fleets of scooters and bikes. Bikes haven't really been a problem. We've got a little, you can almost call it pilot project, with the bike rental thing that is in its third or fourth year now down by the Ore Dock. But with scooters, we've kind of shooed them away. They've tried to get a foothold in the City but we've kind of said no, we're not interested. When I get those calls, that's what I do. I mean, I'm not interested in the problems I've seen in other cities where scooters are laying in the streets and left for dead in certain places and create hazards and all that. These scooter companies though, have responded to that, they are responding and trying to do better from what I'm reading in some of these articles, and they have done better in some of these places. Anyway, there's some stuff to learn here that's going to become more of a public conversation as we get into, hopefully, creating a better network after we figure out how to move forward. Hopefully, we will get some good advice, good recommendations out of this planning effort, which should be wrapped up by the fall. I think by the end of the year we will have a plan and take it from there.

S. Mittlefehldt asked what is the current police ordinance is? She said she knows there's a speed limit on the bike path but thinks it's not enforced really and are there other police ordinances?

D. Stensaas said no, the police are trying to enforce the state law. I think it's now built into the vehicle code that on multi-use pathways that have any state funding, you have to follow their rules, and the rules are that Class II and III e-bikes are not allowed on those pathways. But there is no way to really gauge what's a Class II or III, aside from if it's going more than 20mph, then it's probably not a Class I e-bike, which are designed to be 20mph top speed vehicles. So, that's the challenge, that's why it's a behavior issue, it's not a design issue. It's

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kind of like a Corvette on the streets, you can't really just say a Corvette is going to be a problem itself because it can go 160mph. It's the driver that creates the speeding problems. So, you have to enforce the rules on the driver, not the vehicle.

S. Lawry said just a reminder that we had a gentleman here during one of our Master Plan sessions that was asking about the micro mobility plan, which we were talking about at that time, [if the City] can include the provision for the kind of skateboard that he rides with the one wheel. And I have seen several of them around the community. There is another group out there besides bicyclists that are looking for alternatives. When we mentioned some behavioral problems, I was in Paris last year, and even though there are special bike lanes and provisions and they are barely used there. The automobiles stop at the stop lights and stop signs; the bikers will not. Do not step off the curb into a crosswalk because the bikers ignore the stop signs and we found that to be very much the case.

S. Mittlefehldt said that one of the articles said they banned electric scooters and stuff in Paris and other cities, which I thought was interesting. Different cities are taking different approaches to do this. I just think it seems like the biggest violators of all this stuff are middle school teenage boys. Not to stereotype, but I wonder if there's, again it comes down to enforcement, but maybe education or something.

M. Rayner stated it's been some near misses on the path behind me. I can see scooters taking advantage of them, which I'm not sure that's legal for them.

A. Wilkinson said I don't think any of us know the solution to it. I have a Class III e-bike. I try to keep it on the street as much as possible. I was also going down Lakeshore a week or two ago. I was going 25, that's the speed limit through there. I was just looking to be on the street and keep up with everybody. I looked back and there were a dozen cars behind me, and one was riding right up behind me. I didn't feel safe, so I got up on the bike path at that point. And I rode slower, I was trying to be respectful, but as someone who is trying to follow the rules in place, I have found myself not feeling safe. I use the stop signs. I try to be a good user of the roads.

S. Mittlefehldt said that is why I don't correct my kid when she's riding on the sidewalk. I know you're not supposed to ride on the sidewalk, but there are certain streets that it's not safe to ride a bike on that street, so then you do what you have to do.

J. Fitkin stated I agree with it makes more sense to have speed limits than restrict certain types of bikes, because it's about the driver.

D. Stensaas stated the only prohibition of riding on sidewalks is in business districts. Pedestrians should have the right of way on a sidewalk, and you have fixed objects which are a hazard, it's a lot easier to run into something and hurt yourself on a sidewalk. At one of those events last week, the one at Blackrocks, I was talking a couple people and one of them lives close to Third St. and said they've been telling their kids to ride on the sidewalk because they don't feel safe

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riding in the street. So that brings up a whole other issue about changing the layout of the street potentially. It's a wicked problem.

