

“Shaping the Future” Survey Comments from City of Hancock

The following comments (except summaries) are reproduced exactly as written by respondents to the 1997 Houghton County "Shaping Our Future" Land Use Survey who said they lived in the City of Hancock. All local governments and libraries received full survey results in 1998 (also available at <http://emml.mtu.edu/gem/community/planning/planning.html>).

➤ City of Hancock surveys returned – 268. Total surveys returned, Houghton County – 1,936.

4. “Big city” shopping and entertainment benefit the area.

- depends on what type of entertainment... [514]*

5. The benefits of recent commercial development along M-26 and Sharon Avenue outweigh any disadvantages.

- Small businesses are hurting. And the mall. [177]
- What disadvantages? Traffic? [319]
- Learning traffic rules [1113]

6. Similar commercial development along US 41 between Hancock and Calumet would benefit the area.

- restore & build up downtowns first [1175]

7. Lack of jobs, especially for young people, is a problem in our area.

- What is young? [6]
- One only has to look at who have the jobs at MTU or most other decent jobs, are they hired on a best qualified basis or friendship or relationship—professionals’ wives have first dibs. [67]
- Depends “who” they are or “who” they’re related to [220]

9. Tax incentives, such as tax abatements, should be used to attract new businesses.

- That depends on the type of business. [314]

10. Tax incentives associated with land trusts, conservation easements, and purchase of development rights should be encouraged to help landowners keep their land in its present use if they prefer not to sell to a developer.

- Don’t understand the question [1618]

11. More recreational opportunities are needed in my township/city/village. If so what kind?

Summary (with number of responses indicated; verbatim responses on pp. 9-11):

- ❖ non-motorized trails (biking - 18, walking/jogging/hiking - 16, skiing (including better-maintained existing) - 10, dog-walk area - 1) -29
- ❖ waterfront-related activities (includes “lakefront development,” walking/biking paths, fishing piers, docks, canoe/kayak access/facilities, beach improvements, dinner cruises on yachts) - 13
- ❖ activities or center for teens and youth - 12
- ❖ parks - 11
- ❖ a YMCA or community recreation center (not just for youth/teens) - 7
- ❖ skating (ice skating - 3, roller - 2) - 6
- ❖ art/music/dancing/cultural activities and entertainment - 4
- ❖ more/better shopping opportunities - 3
- ❖ more/better restaurants (fast food - 1) - 3
- ❖ playgrounds - 3
- ❖ tennis - 3
- ❖ bowling - 3
- ❖ soccer - 2
- ❖ golf course - 2
- ❖ swimming - 2
- ❖ focus on maintaining, upgrading existing facilities - 2
- ❖ adequate, have enough already - 2
- ❖ table games, miniature golf, art/hobbies camp for youth, year-round outdoor recreation rentals, ball field, downhill skiing, basketball, karate, tolerance of nude swimming/hiking in remote areas, sidewalks, paved snowmobile trails, skateboarding area, expanded campground, corporate “adoption” of parks, less snow-mobiling, dart/pool hall, library, all kinds, “get off the couch, Tervo!” – 1 each

14. The design and appearance of new buildings and signs are important to the community.

- Moyle has done great work at the Calumet schools. [1139]

15. New development would be acceptable to more people if it blended better with the historic buildings in the area.

- Some historic buildings are very run-down & ugly. I would like to see the area develop a theme or guide—as on areas of Cape Cod, where structures resemble a common look or theme (natural tones, similar signs, no structure above a particular height, etc.). People go to Cape Cod because it is beautiful & has a unique look—our area is beginning to look like any other area of the USA. UGLY, miss/matched, etc. [6]
- clean up the historic buildings! [514]
- Blended does not mean “Reproductions” Modern Architecture can blend with historic![1057]

16. Improvement of existing properties, especially those of historic significance, should be encouraged as an alternative to developing more land.

