



# VILLAGE OF LAURIUM

— MASTER PLAN —

2023



VILLAGE OF LAURIUM  
HOUGHTON COUNTY, MICHIGAN

VILLAGE OF LAURIUM VILLAGE COUNCIL  
RESOLUTION RECOMMENDING THE ADOPTION OF THE  
VILLAGE OF LAURIUM MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act ("MPEA," PA 33 of 2008) authorizes municipal planning commissions to prepare a "Master Plan" pertinent to the future development of the municipality and

WHEREAS, the Village of Laurium Planning Commission has prepared a draft Master Plan for the municipality, meeting all statutory requirements set forth in the MPEA; and

WHEREAS, the Village of Laurium Village Council authorized the distribution of the draft Village of Laurium Master Plan to the general public and the various entities listed in the MPEA, for review and comment purposes; and

WHEREAS, the proposed Master Plan was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Planning Commission on October 3, 2023 pursuant to notice as required by the MPEA; and

WHEREAS, the Planning Commission finds the proposed Master Plan as submitted for the public hearing is desirable and proper, and furthers the land use and development goals and strategies of the Village, and has passed a resolution recommending adoption of the plan to the Village Council;

NOW, THEREFORE, the Village of Laurium Village Council hereby resolves to adopt the Village of Laurium Master Plan as submitted for the public hearing, including all the text, charts, tables, maps, and descriptive and other matter therein intended by the Planning Commission to form the complete Master Plan, including the Future Land Use Map.

CERTIFICATE

I hereby certify the foregoing resolution was approved by a majority of the members of the Village of Laurium City Council at a regular meeting held on October 17, 2023 in compliance with the Open Meetings Act.

Motion by: Trustee Wesley Pietila  
Seconded by: Trustee John Galbraith  
Village Clerk: Patricia Golus  
Patricia Golus

## ACKNOWLEDGEMENTS

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PEOPLE OF THE VILLAGE OF LAURIUM

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# INTRODUCTION

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Laurium is a small and historic Village in Michigan's Western Upper Peninsula. Incorporated in 1889, Laurium traces its roots to the mid-to-late 1800's, when it was settled and grew with the thriving copper industry of the Upper Peninsula's Keweenaw area. The population in 1900 was 5,643 and grew and declined along with the region's copper industry. Today, 1,922 people call the Village of Laurium home. This Master Plan represents the Village's commitment to maintaining Laurium's charm while creating a thriving future.

Laurium's location in the Keweenaw area of the Upper Peninsula places it in one of Michigan's most scenic regions, among ample forests and just a short drive from the Great Lakes splendor of Lake Superior. It is also within a short distance from Houghton, home to Michigan Technological University, a hub of high-tech research and education in the state. The Village's proximity to Houghton County Memorial Airport provides passenger air service to larger urban areas such as Chicago, as well as the ability to accommodate freight traffic provided by UPS and FedEx.

The Village boasts many historic commercial and residential structures, and residents have access to local and regional cultural destinations, such as museums and performing arts, scenic destinations, and new modern shops and restaurants. The Village maintains several parks and residents have access to the George Gipp Recreation area spanning Laurium and neighboring Calumet Township, with a plethora of active recreation options. Nearby trails give residents access to natural areas and the entire Keweenaw Peninsula via snowmobile or walking and cycling.

Maintaining and enhancing these strengths will be important to continue the Village's success into the future.

This 2023 Master Plan will explore the Village's strengths and weaknesses while seeking opportunities to enhance the quality of life for Village residents.

## WHAT IS A MASTER PLAN?

A Master Plan is a community's policy document used to guide decisions that affect its land, people, and structures. It is often thought of as a long-term "road map" to guide officials and decision-makers when faced with difficult land use and infrastructure decisions that have long-term impacts on the community. The Master Plan inventories several systems to identify how they work together, how trends have affected these systems over time, and what improvements a community can make that strengthen these systems to positively influence residents' quality of life. The Master Plan inventories the following features:

- » Demographics & Housing
- » Land Use
- » Natural Features
- » Cultural Assets
- » Community Facilities and Services
- » Transportation
- » Climate
- » Economic Development
- » Community Engagement
- » Future Land Use & Implementation

A Master Plan then lays out "where we should go" based on a combination of residents' priorities and findings drawn from the inventory process. These priorities are the basis for actions that community leadership may pursue through policy, particularly through zoning ordinance updates and the community's capital improvement program.



# 2

## DEMOGRAPHICS & HOUSING

A thorough understanding of a community's demographic and socioeconomic trends is imperative to identify growth and development challenges and the changing needs and preferences of the citizenry, which in turn, aids decision-makers in an equitable planning process. By analyzing population trends, this plan hopes to understand how the demographics of the Village of Laurium have shaped the area and will impact the needs of future residents. Important background information includes but is not limited to the economic characteristics of the population, age distribution, educational background, and employment characteristics of the region. This section compares the Village of Laurium to other municipalities in the region as well as to Houghton County and the State of Michigan to provide context for where the community stands in relation to other geographic units.

### DATA SOURCES

Demographic information referenced in this chapter came from the following locations, in this preferred order:

- » **2020, 2015, 2010, 2000, and 1990 US Census.** The decennial censuses are the most accurate source of demographic information in the United States. Mandated by the United States Constitution the aim of the decennial census is to count 100% of the US Population. Since the decennial census has been operating since 1790 it offers a valuable reference point to illustrate how populations have changed over time. While the decennial census has been administered for over 200 years the questions have shifted to better reflect modern populations. For example, your history of rebellion against the United States is no longer a question on the form.<sup>1</sup> Information collected in the most recent counts includes information about age, sex, race, the relationship between household members, and household tenure.

- » **American Community Survey.** The American Community Survey (ACS) replaced the “long-form” Census questions beginning in 2000, but collects the same types of information about social, economic, and housing conditions on a continual basis. If the ACS questions were included in the decennial census, it would be more resource-intensive and could reduce the response rate and impact of the decennial census. The ACS is not a complete survey of the United States but a sample. A random selection of households is sent the ACS every year and the Census Bureau draws inferences to generate educated estimates for the rest of the population. Since the ACS is a sample of smaller communities, to establish an accurate assessment, multiple years of sampling are required. Communities with less than 20,000 people must be sampled over 60 months to establish reliable data and are referred to as 5-year estimates. The Village of Laurium does not have a population over 20,000 therefore this plan will use ACS 5-year estimates.

### POPULATION

Over the past 20 years, the Village of Laurium has experienced an estimated 10% overall decline in population. Population decline has a profound impact on a community, typically resulting in disinvestment, increased vacancies, and decreased funding to provide necessary Village services.

The Village of Laurium has experienced less population decline compared to the neighboring Village of Calumet (-25%). However, compared to Calumet Township (-16%) and Houghton County (1%) the Village of Laurium has lost population at a greater pace. The decade with the largest drop in population was between the years 1980 and 1990, which is likely the result of the rapid decline in copper extraction in the region during that period.

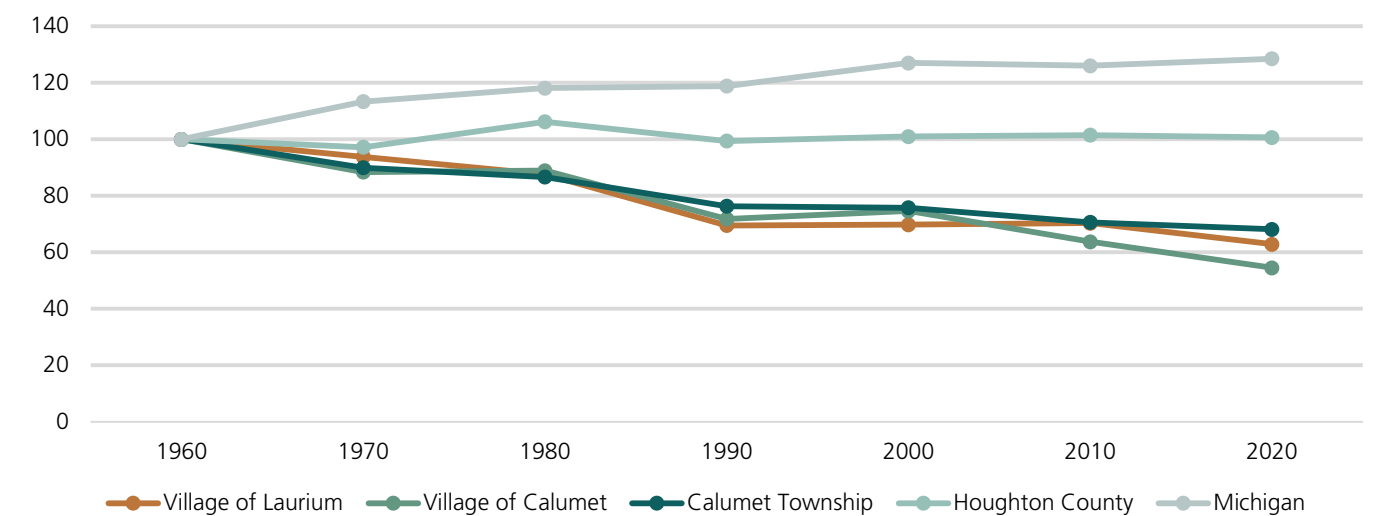
Table 1: Population 1960 – 2020

	1960	1970	1980	1990	2000	2010	2020
Calumet Township*	9,192	8,271 -10.0%	7,965 -3.7%	7,015 -11.9%	6,968 -0.7%	6,489 -6.9%	6,263 -3.5%
Village of Laurium	3,058	2,868 -6.2%	2,678 -6.6%	2,126 -20.6%	2,135 0.04%	2,151 7.0%	1,922 -10.7%
Village of Calumet	1,139	1,007 -11.6%	1,013 0.6%	818 -19.3%	850 3.9%	726 -14.6%	621 -14.5%
Houghton County	35,654	34,652 -2.8%	37,872 9.3%	35,446 -6.4%	36,016 1.6%	36,192 0.5%	35,890 -0.8%

Source: 1960 – 2020 Decennial Census

\*In Michigan, Township population counts include villages. The village populations represent a portion of Calumet Township's total population.

Figure 1: Population Growth Index, 1960 and 2020



Source: 1960 – 2020 Decennial Census

Another way to look at population growth (decline) trends is to index a given year and then compare decennial population estimates to that base year; in this instance 1960. For example, in 1960 the index for the various municipalities was indexed at 100. The State of Michigan over the 60-year timeframe rose from 100 to 129. Similarly, the Village of Calumet started at 100 and ended up at 55 over the same period. Similar index declines were experienced for Calumet Township and the Village of Laurium. Houghton County remained relatively stable over the 60-year period starting at 100 in 1960 and ending at 101 in 2020.

### Age

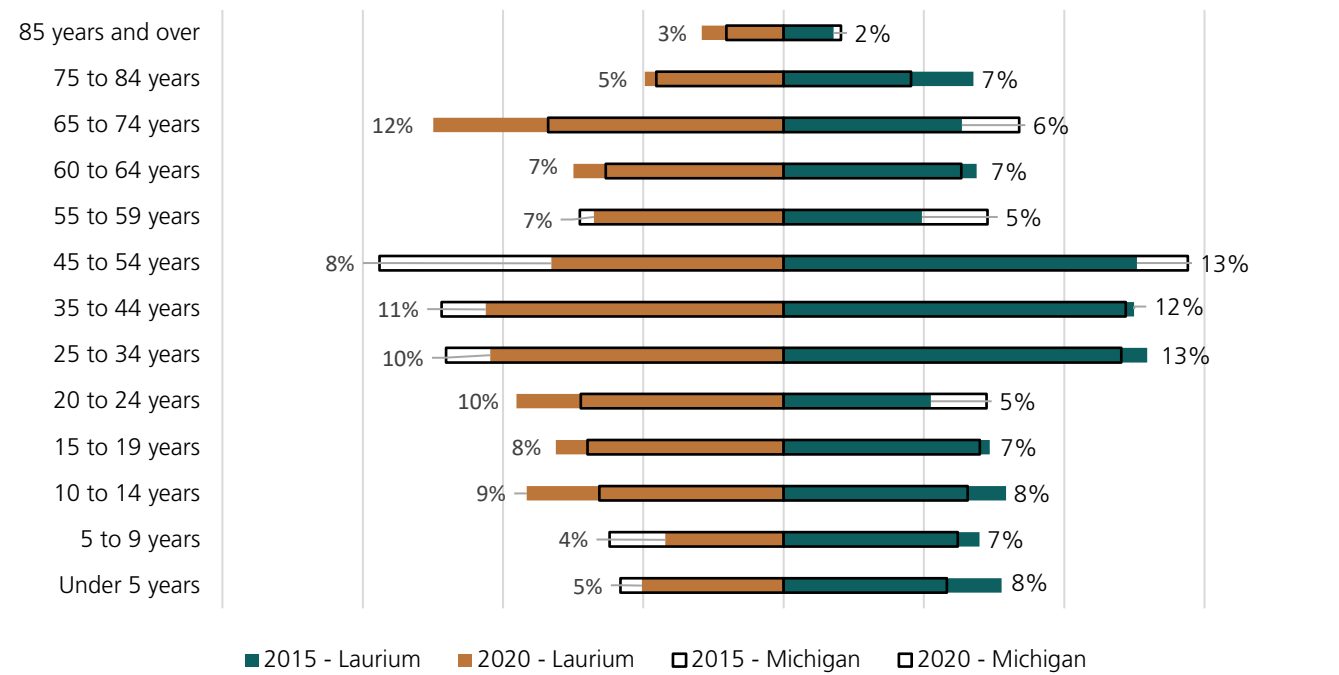
Age is a critical factor to be considered during the process of community planning since different age cohorts require different needs from their

community. For example, if a community has a high number of elderly and no facilities or healthcare workers to support them, the elderly residents will be forced to leave, and the ones able to remain will be forced to pay a premium price for necessary services. Alternately, if a community has a ballooning cohort under 14 years old and lacks the education infrastructure, the community is likely to see low school ratings, not due to the fault of the children but rather due to a lack of proper planning by officials for that age group.

The median age in the Village of Laurium in 2020 was 39.4 years old while the State median age is 39.9 years old.<sup>2</sup>

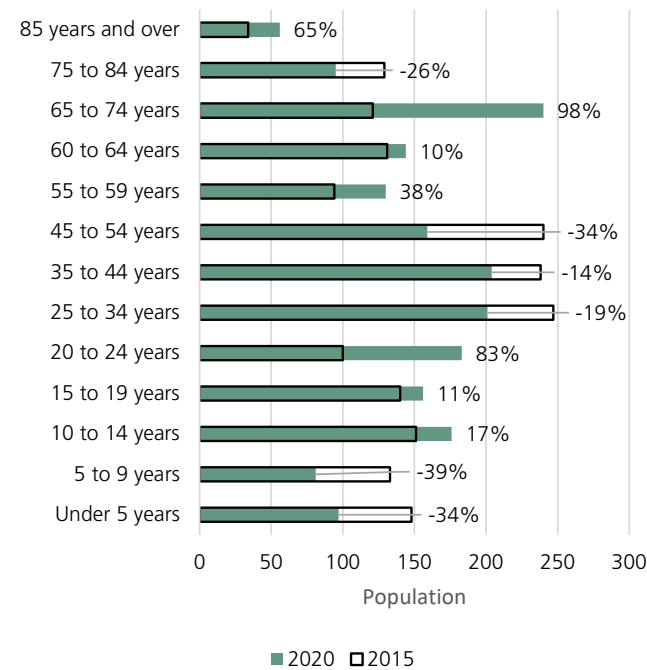
The Village of Laurium's population displays a stable distribution. The figure titled “Population by Age, 2015 and 2020” shows a population pyramid

**Figure 2: Population by Age, 2015 and 2020**



Source: 2015 & 2020 ACS 5 Year Estimates, DP05

**Figure 3: Village of Laurium Population Change, 2015 to 2020**



Source: 2015 & 2020 ACS 5 Year Estimates, DP05

that has a strong base of young persons under 19 years of age and a relatively small percentage of individuals needing elderly care based solely on age. The age group of 45–54-year-old individuals saw a 34% decline from 2015 to 2020.<sup>3</sup> The decline in this segment of the working-age citizen shows potential lack of employment opportunities, which could lead to further population decline.

Also, the 65–74-year-old cohort grew by 98%, an age group with which need medical facilities and appropriate staff. There are small signs of vitality for the Village since the 20- to 24-year-old cohort grew by 83%. If a location is hoping to reinvent itself, a young and enthusiastic population can instigate change quickly.

### Disability

In the Village of Laurium, 12% of the population is living with a reported disability, many of which may have multiple types of disabilities.<sup>4</sup> To accommodate the disabled population in a community, local officials should determine what type of modifications are required to both the built environment, such as auditory and physical cues at crosswalks, and land use patterns.

In Laurium, for example, individuals reporting ambulatory difficulty, buildings could be fitted with handrails while also reducing the prevalence of stairs when possible. Furthermore, land use requirements in a community committed to serving the disabled population require consideration, especially pertaining to housing. It is important for the Village to accommodate a range of housing formats to meet the needs of different age groups and abilities in the community.

## SOCIOECONOMIC INDICATORS

### Education

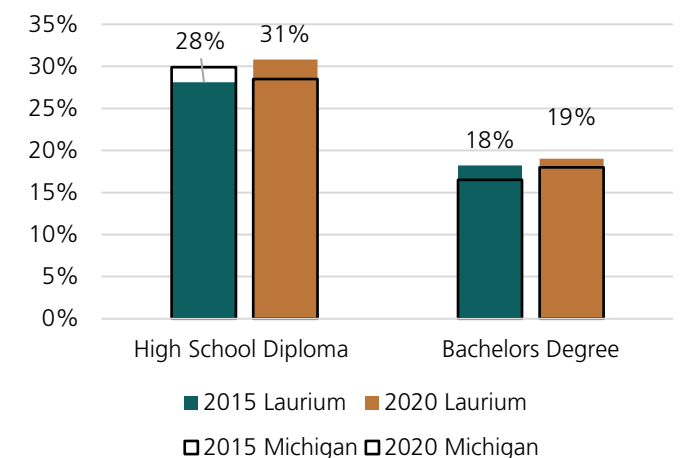
Educational achievement in a community often has a direct correlation to available employment opportunities and the economic stability of a region as higher education levels typically correlate with higher incomes. Education levels in the Village of Laurium are in line with the State of Michigan for the percentage of the population that has a high school diploma and a bachelor's degree. Per 2020 ACS estimates, 73% of the Village has obtained a high school degree or higher: 31% of the Village residents had earned a high school diploma (or equivalent), 14% had a two-year degree, 19% had obtained a four-year degree, and 9% obtained a graduate degree.<sup>5</sup>

**Table 2: Population Reporting a Disability, 2020**

Disability Type	Citizens in Laurium
Cognitive Difficulty	7%
Ambulatory Difficulty	7%
Independent Living Difficulty	5%
Hearing Difficulty	4%
Vision Deficiency	2%
Self-Care Difficulty	2%
Total Population Reporting a Disability	12%

Source: 2020 ACS 5 Year Estimates S1810

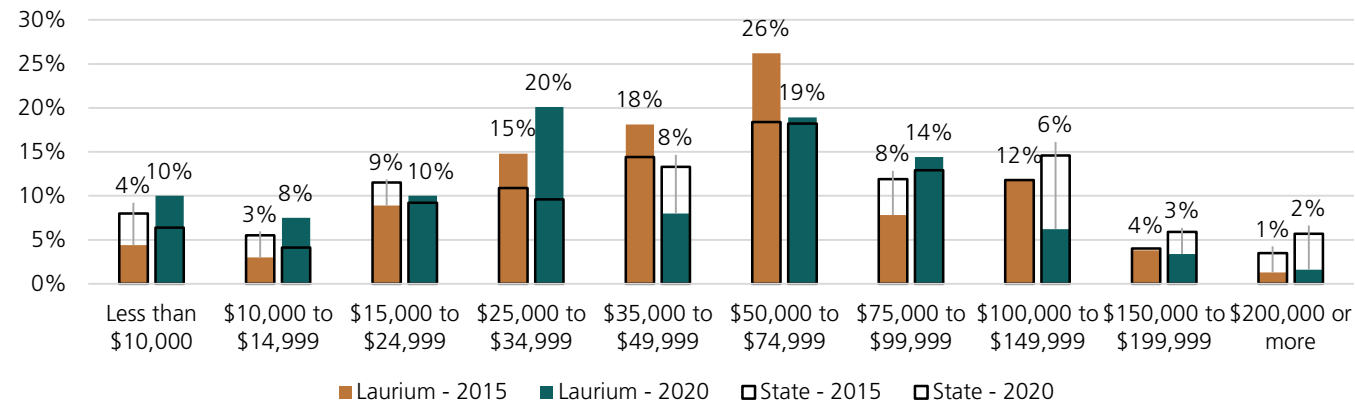
**Figure 4: Educational Achievement**



Source: 2015 & 2020 ACS 5 Year Estimates, DP02

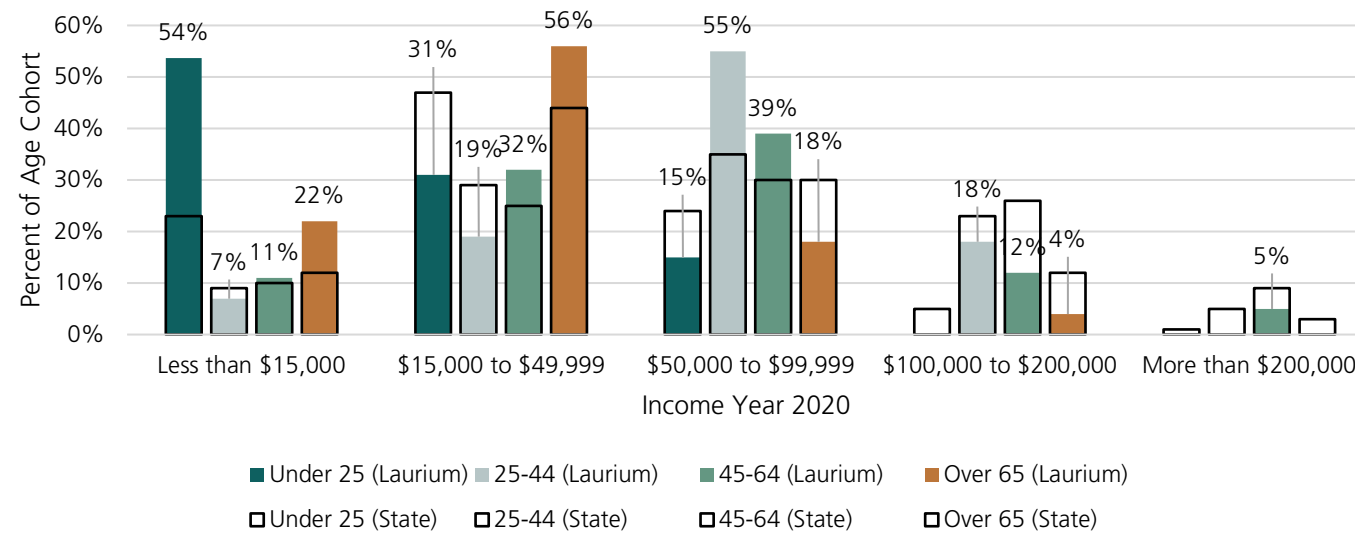


Figure 5: Median Household Income 2015 & 2020



Source: 2015 & 2020 ACS 5 Year Estimates, DP03

Figure 6: 2020 Median Household Incomes by Age



Source: 2020 ACS 5 Year Estimates, B19037

### Income and Earnings

Per 2020 ACS estimates, the median household income in the Village of Laurium was \$38,833, which is significantly lower than the State (\$59,234) and the County (\$44,839). The mean household income fairs slightly better for Laurium, indicating \$53,407 per household compared to \$80,803 and \$62,815 for the State and County, respectively.<sup>6</sup>

The median household income when grouped by age cohort shows which age group has the most earning power within the Village. In general, the distribution of earned income appears to be reasonable for each income in comparison to the State average. However, when looking at the two

high end income brackets, the Village has a lesser median income when compared with the State. The four most significant outliers are those citizens in Laurium under 25 making less than \$15,000 (while an expected income level for that age bracket is significantly higher than the state average) which could be attributed to a small sample size in relation to the State sample. The 25-44 and 45-64, (\$50,000 to \$99,999) and 65 and over (\$15,000 to \$49,999) age groups in the Village are earning higher than the State average. A group of concern for Laurium leadership are the individuals over the age of 65 making less than \$15,000, which could indicate those households are living in poverty at an elderly age, in turn stressing available healthcare services in the community.

Table 3: Regional Poverty Year 2020

	Michigan	Houghton County	Village of Laurium
All families	9%	8%	6%
Families with female householder, no spouse present	27%	28%	23%
With related children of the householder under 18 years	37%	35%	30%
With related children of the householder under 5 years only	45%	72%	46%
All people	14%	19%	17%

Source: 2020 ACS 5 Year Estimates, DP03

### Poverty

The Department of Housing and Urban Development (HUD) defines low-income status by comparing household income to a County's median family income.<sup>7</sup> The median household income for Laurium in 2020 was \$38,833, indicating that most of the population is above the very-low-income designation but below the low-income threshold.<sup>8</sup> Overall, 6% of the total population was below the poverty line in 2020.

The method for determining poverty per household used by the U.S. Census Bureau is to account for the number of individuals per household in relation to the reported annual income. When comparing Laurium to Houghton County, the Village has fewer individuals living in poverty (17%) than Houghton County (19%) but more than the State (14%).<sup>9</sup>

### Housing

When considering land use implications for a community with a lower-than-average household income, dwelling type and availability are directly impacted. This points to possible barriers to entry into the local housing market, likely a combination of housing costs, housing conditions, and lower-than-average household incomes.

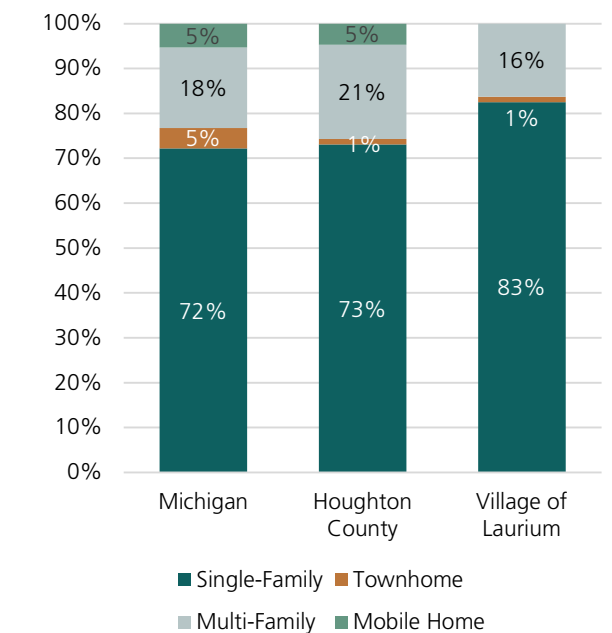
As depicted in the figure titled "Housing by Type, 2020," the residents of Laurium primarily reside in single family homes and multi-family dwellings (apartments). However, when the figure titled "Housing Vacancy by Type" is also considered, it shows during off seasons, 49% of multi-family dwellings are vacant indicating an overabundance of apartment style housing in relation to available single-family dwellings.