A. Wilkinson said he lived in the city for a few years now and have heard that Third St. was at one point a one-way street. Why did that change, out of curiosity?

S. Lawry said that Third St. was one way south, and Front St. was one way north. Basically, the business association felt that it deprived them of a lot of their trade because they couldn't get two-way traffic, especially from the downtown area. They were not part of the DDA at that time, they had a separate organization, the Village Business Association. It was one-way for probably at least ten years I'd say, maybe closer to fifteen. Eventually they convinced the City to change it back. It didn't necessarily function any better because, even as one way, it still had parking on both sides and two lanes of traffic and so it was still taking up the entire pavement. It created issues, more difficulty with people getting out of their cars. They may have stated their case enough to convince the Commission that it should be changed back.

J. Fitkin said I would second the interest in Third St. one way once again. But that's interesting, I didn't know it was paired with Front St. in the past. I would suggest paired with Fourth St. It might not be super relevant, but I thought that it was an interesting suggestion for the future and have one lane of traffic on each one-way and angle parking on one side, and the other side for pedestrians, or just bikes.

D. Stensaas said the idea of one-way on Third is gaining momentum again. When we did the corridor plan in 2013, the consultant that led that project for us was a retail expert and he interviewed all of the business owners on the street, and at the time, there was no interest in going back to one way. But I talked to one of the business owners recently who said she would support it and I've talked to other business owners that are feeling the same way at this point, and I know just from some discussion with the DDA director that they would be more inclined to see it refigured as a one way street than to take parking off of one side of the street. They see it as a non-starter, to remove parking. That was the biggest issue with the business owners, as Steve said, it's still the same. And the data supports what the retail expert who led that project in 2013 said, the data absolutely supports that once you make a street one way, there is going to be less vehicle traffic and likely less retail traffic. Removing parking is the other part of that equation, and maybe it's a little bit mitigated if you at least have parking on both sides of the street.

K. Clegg said if there was angle parking on a one-way, wouldn't there actually be more because right now they're parallel parking.

D. Stensaas said I don't know. Spatially there might be more space, but it depends on what you want to do with the pedestrian and bicycle space. It might be harder to accommodate that with angle parking.

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W. Premeau said Steve can correct me if I'm wrong, but you use angle parking, you have an 18' parking spot, you have to have 18' behind it, that's 36' of a 32' wide street. The other question, for all the bikers is, has the law changed or don't bikes still have the same rights as an automobile? They used to, and they could ride down the road, and you signal I'm going to turn right, you signal I'm going to turn left, but has all that changed that you have to have your own designated path to drive on? You should be able to drive down any road without any real problems.

D. Stensaas said yes, that's the law, you can ride in streets except for limited-access highways.

W. Premeau said I don't see the real problem. The other problem we used to have but now with global warming, we're going to have constant bare streets and warm weather, but if it doesn't come to fruition in the near future we still have a lot of winter, and you don't see a lot of bikes out there. I mean, I have nothing against bikes. The only other suggestion I would make, and I don't know maybe they do it but are they still teaching bike safety in school, telling you your angles out straight, your hand goes like this, or did they give that all up?

K. Clegg said that they do not. One of the things that I've done for my school is start a bike class where I've been taking it upon myself to lead kids that I know are on my route with my own kids to school. We sent text messages to their parents that said if your kids are in the street, they can ride with us. We teach them how to travel on the roadway, how to signal, when to stop, and how to get safe routes to school. There is funding through the safe routes to school program and the League of Michigan Bicyclists to fund these programs into expanding into schools, but we haven't gotten that far yet. It is a problem, we can see that now, especially with the way middle schoolers and high schoolers are using e-bikes, on paths with way too fast of speeds and they're not being courteous and knowledgeable riders. We've been having City outreach through programs like the Bike Rodeo that mitigate that well.

D. Stensaas said we are kind of hoping the school resource officers will pick that back up as something they could put on as short trainings. That's what they used to do at school. Police, Officer Friendly would come to the school and teach the kids about how not to get hit by cars as a pedestrian or cyclist. Wayne's comment that it's legal to ride on the street with a bike, that's true, but a lot of people aren't comfortable riding on the streets with other vehicles and a lot of people driving motor vehicles are not courteous to bikers. It's a two way thing. There's a lot of people riding bikes that don't follow the rules, there's a lot of people driving their cars that make bikers feel very uncomfortable.