- Many of the mining buildings (Quincy) should be repaired each year. They’re getting worse and some are being torn down. [312]
- I would strongly agree with this statement if it didn’t say “especially those of historic significance.” [314]
- If affordable to resident
- very much so [1175]

17. Some open space and undeveloped land should be protected from future development.

- Most!! [233]
- Bring in work if possible [1113]

18. Some roads should be designated as “scenic” and should retain their natural character. If so, which roads?

Summary (with number of responses indicated; verbatim responses on pp. 11-13):

- ❖ US 41 (“north,” Keweenaw, to Copper Harbor - 38 (specifically including Hancock-Calumet stretch - 5), unspecified - 5) - 43
- ❖ Covered Road (Freda-Redridge) - 34
- ❖ M203/Hancock Canal Road - 30
- ❖ M26 (to Copper Harbor - 14, unspecified - 4, to Lake Linden - 1) - 19
- ❖ Houghton Canal road - 13
- ❖ all lakeshore roads (Lake Shore Drive - 1) - 9
- ❖ Copper Harbor area, unspecified - 7
- ❖ all/most roads (outside city limits - 2, north of the bridge - 1, north of Calumet - 1, all U.P. main roads - 1) - 7
- ❖ Gay to Lac La Belle/Bete Gris - 6
- ❖ Canal road (unspecified) - 3
- ❖ Cliff Drive - 3
- ❖ roads between Dodgeville -Chassell-Tapiola, Boston, Keweenaw [Brockway?] Mountain, Lake Annie, Pontiac, Superior, Water St., backroads to Jacobsville and Gay, Hancock waterfront, who determines what is “scenic”?, keep the ones already designated, can’t think of specific ones - 1 each

19. Property owners should have absolute and final say about what happens on their property.

- Loaded question [890]
- on currently owned and developed property [1139]
- especially not if the property owner is a developer [1324]

20. Private property rights are more important than public interest when a development is proposed.

- That depends on the situation. [314]
- on currently owned and developed property [1139]
- dependent on need [1551]

21. We need to balance private property rights and public interest.

- The balance needs to swing back to private property owners. [270]

22. Public access to waterfront areas is becoming too limited.

- Bete Gris!!! [750]
- Not a main concern [1113]

23. Property is becoming unaffordable for local residents.

- Especially lakefront property. [312]
- As stated in #23, real estate and land prices have gone too far. The average local citizen can't afford a waterfront parcel or a nice 20-40 acre piece of land. [559]
- Our taxes on a 40 acre near Dollar Bay went from \$58 to \$600. [939]
- especially when considering rising taxes and utility costs [1139]

24. I feel that I have a voice in shaping the future of my community/township/city.

- There's a snowmobile trail right under my bedroom window. Right in town! [177]
- Not yet [1551]

26. Long-range planning is needed to manage growth and to protect our environment and natural resources such as drinking water.

- Is "manage" another word for control? The word encourage should replace manage. [270]

C. Comments

General comments not identified with any survey statement were sorted into 33 categories during survey analysis (survey respondents were not aware of these categories). Some general comments that address more than one topic are divided into the appropriate categories, e.g., [251], #25 means that another part of survey 251's comment is found under category #25. Wording was not changed.

1. Jobs

- More work for young men, faking disabled, and alcoholics [282]
- Jobs, Jobs, Jobs! That's what we need here! [313]
- Why can't we attract high tech and environmentally clean firms to this area with a resource like Michigan Tech? Is our location really that bad? [314]
- We need more jobs for people on welfare. They should work like me for 40 years at Hancock school. [1503] #24, 32
- I agree that we need more economic development. But our young people can find jobs here if they are truly interested in working. [1779] #21