Table 4: Poverty Limits

Houghton County Income Limits *	
Extremely Low Income	\$17,500
Very Low Income	\$29,100
Low Income	\$46,550

\*Family of 3  
Source: US Department of HUD, Michigan, 2021

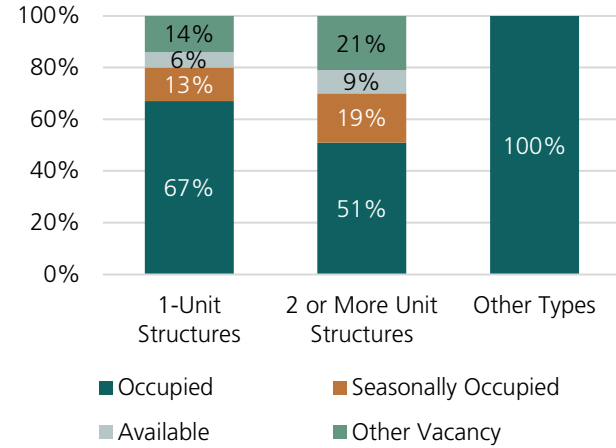
Figure 7: Housing by Type, 2020



Source: 2020 ACS 5 Year Estimates, DP04



**Figure 8: Housing Vacancy by Type in Laurium, 2020**

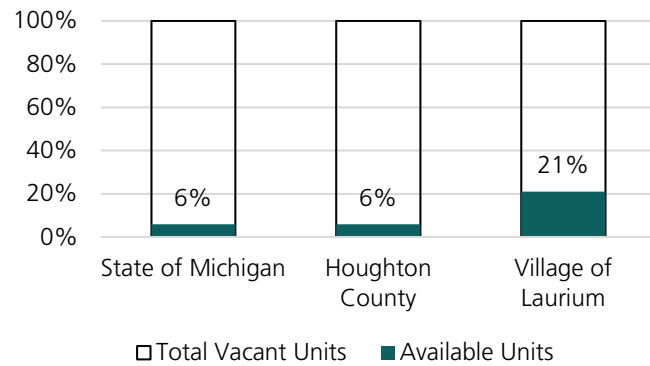


The ACS 5 year estimated that the Village of Laurium has a high percentage of available housing units. The ACS 5 year estimate indicates that 21%,<sup>10</sup> or one-fifth of structures with more than one unit is vacant. This estimate may be skewed because it doesn't reflect the possibility of seasonal housing and the estimate is based on a sample, not an actual housing count. However, land use planning during and after prolonged population contraction often requires reducing the physical footprint of the built environment. This is done by reorganizing substandard structures through demolition and consolidation to establish pockets of vibrant residential properties.

*Housing Value and Rental Cost*

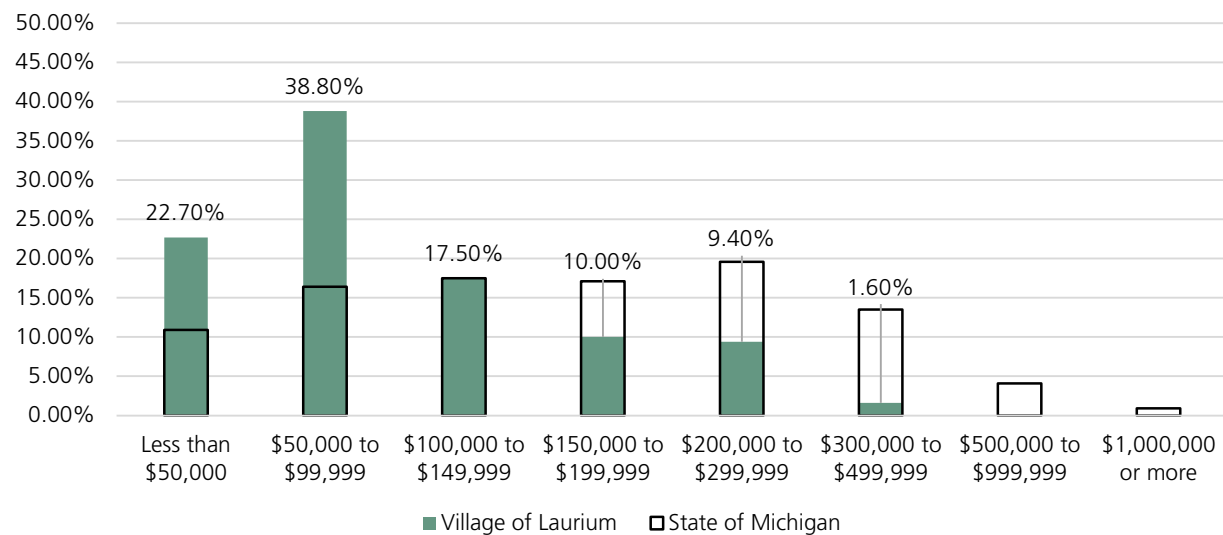
The Village of Laurium's housing stock value skews to the moderate to low end of the spectrum, having 62% of homes valued under \$100,000.<sup>11</sup> The median household price in the Village in 2020 was \$82,400, significantly lower than both Houghton County (\$113,700), and the State of Michigan (\$162,600). Having a significant amount of moderate to low priced housing is beneficial if the dwellings are occupied and maintained. However, if homes are vacant there is a significant risk of vacancies leading to blighted sections within residential neighborhoods.

**Figure 9: Available Units, 2020**



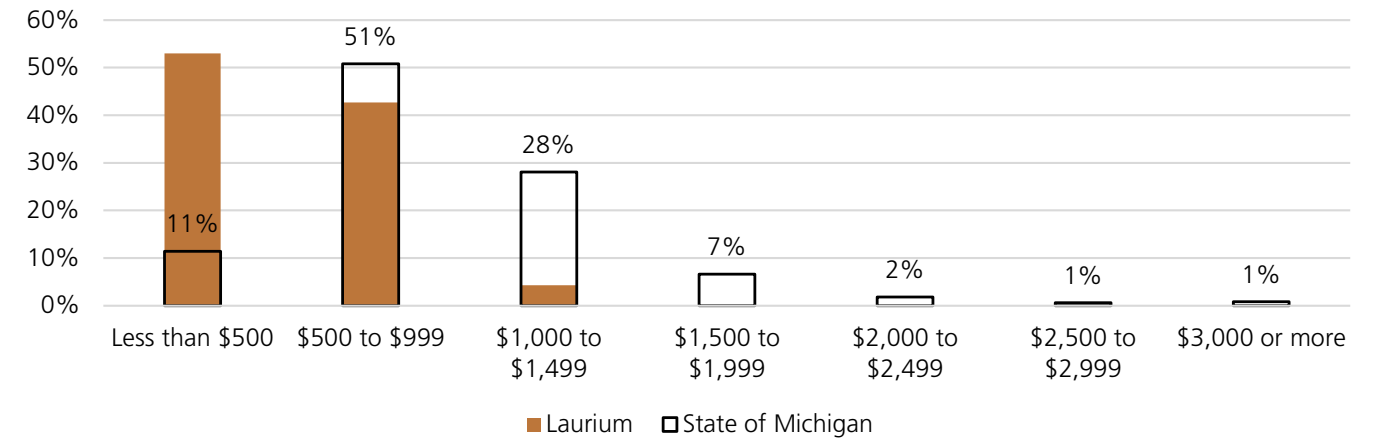
Source: 2020 ACS 5 Year Estimate, B25004

**Figure 10: Housing Value, 2020**



Source: 2020 ACS 5 Year Estimate, DP04

**Figure 11: Monthly Cost of Rent, 2020**



Source: 2020 ACS 5 Year Estimate, DP04

**Table 5: Employment Industries in the Village of Laurium**

Industry	Residents Employed in 2015	Residents Employed in 2020	Change
Agriculture, forestry, fishing and hunting, and mining	6 (1%)	4 (1%)	-2
Construction	43 (5%)	45 (5%)	2
Manufacturing	149 (17%)	103 (12%)	-46
Wholesale trade	26 (3%)	23 (3%)	-3
Retail trade	30 (4%)	121 (14%)	91
Transportation and warehousing, and utilities	0 (0%)	10 (1%)	10
Information	9 (1%)	20 (2%)	11
Finance and insurance, real estate, rental and leasing	58 (6.8%)	25 (3%)	-33
Professional, scientific, and management, and administrative and waste management services	27 (3%)	46 (5%)	19
Educational services, and health care and social assistance	299 (38%)	283 (33%)	-16
Arts, entertainment, and recreation, and accommodation and food services	154 (18%)	69 (8%)	-85
Other services, except public administration	42 (5%)	45 (5%)	3
Public administration	13 (2%)	57 (6%)	44
<b>Total</b>	<b>856</b>	<b>851</b>	<b>-5</b>

Source: 2015 & 2020 ACS 5 Year Estimates, DP03

Much like home value in the Village of Laurium, the cost of rent is at the low end of the spectrum. 96% of all rentals in the Village are under \$999, and of that 53% below \$500.<sup>12</sup> Compared to the moderate rental cost of \$500 to \$999 the Village (43%) is just below the State of Michigan (51%).

**EMPLOYMENT AND ECONOMY**

2020 ACS estimates show that the sector that employed the most people in the Village of Laurium

was "educational services, health care, and social services." Despite being the most robust sector(s), the category experienced a 5% decrease from 2015 to 2020. The category that experienced the largest drop in employees was the "arts, entertainment, recreation, accommodation, and food services" sector(s) which lost 55% of the workforce, and "manufacturing" saw a 31% decline.<sup>13</sup> The table titled "Employment Industries in the Village of Laurium" displays the breakdown by category and year regardless of where a citizen resides, meaning



that non-Laurium residents are included in the data table. A more detailed synopsis of the workforce in the Village is detailed in the economic development chapter.

## CONCLUSION

The demographic composition of the Village of Laurium, like many former, mining communities in the Upper Peninsula, has been experiencing population loss for several decades. This is a likely a direct result of the reduction of industrial job opportunities which historically was a mainstay for the region. Although the population has a comparable educational level to the State and when grouped by age, has reasonable earning power, the community's median household income is still lower than the County and State median levels. A portion of the community is living in poverty, and the number of seniors above the age of 65 that are living on less than \$15,000 per year is a topic of concern, especially when the number of healthcare jobs in the community have been declining. Recent housing vacancy and availability data suggests possible barriers impacting entry in the local housing market, which is likely the result of a combination of housing costs, poor housing conditions and standards, and lower-than-average household incomes. Allowing housing formats that are both affordable and meet the needs of all age groups and abilities should be a priority for the Village moving into the future.

## Sources

- 1870 Census: Index of Questions, United States Census Bureau, [https://www.census.gov/history/www/through\\_the\\_decades/index\\_of\\_questions/1870\\_1.html](https://www.census.gov/history/www/through_the_decades/index_of_questions/1870_1.html)
- American Community Survey, United States Census Bureau, 2020 5 Year Estimates DP05.
- American Community Survey, United States Census Bureau, 2015 & 2020 5 Year Estimates DP05.
- American Community Survey, United States Census Bureau, 2020 5 Year Estimates S1810.
- American Community Survey, United States Census Bureau, 2015 & 2020 5 Year Estimates DP02.
- American Community Survey, United States Census Bureau, 2015 & 2020 5 Year Estimates DP03.
- "Houghton County Income Limits," United States Department of Housing and Urban Development, <https://www.huduser.gov/portal/datasets/il.html#2021>
- American Community Survey, United States Census Bureau, 2015 & 2020 5 Year Estimates DP03.
- Ibid.
- American Community Survey, United States Census Bureau, 2020 5 Year Estimates B25004
- American Community Survey, United States Census Bureau, 2015 & 2020 5 Year Estimates DP05
- American Community Survey, United States Census Bureau 2020 5 Year Estimates DP04
- American Community Survey, United States Census Bureau, 2015 & 2020 5 Year Estimates DP03.

Information discussed in this chapter is primarily based on data generated by the ACS based on sampling techniques. The data is a snapshot of the past and current conditions and doesn't reflect future outcomes for the community. Trends indicate that the Village is a desirable place for younger working families which bodes well for the school system and the downtown. Laurium, like other Upper Peninsula communities, will likely experience new residents moving into the village who can work remotely while enjoying access to quality outdoor recreation. In addition, new business development incubated by Michigan Tech will likely create higher paying jobs resulting in more disposable income for retail goods and services. Another, sometimes overlooked trend, is the impact that climate change is playing in national population migration. Michigan's access to freshwater is appealing to "climate refugees" who are desiring to relocate from other states that are experiencing extreme weather events and natural disasters. These trends all have positive outcomes resulting in population and income growth, potential for reinvestment, and new job opportunities.

# 3 LAND USE

Land use is an essential part of community planning due to the direct impact it has on residents' daily lives. Land use, when combined with demographic data and community input, creates the framework that residents of Laurium can utilize that will ensure future development of the Village is consistent with the vision framed by the Master Plan. The Village of Laurium's current pattern of development, currently encompassing 245 acres, is predominantly residential, but it also contains other non-residential uses important to meet the needs of Laurium residents. These existing uses are shown in the "Existing Land Use" map on the next page. This chapter provides an analysis of the Village's current land use patterns.

Three primary factors comprise land use: existing land use, future land use, and zoning. Existing land use codes are applied to individual parcels to categorize each by current use for tax assessment purposes. Properties are generally categorized into categories such as agriculture, residential, commercial, industrial, or tax-exempt. Future land use starts with existing land use and projects needs for these types of land use needs in the future and how property uses will change over time. Future land use serves as the foundation for how the Zoning Ordinance can change to align use regulations to meet the future needs and vision of the Village of Laurium.

## EXISTING LAND USE

The Equalization Office assigns property tax classifications to each parcel to determine millage (property tax) rate. The land use codes provide the general type of use for each parcel and can be used to illustrate the existing land use patterns of the Village. Below is a breakdown of the commercial, industrial, residential, and exempt (non-taxable) uses found in the Village.

**Table 6: Existing Land Use**

Land Use	Acres	Percent of Total
<b>Commercial</b>	<b>13.1</b>	<b>5%</b>
Improved	11.2	
Vacant	1.9	
<b>Industrial</b>	<b>3.3</b>	<b>1%</b>
Improved	3.0	
Vacant	0.3	
<b>Residential</b>	<b>181.4</b>	<b>74%</b>
Improved	167.6	
Vacant	13.8	
<b>Recreation</b>	<b>37.1</b>	<b>15%</b>
<b>Exempt (village/county/other)</b>	<b>10.1</b>	<b>5%</b>
<b>Total</b>	<b>244.9</b>	<b>100%</b>

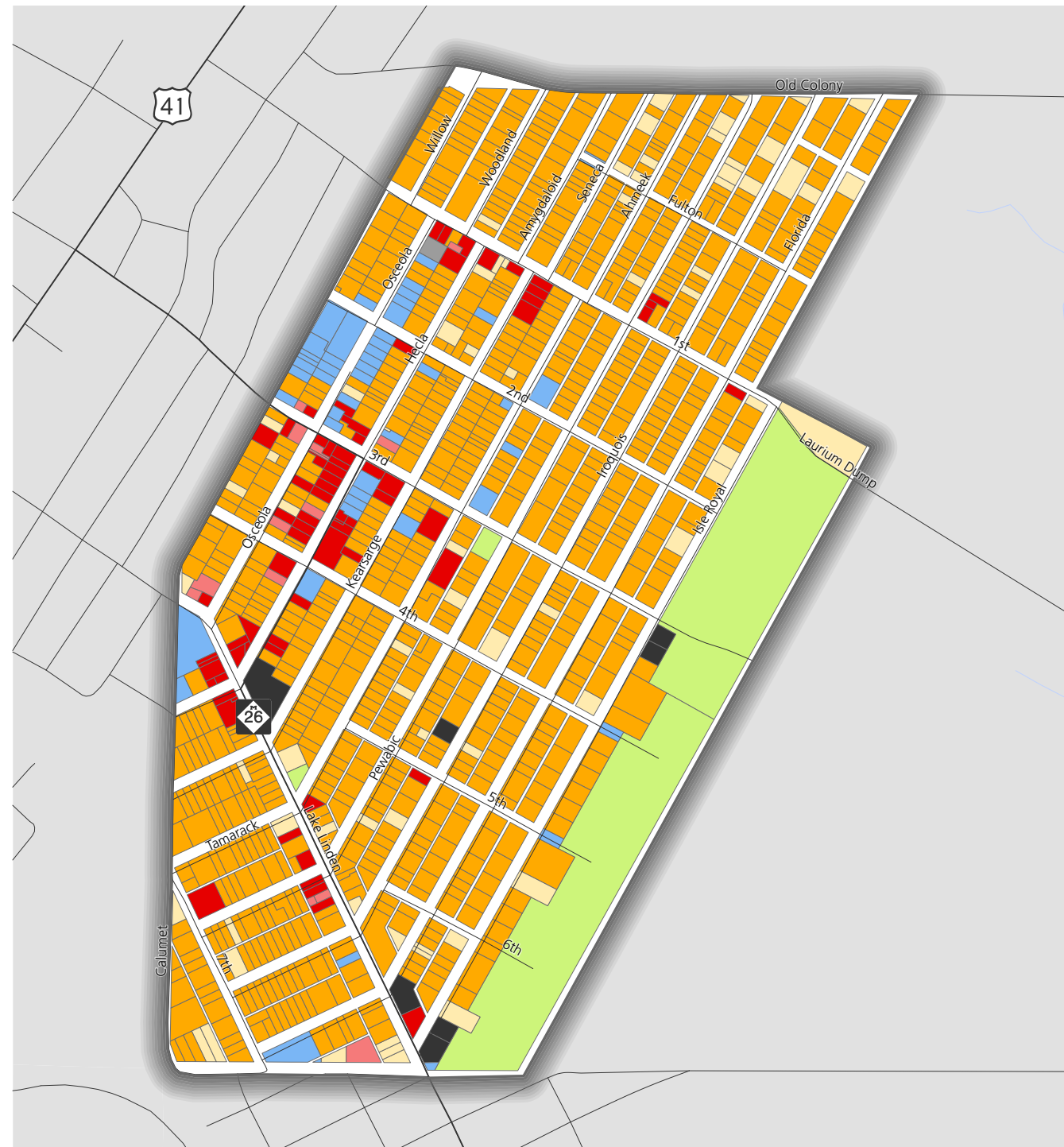
Source: Houghton County Equalization Department

The Village's land use is close to 75% residential, 15% recreational lands, with commercial land and exempt properties (civic uses, religious uses, other tax-exempt properties) each comprising 5 percent of existing land use.<sup>1</sup>

## Commercial

Commercial uses comprise 13.1 acres (5% of total village land area). Approximately 11.2 acres of commercial properties are developed/improved, while 1.9 acres are vacant. The largest commercial concentration of improved commercial properties is located along Hecla Street in the Village's historic core, particularly between 3rd and 4th Streets. Other commercial concentrations include an area along 1st Street in the northern portion of the Village and along Lake Linden Avenue (M-26) in the Village's southern corridor.

Map 1: Existing Land Use



Village of Laurium, Houghton County

### Existing Land Use

Data Sources: State of Michigan Geographic Data Library, Houghton County GIS, Esri Basemap, Calumet Township

- Commercial, Improved
- Commercial, Vacant
- Industrial, Improved
- Industrial, Vacant
- Residential, Improved
- Residential, Vacant
- Exempt
- Recreation



### Industrial

Industrial makes up just a small portion of Laurium’s land use. Just 3.3 acres of land (1% of total land area) are dedicated for industrial uses, and only 0.3 acres of industrial remain vacant. The majority of improved industrial land is concentrated along Lake Linden Avenue (M-26), with the largest tract (1.1 acres) developed as 41Lumber, a hardware and lumber retailer on Lake Linden Avenue and Hecla Street. The sole vacant industrial property is located on the east side of Osceola Street, south of 1st Street.

### Residential

The Village’s largest amount of land (181.4 acres or 74% of total Village land) is dedicated to residential uses. Residential properties are located throughout the Village. Currently, 167.6 acres are developed/improved residential properties, leaving just 13.8 acres of vacant land currently dedicated for future residential use which are spread throughout the Village with no discernible pattern.

### Exempt Land

The exempt land use classification identifies land that is exempt from property taxes. 10.1 acres (5% of the total Village) are exempt from state, local, religious, or other reasons.

One large “exempt” area of land along the Village’s western boundary is the Aspirus Keweenaw Hospital and associated parking (3.9 acres) on Osceola Street, mostly between 2nd and 3rd Streets. The Village Hall and Police Station on Hecla Street, and the Laurium Fire Department on S. Florida Street are also designated as exempt properties.

Other exempt parcels include public parks, including Daniel Park at the intersection of 3rd and Pewabic Streets and George Gipp Memorial Park at the corner of Lake Linden Avenue and Tamarack Street.

Religious exempt land includes St. Paul Lutheran

### Source

1 Houghton County, Equalization Dept. 2022.

Church and Laurium Shining Light Church, both on Tamarack Street, Calvary Chapel Keweenaw Peninsula on Hecla Street, and Lake Ave. Gospel Hall on Lake Linden Avenue.

### Recreation

Laurium has 37.1 acres of land (or 15% of total land area) dedicated to recreation. Approximately 36.5 acres of recreation land is part of the Village owned Gipp Recreation Area & Ice Arena.

### ZONING

Zoning districts set allowable uses for each property and general areas within a community, with corresponding regulations that guide and regulate how properties are developed. Laurium does not have a current Zoning Ordinance.

However, the Village’s existing land use pattern shows logical zoning districts that may be appropriate for the Village based on the general geographic locations of uses noted above.

Any future Zoning Ordinance will set forth regulations that help align current and future use of property with Laurium’s vision of the future.

### FUTURE LAND USE

Future land use is determined most often by the Master Plan vision developed by the community. Community input and analyses will be used to guide the future land use framework.

### CONCLUSION

Laurium was developed as a traditional village with a small downtown core surrounded by residential neighborhoods based on a grid street pattern. The existing land use reflects that pattern, although the downtown area doesn’t provide the level of commerce and service it historically did. Parks and open space areas are predominately located along the eastern limits of the Village but still within walking and bike-able distance for children and adults. The future of Laurium will be defined by the quality of its housing stock and the viability of its small historic downtown area.



# 4

## NATURAL FEATURES

Management of natural resources is imperative for ensuring the health and well-being of a community, its residents, and its economy. Laurium’s heritage is tied to the copper mining industry, and its location in the Keweenaw Peninsula places it in the middle of ample forests, hills, streams and near the shoreline of Lake Superior, making it a prime location for recreational and scenic enjoyment.

### LAND & TOPOGRAPHY

The Village’s topography is relatively consistent, with a high point of 1,206 ft. at the northern boundary, sloping to 1,173 ft. at its eastern border in the Gipp Recreation Area. This gradual slope lends to natural water runoff toward the small streams that empty in Torch Lake to the southeast. Given the flat topography across the Village, topography is unlikely to constrain any type of development or land use.



Sparse tree canopy coverage in park area.

### GREEN INFRASTRUCTURE

Green infrastructure is both a network of green space and natural areas, along with built techniques such as rain gardens and bio swales that preserve the function of the natural ecosystem. It is a system that protects water quality, functions as a filtering and drainage network at little to no cost and provides recreational opportunities for citizens.

#### Tree Canopy

Trees are the most prominent type of green infrastructure, providing not only aesthetic benefits, but health and environmental benefits including:

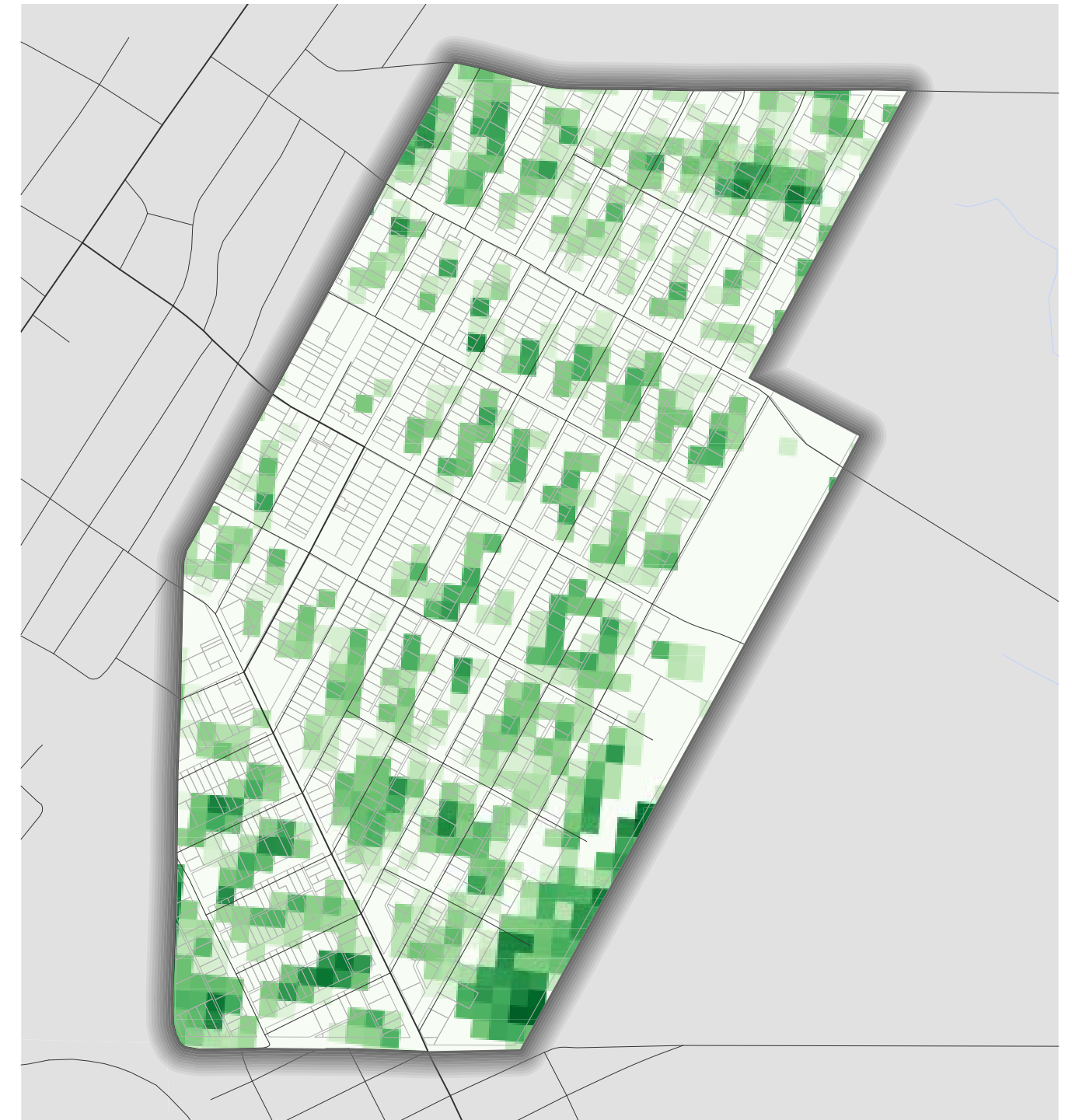
- » Reduced erosion and stormwater runoff,
- » Reduced air pollution,
- » Increased wildlife habitat,

- » Reduced ground and water temperatures,
- » Reduced energy costs, and
- » Visual barriers between conflicting land uses.