S. Mittlefehldt said winter does make it extra challenging. If you attempted to bike year round, when you get to the snowbanks, they're encroaching, and you can't see.

D. Stensaas said there are a lot of great street designs out there in places where they have money and where they've redesigned the streets in ways that make it a lot more comfortable for people to ride bikes. There a lot of cities in the world where people are very comfortable

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riding bikes. You have a lot of people as a percentage of the commuters using bikes to get around. In Japan, there are garages for bikes. People have hundreds or thousands of bicycles stored where they end up for travel to their work, or school.

S. Mittlefehldt said she has the QR code here if anyone wants to take the Active Transportation survey, and this could be a good catalyst for the next phase that might involve the Planning Commission at some point. Then we could take these recommendations and figure out where we're going.

W. Premeau said you're talking about obstacles. The biggest obstacles I can see right now for automobiles and bicycles are the garbage containers all over the streets. I have seen people weave and turn and try to get around those things. It's just crazy. You get up in the morning and they're all over. They're not on the side of the road anymore.

D. Stensaas stated yes, the City is dealing with Waste Management right now over problems with the contract.

M. Rayner stated that seems to have increased just lately, they're on the streets and on their sides. My street doesn't have sidewalks, so it makes it doubly hard. Kids are trying to walk around those to get over to the high school and it's not a safe situation.

STAFF COMMENTS

W. Premeau stated:

The only comment I want to make is when I brought up the bonding requirement, or that cash bond, it said in this packet to be determined by the Commission. There are three or four items there that say to be determined by the Planning Commission.

M. Rayner stated:

I like the new [PUD] plans. I think they utilize the space more effectively and I like having a little bit more green space with lots of vegetation.

K. Clegg stated:

I was glad to see that Veridea took into account the public comment in their new revised plans, I thought they were good.

A. Wilkinson stated:

I like that Veridea took some of the notes from the community, and also, the new housing is awesome. And I appreciate everyone indulging in the bicycle talk.

J. Fitkin stated:

**OFFICIAL PROCEEDINGS
MARQUETTE CITY PLANNING COMMISSION**

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I agree with everyone else in that I appreciated Veridea's consideration of the public's thoughts and the neighborhood thoughts.

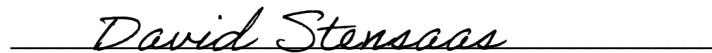
S. Lawry stated:

I think there is some sympathy to the [PUD] neighbors. They're projecting this as about a five year project just for this development, not even talking about getting across the street yet. And so, it looks like it's a perpetual construction zone. I'm not sure we can tell the neighbors that they're not going to be affected by construction. And it is a little bit frustrating when we read repeatedly what Marquette County's housing units are, and they're going to put up three units here, three units here. It adds to the frustration that we're seeing development, but it's nowhere near what we need per the study.

S. Mittfehltdt thanked Dave and Eric for their efforts with the Bike Rodeo and its success.

ADJOURNMENT

Chair S. Mittlefehldt adjourned the meeting at 7:05 pm

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Prepared by A. Cook, Administrative Assistant; and D. Stensaas, City Planner and Zoning Administrator,
Planning Commission Staff Liaison

EXHIBIT C

CITY COMMISSION MEETING MINUTES



City of Marquette, MI

300 West Baraga Ave
Marquette, Michigan 49855

**Meeting Minutes
City Commission**

Monday, June 30, 2025

6:00 PM

Commission Chambers

Call to Order, Pledge of Allegiance and Roll Call

Present: Davis, Gottlieb, Hanley, Larson, Mayer, Ottaway, Schloegel

Approval of the Agenda

Commissioner Cary Gottlieb moved to Approve the agenda as presented, seconded by Commissioner Michael Larson and Carried Unanimously.

Announcements

Mayor Hanley spoke about the upcoming 4th of July festivities in the City, including the fireworks and the parade, and said that seasonal property tax bills were mailed out recently.