The federal government inventories the tree canopy for the contiguous United States every five years and creates a detailed land use dataset that illustrates land cover patterns by 16 land use types. Three of the land use types are woodlands: evergreen forests, deciduous forests, and mixed forests.

The “Tree Canopy Coverage” map shows the tree canopy for the Village in 2022. Using remote sensing and satellite imagery, the map uses a percentage scale between 1 and 100, where 100% denotes maximum tree canopy coverage (indicated in dark green).

Map 2: Tree Canopy Coverage



Village of Laurium, Houghton County  
**Tree Canopy Coverage**

Data Sources: State of Michigan Geographic Data Library, Houghton County GIS, Esri Basemap





There is sparse woodlands coverage in the Village due to its predominant residential and commercial development pattern, and because of the Village's small geographic area. Some of the residential street rights-of-way are not wide enough to support a terrace (area between the curb and sidewalk) where street trees are normally planted. Some of the Village's historic residential neighborhoods are terraces resulting in tree cover. However, some woodland coverage can be found along the eastern boundary of the Village near the Gipp Recreation Area, which is adjacent to a larger wooded areas to the north and east.

The presence of trees or other green infrastructure methods near highly impervious areas can often mitigate many of the negative externalities of large swaths of paved areas by absorbing excessive runoff and filtering water.










Existing tree canopy coverage.

### Green Infrastructure Methods

Low impact development (LID) is a broad term for the set of practices that imitate natural processes to allow stormwater to infiltrate the ground as opposed to channeling it toward water bodies. The table titled "Green Infrastructure Methods" shows several examples of landscaping and low impact development standards that are appropriate in Laurium. When subsurface storm water collection systems are not available, low impact development storm techniques can help mitigate storm water runoff caused by storm events. A long term strategy for the Village would be the gradual reforestation of the residential neighborhoods and on public lands along the east boundary of the Village.

Table 7: Green Infrastructure Methods

Method	Description	Example
Rainwater Harvesting	Systems that collect and store rainwater for later use.	
Rain Gardens	Shallow, vegetated gardens that collect and absorb runoff from streets, sidewalks, and roofs.	
Planter Boxes	Boxes along sidewalks, streets, or parking lots that collect and absorb rainwater; they can be designed with a notch to allow additional stormwater to flow in, as with rain gardens. These also serve as streetscaping elements.	
Bioswales	Linear and vegetated channels, typically adjacent to a road or parking lot, that slow, retain, and filter stormwater.	
Permeable Pavement	Pavement that absorbs, filters, and stores rainwater. According to the Stormwater Report, permeable pavement infiltration is not negatively affected by freezing; this pavement remains porous and does not become an impermeable ice block. Furthermore, permeable pavement requires less deicing and is more resistant to frost heave than standard pavement.	
Green Roofs	Vegetated roofs that absorb and filter rainwater.	
Tree Canopy	Trees reduce and slow stormwater flow.	

Source: United States Environmental Protection Agency



# 5

## CULTURAL ASSETS

Cultural assets play a vital role in a community. They offer residents and visitors the opportunity to gain knowledge and broaden horizons, offer a glimpse into the community's history, and can also drive economic development through tourism. Understanding the role of cultural assets is important in community planning because they are integral in creating a community's sense of place. This chapter offers a select inventory of some of the cultural assets found in and near the Village of Laurium.

### HISTORY & MUSEUMS

Laurium and the Keweenaw area is rich in history. Once the epicenter for copper mining operations, an understanding of the regions' history offers a glimpse into the residents, businesses, geology, and other factors that shaped this portion of the Upper Peninsula.

### Historic Sites & Districts

#### Laurium Historic District

The area bounded by Calumet Street on the west and south, Stable Street to the north and N. Florida and Isle Royale Streets on the east make up the Laurium Historic District, added to the National Register of Historic Places in 2005. This is nearly the entirety of the Village, with the exception of a few areas added in the 1970's.

Most structures were built between 1880 and 1910 and reflect the common architectural styles of the time.<sup>1</sup>

Five churches and two schools are located in the district, with most commercial buildings clustered near the intersection of Hecla and 3rd Streets. These structures are generally built of brick or sandstone; among them is the J. Vivian, Jr. and Company Building – listed separately on the National Register.

The J. Vivian, Jr. & Co. Building was built in multiple stages beginning in 1894 by Johnson Vivian, Jr. and his father, a prominent mining captain, to house the Laurium location of their mercantile business. The Renaissance and Italianate was originally two stories tall with three bays, measuring 58 feet wide. However, this proved to be too small. A third story was added in 1898 and in 1906, a fourth bay was added to the north, bringing the building's total width to 90 feet. A one-story addition was added to the rear portion of the structure in 1974.<sup>1</sup>

The building's cornice features alternating marble medallions and attic windows. Brick and sandstone pillars separate first-floor plate glass windows, with two-story arched windows on the stories above.<sup>2</sup>

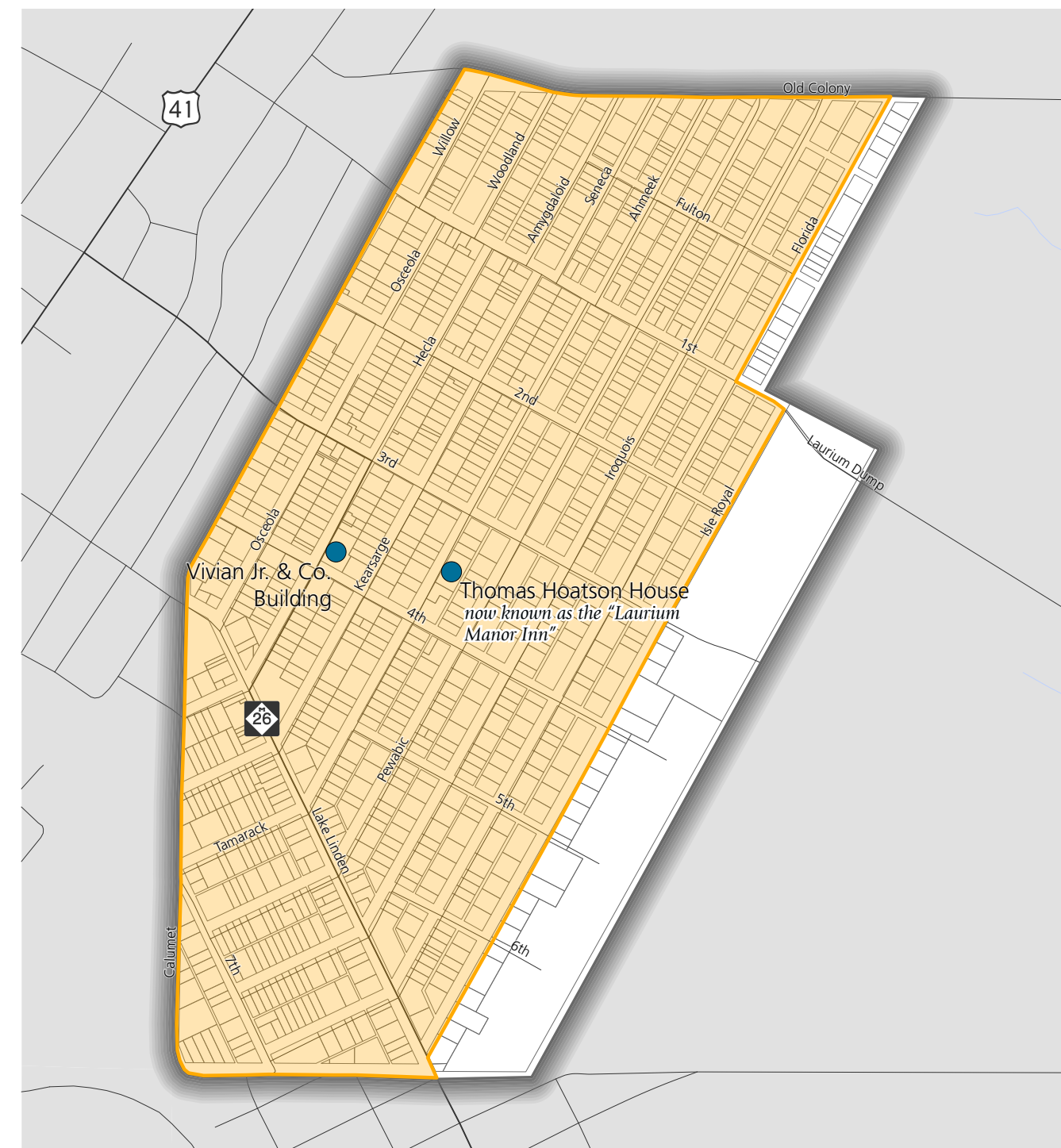
Over 90% of the structures in the district are residential, with most being single-family houses. Common among them is the front-gabled, two-story frame construction with more modest ornamentation.<sup>3</sup>

Perhaps the grandest home is the Thomas H. Hoatson House, a large Classical Revival house, now known as the Laurium Manor Inn. The Laurium Manor Inn – listed separately on the National Register of Historic Places – is described in more detail later in this chapter.



J. Vivian Jr. and Company Building in downtown Laurium

Map 3: Historic Resources

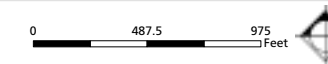


Village of Laurium, Houghton County

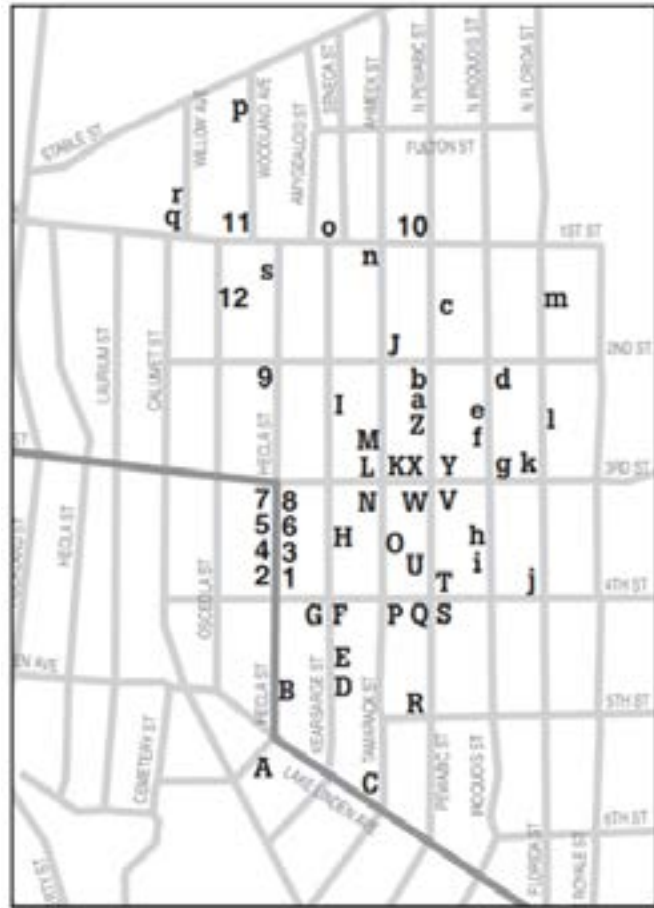
### Historic Resources

Data Sources: State of Michigan Geographic Data Library, Houghton County GIS, Esri Basemap, National Register of Historic Places

- Historic District
- Historic Place







Laurium District Historic Walking Tour  
Source: Laurium Manor Inn



Thomas Hoatson House, now known as the Laurium Manor Inn

### Laurium Historic District Walking Tour

The Village of Laurium is home to numerous turn-of-the-century homes and buildings in addition to the structures listed on the National Register. A self-guided tour for the architectural enthusiast's takes visitors past some fifty-six (56) historic structures (shown on the map), including businesses, homes, churches, and other public places dating back to the late 1800's.<sup>4</sup>

Included in this tour is the Laurium Manor Inn, built in 1908 for Thomas H. and Cornelia Hoatson, owners of the Calumet & Arizona Mining Co. at 320 Taramack Street. The 13,000 square foot, 45-room mansion was restored in 1989 and operates as the Laurium Manor Inn, offering 11 rooms/suites. Separate public tours are available each afternoon from the spring through fall seasons. Tours are self-guided with accompanying audio information about the mansion accessible from the Laurium Inn's website.<sup>5</sup> Laurium Manor is listed on the National Register of Historic Places.<sup>6</sup>

### Keweenaw National Historical Park

The heritage park located at 25970 Red Jacket Rd. in Calumet celebrates regional history and the more than 7,000 years that copper was mined in the Keweenaw area. It offers a timeline of mining in Copper Country, provides archaeological exhibits and historic architecture tours along with preservation efforts.

Additionally, the site offers a glimpse into the natural features of the region, including some of the area's important flora and fauna such as its pollinators and bats. The park also looks at the impacts of the region's mining history, including the environmental impact, and it has several Sites of Conscious that examine the roles that native peoples and immigrants played in the story of the Keweenaw Peninsula. Numerous educational resources are available, including field trips and instructional curriculum. It also has 21 partner Keweenaw Heritage Sites located in the area. Keweenaw National Historical Park is operated by the National Parks Service.<sup>7</sup>

### Calumet Downtown Historic District

Adjacent to the Keweenaw National Historical Park, the Village of Calumet's downtown historic district. It is home to the Calumet Theatre as well



Keweenaw National Historical Park Bldg.  
Source: National Parks Service

as the Keweenaw National Historical Park detailed above. Its downtown features other architecturally significant structures, and offers season festivals, a farmer's market, and more.<sup>8</sup>

### Museums

#### Coppertown USA Mining Museum

Located at 25815 Red Jacket Rd., this museum is housed in the former Calumet & Hecla Pattern Making Shop. It highlights the work of skilled artisans who created patterns to be used in casting metal. The museum offers exhibits on the former copper mining company's operations. As a Keweenaw Heritage site, it is an official partner of the neighboring Keweenaw National Historical Park.<sup>9</sup>

#### Copper Country Firefighters History Museum

The historic Calumet Village Fire Station built in the Romanesque style is one of the 21 heritage sites affiliated with the Keweenaw National Heritage Park. It now houses a museum that explores the early days of firefighting in the region, offering exhibits of original firefighting equipment and

vintage fire trucks, as well as several pump wagons dating back to the mid-to-late 1800s. The museum is open each afternoon Monday – Saturday, seasonally mid-June through mid-September.<sup>10</sup>

#### Houghton County Historical Society Museum

The Houghton County Historical Society (HCHS) runs a museum and heritage site complex on M-26 in neighboring Lake Linden offers a glimpse into the area's rich history and sits at the former site of what was once the largest copper mine in North America. The Museum offers three floors of exhibits showcasing the economic (mining and logging) and cultural history of the area. The complex is also home to the Depression-era Leo Chaput Log Cabin built by the Works Progress Administration, the one-room Traprock Valley School House, and the Perl Merrill Research Center which is home to the society's archives and genealogical research center. Outside, guests can tour the Lake Linden & Torch Lake Railroad facilities and take a train ride along a four-tenth mile loop around the Historical Society campus. The HCHS Museum complex and Reading Room days and hours vary depending on season.<sup>11</sup>



### Keweenaw Heritage Center at St. Anne's

The Keweenaw Heritage Center (KHC) located in downtown Calumet is housed in St. Anne's, a former Catholic parish. It was completed circa 1900 and replaced an original wooden French church. Constructed of Jacobsville sandstone, its front spire reaches 140 feet. Led by a group of citizens, the Charter Township of Calumet purchased the building in 1994 and it is currently operated by the Board of the Keweenaw Heritage Center. Since 2011, over \$1.1 million has been raised for the preservation and restoration of the building. Today, it serves as a community education and cultural center.

KHC offers a new exhibit during the summer months featuring different aspects of life in the Keweenaw region. On days that the center is open, visitors can often hear the former church organ while they enjoy the church's restored Gothic Revival architectural features, including stained glass windows. A one-hour organ concert is held most days, and Music Mondays feature performances by local performers in various genres,



Keweenaw Heritage Center at St. Anne's  
Source: Michigan Technological Univ.

including polka, country, and music from many cultures. Other formal concerts including guest organists, flutists, harps and more. A fall craft show is often held, and the center is available for rent for change of life events, group meetings, conferences, and more. The building is listed as a Keweenaw National Heritage Site, in partnership with the Keweenaw National Historical Park.<sup>12</sup>

### Fort Wilkins Historic State Park

Located at 15223 U.S. Highway 41 in Copper Harbor, Fort Wilkins Historic State Park became a state park in 1923 with extensive renovations and additions done in the 1930's by the Works Progress Administration. The park features Fort Wilkins, built in 1844 to keep law and order during the Copper Rush. Historic interpretation is provided by the Michigan History Center from mid-June through mid-August.

In addition to the fort, the park features camping – including some sites with 50-amp electric service – trails, and two 1860's lighthouses overlooking Lake Superior. It is a family and pet-friendly destination open year-round from 8:30 am to dusk daily.<sup>13</sup>

## THEATRE & PERFORMING ARTS

### The Calumet Theatre

The Calumet Theatre located at 340 6th Street in nearby downtown Calumet opened in 1890 and hosted plays, musicals, and operas until the 1920's. The theatre operated from the 1920's through the 1950's primarily as a movie theatre; however, the auditorium was refurbished in 1971 and in 1983, the Calumet Theatre Company was established as a private, non-profit organization committed to continued restoration and use of the theater. The façade was refurbished in 1989, and today the Theatre Company continues to lease the theater from the Village of Calumet. Today, the theater hosts 55-65 performances per year across many performing arts disciplines, including musicals, jazz, folk music, opera, theatre and dance. Nearly 18,000 people attend these performances each year, as well as community meetings and self-guided tours. The theatre has been listed on the National Register of Historic Places since 1971, and it is affiliated with the Keweenaw National Historical Park, described in detail later in this chapter.<sup>14</sup>

## NATURAL & SCENIC ASSETS

Laurium and the Keweenaw area are blessed with abundant natural resources and scenic beauty. Below is a selection of some of the many natural wonders and attractions in and around Laurium.

### Waterfalls

The Keweenaw Peninsula is home to many of the state's stunning waterfalls.

#### Douglas Houghton Falls

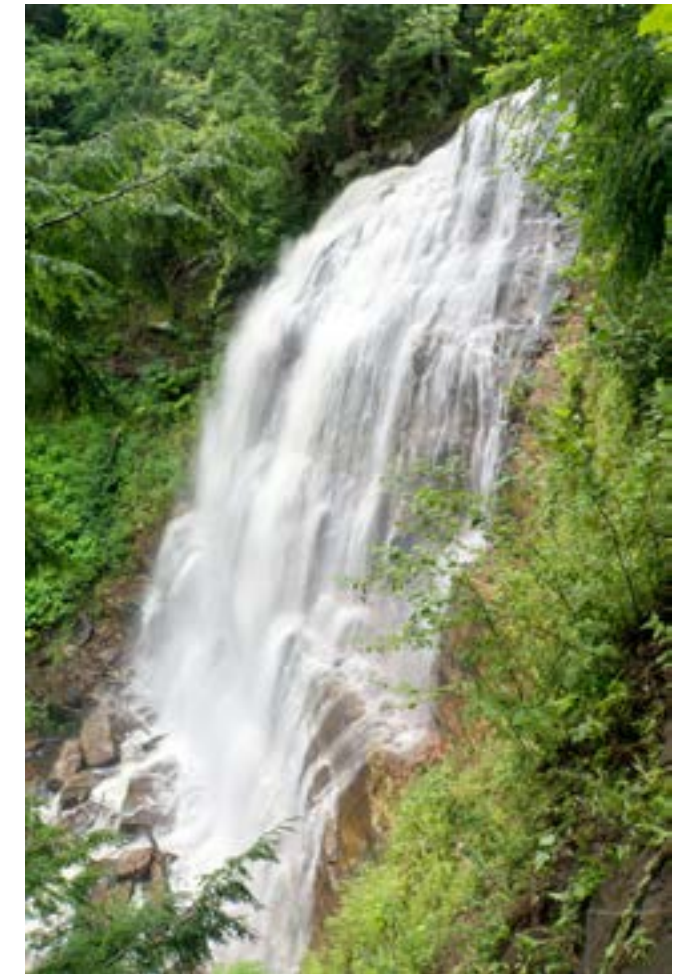
At 110 feet tall, Douglas Houghton falls lies between the Villages of Laurium and Lake Linden and is Michigan's tallest waterfall. The fall plunges over various sharp, volcanic rock, and it is lined by steep-sloped crumbling rock walls that makes access difficult. The eroding rock, steep slopes and dangerous conditions make visiting this hidden gem difficult other than hiking to the site.<sup>15</sup>

#### Hungarian Falls Nature Area

Hungarian Falls Nature Area is open year-round to the public, offering moderate to advanced hiking trails from various starting points along a steep gorge that lead to several waterfalls and vantage points to take in the scenic views of the falls and surrounding hardwood forest. The top of the tallest waterfall is home to the Keweenaw Fault, a billion-year-old geological feature as well as historical information on how the local landscape and geological features were formed. Water access and rock climbing are allowed at visitors' own risk, and a dammed pond is also located in the natural area, perfect for fishing and picnicking. Hungarian Falls Nature Area is owned and operated by the Keweenaw Land Trust.<sup>16</sup>

### Copper Country Trail Scenic National Byway

The Copper Country Scenic National Byway, stretches 47 miles from Houghton north to Hancock and passes through Laurium/Calumet along M-26. This National Byway offers eleven destinations and three group destinations along the main National Byway route, including Laurium Manor, as well as other historic sites in the Laurium/Calumet area. In addition to local destinations, visitors can also access numerous historical sites in the region, including the former Delaware Copper



Lower Hungarian Falls  
Source: Visit Keweenaw

Mine north in Mohawk, or take in the region's natural beauty along the shores of Lake Superior at state and local parks.<sup>17</sup>

## COASTAL ASSETS

### Keweenaw Underwater Preserve

Lake Superior's south shore has been a "catcher's mitt" for shipwrecks, most dating back to the heyday of mining and the settlement activities of the 1800's. While the dive sites are not generally buoyed and divers must be prepared to locate them. The preserve features over twenty-five shipwreck/dive sites; some of the major shipwrecks include:

**Mesquite** – The U.S. Coast Guard Cutter Mesquite is the premiere dive destination located in the Preserve. The ship was retrieving buoys on November 4, 1989, when she ran aground off



the tip of the Keweenaw Peninsula. Because of the time of year, the ship could not be retrieved and became a total loss, the U.S. Coast Guard cooperated in the intentional sinking of the vessel as a dive site. The ship remains in excellent condition with most of her equipment intact.

**Tioga** – Launched from Buffalo, New York, in 1884, the 285’ steel package freighter ran aground in Sawtooth Reef on November 26, 1919. Today, divers can explore this ship’s boilers and engines in 28’ to 35’ of water.

**City of St. Joseph** – The wreck of the 254-foot steel barge City of St. Joseph was lost on September 21, 1942, when she struck a reef during a violent gale near Eagle Harbor. The Transport – a companion barge – also sank in the gale and is roughly 110 yards inshore from the St. Joseph. Both ships are located in shallow water in depths of 25’ to 35’.

**John Jacob Astor** – This site is purported to be the site of Lake Superior’s oldest shipwreck off the dock of Old Fort Wilkins in a depth of 35’ of water.

**Langham** – The Langham was a wooden steamer built in 1888 and lost to fire on October 23, 1910 off Bete Grise Bay and settled in a depth of 105’. The decks burned away but most of her hulls, two boilers, engine, and a variety of equipment remain.

**Wasaga** – Located off the shores of Copper Harbor, this shipwreck is settled in depths of 35’.

These and other wrecks are located alongside geological formations, making for unique and

interesting diving. Area diver’s service is provided by A Superior Dives Center, providing air fills, at 12811 M-26 in Eagle Harbor.<sup>18</sup>

### Lighthouses

The area’s copper mining growth increased large-scale maritime transportation and the need to safely guide ships along the peninsula’s rocky shores carrying the copper and other natural resources. The Keweenaw Peninsula alone is home to eight lighthouses along the shores of Lake Superior, as well as others nearby, including seven on Isle Royale National Park, which is part of Keweenaw County.

### Eagle Harbor Lighthouse

Eagle Harbor Lighthouse, located at 670 Lighthouse Road near M-26, was originally built as a wooden structure in 1851 to serve the growing mining and natural resources industries booming in the Keweenaw area. By 1871, the original structure lit by an oil lamp had deteriorated, and it was replaced by the current red brick structure. A fog signal was added in 1895. In the 1960’s, the original Fresnel lens was replaced with an aviation beacon-style light of red and white beams that can reach ships more than 20 miles offshore. The lighthouse was tended by some 22 keepers since 1851, but by 1980 the lighthouse became fully automated. The last personnel left the site by 1982 and since that year, the Keweenaw County Historical Society has operated four museums at the complex. Aside from the lighthouse, a Maritime Museum operates from the old fog signal building, a Keweenaw History Museum in the former U.S. Coast Guard Station garage, and the Commercial Fishing Museum located in one of the assistant keepers’ buildings.

Congress transferred ownership of the Eagle Harbor Light Station to the Keweenaw County Historical Society; although, the U.S. Coast Guard still operates the lighthouse as an active navigational beacon.

Although the top of the lighthouse is not open to the public due to its status as an active navigational aide, the Eagle Harbor Light Station complex remains the only area lighthouse open for public visitors and tours. The complex is open from mid-June through early October each year, and hours of operation vary by month.<sup>19</sup>

### Other Lighthouses

Although other area lighthouses are not open for public tours, their architectural, historical, and maritime importance can still be enjoyed from afar. Visitors and maritime enthusiasts can view other area lighthouses via boat or automobile.

Other area lighthouses include:

### Copper Harbor Light Station

The current lighthouse was built in 1866. Located at the east point of the Harbor entrance, this lighthouse is now a part of the Ft. Wilkins State Park Complex, but there is no public access. It can be seen from the Copper Harbor viewing deck.

### Eagle River Lighthouse

This lighthouse, located at the south bend of the Eagle River, went into operation in 1854. In 1874 a new lighthouse with a 24’ square brick tower and a small dwelling were built.

### Sources

- 1 Copper County: Architects, Michigan Technological University, [https://cca.ss.mtu.edu/ch\\_build.htm#viviabldg](https://cca.ss.mtu.edu/ch_build.htm#viviabldg).
- 2 Ibid.
- 3 Laurium Historic District Nominating Form, National Archives, <https://web.archive.org/web/20110520034933/http://laurium.info/Laurium/laurium-national-register-historic-places.pdf>.
- 4 Laurium Historic District Tour, <https://www.laurium.info/wp-content/uploads/2018/05/Tour-Brochure.pdf>.
- 5 Laurium Manor Inn, <https://laurium.info/laurium-manor-inn>.
- 6 National Register of Historic Places, <https://www.nps.gov/subjects/nationalregister/database-research.htm>.
- 7 Keweenaw National Historical Park, <https://www.nps.gov/kewe/index.htm>.
- 8 Calumet Main Street, <https://mainstreetcalumet.com>.
- 9 Coppertown Mining Museum, Calumet, National Parks Service, <https://nps.gov/places/coppertown-mining-museum.htm>.
- 10 Copper Country Firefighters Museum, <https://coppercountryfirefightershistorymuseum.com>.
- 11 Houghton County Historical Society, <https://www.houghtonhistory.org/>.
- 12 Keweenaw Heritage Center, <https://keweenawheritagecenter.org>.
- 13 Fort Wilkins Historic State Park, <https://michigan.org/property/fort-wilkins-historic-state-park>.
- 14 The Calumet Theatre, <https://www.calumettheatre.com/about/our-history/>.
- 15 Waterfalls of the Keweenaw Area, <https://www.waterfallsofthekeweenaw.com/hammell-creek/douglass-houghton-falls/>.
- 16 Keweenaw Land Trust, <https://keweenawlandtrust.org/protected-lands/hungarian-falls-nature-area>.
- 17 Copper Country Scenic Trail National Byway, <https://coppercountrytrail.org>.
- 18 Keweenaw Underwater Preserve, Michigan Underwater Preserves, <https://michiganpreserves.org/keweenaw-underwater-preserve/>.
- 19 Eagle Harbor Lighthouse; Keweenaw County Historical Society.



Copper Harbor Area Shipwrecks & Lighthouses  
Source: Michigan Underwater Preserves

# 6

## COMMUNITY FACILITIES

A primary function of a local government is to provide services and amenities such as infrastructure, public safety and recreation to its residents and visitors. This chapter inventories community facilities and services in and near the Village of Laurium.

### MUNICIPAL SERVICES

#### Village Hall

The Laurium Village Hall is located on Hecla Street (M-26) between 3rd and 4th Streets. Village business is conducted here, including Planning Commission and Village Council Meetings. The Village Hall Council Chambers and second floor ballroom are also available to the community to rent for group meetings, classes, and private events.<sup>1</sup>

#### Public Safety

##### Police

Police and public safety services are provided by the Laurium Police Department from its station located at 310 Hecla Street. Three Laurium police officers patrol the Village's eleven miles of streets and officers are available 24 hours a day, 7 days a week to serve residents. The Police Department receives on average 1,000 calls per year; most calls are non-criminal and related to medical assists or resident concerns.<sup>2</sup>

##### Fire & Medical Services

Fire protection services are provided by the Laurium Fire Department from its station located at 136 S. Florida Street. The department was founded in 1894 to serve the mining Village. Today, a roster of approximately thirteen fire fighters serve the Village on a volunteer basis.

Emergency medical services (EMS) are contracted through Mercy Ambulance, with all emergency calls

handled by the Negaunee Regional Dispatch Center.<sup>3</sup>

#### Municipal Water

Municipal water is provided by the Village through a groundwater permit (GWP) through the Department of Environment, Great Lakes, and Energy (EGLE). According to the EGLE 2021 water supply report the Laurium municipal water system (MI003810) provides potable water to 1,947 customers.

#### Water Treatment

Wastewater and storm sewer facilities are provided and maintained by the North Houghton County Water & Sewer Authority for the Village of Laurium, Calumet Township and surrounding areas. Stormwater runoff conveyance is provided through stormwater piping as well as open drainage swales, and culverts.

#### Solid Waste

Solid waste disposal for the Village is managed by the Laurium Public Works Department. Regular waste pickup occurs one day per week, with the collection day based on geographic location within the Village. Residents may request special pick-up of furniture items such as couches, large chairs, floor-model televisions, mattresses, and box springs from the Village DPW for an extra fee. In the spring and fall, the Village provides curbside branch and leaf collection as weather permits. Dates of collection are advertised in the Daily Mining Gazette, on local radio stations and on the Village website. Residents may drop off unbagged leaves, branches, and compostable yard/garden waste behind the Village baseball fields during the summer Monday through Friday.<sup>4</sup>

#### Education

Laurium is served by the Public Schools of Calumet, Laurium & Keweenaw (CLK Schools). CLK Schools

is comprised of four schools: one elementary, one middle school, and one high school, as well as an alternative education high school. CLK Schools also operates the Upper Peninsula Virtual Academy (UPVA), an online learning option available to all students in Michigan's Upper Peninsula. Each grade K-12 student in the district receives a tablet or device as part of a "learning everywhere, anywhere" initiative that CLK schools launched beginning the 2011-2012 school year.<sup>5</sup>

#### Library

CLK Schools operates the Calumet Public-School Library, a joint library located at 57070 Mine Road in nearby Calumet. It serves as a school library as well as a public library for residents within the public library service area, including the Village of Laurium.

The library provides an online card catalog, a virtual reference library, access to newspapers around the world, and access to the Great Lakes Digital Library and Michigan eLibrary (MeL). Additional resources available to students and residents include standardized test preparation materials, state and federal demographic material access such as U.S. Census Data, and local and state historical resources and materials.<sup>6</sup>

### PARKS AND RECREATION

#### George Gipp Memorial Park

Dedicated in 1935 on land located at the corner of Lake Linden Avenue and Tamarack Street, this



George Gipp Recreation Area and Ice Arena.

park honors former Laurium resident and athlete George Gipp, who participated in track, football, baseball, and hockey while attending Calumet Public Schools, and went on to a four year, 32-win career as a University of Notre Dame football player. Gipp is immortalized in the famous Knute Rockne, All American movie line, "Let's win one for the Gipper." The park contains a memorial marker to Gipp as well as plaques recognizing past winners of the Gipp Award, given annually to the outstanding senior athlete from Calumet High School.<sup>7</sup>

#### Daniell Park

Former resident Joshua Daniell donated land to the Village to create a public park at 3rd and Pewabic Streets, and after its dedication in 1937, the Works Progress Administration constructed a concrete band shell, used occasionally until the 1970's. The Village Street Department renovated the park in 1974 and many local and visiting musicians have performed at the venue during the Summer Concert Series since it began at the park in 1985.<sup>8</sup>

#### George Gipp Recreation Area & Ice Arena

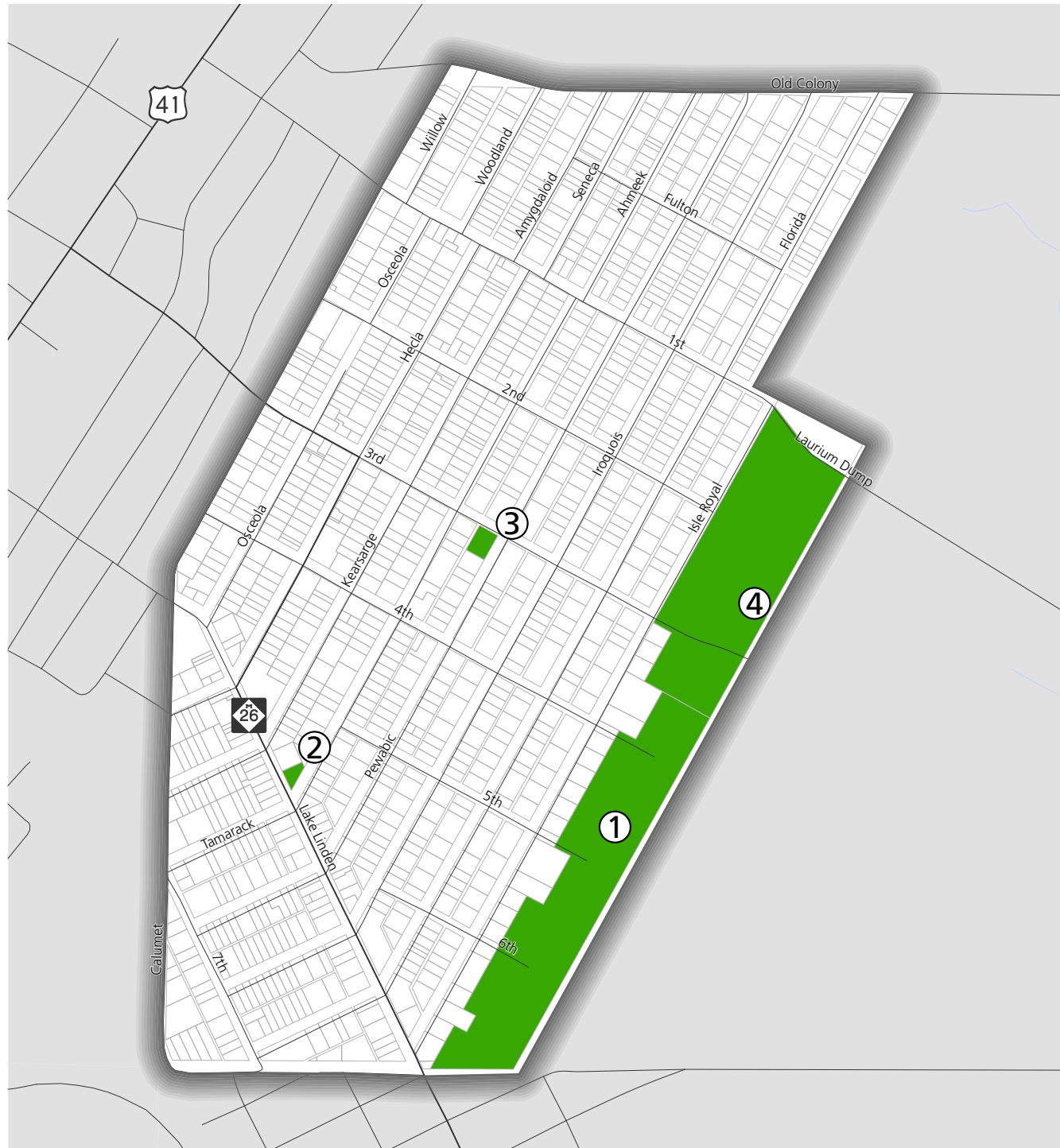
The George Gipp Recreation Area is along Isle Royale between 2nd and 3rd Streets, in the southeast area of the Village, and a portion of Calumet Township. It boasts four ballfields: Billy Miller Memorial field as well as three little league baseball diamonds. A basketball, tennis and sand volleyball courts, bocce ball, horseshoe pits and a children's playground are also open from May to November each year.

The George Gipp Ice Arena located at 200 Isle





Map 4: Parks and Recreation



Village of Laurium, Houghton County  
**Parks and Recreation**

Data Sources: State of Michigan Geographic Data Library, Houghton County GIS, Esri Basemap

- ① George Gipp Recreation Area
- ② George Gipp Memorial Park
- ③ Daniell Park
- ④ George Gipp Ice Arena



Royale Street is historically open from December to March each year. It hosts public skating, hockey, figure skating, roller skating and private rental events, and summer roller skating.<sup>9</sup>

**HEALTHCARE**

**Medical Care**

The Village of Laurium is home to Aspirus Keweenaw Hospital, which provides 24-hour emergency/trauma care, and treatment for numerous medical specialties. Some specialty services provided include cardiology, gynecology, ophthalmology, orthopedics and surgical care. The hospital is supported by five Aspirus outpatient clinics in the Keweenaw Peninsula, including the Aspirus Keweenaw Outpatient Therapies & Fitness Center in neighboring Calumet Township.<sup>10</sup>

**Calumet and Laurium Community & Senior Center**

The Calumet & Laurium Community & Senior Center at 601 6th Street in Calumet Township is home to the Calumet & Laurium Community & Senior Center, serving as a gathering place for residents and, in particular, for seniors. Computers and Wi-fi are available for use free of charge as well as games, puzzles and books. The Center is open afternoons and early evening each week,

Monday through Saturday.<sup>11</sup>

**COMMUNITY GARDEN**

Access to fresh food and vegetables is growing in popularity and acceptance. Many communities and non-profits have sponsored community gardens as a way to allow homeowners to grow their own gardens within a community shared space. The Village does not have such a facility at this time but there is increased interest for such a facility. The Village has ample property in the George Gipp Recreation Area to implement this activity.

**BROADBAND AND CELLULAR SERVICES**

Broadband and cellular services are available through seven providers in the Village. Broadband speeds range from 20-50 Mbps download speeds from satellite or fixed wireless providers, and from 100 Mbps to 1G from cable providers.<sup>12</sup> Fiber is also available in the community and currently the school and hospital have access to this service. Business owners have expressed a desire to receive fiber optics to retain and/or recruit tenants, especially MTU and healthcare affiliated clients. Access to fiber optic infrastructure will be critical to recruit MTU spin-off business ventures to the Village.

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# 7

## TRANSPORTATION

Transportation networks are essential to everyday life. Roads, sidewalks, and non-motorized infrastructure allow people to move between home, work, social spaces, and everyday destinations. Movement of people, goods and products rely on connection with larger transportation systems (highways, rail, and air travel). This infrastructure is critical to a thriving economy. This chapter reviews the Village of Laurium's transportation network and offers recommendations for improvement.

### ROADWAY TRANSPORTATION

#### Classification and Traffic

There are approximately 12 miles of road network in the Village of Laurium.<sup>1</sup> The National Functional Classification System (NFC) classifies roadways by hierarchy and how roadways feed into each other. It also uses the classifications to determine federal roadway funding.

The highest classification in Laurium is minor arterial, including state highway M-26 (Lake Linden Avenue), which averages roughly 3,818 daily trips. The next highest traffic volume is on 1st Street – also a minor arterial – which has an annual average daily trip (AADT) count of 3,078 trips.

The map “National Functional Classification” illustrates the classification of streets in Laurium and available AADT counts. However, not all streets in the Village of Laurium have AADT counts available.

#### Condition and Maintenance

The Transportation Asset Management Council (TAMC) monitors the condition of Michigan's transportation infrastructure, including roadways and bridges. It uses the Pavement Surface Evaluation and Rating System (PASER) to monitor the condition of Michigan's roadways. The PASER map on the next page provides an indication of local street conditions.



Neighborhood street in Laurium.

Map 5: National Functional Classification



Village of Laurium, Houghton County  
**National Functional Classification**

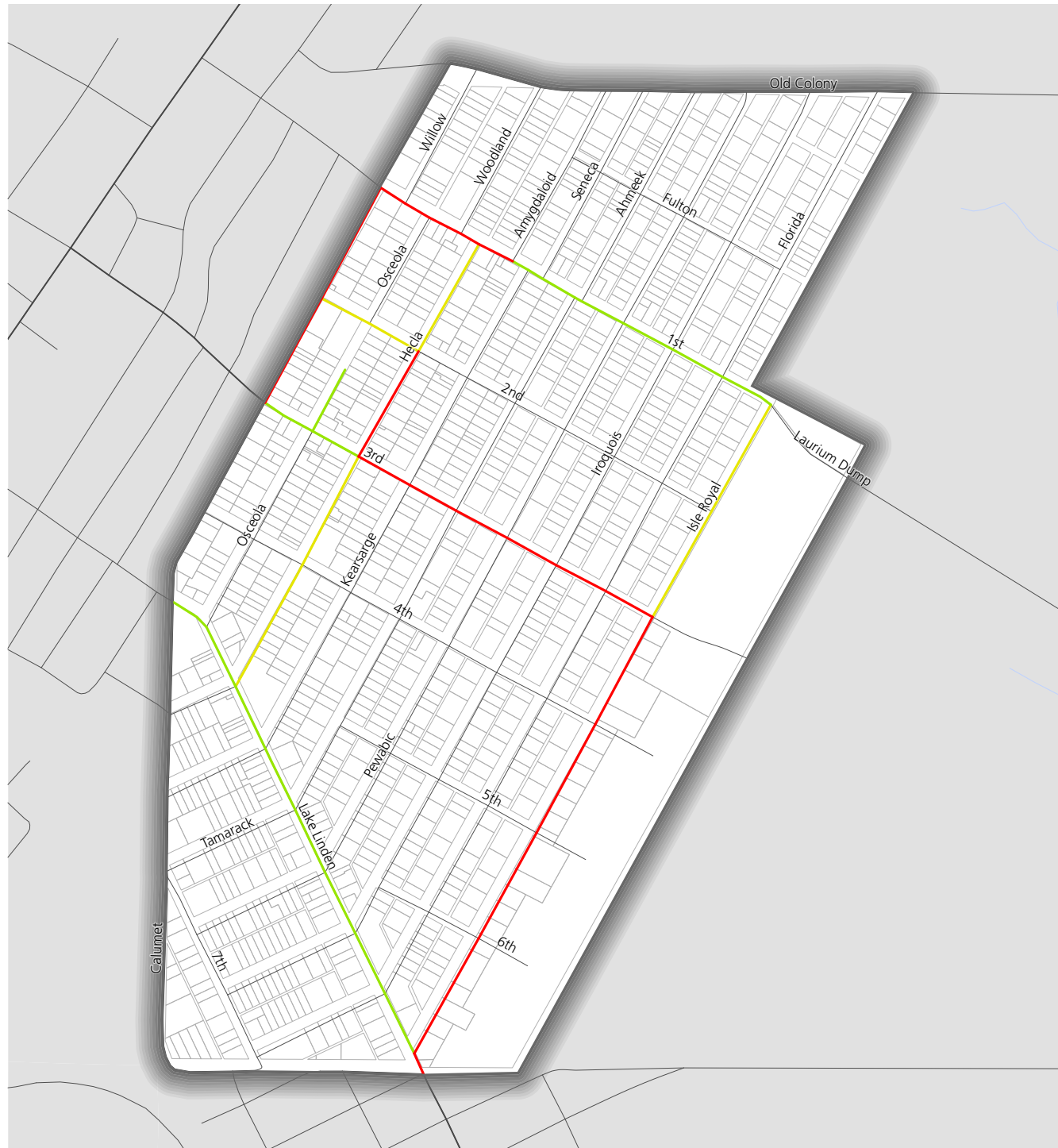
Data Sources: State of Michigan Geographic Data Library, Houghton County GIS, Esri Basemap

- Minor Arterial
- Major Collector
- ### Annual Average Daily Traffic





Map 6: PASER Ratings - 2021



Village of Laurium, Houghton County  
**PASER Ratings - 2021**

Data Sources: State of Michigan Geographic Data Library, Houghton County GIS, Esri Basemap

- Good
- Fair
- Poor



## OFF-ROAD TRANSPORTATION

Laurium, as a rural community, relies heavily on motorized transportation to meet the needs of residents and their ability to reach destinations such as work, healthcare, and shopping.

However, non-motorized transportation in communities such as Laurium can provide support short-distance trips and offer recreational and aesthetic benefits. Access to other transportation such as air travel provides easy access to larger, urban areas.

### Air

Located just seven miles from Laurium, the Houghton County Memorial Airport (CMX) – Michigan’s northernmost airport – provides passenger and other commercial air services to the 50,000 to 55,000 residents of Houghton, Keweenaw, Baraga and Ontonogan Counties. The airport opened in September 1948 as 20,000 residents gathered for its dedication ceremony with the airport “dedicated to the memory of those who served their country in times of war.”<sup>2</sup> The airport designation of CMX stands for the Canadian Michigan Exchange which was a co-operative agreement to construct the airport between Canada, United States, State of Michigan and Houghton County.

The airport began with a small terminal building, two short runways and a taxiway. A new 12,500 sq. ft. airport terminal was constructed, and later a full Instrument Landing System (ILS) was added to allow aircraft to land during adverse weather conditions. Today, the 2,400-acre airport accommodates aircraft from as small as a Cessna up to a Boeing 737. Passenger air service is provided by United Airlines via SkyWest Airlines, offering two non-stop flights daily to Chicago O’Hare Airport. Royale Air Service of Hancock, Michigan provides seasonal air services to Isle Royale National Park and some 3,000 corporate, charter and transient aircraft utilize the airport annually. FedEx and UPS provide cargo service, hauling over 600,000 pounds of freight in and out of the airport each year. The airport also hosts a 204-acre industrial park with necessary infrastructure and utilities.

The airport is currently operated and maintained by the Houghton County Airport Committee under the direction of the Houghton County Board of Commissioners.<sup>3</sup>

## Trails

Laurium has access to several trails that provide short-trip transportation alternatives, such as snowmobiling in the winter months as well as for cycling, walking, and ATV use during milder seasons. Utilizing these trails can help mitigate roadway use and also offers scenic and recreation opportunities.

### Laurium Trail

The Laurium Trail is a groomed, Michigan Department of Natural Resources (DNR) designated snowmobile trail (UP 153). Laurium Trail is a 1.52-mile segment with its trailhead at the end of 3rd Street within the George Gipp Recreation Area. UP 153 is maintained by Snow-Keweenaw Trail Services, Inc. and connects to DNR-designated trail UP-17 and UP-3 to the north of Laurium. Snowmobilers can connect to UP-17 to travel west to Calumet and southwest to the City of Hancock.

UP-3 travels north through the Keweenaw Peninsula, or heads south through neighboring Laurium communities such as Lake Linden and Schoolcraft until it reaches Hancock and Houghton. Both UP-17 and UP-3 trails are shared snowmobile/ ORV trails. All Michigan DNR-Designated Snowmobile Trails are open December 1 – March 31 each year.<sup>4</sup>

### Swedetown Trails

The Swedetown Trails are located within the Swedetown Recreation Area in Calumet Twp. In the winter, five groomed trails covering a total of



Laurium (Snowmobile) Trail (UP 153)  
Source: Mich. Dept. of Natural Resources



10 miles are available for snow bikes and over 16 miles of groomed trails for cross-country skiing. In the spring and summer, over 25 miles of trails are available for mountain biking and utilized for nature hikes, trail running and dog walking.

The main trailhead for Swedetown Trails is located on Osceola Road near the intersection with Swedetown Road. Here users will find the Swedetown Chalet, which provides restrooms and drinking water. Another trailhead with parking is located at 225500 (State Highway) M-203. The trails are maintained by Calumet Township in partnership with the Swedetown Trails Club, a non-profit organization.<sup>5</sup>

### Copper Harbor Mountain Bike Trails

The Copper Harbor Mountain Bike Trails began in the late 1990's through a partnership between the Copper Harbor Trails Coalition and neighboring landowners to create over 38 miles of single-track trails, with more being built each year. The International Mountain Bicycling Association (ICMBA) designated the Copper Harbor Trails as a "Silver Level Ride Center" in 2012. Today, the trails are ranked in the top 20 mountain biking trails in the world and offer some of the most unique terrain in the country.

### COMPLETE STREETS

Transportation advocates have increased public awareness of how streets in the United States are overwhelmingly oriented toward automobile travel. Alternatively, to single-use roads, advocates have pushed for "Complete Streets," a movement rooted in equity and sustainability that calls for multimodal transportation by designing streets for pedestrians, bicyclists, and public transit users of all ages and abilities, in addition to motorists. Complete Streets elements vary from small additions or enhancement to complete redevelopment projects; depending on existing road conditions and funding availability, road authorities can choose elements that suit the needs of the community best. Simply put, they are improvements that would make the trips more safe and pleasant for nonmotorized users.

### Sidewalks

Critical to the "Complete Streets" concept is the completion of the Village's sidewalk system. Keeping pace with transportation best practices, Laurium residents have indicated a desire to improve their streets and sidewalks.

#### Primary Priorities:

- » Provide a sidewalk at least on one side of the street along segments currently missing a sidewalk on either side of the street where a sidewalk provision fills a missing link and/or connects two significant pedestrian generators including parks, schools, community centers, post office, shopping, employment.
- » Provide a sidewalk on one side of the street to fill gaps through a residential neighborhood.
- » Sidewalk provision to the school serving school-age children who use walking as a primary form of transportation.

Segments in each of the categories above should be periodically evaluated by Village leadership to determine their ultimate priority on an annual list of sidewalk projects.

### Bicycle Routes

In addition to sidewalk improvements, designating certain street segments as "bicycle routes" is important to encourage multimodal transportation in Laurium. Bicycle routes can fall into two categories: on-street routes or off-street routes. On-street bicycle routes are those where bicyclists share the street with motorists and are required to adhere to strict design guidelines to ensure safety. In comparison, the off-street trail is still within the street right-of-way but is essentially an extra wide sidewalk designed to accommodate the higher travel speeds of cyclists.

Taking it one step further, Laurium can also explore the adoption of a Complete Streets Ordinance so that all new roads or renovations to existing roads must undergo improvements that incorporate Complete Street elements. Lastly, the Village should continually aim to integrate trails, sidewalks, and bicycle routes that connects significant parks and open spaces, neighborhoods, schools, and the business district to achieve overall community cohesiveness.

## Complete Street Elements



Sidewalks



Bicycle Lanes



Curb Extensions



Safe Crossing



Wayfinding Signage



Street Landscaping



Green Infrastructure



Street Furniture



Street Lighting

### PUBLIC TRANSIT

Currently public transit is not available as a regular service to Laurium residents. The City of Houghton operates a bus system offering basic services to residents and visitors with regular routes and on-demand services. However, the County does not

provide a regional system which would benefit Laurium's elderly residents and possibly open more housing opportunities for MTU faculty and students in the Village. Usually a county-wide system is supported through a voter millage with other funding assistance through federal transportation programs.

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# 8 CLIMATE

It is well documented that the climate is changing. As scientists' predictions come true, municipalities need to consider how they will be specifically impacted. While not all of these changes will be negative, in places known for their seasonal charm, the allure to colorful falls, snowy winters, and moderate summers may prompt an identity shift as shift in climate intensifies. The urgency with which this must be handled is a matter for global cooperation, and from the municipal standpoint, a need for state and federal leadership.

## WHAT IS MICHIGAN DOING ABOUT CLIMATE CHANGE?

In 2022, the State of Michigan published the MI Healthy Climate Plan, a statewide commitment to achieve a 100% economy-wide carbon neutrality by 2050. By 2030, Michigan plans for a 52% reduction in greenhouse gas emissions by cleaning the energy grid; electrifying vehicles and increasing public transportation; repairing and decarbonizing homes and businesses; driving clean innovation in industry; and protecting Michigan's land and water. The initiative is also committed to environmental justice and pursuing a just transition to a carbon neutral future.