Boards and Committees

1. Appointment(s)

Susan Tollefson to the Local Officers Compensation Commission for an unexpired term ending 8-1-30

Grant Combs to the Traffic-Parking Advisory Committee for an unexpired term ending 5-30-27

Commissioner Michael Larson moved to Approve the appointments as listed, seconded by Mayor Pro Tem Paul Schloegel and Carried Unanimously.

Public Comments - Comments may not exceed three minutes per person. Please state your name and physical address when making public comments.

Daisy Rae Nelson spoke about compassion and advocated for funding services related to mental health care and homelessness.

Margaret Brumm talked about challenges caused by the number of people in town for the 4th of July, and about e-bike and fireworks safety.

Presentation(s)

2. Certificate of Appreciation for Eric Paupore - Bike Rodeo and Safety Fair Coordinator,

by Dennis Stachewicz

Community Development Director Dennis Stachewicz presented a certificate of appreciation to city employee Eric Paupore, who spearheaded the organization of the recent bike rodeo. Stachewicz said the rodeo was a huge community success and thanked Paupore for the effort put into it.

3. Police-Fire Pension Board, by Chair Mike Archocosky

Police-Fire Pension Board Chair Mike Archocosky presented an update from his board, which manages the retirement funds for the city's police and fire employees.

Public Hearing(s)

4. Abatement of a Dangerous Structure - 308 S. Fifth Street

The mayor opened the public hearing and Margaret Brumm spoke, saying that she feels bad but that it is the responsibility of the city to protect the public. With no else wanting to speak, the mayor closed the hearing.

Commissioner Sally Davis moved to designate the outbuilding located at 308 S. Fifth Street as a public nuisance under Section 22-20(b) of the Marquette City Code and condemn the structure. Further, direct staff to notify the property owner that if the removal of the structure does not commence within 14 days and is not completed within 60 days, the City will carry out abatement of the structure, with the cost charged against the premises and the owner, seconded by Commissioner Jermy Ottaway and Carried Unanimously.

5. Ordinance #25-07: Land Development Code Amendments - Roll Call Vote

Planning Commission Chair Sarah Mittlefehldt offered a presentation, summarizing the amendments being proposed tonight. Following the presentation, the mayor opened the public hearing. With no one wanting to speak, the mayor closed the hearing.

Commissioner Cary Gottlieb moved to Adopt Ordinance #25-07, seconded by Commissioner Michael Larson and Carried Unanimously by Roll Call Vote.

6. 01-PUD-03-25 - W. Magnetic St. (Portion of PIN: 0410681)

The mayor opened the public hearing and Sarah Mittlefehldt spoke, indicating that the PUD process went well from her perspective. She said the room was full and neighbors raised concerns, the developer revised the project plans accordingly and the result was a community-informed project. With no else wanting to speak, the mayor closed the hearing.

Commissioner Michael Larson moved to Approve 01-PUD-03-25 as recommended by the Planning Commission, and direct the City Attorney to draft the PUD Agreement, seconded by Mayor Pro Tem Paul Schloegel and Carried

Unanimously.

7. Consent Agenda - Roll Call Vote

Commissioner Jerney Ottaway moved to Approve the Consent Agenda, seconded by Commissioner Cody Mayer and Carried by Roll Call Vote .

- 7.a.** Approve the minutes of the June 9, 2025 regular Commission meeting
- 7.b.** Approve the minutes of the June 9, 2025 closed session
- 7.c.** Amendment to the minutes of the May 27, 2025 regular Commission meeting
- 7.d.** Approve the total bills payable in the amount of \$2,510,177.23
- 7.e.** Application for License to Use a portion of the Grove Street Right-of-Way
- 7.f.** Application for License to Use City Property in the White Street Right-of-Way
- 7.g.** Application for License to Use City Property adjacent to 602 S. Third Street
- 7.h.** Becky's Roadside Refreshment, LLC - Mattson Park Concession Lease Agreement
- 7.i.** Becky's Roadside Refreshment, LLC - Presque Isle Park Concession Lease Agreement
- 7.j.** Mountain Tank LTE Argeement with Northern Michigan University
- 7.k.** Resolution Declaring July Older Adult Americans Month and Celebrating the Senior Center's 60th Anniversary - Roll Call Vote
- 7.l.** Resolution Designating the Upper Peninsula Arts and Culture Alliance as a Qualified Regranting Partner - Roll Call Vote
- 7.m.** Sale of Surplus Equipment
- 7.n.** Shipwrecked Vending, LLC – Lease Agreement
- 7.o.** Tourist Park Playground - Professional Service Contract Change Order
- 7.p.** Water System Maintenance Agreement with Northern Michigan University