The plan outlines eight key objectives<sup>1</sup>:

- » Mitigate the worst impacts of climate change,
- » Spur economic development and create well-paying jobs,

- » Capture economic development and create well-paying jobs,
- » Protect and improve the health of Michiganders,
- » Position Michigan as a leader in climate action,
- » Protect our natural resources and wildlife,
- » Make Michigan energy independent,
- » Address environmental injustices.

## CLIMATE TRENDS FOR THE WESTERN UPPER PENINSULA

The trends outlined in Table 8 have been observed by local weather stations established by the NOAA Great Lakes Integrated Sciences and Assessments (GLISA) for several decades. Table 8 summarizes observed trends and the larger scale impacts to the entire ecosystem are then extrapolated. For instance, because the flora and fauna were perfectly adapted to the climate as it was, changing temperatures and precipitation will alter the composition of ecosystems (i.e., forests and cold water fish), and everything that depends on them to survive. And while all humans will be impacted by these changes, the most vulnerable populations will suffer disproportionately greater impacts, as historically they have not able to rebound as quickly from major shocks and stresses to the ecosystem.

### Warmer Temperatures

Since 1951, the weather station in Marquette, MI has recorded temperatures and found that the

Table 8: Summary of Climate Trends and Impacts

Major Climate Trends	Potential Impacts
Warmer temperatures	Longer growing season, less ice cover on lakes and warmer lake temperatures, less predictable snowfall and fewer days of snowpack, hotter summers with increased instances of allergies and asthma, greater instances of drought and wildfire, increased need for air conditioning and higher energy costs, shorter winter season for snow sports
Increased number and severity of rain events	Higher instances of flooding, greater damage to infrastructure, property, and human life, erosion, increased runoff that contaminates the watershed

annual average temperature has risen by almost two degrees, with the greater increase coming from winter temperatures. Every white circle in Figure 12 is a departure from the historical reference for that year. Temperatures are predicted to keep rising, at a quick pace.

### Winter

Warmer temperatures will translate to milder winters with less snowpack, which is likely to impact the industries that rely on snow. The region has always been known for its heavy lake effect snow fall; on average it receives about 270 inches per year!<sup>2</sup> As such, there is a culture and industry that embraces the cold. The Keewanaw Peninsula is an excellent place for downhill skiing, cross-country skiing (i.e Swedetown Trails), dog sled racing, snow shoeing, ice fishing, sledding/tubing, ice skating, and snowmobiling. However, in the coming generations, the culture may have to shift with the climate as some of these activities will be a less reliable mainstay.

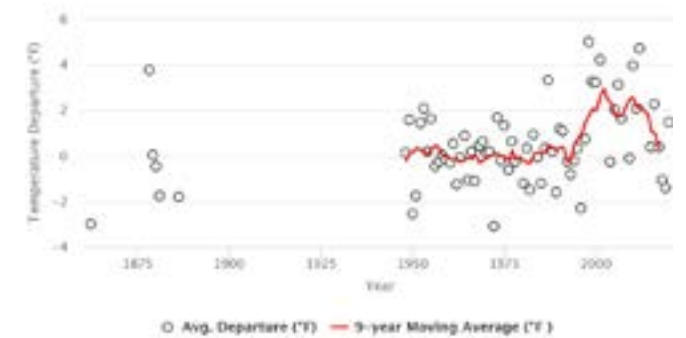
### Summer

The number of days over 90°F is already rising but heat waves are expected to increase. GLISA has modeled, assuming the higher case scenario for emissions, there will be about 14 more days per year that are over 90°F. This is dangerous because heat is the leading weather-related killer in the United States.<sup>3</sup> Heat related stress, illness, and death will also increase, especially for those most at risk, for example, those with cardiorespiratory disease, allergies, asthma. Households without air conditioning may also have greater exposure to heat with little relief. From a municipal perspective, the greater demand for energy during the hottest periods will strain the current system's capacity. However, the upper peninsula's moderate heating compared to downstate makes it possible that the region could become a summer resort destination on Lake Superior.

### Increased Number and Severity of Rain Events

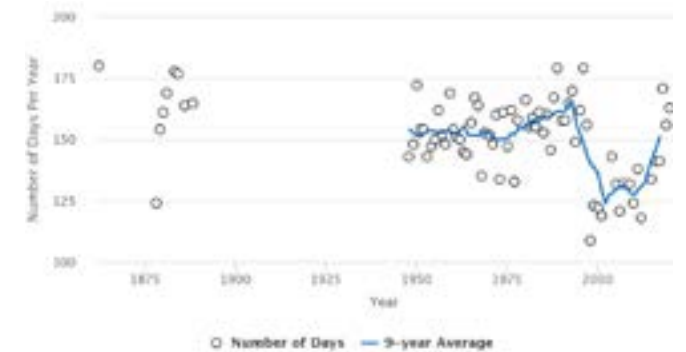
Paradoxically, because the number and severity of rain events are expected to fall in condensed and intense bursts, the state is more prone to flooding and drought. The increase of heavy precipitation events will lead to increased and more severe flooding events, which have not yet been

Figure 12: Annual Temperature Departure



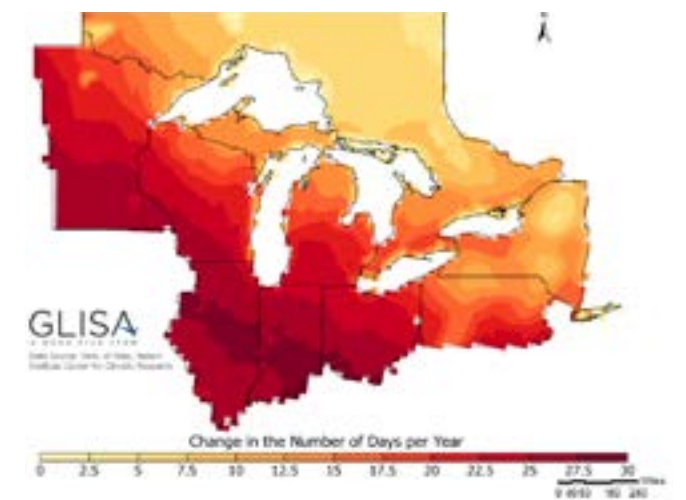
Source: GLISA

Figure 13: Days Per Year Below 32° F



Source: GLISA

Figure 14: Project Change in Number of Days over 90°F by Mid-Century



accounted for in commonly used FEMA maps. The 100-year flood event will become the 70-year flood event, making it very likely these maps are not telling the whole story. Floodplains and flood depth is also expected to increase by 30% meaning that floodplain adjacent area will be at greater risk. Moreover, longer periods without rain, and higher temperatures are a recipe for drought and wildfire. While this is not an immediate threat to the upper

peninsula, it would require additional expertise if the region finds itself in this situation more often.

Deluges of stormwater are hard to manage. With rainfall, contaminants get swept into the watershed, polluting beloved water bodies that are key to the region's images as a natural getaway. Infrastructure that can accommodate more precipitation are needed to protect properties and human life.

### Spring

Greater precipitation has been concentrated in spring.<sup>4</sup> This will make for wetter months and, as a transitional season, erratic patterns may be more noticeable. When the temperatures fluctuate wildly, there are major consequences. Like in 2012, when over 90% of the tart cherry crop in northwest Michigan (lower peninsula) was ruined because recording-breaking warmer weather in

March invited cherries to blossom while it was still frost season, only to be frozen shortly after when it snowed again.<sup>5</sup>

### Autumn

Fall foliage is not immune to changing trends. The turn of color relies on sun exposure, temperature, and rainfall, all of which are in flux. The reduced days of peak foliage-viewing season could be a damper on the tourism attracted to the fall colors.

### SUMMARY - MAJOR IMPACTS

The National Climate Assessment (NCA), a report given to Congress roughly every four years details the impacts of climate change on the United States and its regions. The NCA identified six key climate change impacts in the Midwest. The western Upper Peninsula can tap in this wealth of data to build strategies that adapt to a new future.

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<h4>Agriculture</h4> <ul style="list-style-type: none"> <li>» Eroded soils</li> <li>» Favorable conditions for pests and pathogens</li> <li>» Reduced productivity (1980s levels)</li> </ul>	<h4>Forestry</h4> <ul style="list-style-type: none"> <li>» Increased tree mortality</li> <li>» Invasive species and pest</li> <li>» Reduce forest productivity</li> </ul>	<h4>Biodiversity</h4> <ul style="list-style-type: none"> <li>» Species and ecosystems at risk of changing temperatures</li> <li>» Restoration of natural systems can help protect against climate impacts</li> </ul>
<h4>Human Health</h4> <ul style="list-style-type: none"> <li>» More poor air quality days</li> <li>» Extended pollen seasons</li> <li>» Modifying the distribution of disease carrying pest and insects</li> </ul>	<h4>Infrastructure &amp; Transportation</h4> <ul style="list-style-type: none"> <li>» Stormwater management and transportation networks are inadequate</li> <li>» Green infrastructure can help reduce impacts of flooding and costs</li> </ul>	<h4>Community Vulnerability &amp; Adaptation</h4> <ul style="list-style-type: none"> <li>» At-risk communities are more vulnerable to impacts of climate change (i.e. Tribal nations, impoverished households, residents living alone, minorities)</li> </ul>

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# ECONOMIC DEVELOPMENT

Laurium’s economy has changed drastically since modern settlement of the area, but the economy has always been heavily resource-based. Copper mining was predominant in the decades around the turn of the 20th century and was the impetus for the Village’s early growth. More recently, manufacturing has overtaken mining, but health care and social services now leads the sector with the greatest percentage of employees.

The Village’s proximity to Michigan Technological University’s research and higher education institutions provides opportunities for start-up and specialized businesses. Tourism, another industry reliant on natural resources, has also taken on an important role in the Keweenaw Peninsula. Tourism is part of the broader services industries and represents an opportunity for the Village as its shift away from its original economy based on extraction and production. Laurium’s scenic location, cost of living and quality of life also afford the Village the opportunity to capitalize on the growth of a remote workforce. Since COVID, remote work has gained in popularity and Laurium and Houghton County’s share of remote workers will likely continue to grow.

## KEY ECONOMIC INDICATORS & INDUSTRIES

### Employment

In 2020, the highest percentage of residents were employed in the “educational, health care and social services” sector (33% or 283 employees). “Manufacturing”, “finance, real estate”, and “public administration” had 103, 25, and 57 employees, respectively. Additionally, “professional, scientific, and technical services” had 46 employees from Laurium.<sup>1</sup> However, most of these workers are not employed in Laurium. Only 63 people (12.6%) live and work in the Village. Nearly 800 people (92.7%) who live in Laurium commute

outside the Village and 438 people commute into the Village for work.<sup>2</sup> Most people commuting into Laurium (inflow) and out of Laurium (outflow) are coming from the adjacent communities with a large share coming from Houghton, Hancock, Calumet, Lake Linden, and other Keweenaw area communities. It is important to note that worker outflow also shows numerous workers located in larger metropolitan areas such as Detroit and different states, suggesting Laurium has a share of the growing remote workforce.

### Sector Analysis

Economies are a diverse and complex web of relationships. Products on the shelf often go through multiple stages of manufacturing, processing, distribution and sales. IMPLAN, an input-output economic modeling tool, was used to illustrate the interdependency of industries and sectors in Houghton County. The analysis was performed at a county scale to better capture a regional economy while retaining relevance to Laurium. In total, 546 unique industries were quantified for the analysis. Data used in this analysis was sourced from various governmental sources including the Bureau of Economic Analysis, Census Bureau, and Internal Revenue Service. IMPLAN models upstream economic activity which includes the resources, supply, and manufacturing of goods and services, it does not model sales, use, and disposal activity.

IMPLAN models several elements of economic output, including labor income, intermediate output, and value add, see figure titled “Economic Output.” “Intermediate inputs” include the purchase of goods and services used to produce other goods and services. For example, a computer manufacturing company would need to buy metal, plastic, and electronic parts in order to produce the final computer, all of which would be considered intermediate inputs. “Value Added” represents the

Figure 15: IMPLAN Model Process



contribution to the gross domestic product. “Labor Income” is the total cost of labor and includes wages and all benefits. “Proprietor Income” is the income of the corporation/proprietor. “Taxes on Production & Imports” includes all taxes on goods and services including tariffs, property taxes, and sales taxes. Government subsidies and other tax exemptions are also included as negative values. “Other Property Income” is the remaining dollars after taxes, labor income, and intermediate inputs purchased, essentially profit. Total economic output

is the combined value of labor income, value added, and intermediate outputs.

Of the 546 industries modeled by IMPLAN, 205 are active in Houghton County. The table titled “Top 5 Largest Industries in Houghton County”, highlights the five major industries with the largest economic output. Local government/education has the highest economic output in Houghton County totaling nearly \$128 million and employs close to 1,200 employees. The hospital industry has the second-highest output in the county with just over \$126 million, followed by plastics manufacturing, contributing close to \$80 million in economic output.

Four out of Houghton County’s top five largest employment lies in public-sector industries such as local government and education, which had the highest number of employees at 1,196. This was followed by “junior colleges, universities, and professional schools” with 1,058 employees,

Table 9: Top 5 Largest Industries in Houghton County by Output

Industry	Total Economic Output (thousands)	Intermediate Outputs (thousands)	Value Added (thousands)	Labor Income (thousands)	Employment
Local Government, Education	\$127,993	\$0.00	\$127,993	\$11,309	1,196
Hospitals	\$126,328	\$21,399	\$60,783	\$5,219	737
Plastics, Material and Resin Manufacturing	\$79,812	\$6,531	\$7,228	\$4,713	60
State Government, Education	\$79,683	\$0.00	\$64,472	\$70,952	757
Scientific Research and Development Services	\$69,666	\$22,834	\$25,071	\$19,599	413

Source: IMPLAN, 2019

Table 10: Top 5 Largest Industries in Houghton County by Employment

Industry	Employment	Total Economic Output (thousands)	Intermediate Outputs (thousands)	Value Added (thousands)	Labor Income (thousands)
Local Government, Education	1,196	\$127,993	\$0.00	\$127,993	\$11,309
Junior colleges, colleges, universities, and professional schools	1,058	\$63,980	\$8,291	\$42,189	\$27,997
Local Government, other services	876	\$64,471	\$0.00	\$64,471	\$56,892
State Government, Education	757	\$79,683	\$0.00	\$64,472	\$70,952
Hospitals	737	\$126,328	\$21,399	\$60,783	\$5,219

Source: IMPLAN, 2019

which is not surprising since Houghton County is home to Michigan Technological University and other advanced-education institutions. Local government, other services and state government education were third and fourth, with 876 and 757 employees, respectively. Hospitals rounded out the top five with 737 employees.

To provide additional insight into the Laurium economy, a base sector analysis was performed. A base sector analysis identifies which industries are exporting goods and services out of the region (Houghton County) and which are importing goods and services. A location quotient (LQ) value of one or more indicates that the industry is exporting goods and services. A LQ value of below one indicates that the industry is importing goods and services into the region. As shown in Table 1, "Top 5 Export Industries in Houghton County" Electric power solar generation is a very strong regional exporter, with a Location Quotient (LQ) of over 414, and while it has a relatively small economic output,

its growth doubled between 2014 and 2019. Additionally, small electric appliance manufacturing was another large regional exporter, with a strong LQ and a very large total economic output, totaling more than \$56 million.

To identify economic trends the 2019 figures for Houghton County's industries were compared to the 2014 figures. Industries were then classified into one of four groups: growth, emerging, mature, or declining. Table 12 "Industry Type Descriptions" charts Houghton County's industries based on their LQ, change in economic output, and size of economic output.

Over one-third of Houghton County's workers and over half of its economic output are in growth sectors, indicating that Houghton County's economy is strong. Additionally, 20% of industries are in "emerging" sectors, and 19% in "mature" industry sectors which also account for nearly 30% of economic output. While 27% of industries

**Table 11: Top 5 Export Industries in Houghton County**

Industry	Location Quotient	Total Economic Output (thousands)
Electric Power Generation – Solar	414.24	\$2,421
Small electric appliance manufacturing	43.17	\$56,391
Miscellaneous nonmetallic mineral manufacturing	33.59	\$9,184
Electromedical and electrotherapeutic apparatus manufacturing	29.27	\$11,377
Construction machinery manufacturing	22.95	\$ 42,909

Source: IMPLAN, 2019

**Table 12: Industry Type Descriptions**

	Description	Location Quotient	2014 – 2019 Economic Output
Growth Industry	Industries that have a strong presence in the region and are expanding.	LQ >1	Positive Change
Emerging Industry	Industries that are expanding but have yet to establish a strong presence.	LQ <1	Positive Change
Mature Industry	Industries that have been a specialty for the region but are declining.	LQ >1	Negative Change
Declining Industry	Industries with a small presence and declining economic activity.	LQ <1	Negative Change

**Table 13: Houghton County Economic Base Classifications**

	Industry Count		Employment		Economic Output (\$K)	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
Growth	70	34%	9,167	65%	\$983,757	55%
Emerging	40	20%	1,305	9%	\$209,590	12%
Mature	39	19%	2,851	20%	\$517,128	29%
Declining	56	27%	771	5%	\$86,496	5%

Source: IMPLAN, 2014 & 2019

**Table 14: Houghton County Top Industry Trends**

Top Industries	Growth Industries	Emerging Industries	Mature Industries	Declining Industries
#1	Scientific research and development services (\$69,666K)	Other Real Estate (\$65,036K)	Hospitals (\$126,328K)	Wholesale - Other nondurable goods merchant wholesalers (\$9,865K)
#2	Architectural, engineering, and related services (\$66,659K)	Insurance carriers, except direct life (\$23,596K)	Plastics material and resin manufacturing (\$79,812K)	Wholesale - Petroleum and petroleum products (\$7,142K)
#3	Junior colleges, colleges, universities, and professional schools (\$63,980K)	Offices of physicians (\$20,225K)	Construction machinery manufacturing (\$42,909K)	Wired telecommunications carriers (\$5,590K)
#4	Small electrical appliance manufacturing (\$56,391K)	Other plastics product manufacturing (\$10,499K)	Electric power transmission and distribution (\$25,446K)	Wholesale - Machinery, equipment, and supplies (\$5,590K)
#5	Monetary authorities and depository credit intermediation (\$42,404K)	Wholesale - Motor vehicle and motor vehicle parts and supplies (\$8,999K)	Retail - General merchandise stores (\$23,843K)	Legal services (\$5,407K)

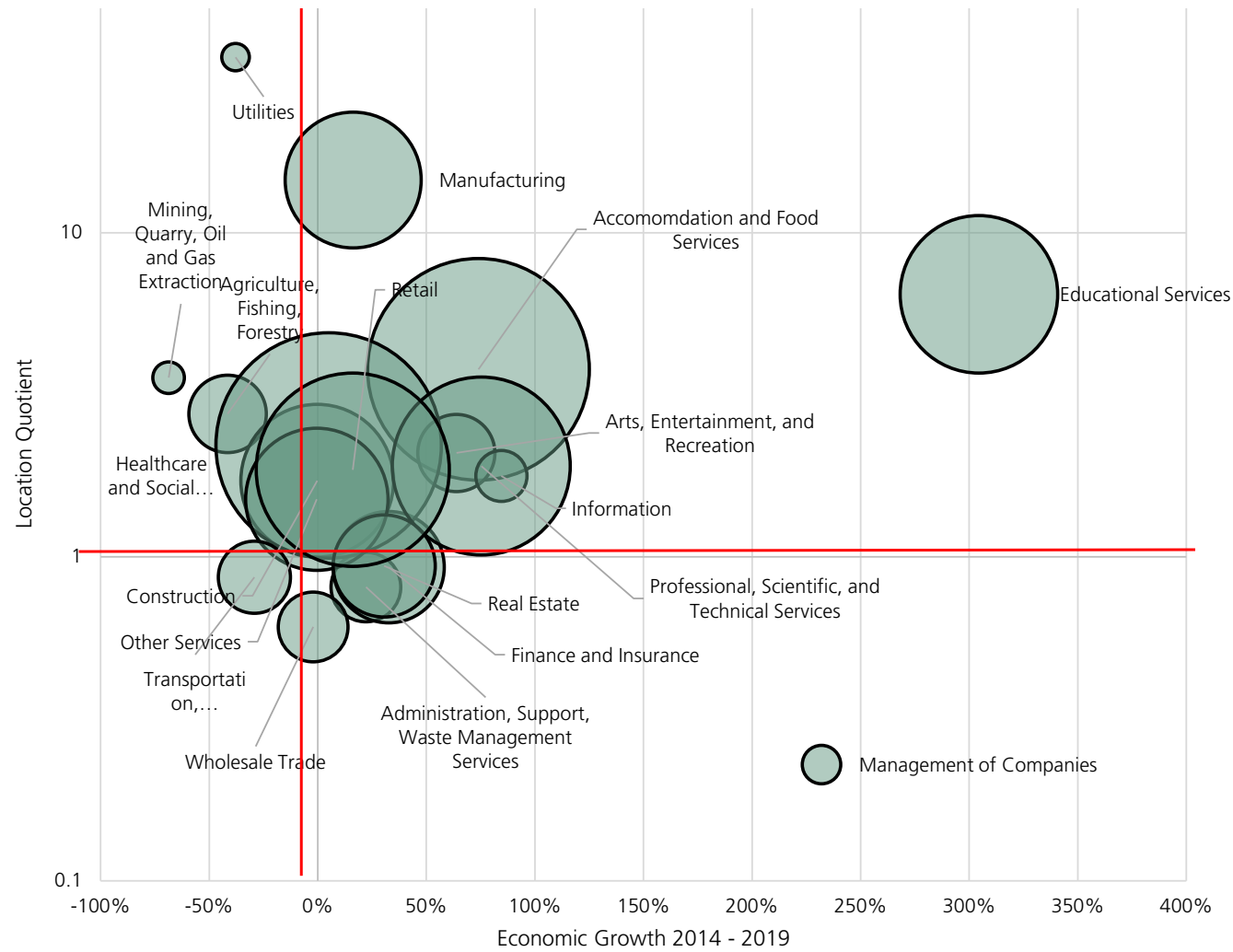
are classified as "declining", these industries only account for a small portion of the economy (roughly 5% of total employment and economic output). The number of industries in decline indicates that the Houghton County economy will continue to transition toward industries that are growth or emerging sectors, suggesting that the area's economy continues to specialize. It also indicates that the number of sectors that are performing well will likely continue and will expand.

Growth industries (industries that are doing well), include "scientific research and development services", architectural, engineering, and related services" and "junior colleges, colleges, universities,

and professional schools". Growth industries in scientific research and education industries are aligned with the knowledge base and resources of Michigan Technological University and other higher education institutions and related research institutions and high-tech spin-off firms. Some emerging industries are those in "other real estate", "insurance carriers, except direct life", "offices of physicians", and "other plastics product manufacturing". Many of the existing big industries in Houghton County are mature industries, including hospitals, several manufacturing sectors, and non-durable wholesale trade. Declining industries in Houghton County include non-durable wholesale trade and wholesale petroleum.



Figure 16: Economic Base



Calumet Electronics Corporation

The growth industries, particularly industries in the “scientific research” and “architectural, engineering, and related services”, have located traditionally in office spaces (office parks, strip commercial). However, the COVID-19 pandemic significantly altered working/commuting trends and presented many more workers the opportunity to work from home. This presents an opportunity for Laurium to attract remote workers who may otherwise have had to work in an office setting, but who are now free to work remotely, and who are attracted to the region for its scenic nature, cost of living, quality of life, and more.

## REGIONAL PARTNERSHIPS

### InvestUP

InvestUP serves as the lead regional economic development agency in the Upper Peninsula, working to foster prosperity through collaboration, relationship-building and thought leadership. It is a private sector led initiative that focuses on growing the peninsula’s economic prosperity by focusing on key strategic industries: advanced precision manufacturing, technology/research/testing, large equipment manufacturing, and outdoor research and testing.

It focuses on key opportunities for the Upper Peninsula – including Laurium – such as attracting remote workers from urban areas and industries re-shoring supply chains to the U.S., such as defense, medical devices, pharmaceuticals, and electronics by ensuring that key infrastructure such as high-speed broadband, healthcare, housing, education, and amenities are in place to meet company and employee demand. InvestUP also provides networking and business development assistance for existing local companies to help homegrown firms grow and prosper.<sup>3</sup>

### Western Upper Peninsula Planning & Development Region

Laurium and the Keweenaw area is served by the Western Upper Peninsula Planning & Development Region (WUPPDR), one of Michigan’s 14 regional planning agencies. Aside from leading regional planning efforts, regional data collection and mapping services, WUPPDR also spearheads regional economic development. Among these efforts are several initiatives, including the U.P. Brew Trail that, in collaboration with other Upper Peninsula regional planning agencies, highlights the more than one dozen breweries and wineries across the Upper Peninsula.

In addition, WUPPDR also has a talent retention & attraction initiative that addresses underlying policies, infrastructure and amenities that help build and maintain workforce talent in the Western U.P. In conjunction with working at maintaining and attracting a strong workforce, the agency’s remote workforce initiatives help identify and attract remote workers by leveraging the region’s scenic location and quality of life. It also supports Remote Workforce Keweenaw, an initiative started by a

community leader that uses social media campaigns and other strategies to attract workers who may have been drawn to the U.P. in the past but were hindered by work locations. Now, with the growth of remote work during the Pandemic, the opportunity for remote work – and new residents – exists for Laurium and the Keweenaw area.

Strong and robust regional broadband service and infrastructure is critical for both in-person and remote workforce development. WUPPDR’s Broadband and Planning Development initiative uses action planning, vertical asset inventory data, and resident and business surveys to empower better planning and public-sector decision-making in expansion. It also seeks out and leverages funding opportunities, such as the Rural Development Opportunity Fund, to help finance broadband expansion and service performance.<sup>4</sup>

Finally, WUPPDR’s economic development work includes the formulation and implementation of the Comprehensive Economic Development Strategy (CEDS) report, updated every five years for the U.S. Department of Commerce Economic Development Administration. The report serves as a regional overview of socio-economic data, infrastructure, and geography. It identifies regional issues, opportunities, goals, and objectives, and formulates strategies for leveraging strengths and resolving issues to economic growth. These goals include:

1. Build upon the uniqueness of the regions rural resources to leverage sustainable and diverse enterprise opportunities.
2. Mitigate and modify natural and economic forces that threaten the region’s resiliency.
3. Improve the region’s physical infrastructure and services to ensure availability and mobility of people, freight, utilities, and information while ensuring safety and security and protecting the environment.
4. Promote a community development framework for improved design, preservation of assets, and general welfare to create quality places to live, work, and conduct business.
5. Build and enhance the region’s capacity to attract, retain, and educate individuals to build their capacities, meet workforce needs, and create continuously rejuvenating communities.
6. Improve community health for all residents.



The CEDS report identified key and most-implementable projects in the following areas: tourism, food systems, resilience, infrastructure, community development, and economic development.

The CEDS is overseen by a committee of approximately one dozen regional stakeholders that meet at least quarterly to address report updates and progress.<sup>5</sup>

### Keweenaw Economic Development Alliance (KEDA)

The Keweenaw Economic Development Alliance (KEDA) is a private, non-profit economic development organization serving Baraga, Houghton, and Keweenaw counties. Staffed by an executive director and a business retention specialist, it is supported by over 250 businesses, local governments, organizations, and individuals. KEDA's mission is to, "engage community leadership to start, retain, grow and attract companies that will increase the wealth of the region through a holistic and collaborative strategy that builds on the assets and opportunities present in the region." KEDA does this by focusing on several areas including, "starting, growing, and retaining regional businesses through outreach and support."<sup>6</sup>

KEDA also assists with business attraction by providing custom proposals, available site and demographic information, incentive packaging and facilitation of access to all available resources. Additionally, KEDA assists firms that need access to alternative financing.

It works collaboratively with local and regional leaders to identify opportunities for infrastructure improvements that help attract and retain businesses and workforce talent and assists with packaging project funding. KEDA also supports initiatives that grow the region's economy and identifies and provides information relevant for the regional economy.

### MTEC SmartZone

The MTEC SmartZone serves as a high-technology business accelerator (a type of incubator) for connecting all types of enterprises, from private entrepreneurs to Fortune 500 companies, with Michigan Technological University student talent.

MTEC provides business infrastructure systems and support along with consulting services to facilitate the commercialization of technology emerging from Michigan Tech Research are private companies. MTEC is one of the first of 15 Smart Zones in the state. MTEC operates as a non-profit corporation with a board currently composed of local business leaders, educational leaders, and public administrators. This organization has been integral in Houghton County's continued growth in research and scientific and other high-tech economic sectors. It is financed through a local development finance authority through tax increment financing, with foregone local tax revenues reimbursed by the Michigan Strategic Fund.<sup>7</sup>

### Visit Keweenaw

Visit Keweenaw promotes tourism in Houghton and Keweenaw Counties. Founded in 1986 as the Keweenaw Visitor Council and later the Keweenaw Convention & Visitors Bureau, has served as the area's lead destination marketing organization for over 35 years. The organization promotes the region as a premier outdoor recreation destination, works to enhance the visitor experience, and provides regional tourism-related data to leverage additional community and economic development opportunities. It is funded by its members through a 5% assessment on gross lodging sales.<sup>8</sup>

The Village of Laurium is located on the Keweenaw Peninsula, one of the most scenic areas in Michigan and the U.S. The Village and region are filled with various recreation, nature and historical amenities discussed in earlier chapters that draw visitors from around the state, nation, and world.

### Pure Michigan

The state's marketing and tourism agency, Pure Michigan provides branding, marketing, and guides for destinations and attractions for Michigan and its communities. Through radio and television advertising, social media campaigns, websites and more, Pure Michigan not only promotes the state's abundant destinations attractions, but also highlights the many events and experiences open to residents and visitors alike, and it also features the uniqueness of Michigan's regions and communities, with places to "stay and play."<sup>9</sup> Pure Michigan plays a vital role in Michigan's large tourism industry and, with Visit Keweenaw, offers Laurium the opportunity to market itself not just

across the state, but also reach a national and international audience.

### ECONOMIC DEVELOPMENT STRATEGIES

Laurium, like much of the Upper Peninsula and the Keweenaw area, is a community in economic transition. The Village that grew at the turn of the 20th century around the copper mining industry now must look to new economic opportunities. Its historic downtown and homes, proximity to research and development institutions, cultural assets, and scenic natural resources, provides Laurium with opportunities to attract new residents and businesses for future economic development.

### Historic Downtown

Hecla Street is the main corridor in Laurium's historic downtown, which includes several historic structures dating from the late 1800's and early 1900's. Residents and other community

stakeholders indicated in 2022 that focusing on the Village's historic business district to create a vibrant, compact and walkable downtown. Some 57% of community survey respondents said that dealing with businesses along Hecla Street was "very important", while close to 90% agreed that revitalizing the Hecla Street downtown district should be a goal of the Master Plan.

A critical component of a thriving and healthy downtown is high occupancy rates and active street life. To reduce the number of vacancies, the Village could actively work with property owners to identify barriers to tenant occupation, facilitate rehabilitation of historic buildings and deal with the blight identified by residents and stakeholders throughout the Village, and target recruitment of specific businesses that activate the downtown; for example, establishments that create a "second shift" for the downtown (open past 5 p.m.).



Laurium Downtown Building.



## Retail and Restaurants

As part of – and in addition to – revitalizing Laurium’s downtown, fostering existing and attracting new businesses to the Village was also important to Laurium residents. Close to 50% strongly agreed and 90% agreed that the Village needs to encourage commercial development that serves residents of the Village. Some 76% of residents said that additional food service, restaurants, pubs, and micro-breweries were establishments they would most like to see in the Village. 71% of community survey respondents said that grocery and produce stores were needed, while 59% said that additional retail was missing.

## Retail

An ESRI Retail Demand Outlook showed demand in retail industries outlined in Table 15.

A 3, 7 and 10-minute drive-time analysis was conducted to determine the retail sectors in highest demand, as well as the forecasted demand and the projected expenditure growth by 2027 for each of these top retail sectors. The top five retail sectors were the same for each of these analyses. Table 16 below shows the current and forecasted demand and projected spending growth within a 10-minute drivetime.

**Table 15: Village of Laurium Top 5 Retail Demand Sectors**

Retail Sector	Description
Apparel Products and Services	Includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
Membership Fees for Clubs	Membership fees for social, recreational, and health clubs.
Audio	Includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/ downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
Toys/Games/Crafts/Hobbies	Toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
Recreational Vehicles & Fees	Includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.

Source: ESRI Business Analyst. Beckett & Raeder

**Table 16: 10-Minute Drive Time from Laurium**

Demographic Indicator	2022	2027 (Forecasted)
Population	7,678	7,631
Households	3,394	3,404
Median Income	\$42,517	\$51,828
Retail Sector	Forecast Demand (2027)	Projected Spending Growth (2027)
Apparel Products and Services	\$117,161	\$18,725
Membership Fees for Clubs	\$528,246	\$84,852
Audio	\$259,185	\$41,620
Toys/Games/Crafts/Hobbies	\$344,156	\$55,459
Recreational Vehicles & Fees	\$376,474	\$61,122

Source: ESRI

The forecast demand for the top five retail industries is anticipated to be over \$1.26 million by 2027. The demand for the first four retail sectors could be appropriate for Laurium’s downtown district, while the demand for the sector “recreational vehicles and fees” is the highest out of the top five at \$376,474, suggesting that Laurium could capitalize on this demand and its scenic location and its proximity to cultural and natural resources by exploring place-based tourism, which is discussed further later in this chapter.

## Restaurants

Residents indicated that food & beverage establishments were desired businesses, which are key components to a thriving downtown. A restaurant market potential analysis was performed for the Village of Laurium. The analysis showed that while the population and number of households are projected to grow just slightly, the median household income is projected to grow from \$45,640 in 2022 to \$55,856 by 2027. The analysis also indicated that just over 65% of residents had eaten at a restaurant in the last six months, and 20.1% of residents indicated they had eaten at a restaurant four or more times in the last month.

A restaurant market potential analysis also provides a market potential index (MPI), which measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



Miners Cafe on 1st Street

Table 17 below shows the percentage of restaurant and fine dining spending by various spending amount levels, and the MPI measures of these spending levels for Laurium for the past thirty days.

While Laurium lags behind the U.S. average for fine dining, its MPI levels for restaurant spending is above the U.S. average for each spending level with the exception for those spending \$201 or more, suggesting the Village can support moderately priced restaurants.

**Table 17: Restaurant & Fine Dining Spending (11.04.2022)**

Restaurant Spending	Number	Percentage	MPI
Spent at family restaurant/steak house last 30 days: \$1-30	121	8.5%	123
Spent at family restaurant/steak house 30 days: \$31-50	140	9.8	115
Spent at family restaurant/steak house last 30 days: \$51-100	204	14.3	101
Spent at family restaurant/steak house last 30 days: \$101-200	123	8.6	100
Spent at family restaurant/steak house last 30 days: \$201+	403	2.8	71
Spent at fine dining last 30 days: \$1-100	31	2.2%	72
Spent at fine dining last 30 days: \$101+	14	1.0%	26

Source: ESRI, Beckett & Raeder

## Industry & Employment

Community survey respondents also indicated that fostering employment was important. 45% of survey respondents said they would like to see more “professional office” jobs (engineers, architects, accountants, and other white-collar positions) in the Village. Earlier analysis showed that the “scientific research and development services” and “architectural, engineering, and related services” were the two top growth industries in Houghton County, contributing \$69 million and \$66 million in economic output, respectively.

A well-educated and strong workforce is not only important for the economic well-being of residents, but it also provides a daytime population to support retail and restaurant establishments integral to a thriving downtown.

Laurium’s proximity to Michigan Technological University (MTU) provides an opportunity for potential research and development incubators or spin-off companies. The Village boasts several historic structures – as well as infill and redevelopment opportunities - that could provide a home for these growing and well-paid economic sectors. The Village can leverage and strengthen existing partnerships with MTU and agencies such as the Keweenaw Economic Development Alliance, InvestUP and others to determine industry and office space needs, site selection and marketing, and relocation assistance. Potential key redevelopment sites are identified later in this chapter.

## Sources

- 1 United States Census Bureau, American Community Survey 5 Year Estimates 2019, S2404
- 2 United States Census Bureau, OnTheMap, 2019
- 3 InvestUP, <https://investupmi.com>.
- 4 Western Upper Peninsula Planning & Development Region, <https://wuppd.org>.
- 5 Ibid.
- 6 Keweenaw Economic Development Alliance, <https://kedabiz.com>.
- 7 Western Upper Peninsula Planning & Development Region, Community Economic Development Strategy, <https://wuppd.org/ceds>.
- 8 Visit Keweenaw, <https://visitkeweenaw.com>.
- 9 Pure Michigan, <https://michigan.org>.
- 10 Pure Michigan, 2020 Visitor Spending by Region, <https://michigan.org/industry/researchandreports>.

## Place-Based Marketing & Tourism

Laurium’s strength as an historic community nestled in a scenic, natural area with recreational opportunities should remain a focus of the Village. Laurium sits as a gateway to the area’s numerous historic, cultural, and natural and recreational offerings in the Keweenaw Peninsula and Copper Harbor areas. Tourism in Houghton County supports 701 direct and 1,062 indirect jobs, with spending close to \$70 million annually.<sup>10</sup>

A place-based marketing campaign is a strategy to consider, as it highlights unique assets of the area, promotes tourism activities, and can attract those looking for cultural experiences or for an outdoor lifestyle. Additionally, increasing the number of visitors can help support the retail and restaurant establishments in demand from Village residents. Exploring collaboration with Visit Keweenaw, Pure Michigan, and other communities in the region can help market Laurium as a destination as well as a starting point for cultural and natural amenities within the region. Further, marketing and tourism development can help showcase the Village to remote workers who are drawn to the Village’s sense of community and proximity to scenic and cultural assets.

## REDEVELOPMENT SITE OPPORTUNITIES

A key element of an economic development strategy is prioritizing sites to market as redevelopment properties. Sites that are currently vacant or underutilized and located in premier locations in the Village are prime redevelopment candidates. The Planning Commission identified four potential redevelopment sites in the Village.

Table 18: Redevelopment Site Opportunities

Property	Photo	Description
206 Hecla		044-116-002-0 This property is owned by the Houghton County Land Bank Authority. It could be redeveloped as a mixed use with retail and office on the first floor with second floor apartments. The building is located in the Village of Laurium National Register district, and as such, qualifies for the federal and state historic investment tax credit. In addition, due to its condition, the Commercial Rehabilitation Act, PA 210 of 2005, (MCL 207.841) could provide tax abatement to aid its redevelopment. Property has a market value of \$18,878. The redevelopment strategy for the property is renovation as a mixed use building with retail/office on the first floor with apartments on the upper level.
245 Hecla		044-103-013-00 A two-story building located in the downtown district just north of Third Street. The property sits on a 7,710 square foot lot with a state equalized value of \$30,600. The building has the potential to include a first floor retail or office space with an upper story apartment. The building is located in the Village of Laurium National Register district which qualified for historic investment tax credits.
301 Hecla		044-106-024-00 One of most predominant buildings in the downtown this former bank building is used for a resale shop. It is located on the corner of Hecla and 3rd Street and has a state equalized value of \$36,100. Much of the architectural features are still intact and the building has the potential to become a mixed use development. The first floor (street level) is large enough to accommodate a restaurant or micro-brewery. The building is located in the Village of Laurium National Register district which qualified for historic investment tax credits.
332 Pewabic		044-139-009-00 This property is located at the corner of 4th and Pewabic streets and served as a former school. It sits on 39,200 square foot site which includes an adjacent, unimproved off street parking lot. The property has a state equalized value of \$10,500 and is currently vacant. The property is well positioned for adaptive reuse for rental apartments or conversion to condominiums. Due to its size offices or maker spaces could be included as part of the redevelopment. The building is located in the Village of Laurium National Register district.



# COMMUNITY ENGAGEMENT

Community engagement is a critical part of the foundation for long-range planning. It provides the public input that provides the vision of what residents want Laurium to become. Together with analyses, community engagement is essential for understanding where residents think the Village is, and where they want it to go.

## COMMUNITY SURVEY

An internet-based survey was made available to Laurium residents between July 1 and August 31, 2022. The intent of the survey was to get a better understanding of what residents appreciate about the Village and what services they either value or need. This feedback was intended to help guide Laurium's future Master Plan. 185 people responded to the survey. Below is a summary of responses to these survey questions:

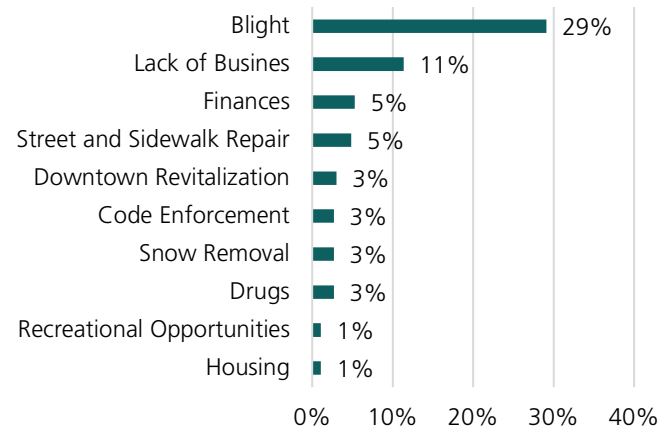
### Q1 What one POSITIVE word would you like to use to describe the Village of Laurium?

The word cloud represents common answers to Question 1. The larger the word, the more frequently it was mentioned. Friendly, quaint, safe, and peaceful were common responses.



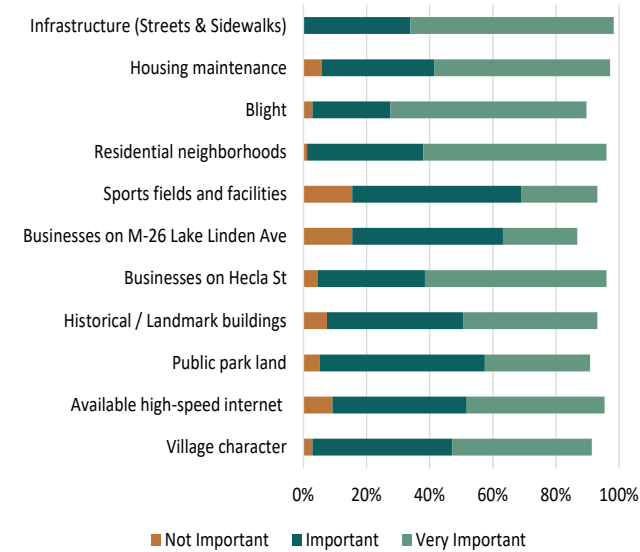
### Q2 In your opinion what is the biggest CHALLENGE facing the Village of Laurium?

Over a quarter (29%) of respondents listed blight as the Village's biggest challenge, followed by lack of businesses that provide services as well as economic opportunity (11%). Perhaps because of this, respondents included the Village's financial well-being and street/sidewalk repair as third and fourth biggest challenges, with 5% each. Rounding out the top five biggest challenges is downtown revitalization, listed by 3% of respondents.



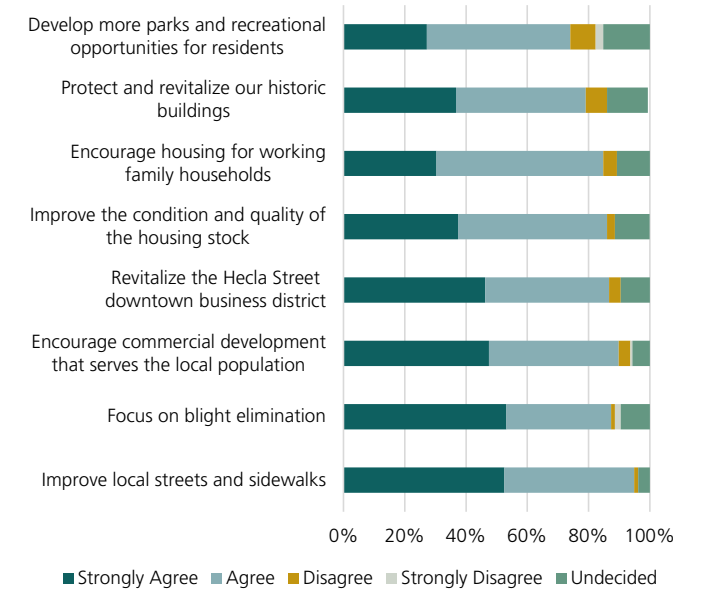
### Q3 How should the following concerns be prioritized in relation to the Village of Laurium Master Plan?

Residents were then asked what concerns should be prioritized in the Master Plan. Leading the list as "very important" was infrastructure (such as streets and sidewalks) at 63%, followed by blight at 61%, as well as residential neighborhoods and businesses along Hecla Street (both at 59.96%). The figure below shows a breakdown of those concerns given by respondents and how each are prioritized.



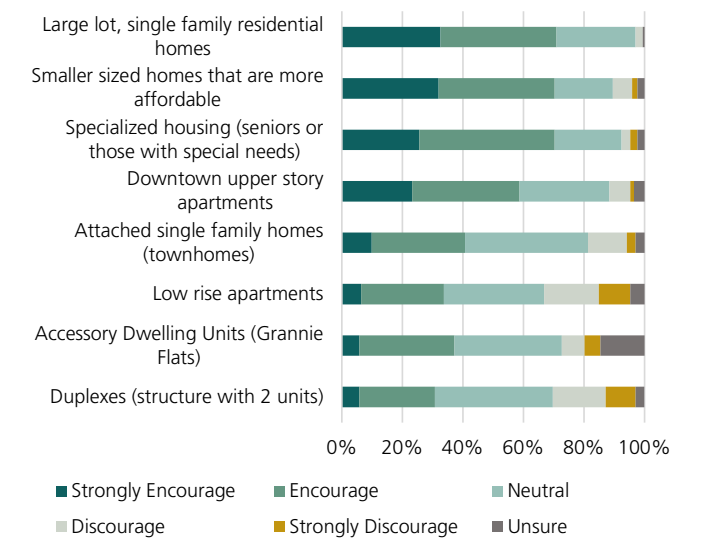
### Q4 The Village of Laurium Master Plan will include goal statements regarding the future redevelopment of the Village. Please indicate your level of agreement with the following statements.

Respondents were then given possible Master Plan goal statements on Village redevelopment. The highest percentage of statements that respondents listed as "Strongly Agree" includes: focus on blight elimination (53%), improve local streets and sidewalks (53%), encourage commercial development that serves the local population (47%), and revitalize the Hecla Street downtown business district (46%). These priorities echo respondents' answers for areas of needed improvement for the Village.



### Q5 Please indicate how you agree with the following housing types.

When asked about housing type preferences, respondents said that large lot, single family homes should be strongly encouraged (33%) or encouraged (38%). However, respondents also said that smaller sized, affordable homes should be strongly encouraged (32%) or encouraged (38%). Specialized housing for seniors, low rise apartments, upper story downtown apartments, and "grannie flats" all garnered higher percentages of either strongly encourage or encourage, suggesting a demand or need for a diversity of housing types. The figure below provides a breakdown of housing preferences.



**Q6 Do you rent or own your home?**

The overwhelming majority of respondents (92%) owned their own home, while renters accounted for 5% of respondents; 3% of respondents said they were not currently responsible financially for their housing.

Housing Type	Response
Own	92%
Rent	5%
Not financially responsible for housing	3%

**Q7 In the next five years I plan to..**

Responses suggest a level of stability from respondents, with 34% answering “continue renting my current unit” and 22% responding “buy a home” in the Village. However, 22% of respondents stated that they would “buy a home outside of the Village” or “other”. Those that listed “other” are unsure of their five-year plans for residency, suggesting a need for residential retention efforts.

5-Year Plan (Renters)	Response
Continue renting my current unit	34%
Buy a home in the Village	22%
Buy a home outside Village of Laurium	22%
Other (please specify)	22%
Move and rent another unit in the Village of Laurium	0%
Move and rent outside the Village of Laurium	0%

**Q8 In the next five years I plan to..**

Most respondents (81%) answered they plan to “remain in my current home” and another 1% said they would sell their home and buy another in the Village (1%). However, 9% said they will buy another home outside of the Village and 1% responded “sell my home and rent outside of the Village.”

5-Year Plan (Owners)	Response
Remain in my current home	81%
Sell my home and buy another outside the Village of Laurium	9%
Other	7%
Sell my home and buy another home in the Village	1%
Sell my home and rent in the Village	1%
Sell my home and rent outside of the Village	1%

**Q9 Which best describes how you view the number of commercial businesses in the Village?**

In Q4, 48% of respondents strongly agreed with the Master Plan goal to encourage commercial development that serves the local population. Residents were asked how they viewed the number of commercial businesses within the Village. An overwhelming percentage (85%) said ‘not enough’, while 14% said ‘just about right’ and just 1% responded ‘too much’.

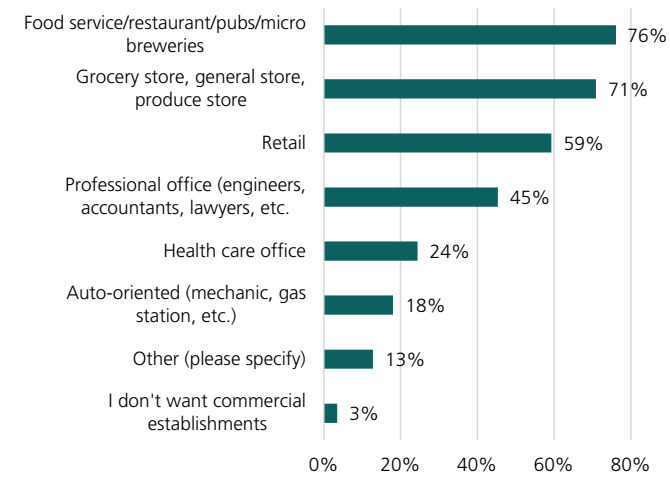
Number of Commercial Businesses	Response
Not Enough	85%
Just about Right	14%
Too much	1%

**Q10 What type of new commercial establishments would you like to see in Village?**

Over three-quarters of respondents (76%) would like to see new food service establishments (restaurants/pubs/microbreweries). “Grocery store, general store, produce store” (71%) and “retail” (59%) were second and third, respectively.

Notably, “professional office (engineers, accountants, lawyers, etc.)” was listed by 47.44% of respondents, which suggests a need for professional services in the Village; a category of establishment that could also serve as a higher-income employer.

Of the types of establishments listed by those who listed “other”, a coffee/sandwich shop or a cannabis establishment were listed as the top two establishments.



**Q11 Some individuals have the convenience of working from home which is referred to as “working remotely.” Do you or a member of your household work remotely?**

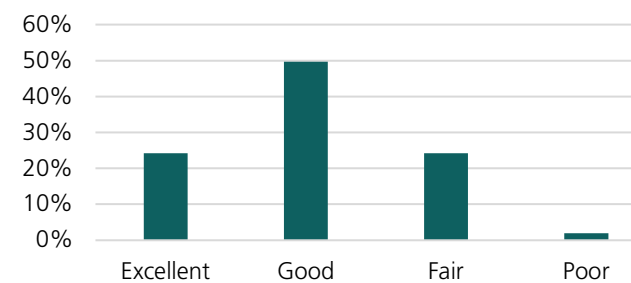
A majority of respondents (73%) indicated they do not work remotely; while 27% responded that they work remotely.

**Q12 Does your household have Internet service?**

Most respondents (98%) said that their household had Internet service while just 2% answered “no”.

**Q13 What is the quality/reliability of your Internet service?**

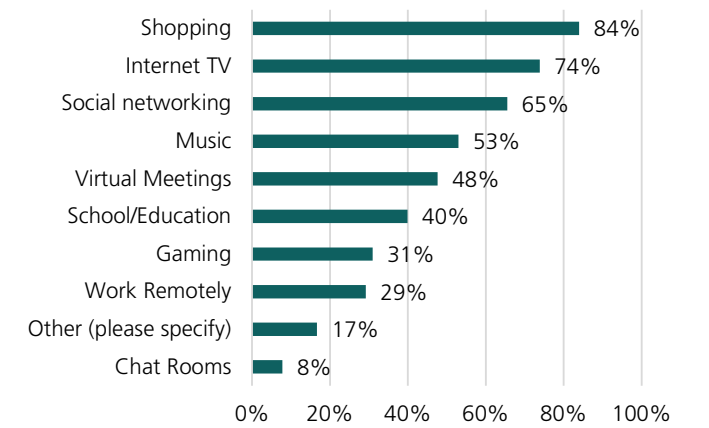
While most respondents indicated they have Internet service, less than a quarter (23%) said their internet service was “excellent”, while 51% said their internet quality/reliability was “good”. Nearly another quarter (24%) listed “fair” while 2% said their internet service was “poor”. This suggests that increasing the quality and reliability of internet service may increase the number of residents who are willing or able to work remotely.



**Q14 What do you use your Internet for?**

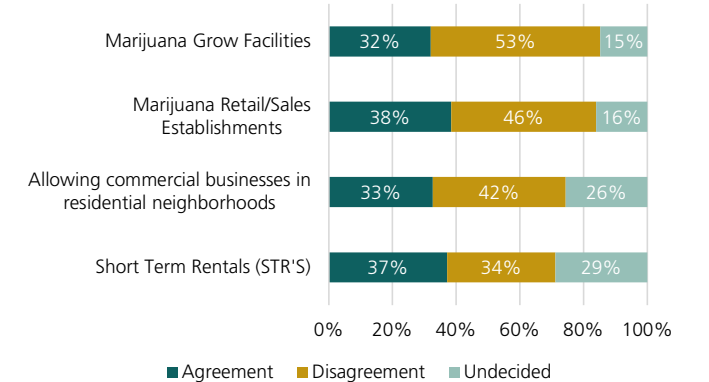
Shopping (84%), internet TV (74%), and social networking (65%) were the top three uses given by respondents for their internet use. This suggests that like nationwide trends, many respondents rely on the internet for online purchases, streaming and social media.