New Business

8. Proclamation - In Honor of Dr. David R. Boyd

Mayor Pro Tem Paul Schloegel moved to Accept the proclamation, seconded by Commissioner Sally Davis and Carried Unanimously.

9. Used Plow Truck Purchase

Commissioner Michael Larson moved to Approve the purchase of a used 2014 Mack Granite GU713 from Eau Claire Mack Sales, Inc. of Eau Claire, Wisconsin at a price not-to-exceed \$80,000, seconded by Commissioner Jerney Ottaway and Carried Unanimously.

10. E-bike and Multi-Use Path Network Task Force

Commissioner Cary Gottlieb moved to Establish a temporary task force charged with evaluating issues related to e-bike usage within the City of Marquette, as well as the varied uses of the City's multi-use path network. The task force should have seven total members, as detailed in the background for this item, and should report back to the City Commission no later than December 21, 2025, seconded by Mayor Pro Tem Paul Schloegel and Carried Unanimously.

Following the vote, Mayor Hanley appointed Commissioner Gottlieb to the task force.

Public Comments - Comments may not exceed three minutes per person. Please state your name and physical address when making public comments.

Barb Owdziej spoke about e-bike concerns, many of which she has heard as a part of the City Traffic-Parking Advisory Committee, and she emphasized a focus on broader street safety.

Margaret Brumm spoke about possible e-bike certification and discussed parking issues over the 4th of July holiday.

Dave Stensaas spoke about possible ways to increase education around e-bike and transportation safety.

Eric Paupore spoke about bike safety, supporting the idea that if bike transportation were taken into account more directly, it could shift perspectives and priorities, leading to more bikes, fewer cars, and an overall improvement in safety.

Steve Lawry supported the idea of certification, comparing it to programs related to snowmobiles and boats.

Daisy Rae Nelson said she is a new driver and supported the idea of increased education for e-bike riders.

Comments from the Commission

Commissioner Gottlieb spoke about the e-bike task force, acknowledging strong opinions on both sides and he said he is looking forward to the meetings but that it will be tough to make everyone happy.

Commissioner Larson highlighted the new Cultural Trail markers, which he said are very well done and impressed him, and he asked staff to provide a reminder of allowable firework hours.

Mayor Pro Tem Schloegel spoke about e-bike training opportunities and highlighted the proclamation honoring David Boyd.

Commissioner Mayer had no comments.

Commissioner Ottaway talked about the upcoming parade.

Commissioner Davis discussed some of the issues related to the e-bike topic.

Mayor Hanley spoke about e-bikes, and said she is supportive of additional transportation options, adding that she would like the city to plan for fewer cars downtown.

Comments from the City Manager

City Manager Karen Kovacs highlighted the upcoming 60th anniversary celebration of the Marquette Senior Center on July 18 and noted that center serves nearly half the senior population in Marquette County. She also highlighted the proactive enforcement of city staff, which helps to limit most possible property issues like the one on tonight's agenda.

Adjournment

Mayor Hanley adjourned the meeting at 7:45 p.m.

Jessica Hanley, Mayor

Kyle Whitney, City Clerk

If you require assistance to participate in any meeting, program or activity offered by the City of Marquette, please provide advanced notice to City of Marquette ADA Coordinator Eric Stemen at 906-225-8978 or via email at estemen@marquettemi.gov.

EXHIBIT D

CITY COMMISSION MEETING MINUTES



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: August 26, 2025
SUBJECT: **Work Session – Annual Report Presentation for the City Commission**

The Planning Commission's annual report to the City Commission is scheduled for delivery on September 8th, and Staff will provide a draft version of the presentation at the 9-02-25 PC meeting for finalization by the PC members.