For those who listed “Other”, common responses included news and weather, banking and paying bills, as well as controlling home alarms and settings remotely.



**Q15 Please indicate the level of agreement to have this type of business or use in the Village of Laurium?**

Residents were asked to provide their level of agreement with allowing certain types of commercial businesses in the Village. Over half of respondents (53%) disagreed with allowing marijuana grow business, and close to half (46%) disagree with allowing marijuana retail/sales business.

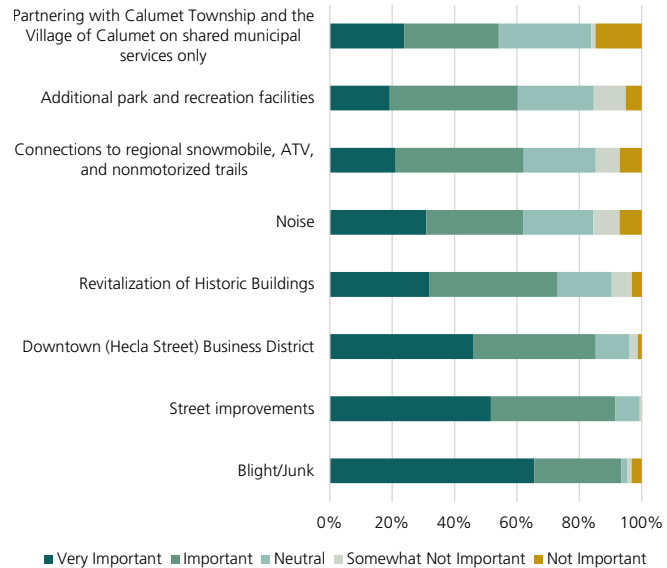




**Q16 Indicate how important it is for the Village to address the following issues.**

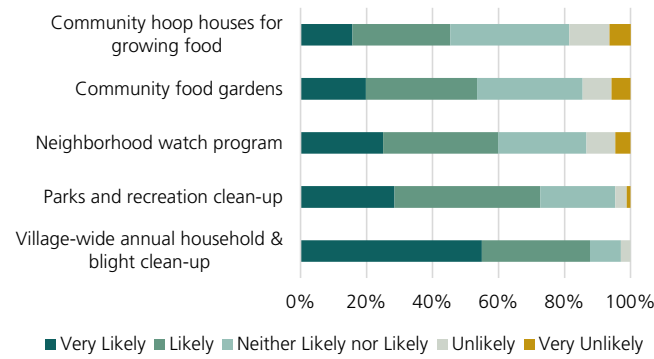
Addressing “blight” (66%), “street improvements” (52%) and the “downtown district” (46%) was listed by respondents as “very important” issues for the Village to address. These priorities are consistent with the challenges listed by respondents in Q2.

Of those respondents who listed “other”, common responses include combining with Calumet Twp., or combination of services to reduce duplication. This is consistent with the 54% of residents who either listed “agreed” or “strongly agreed” to “partnering with Calumet Township and the Village of Calumet on shared municipal services only.” This suggests a strong desire for streamlined services and stronger governmental cooperation.



**Q17 Indicate your level of support for these potential community initiatives.**

Residents were asked to provide their level of support for community initiatives. Respondents were “very likely” to support a “Village-wide annual household & blight clean-up”(54%) and a “parks and recreation clean-up” (28%).



**Q18 Please select the following statement that best describes your use of property in the Village of Laurium.**

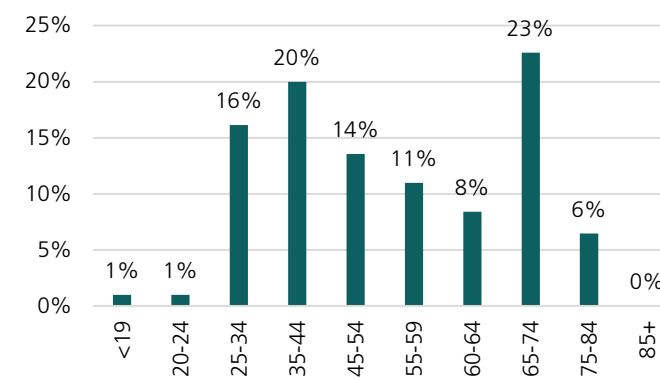
The vast majority of respondents (88%) live in Laurium year-round, while 7% of respondents are seasonal residents. Business owners who own a property or a business but do not reside in the Village were 5% and 1%, respectively. The large percentage of year round residents suggest respondents have a greater stake in the future of Laurium.

Use of Property	Response
I am a year-round resident in the Village of Laurium.	88%
I am a seasonal resident in the Village of Laurium	7%
I own property in the Village but do not reside in Village.	5%
I own a business in the Village but do not reside in the Village.	1%

**Q19 What age group do you fall into?**

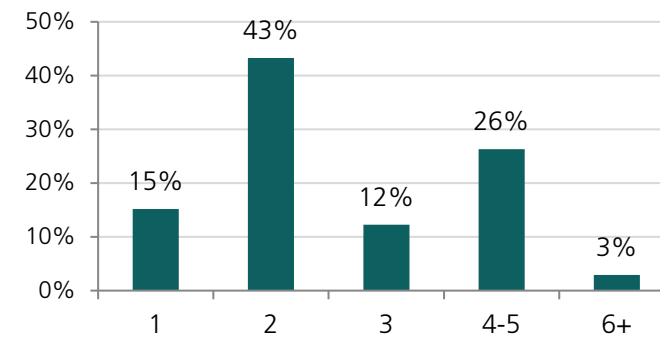
Survey respondents were evenly distributed across age groups, with the highest percentage (22.58%) in the group ages 65-74.

Just under 1% of respondents were ages 20-24 or 19 years or younger, indicating low participation in the planning process among younger residents.



**Q20 How many members are in your household?**

Individuals in two-person households comprised the largest percentage of respondents (43%), while 4-5 member households and single-person households were next with 28% and 14%, respectively.



**Q21 Please indicate your employment status.**

Over half of respondents (55%) are employed full-time. Retirees make up 37% of respondents, followed by part-time employment (6%), “unemployed and actively seeking employment” and “unemployed not actively seeking employment” both at 1%.

**Q22 If you are employed, in what zip code is your place of employment?**

Nearly half (48%) of respondents listed ZIP Code “49913” as their place of employment, followed by ZIP Codes 49931 and 49930 with 17% and 13% showing that many respondents work in Laurium or nearby Calumet, Houghton or Hancock.

The remaining percentage of respondents had places of employment spread across 16 different area codes.

**Q23 Do you own and/or operate a business in the Village?**

Most survey respondents (92%) do not own or operate a business in the Village while 8% of respondents are a business owner/operator in the Village.

**Q24 What sector do you primarily work in?**

Aside from “Retired/unemployed” residents those employed in “education services, health care, or social assistance” and “professional, scientific, management, administrative, or waste management services” were the next two highest labor market sectors at 23% and 7%, respectively.

Note: less than one percent (0.65%) of respondents were employed in the Armed Forces and no respondent is employed in the “wholesale trade” sector.

**Q25 How many days a week do you work from home?**

Most survey respondents indicated that they do not work from home, with 43% listing “zero days” and 15% noting they work “5 or more days at home.”

**Q26 In what area of the Village do you reside?**

Respondents lived primarily in the Village core, with 31% of respondents living “between 1st and 3rd” and 21% living “between 3rd and 5th”. Over a quarter of respondents (26%) live “south of 5th” and 18% living “north of 1st”. Just 5% of participants indicated they do not live in the Village.

Area of Village	Response
North of 1st Street	18%
Between 1st and 3rd	31%
Between 3rd and 5th	21%
South of 5th	26%
I don't live in the Village	4%

**Q27 How long have you lived in the Village of Laurium?**

Those answering “1-5 years” were the greatest share of respondents (29%). Those who have lived in the Village “21-40 years” and “11-20 years” were second and third, with 22% and 15%, respectively. A significant percentage (19%) have

lived in the city 40 years or more. More than half of respondents (56%) have lived in the Village for 10 years or more, suggesting fair stable residency.

Years Lived in Village	Response
Less than one year	6%
1-5 years	26%
6-10	12%
11-20	15%
21-40	22%
40+ years	19%

*Q28 Please describe the reason(s) you chose to live or continue to live in the Village of Laurium.*

Respondents chose to live or continue to live in Laurium because it is quiet (18%), safe (14%) and its proximity to their work or services (14%). Many also chose the Village to be close to family (13%) and because they found it a nice place to live (12%), suggesting a strong sense of place and ties to community among respondents.

*Q29 If you would like to be kept informed on the master plan process or other Village of Laurium news please leave your contact information.*

When asked if they were interested in keeping informing of the ongoing master plan process or other Village of Laurium news, 98% provided at a minimum their email address and 94% provided their name and address, suggesting that there is strong interest in the Village and its vision of the future.

*Q30 If there are other issues that you would like to bring to the attention of the Planning Commission and were not covered in the survey, please leave a comment in the space provided.*

Beautification and improving the look of the Village was of greatest concern to the largest percentage of respondents. Maintenance of Village property such as streets and sidewalks, as well as addressing blight and code enforcement on private property were each a concern of 16% of respondents.

Additionally, 10% of respondents said that the Village should work on improving recreational options. Improved governmental services is also a critical concern, with 10% of respondents each

listing policing or traffic enforcement, as well as the need for better intergovernmental coordination or streamlining/consolidation of services with the Township.

## COMMUNITY ENGAGEMENT SESSION OUTCOMES

Engagement sessions were facilitated by the Michigan State University Extension office in September 2022. One session was held with the Village's various boards and commissions to perform SWOT (strengths, weaknesses, opportunities, and threats) analysis, in conjunction with another public visioning session, to help formulate a long-term vision for the Village.

At the public official SWOT session and the public visioning session, local officials and the public highlighted the Village's strong sense of community as well as its historic homes and structures. Survey respondents in Questions 1 and 28 listed quaint, friendly, and safe as words to currently describe Laurium, as well as major reasons why they still call the Village home. This suggests why session participants also touted the Village's strong public safety efforts, which they also provided as one of Laurium's strengths.

Engagement participants reiterated many of the same concerns as survey respondents. Blight and absentee ownership were two of the top concerns. Similarly, 29% of survey respondents in Question 2 listed blight as the Village's top concern, and 54% of respondents said that housing maintenance is a "very important" issues that should be addressed in the master plan (Q3).

Despite identifying sense of community as one of the Village's strengths, participants also felt that Laurium should work on creating a stronger identity, as well as work on attracting business. Survey respondents also agreed, with 85% of respondents saying that the Village does not have enough commercial businesses (Q.9).

The views on existing conditions helped to inform future potential outcomes, with participants pushing for stricter code enforcement to address blight. This is consistent survey responses to Q.16, with 66% saying that addressing blight should be a focus of the Village, and 55% saying it is "very important" for the Village to address the issue in the master plan (Q.4).

Laurium should also work on creating a new identity according to attendees of engagement sessions. Participants believe that the Village focuses too much on "the Gipper", which does not resonate with younger generations. Instead, participants suggest that Laurium capitalize on its historic housing inventory and location within the scenic Keweenaw peninsula. Survey respondents echoed these sentiments in responses to Q.4, with over one-third believing that the master plan should work to strengthen and improve a quality housing stock in the Village, and 60% in Q.16 stating that improving recreational opportunities either "important" or "very important".

As part of creating a new identity, participants also focused on the importance of the Village's downtown, which they found did not have a critical mass of buildings currently but should capitalize on its proximity to Michigan Tech's research & development and business spin-offs for downtown redevelopment or attracting remote technology workers to its historic homes. Survey respondents in Q.16 agreed with the role the downtown can play in Laurium's future. When asked what issues the Village should address, 46% said the downtown district and one-third listed revitalizing historic buildings as "very important".

Maintaining and strengthening Laurium's historic downtown and residential structures, as well as leveraging its business and recreational options, can help retain and attract high-tech and other

professionals that could strengthen the Laurium's economic base.

Finally, participants in the engagement sessions also argued for more governmental partnerships, including on strengthening the code enforcement priorities listed earlier, as well as exploring consolidation with Calumet long-term. The need to address governmental coordination was important to survey respondents as well, with 24% of respondents in Q.16 saying partnering with Calumet was "very important", and an additional 30% saying a partnership was "important".

## SUMMARY

Both survey respondents and participants in community engagement sessions found that the Village offered a quaint, quiet, and safe quality of life with historic structures and an unparalleled location in a scenic region with many natural and recreational amenities. Protecting and enhancing these offerings by addressing blight and strengthening code enforcement, marketing the quality and affordability of these historic structures and encouraging redevelopment can help create a new identity for the Village that helps attract and retain high-tech and other high-paid workers and jobs from nearby Michigan Technological University and elsewhere. These efforts and regional partnerships, respondents and participants both agree, are critical to Laurium's long-term vision.



Community Engagement Session participants.



# FUTURE LAND USE & IMPLEMENTATION

In developing community guiding principles and policies it is important to analyze existing community characteristics like social and economic features, environmental resources, available services and facilities, existing land use. In addition to examining existing characteristics, another important tool in the development of community guiding principles and policies is to identify community assets, problems, and other issues.

The Village of Laurium is primarily a residential community and as a result the Village revenue stream is dependent on the tax valuations of these properties. Lacking an active downtown and other businesses, the Village revenue needed to invest in its streets, sidewalks, and other infrastructure is severely limited. This condition impairs the Village, making it less desirable to attract younger families, professionals, and business investment. Residents are aware of this situation, collective priorities resulting from the community vision session identified infrastructure and increasing the Village revenue stream as community priorities.

For the purposes of this Master Plan, guiding principles are broad policy statements that reflect the institutional intent of the master plan and its influence on future zoning and development decisions. The Cornerstones reflect the underlying DNA which makes the Village of Laurium unique and distinct from other communities in Houghton County. In this chapter a succinct list of implementable actions will be outlined as a guide for the Planning Commission and Village Council for the next five years.

The community's collective priorities were concise and direct, and resident expectations are included in both the guiding principles and the cornerstones.

## GUIDING PRINCIPLES

1. Preserve and maintain a quality housing stock that enhances Laurium's sense of place as a historic community.
2. Provide housing opportunities for all residents.
3. Embrace the community's designation on the National Register of Historic Places and use the incentives available to encourage sensitive rehabilitation of Laurium's historic buildings.
4. Utilize available tools that mitigate blight and require property owners to meet the minimum level of residential and commercial building maintenance.
5. Maintain and improve local recreational facilities, especially outdoor recreation venues, that provide a gathering place for residents to enjoy their community.
6. Coordinate with the Village of Calumet on shared services that reduce duplication and lessen budget demands in both communities.
7. Develop partnerships with regional, state and university agencies to promote economic development.
8. Utilize technology (Village web site, Facebook, e-newsletters) to communicate with residents on events, volunteer opportunities, and projects.

## CORNERSTONES

### Cornerstone 1

#### *Protect Village Character and Sense of Place*

Residential land use is spread across the Village, and it is the largest land use in the Village. Village neighborhoods have numerous historic homes that help to provide and enhance the Village's sense of place. Further, the majority of the Village is included in the National Register of Historic Places district. According to the U.S. Census there is not much variation in housing types, roughly 98% of the Village housing stock is detached single family.

Laurium's greatest asset is its historic and walkable residential neighborhoods. Compared to other Keweenaw communities (Houghton, Hancock, and Calumet), the Village has a very nice collection of historic residential properties. Further, unlike Houghton and Hancock which have significant



Historic residence.

topography, Laurium is relatively flat, and its neighborhoods have sidewalks making walking and riding a bike safer. The Village needs to use these assets, its historic character and walkability to position and rebrand itself as Keweenaw's premiere residential community.

However, the 2022 community survey results and stakeholder input indicate concerns over preserving these historic neighborhoods and structures by addressing concerns over blight, maintenance, and encroachment from incompatible commercial uses in residential districts. Blight is enforceable and usually manifests itself as unlicensed and inoperable vehicles, outdoor storage of debris and waste, dilapidated buildings which are beyond repair, and properties that are overgrown with grass and weeds. The lack of building maintenance is another issue and is enforceable through the existing building maintenance code. Maintenance issues involve porches and steps that are in disrepair, lack of paint, broken glass and windows, and failed siding.

#### Building Blocks

1. Conduct a seasonal blight inspection of the entire Village and begin a voluntary compliance program.
2. Adopt the International Property Maintenance Code.
3. Conduct an annual Village-wide blight and household waste disposal program.
4. Using the zoning ordinance as a tool phase out the encroachment of businesses in the residential districts, especially those conducted out of garages and accessory buildings.
5. Review PA 237 of 2022; Housing Rehabilitation Districts, to determine what areas within the Village would be applicable for this incentive.

## Cornerstone 2

*Create a vibrant downtown that attracts residents, visitors, and businesses*

Downtown Laurium primarily extends along Hecla Street from 3rd Street to Lake Linden Street. It is significantly smaller than the Village of Calumet downtown district but is very accessible from adjacent residential neighborhoods and walkable. Currently, several buildings are vacant or underutilized and there is an absence of retail activity. Although the residents desire a vibrant and active downtown the market has not accordingly responded. For example, 301 Hecla Street has a historic multi-story commercial building used as a resale shop and 321 Hecla Street is another historic commercial building which is vacant. Miller Recreation, a bowling alley and pub, is one of several active businesses along the street. Based on their size and square footage many of these buildings are undervalued based on assessment data.

### Building Blocks

1. Convene a meeting with property owners to inquire about building status, proposed revitalization plans, business recruitment, and reinvestment.
2. Although the downtown district is small, consider the formation of a Downtown Development Authority or an informal downtown business association to bring property owners together to advance revitalization discussions.
3. Advise downtown property owners of potential access to the 20% federal historic investment tax credit (HITC) and the state 5% HITC for eligible rehabilitation activities.
4. Ensure that the new zoning ordinance provides opportunities for upper story residential units in the downtown district.
5. Reach out to MTU to determine the need for a satellite research, entrepreneurial and business center downtown.
6. Convene a meeting with MEDC, KEDA, InvestUp, and MTEC Smart Zone to discuss the potential for economic development opportunities in the Village. Recruitment of a tech start-up or MTU-affiliated business venture downtown would help leverage other developments.

## Cornerstone 3

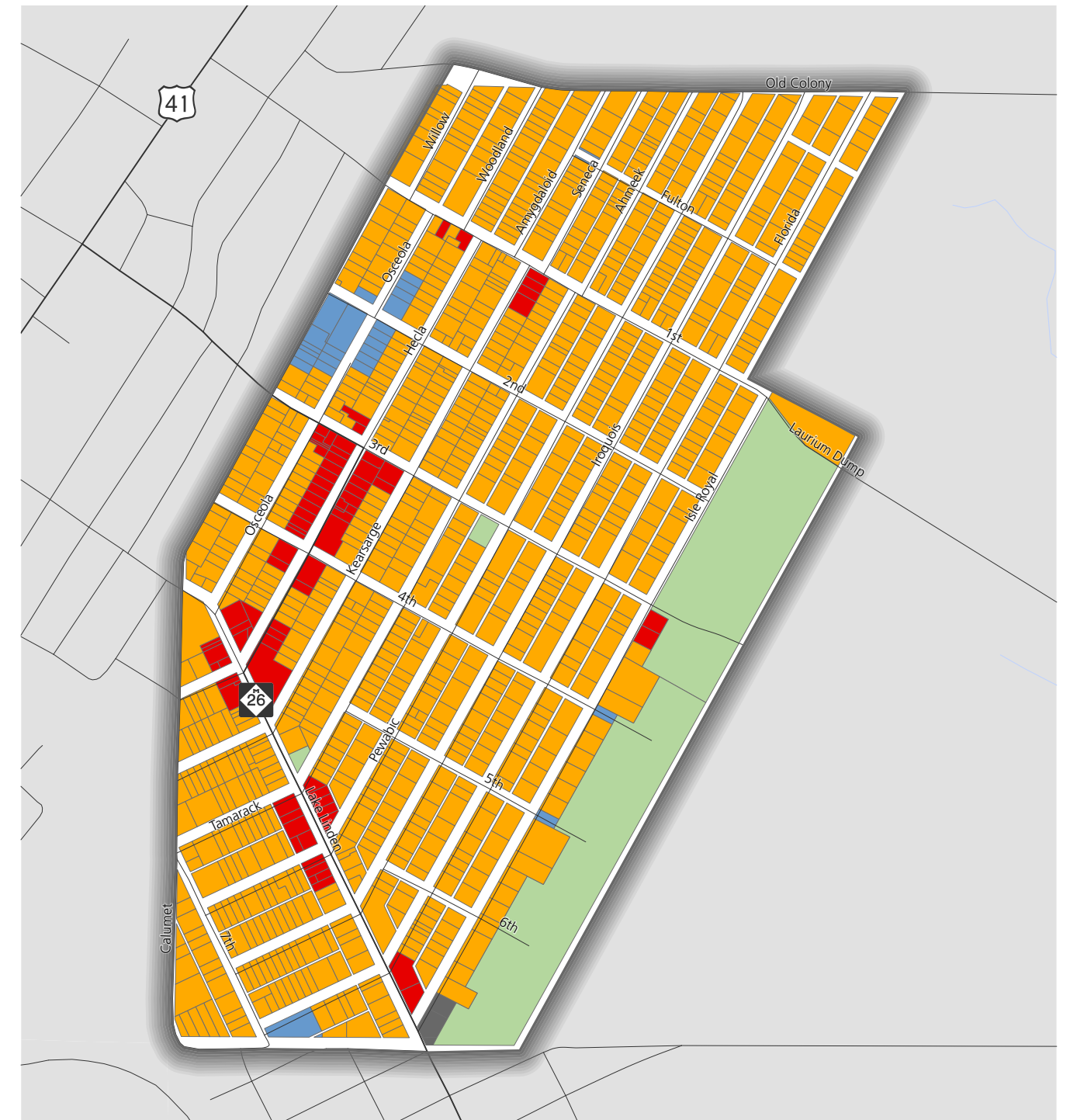
*A community that works for everyone*

The Village of Laurium is a very small community with a similarly small tax base. But like any other community, Laurium residents desire good public services, maintained streets and sidewalks, and responsive public safety. When asked about their priorities, residents focused on revitalizing the Hecla downtown business district, eliminating blight, improving streets and sidewalks, and stabilizing residential neighborhoods. All of these priorities are noteworthy. Unfortunately, the Village has a relatively low non-residential tax base and depends primarily on tax revenues generated by the residential neighborhoods. As a result, general tax revenues are limited and there are not enough funds to address all of the priorities expressed by residents. Compounding the tax revenue issue is that lack of administrative capacity within the Village; it takes both people and money to accomplish some of the identified priorities.

### Building Blocks

1. Once the Master Plan is adopted the Village should undertake a formal review of its infrastructure needs through the preparation of a Capital Improvement Program. Such a program would prioritize street and sidewalk repairs, park improvements, water and sanitary system improvements. This process lays the foundation and provides the data to seek state and federal infrastructure assistance.
2. To offset local revenues for projects the Village should proactively solicit the services of a grant writer (either paid per grant or volunteer) to seek federal and state funding.
3. In the short term discuss with the Village of Calumet any opportunities to share services, i.e. police and fire, zoning and blight enforcement, and administrative services.
4. Longer term, discuss the cost-benefit of converting from a village to a city. This option may provide higher tax revenues to accomplish prior projects. Currently, Village residents also pay Calumet Township taxes. A more ambitious proposal would be the consolidation of the Village of Laurium with the Village of Calumet to create one city.

## Map 7: Future Land Use



Village of Laurium, Houghton County

### Future Land Use

Data Sources: State of Michigan Geographic Data Library, Houghton County GIS, Esri Basemap, Calumet Township

- Commercial
- Industrial
- Institutional
- Parks and Open Space
- Residential



## FUTURE LAND USE

The Village of Laurium is a small, traditional community comprised of a grid-system of streets, a definable business district, and fairly dense single family residential neighborhoods. As noted in previous chapters the Village prospered during the Keweenaw cooper mining era and subsequently declined with the loss of employment and an aging population. Although the housing stock is older, it is historic, and the Village is on the National Register of Historic Places. Residents have access to a renowned university in Houghton, health care services, and unlimited natural resources for recreation. Based on the IMPLAN economic model many of the industry sectors present in Houghton County are growth industries which bodes well for the future. Complimenting this trend is the national paradigm shift of remote work where employees can leverage quality of life and access to recreation with employment obligations.

### Future Land Use Categories

The Future Land Use Plan and Map define the future land development vision for the Village of Laurium based on sound planning principles, overlaid with the community's expectations for the future. It builds on the historic development patterns of the community, factoring the unique historical character of the Village and its desire to protect and enhance its sense of community. The future land use plan and map will assist the Village of Laurium to promote the harmonious, efficient, and economical use of land, and promote the public health, safety and general welfare of the community.

### Residential

#### *Development Intensity: Low Density Single and Two/Three-Family Housing*

The predominant land use in the Village is residential, as noted in Chapter 3. Most residential uses are single-family in nature and spread throughout the Village. Lots vary in size from 467 sq. ft. to 74,050 sq. ft., with the average lot size 8,000 sq. ft. Many of the homes are historic in nature and located in a grid-like street pattern in close proximity to places of worship, public parks, and institutional uses. Residents and stakeholders have expressed the need to preserve residential neighborhoods by addressing blight, preserving historic homes, protecting against encroachment of

incompatible non-residential uses, and encouraging development that enhances the Village's historic past and current sense of community.

#### *Desired Development Patterns*

- » Traditional neighborhood architecture (one to two story in height).
- » Occasional higher density residential development (attached two and three-family structures) where appropriate.
- » Sidewalks and trails throughout.
- » Elimination of incompatible commercial uses in residential neighborhoods.
- » Location of institutional uses such as places of worship, public parks, and necessary public infrastructure.

### Commercial

#### *Development Intensity: Compact*

Commercial land use is concentrated primarily along major thoroughfares in the Village of Laurium. Hecla Street serves at the Village's downtown core, with numerous historic structures and opportunities for commercial redevelopment. The long-term vision of Hecla Street corridor is to promote the historic downtown as a compact, walkable, and vibrant district through redevelopment and in-fill development that serves as an employment, restaurant and retail destination for residents and visitors. More auto-centric uses are located along M-26 (Lake Linden Avenue). Long-term commercial development should enhance the downtown district through a mixture of uses, historic preservation and enforcement of building maintenance. Future auto-centric uses or businesses requiring large amounts of parking should be minimized and located along M-26.

#### *Desired Development Patterns*

- » Two and three-story compact, mixed-use development with zero front yard setbacks, particularly along Hecla Street.
- » Uniform sidewalks and streetscape improvements in the downtown district to promote a pedestrian environment.
- » Minimize vehicular-dependent commercial uses in the downtown district and locate these businesses along M-26, when necessary.

- » Architectural and design standards that preserve the historic nature of the downtown district and ensure high-quality commercial developments throughout the Village.

#### *Desired Future Development Patterns*

- » Low scale buildings with enclosed storage facilities, paved parking lots with on-site and low-impact stormwater management facilities.

### Institutional

#### *Development Intensity: Site Specific*

This classification is reserved for larger Village, utility and other governmental uses that are larger and not residential in nature.

#### *Desired Development Patterns*

- » Building architecture should complement surrounding area.
- » When practical these uses should have access to sidewalks and trails.

## Parks and Open Space

#### *Development Intensity: Site Specific*

This classification is reserved for Village owned parks and open spaces and private properties reserved for recreational uses. It is the intent of the plan that these areas will remain as park and open space for the enjoyment of the Laurium residents.

#### *Desired Development Patterns*

- » When practical these uses should have access and connections to walks and trails.

## ZONING PLAN

The purpose of a zoning plan is to take note of areas where the Zoning Ordinance no longer matches the future land use map so that appropriate changes should be made to align the two. Because the Village of Laurium does not have a zoning ordinance the zoning plan outlines proposed zoning districts that should be incorporated into the Zoning Ordinance in order to assist with the implementation of the master plan.

**Table 19: Zoning Plan**

Land use category	Suggested zoning district	Proposed uses
<b>Residential</b>	R – Residential	Single family residential, two family and three family subject to lot and building size, multiple family apartments, parks, churches, and institutional uses.
<b>Commercial</b>	C – Commercial	Retail, eating & drinking establishments, offices, and upper story residential units.
<b>Industrial / Warehousing</b>	LIW – Light Industrial Warehousing	Contractor establishments, indoor storage facilities, tool & die establishments, auto repair, and distribution establishments.
<b>Institutional</b>	I – Institutional	Health care facilities and hospitals, urgent care, Village offices, state and federal offices, and private and public schools.
<b>Parks and Open Space</b>	POS – Parks and Open Space	Private and public parks, open space, natural preserves, and trails.

## ACTION PLAN

This Action Plan synthesizes the community input, data collection, local knowledge from meetings with the Planning Commission and knowledge of planning best practices to provide the Village with

the next steps in the form of goals, objectives, and strategies. The action statements are divided by theme, based on chapters in this plan, and each action is attached to a responsible party, partners, and a timeframe for completion.

Housing			
<i>Respondents to the community survey indicated a preference for strong neighborhoods, preservation of the historic residential buildings, and maintenance of existing structures.</i>			
Action Items	Responsible Party	Partners	Timeframe
Enact the new zoning ordinance which codifies requirements for residential development; single family and multi-family.	Planning Commission	Village Council	2023
Public Act 237 of 2022 allows for the establishment of "Attainable Housing Districts" which provide owners exemption from property taxes for a period up to 12 years. Evaluate potential property in the Village for a potential district that could accommodate new housing.	Planning Commission	Village Council	2023-2024
Consider the use of accessory dwelling units (ADU's) to provide supplemental housing options for seasonal workers, family members, or new residents.	Planning Commission	Village Council	2023
Provide information to property owners on appropriate restoration methods, coordinate promotion materials on the historic character and quality of the Village, and serves as a resources for the investment tax credits.	Village Council		2025
Enact a rental inspection ordinance. Initial steps should include a registry program requirement to ascertain the number of rental properties. Next step would include an annual or bi-annual inspection and certification program to ensure minimum safety and maintenance compliance.	Village Council	Village County	2023-2026

Downtown			
<i>Revitalization of the downtown was one of top community priorities.</i>			
Action Items	Responsible Party	Partners	Timeframe
Conduct an occupancy and vacancy inventory to determine the status of each of the buildings on Hecla Street between 3rd and Lake Linden. This information will be beneficial to determine what buildings are potentially available for sale and redevelopment.	Planning Commission	KEDA	2023-2024
Evaluate the opportunity to create either an informal or formal organization that brings property and business owners together to assist with downtown revitalization.	Planning Commission	Village Council Property Owners	2023-2024

Economic Development			
<i>The Village of Laurium is within the sphere of economic influence of Michigan Technological University. The IMPLAN model has identified growth industries within the county that are tied to the knowledge and entrepreneurial base of MTU. Participating in this opportunity could leverage redevelopment in the Village and provide the potential for new residents.</i>			
Action Items	Responsible Party	Partners	Timeframe
Become an Redevelopment Ready Communities® certified Essentials Status.	Planning Commission	Village Council KEDA	
Convene a meeting with regional economic development partners and MTU to discuss opportunities for economic development activities within the Village.	Planning Commission	KEDA	2023-2024
Explore the utilization of MCL 123,881; the Publicity Tax, to utilize funds for economic development. and promotion.	Planning Commission	Village Council CEDAM Fellow	2023-2024
Conduct a Child Care Survey in conjunction with the The Keweenaw Economic Development Alliance (KEDA).	Planning Commission	KEDA	2024
Inventory existing child care facilities including license type, number of children, and age of children.	Planning Commission	KEDA	2023-2024
Allow Family Child Care as a permitted use in all residential zoning districts, and allow Group Child Care as a Special Land Use with the conditions based on state licensing regulations.	Planning Commission	Village Council	2024

Governance / Public Administration			
<i>Residents appreciate the level of public services and public safety provided by the Village. However, the Village lacks the finances and administrative capacity to implement many of the community priorities without partnering with the Village of Calumet and other entities.</i>			
Action Items	Responsible Party	Partners	Timeframe
Prepare a Capital Improvements Program (CIP)	Planning Commission	Village Council Consultant	2023-2024
Prepare a 5-Year MDNR Parks and Recreation Master Plan	Planning Commission	Village Council CEDAM Fellow	2023-2024
Solicit within the community a volunteer who could assist with state and federal grant writing.	Village Council		2024-2025
Discuss with the Village of Calumet shared services for a zoning and blight enforcement professional, waste collection and public safety.	Village Council	Village of Calumet	2024-2025



# APPENDIX

## LAURIUM MASTER PLANNING ENGAGEMENT

Will Cronin and Brad Neumann, MSU Extension

September 12, 2022: Boards and Commissions

September 19, 2022: Public

RESULTS: BOARDS AND COMMISSIONS SWOC ANALYSIS, 9/12/2022

Key Themes in **Bold**

Strengths	Weaknesses
<p><b>Leadership</b> Drive to improve community Strong core Council and Planning Commission</p> <p><b>Historic buildings/homes</b></p> <p><b>Services and Infrastructure</b> Safe – Police Department Public gathering spaces Parks &amp; Rec</p> <p><b>Low-cost housing</b></p>	<p><b>Funding</b> Lack of funding Lack of Revenue Resources</p> <p><b>Blight and Enforcement</b> Blight Blight enforcement Lack of housing stock Outdated ordinances Enforcement of ordinances</p> <p><b>Human Capital</b> Lack of volunteers/participants Lack of creativity for raising money</p>
Opportunities	Challenges
<p><b>New Funding</b> Grant Funding External partnerships/funding</p> <p><b>Collaborate w/ other communities</b></p> <p><b>Use Our Strengths</b> Play off/ leverage charm of our community Remote work opportunity Recreation Website</p> <p><b>Regionalism</b> Becoming City Consolidating w/neighbors</p>	<p><b>Blight and Landowner Issues</b> Absent/Vacant Homeowners Blight – Regional</p> <p><b>Identity</b> Lack of Village Identity Identity Crisis</p> <p><b>Environmental and Population Pressures</b> Attracting new residents/businesses Harsh Winter Population decrease Population decline leads to decreased revenue</p> <p><b>Economic Pressures</b> Rising Costs Online Shopping Ability to secure external/grant</p>

RESULTS: PUBLIC VISIONING, 9/19/2022

INTRO QUESTION: WHAT IS YOUR FAVORITE THING ABOUT LIVING IN LAURIUM?

Village Services  
Central Location  
Walkable  
Strong Tax Base  
Close to family  
Safe, Public Safety Response  
Architectural Variety  
Access to Nature/Trails  
Easy to meet neighbors  
Social  
School System

WHAT ONE WORD OR PHRASE DESCRIBES THE VILLAGE OF LAURIUM NOW?

**Blight – 12 Votes**

**Theme: Strong Services – 12 Votes**

Services  
Good School System  
Good Services

**Theme: Community Character – 12 Votes**

Friendly  
Quiet Town  
Quiet  
Safe  
Natural Beauty  
Walkable x2  
Historical

**Theme: Potential and Resiliency – 7 Votes**

Potential  
Potential  
Working through challenges  
Opportunities for Recreation/Community

WHAT HAS THE VILLAGE OF LAURIUM ACCOMPLISHED WELL?

**Theme: Services and Leadership – 24 Votes**

Services x3  
Public Services  
Motivated Village Council

**Theme: Recreation Options and Facilities – 9 Votes**

Recreation x2  
Parks and Rec – 3 dots

**Theme: Beautification – 4 Votes**

Beautification x2

**Theme: Social Capital – 3 Votes**

Social  
Community Support  
Community Involvement

**Theme: Diverse Local Workforce**

Diversified  
Local Talent Available

WHAT DOES THE VILLAGE OF LAURIUM LOOK LIKE 10 YEARS IN THE FUTURE?

**Theme: Revitalization – 20 Votes**

Clean and Revitalized  
Clean  
Blight Eliminated  
No Blight  
Ordinance Enforcement  
Good Streets and Sidewalks

**Theme: Economic Prosperity and Quality of Life – 10 Votes**

Thriving  
Prosperous/ More Entertainment  
Thriving Business District  
Basic Businesses  
Community Involvement

**Theme: Desirable New and Rehabbed Housing Options – 7 Votes**

Senior Housing  
Historical  
Restored Homes/Buildings

**Become Part of a City – 4 Votes**

WHAT ACTIONS CAN WE TAKE TO ACCOMPLISH THIS VISION?

**Theme: Land Use and Enforcement – 14 Votes**

Master Plan and Zoning  
Enforce Laws  
Zoning Enforcement

**Theme: Community Capital – 14 Votes**

Collaboration w/ community and other government structures  
Public/Community Events



Citizen Participation  
Community Involvement  
Strong Leadership

**Theme: Seek out and secure new funding – 8 Votes**

Federal and State money  
Grants  
\$\$\$

**Theme: Welcoming and Modern Business Climate – 7 Votes**

More Businesses (i.e. dispensary)  
Open Minded  
Flexibility for Growth

WHAT ARE OUR COLLECTIVE PRIORITIES?

**Theme: Blight and Code Enforcement – 18 Votes**

Ordinance Renewal and Enforcement  
Clean-up and Revitalization  
Reduce and Eliminate Blight  
Remove Blight  
Community Involvement

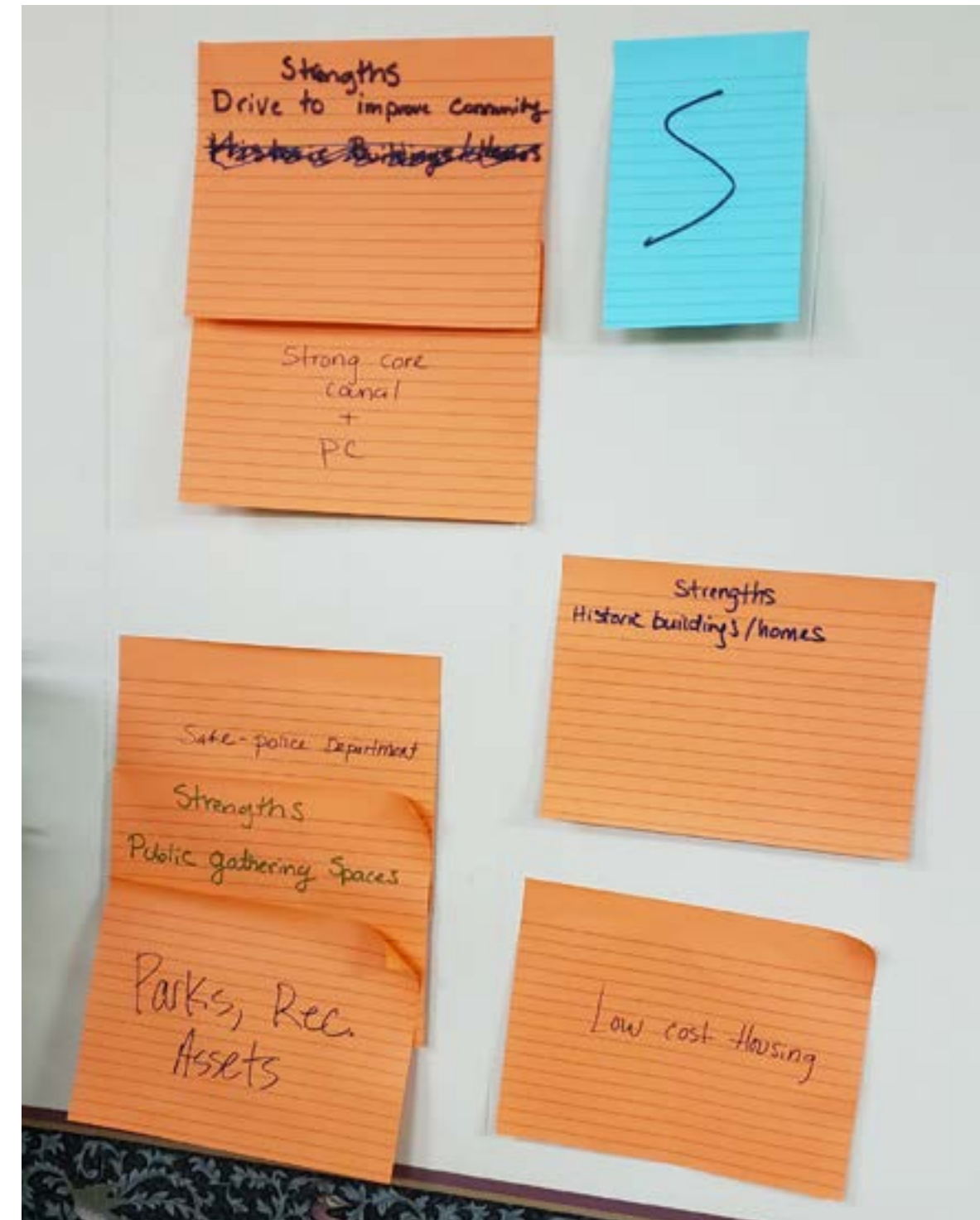
**Theme: Business Development – 13 Votes**

Increase Businesses  
Increasing Revenue Stream  
Growth  
Home Businesses  
Attract Young Families and Businesses

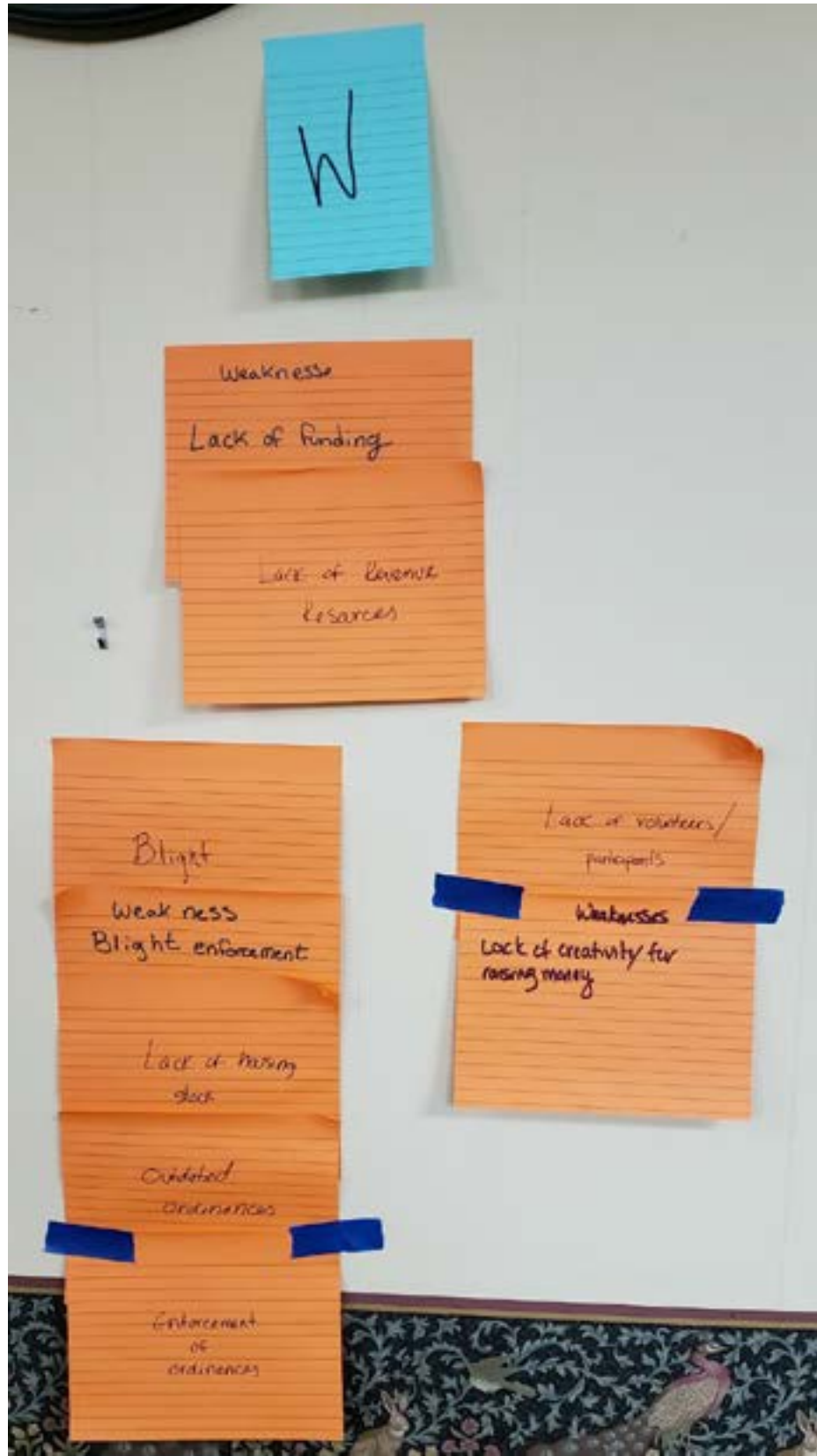
**Theme: Public Services and Safety – 12 Votes**

Infrastructure  
Safety  
Housing  
Maintain and Improve Services  
Community Health Services/Programming

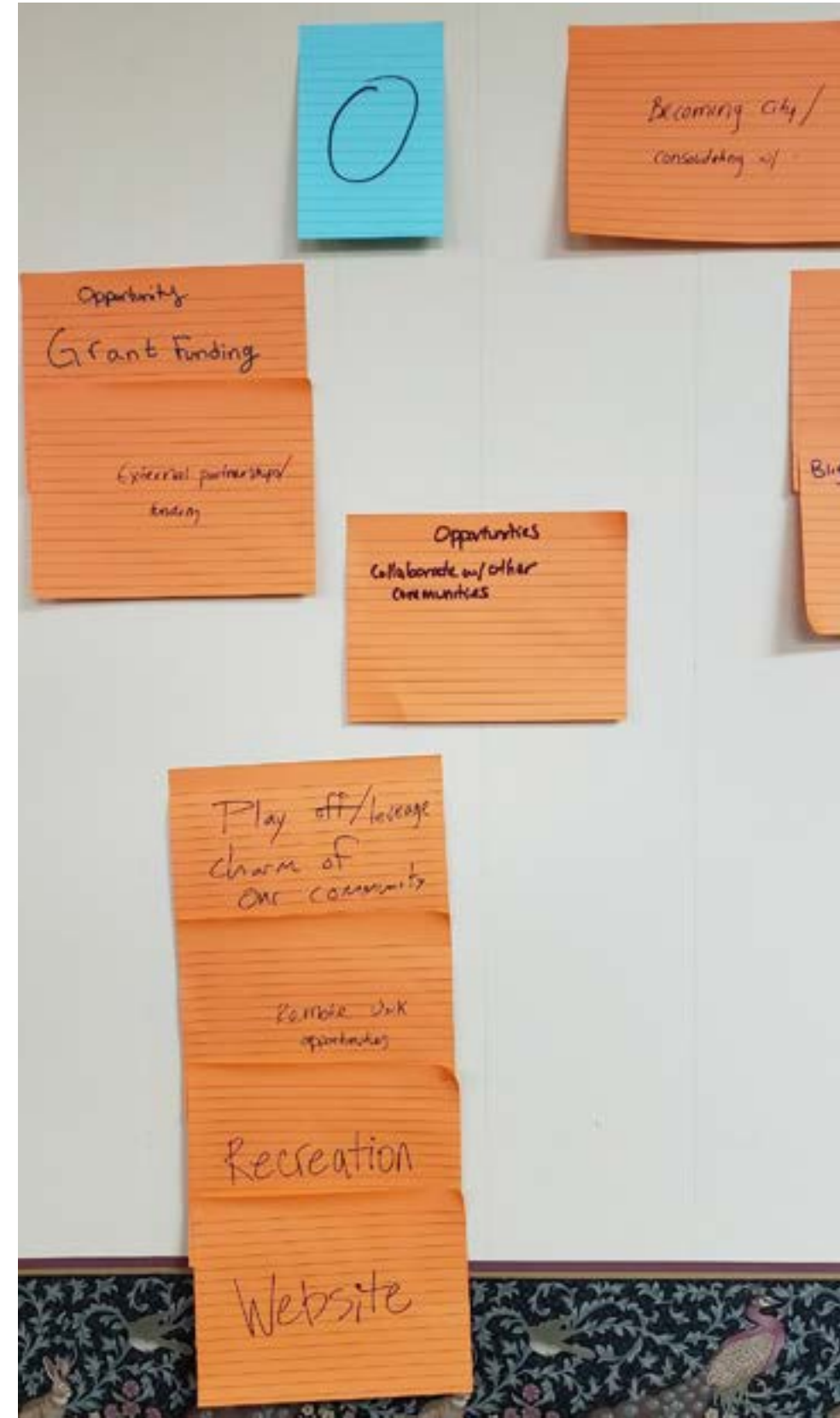
**Strengths**



Weaknesses

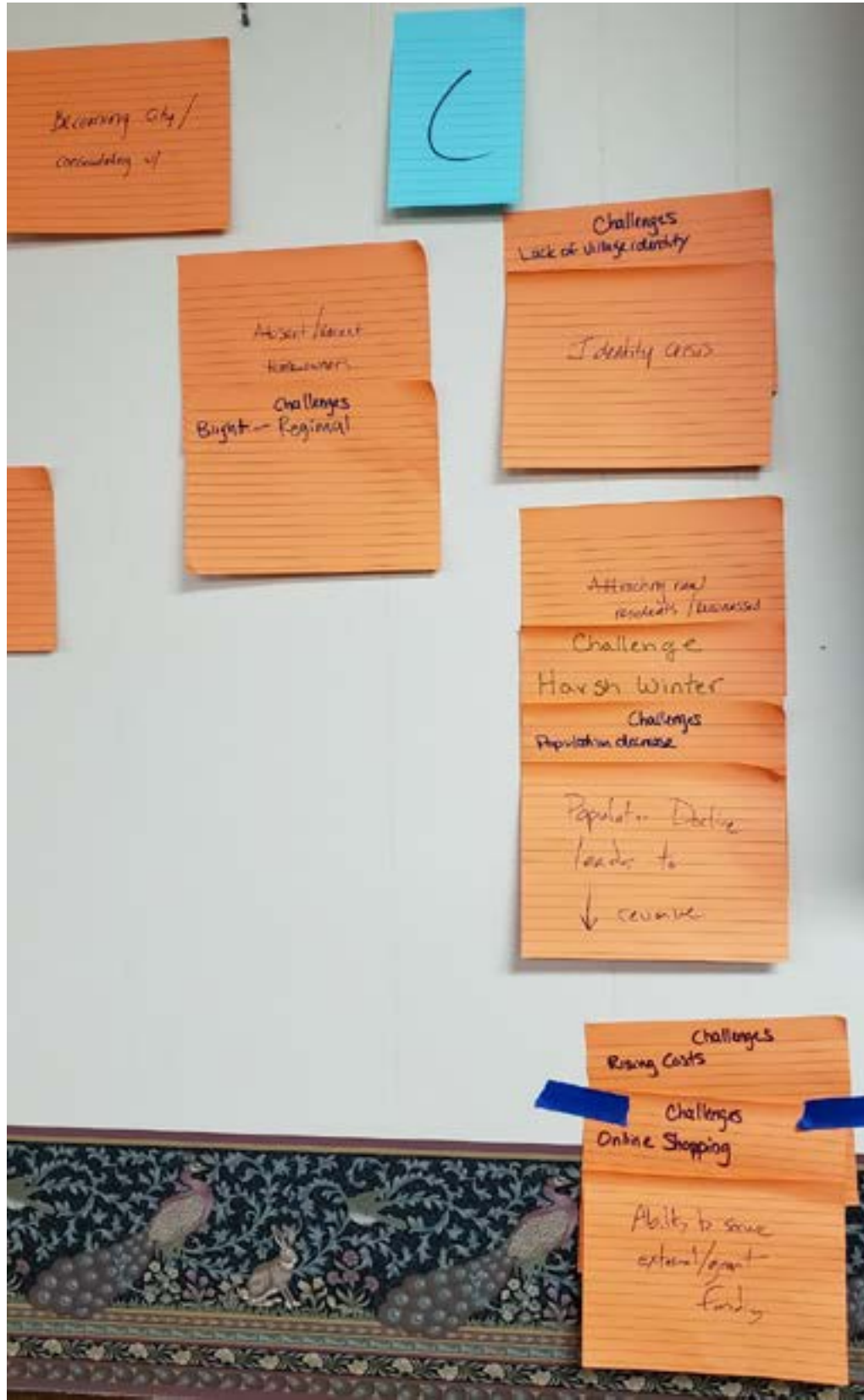


Opportunities





## Challenges



## Photos





WHAT ONE WORD OR PHRASE DESCRIBES THE VILLAGE OF LAURIUM NOW?



WHAT HAS THE VILLAGE OF LAURIUM ACCOMPLISHED WELL?





WHAT DOES THE VILLAGE OF LAURIUM LOOK LIKE 10 YEARS IN THE FUTURE?



WHAT ACTIONS CAN WE TAKE TO ACCOMPLISH THIS VISION?





**WHAT ARE OUR COLLECTIVE PRIORITIES?**