2. Business and economic development—general

- Tourism, education, and sensible educated timber harvest are what will sustain us in the future. [67] #8
- Regarding new industry proposals, I feel it should be allowed on the basis of year-round residents' opinions and not be kept out because "summer-only" residents disagree. It's the year-round people who need work and they're the ones who would be living in the environment created by the new industry. [191]
- Non-polluting development is vital and is needed regardless of how it affects a town's "character." Even polluting development, i.e. a paper mill, would be worthwhile if done away from residential areas. Stopping the export of our youth must be our highest priority. [206] #13
- Change is good & the area will always be considered "God's Country" to me. [377] #13, 22

3. Concerns about development

- Would like to see this area remain the way it is and not let it turn into another Traverse City. [35]
- Controlled development is good. [212] #7, 24, 33
- The best thing about this community is its relative safety, its beauty in the free spaces, and the level of care and volunteerism among the people—we need to be careful about attracting crime and increasing pollution when we develop the area—too much of this and we'll lose what is best. [320]
- This area is special for a reason. That's why I returned here. Much has been lost over the years. I feel that those who haven't lived elsewhere, have no concept of what is being lost. The Keweenaw could become another Traverse City disaster! [428]
- Our area is one of the most extraordinarily beautiful in the U.S. If we lose this, we lose our entire quality of life. It has happened in many places in America & we must not let it happen here. Our lifestyles are so threatened by

developers & those who want to use this area for their own greed. Including some of our own area leaders who have this same attitude. [592]

- The single greatest attraction of/to our area is the “quality of life.” Our leaders need to be pro-active and carefully plan to retain the historical and environmental qualities we now possess. They must incorporate these factors into systematic, overall plans for future growth and not reactively submit to spot or strip development. Those who are so inclined can travel to “Anywhere, USA” but we don’t need it here. We still have the opportunity to tastefully expand and enhance our unique region. Let’s do it!!! [728]
- It would be a crime to see our Keweenaw become “developed” like the Traverse City area!! Condos and development on Bete Gris will destroy the fragile sand/plant ecosystem there which is very unique and beautiful, there should be NO more development of ANY kind there. [854]
- Since Houghton County has grown so much in the past 10-15 years hasn’t the severity and frequency of the crime rate? Just a future development question. Being in the house recycling business I’d love to see us grow but on the flip side I hope we never become as impersonal as Marquette or dingy as Detroit. [1048]
- Moved up here 5/96, have a good job & a nice house. I love it here but over-development will kill the beauty of this unique area. It’s good that we’re going to try to get a handle on this issue before we deteriorate in a way similar to Door Co. WI (which, now that it’s too late, is trying to slow down development).
- I’ve seen what happens when you let developers run wild. Look at D & N in downtown Hancock! What an eyesore. They’ve already ruined upper Houghton and south Calumet. Build there, leave Hancock alone. D & N is ugly enough! [1793]

4. Chain retailers vs. locally owned shops

5. Shopping/entertainment/restaurants

6. Tourism

- See [67] #2
- I think our area attracts people because it is (relatively) underdeveloped. More businesses would mean losses in tourism, real estate, etc. [1892]
- People come to the Keweenaw to get away from the city. Tourism is a big \$ maker. Let’s try to retain the natural beauty of the area & renovate the old architecture. [1897]

7. Logging, timber industry, and wood products

- Environmental impact should always be of great importance. Preservation and purer ecosystems are this area’s asset. Logging and mining benefit a few & destroy the quality and diversity of our U.P. resources. [1929]
- More restrictions on logging are needed or soon there will be no beautiful areas to protect [1551]
- Let’s use logging more, we have wood rotting. [212] #3, 24, 33

8. Mining

- See [1929] #7
- Mining as we know it is a thing of the past as long as foreign copper is mined so cheaply. Any mining that is done by leaching (acid) should have to meet the highest standards & control. Water is a more important resource. [67] #2

9. Development location—downtown, renaissance zones, etc.

- Commercial development should be limited to their pre-established renaissance zones and that would let them develop without restrictions. [1242] #18, 25

10. Development—Calumet/Laurium

11. Development—M-26/Sharon Avenue

- One of the most important aspects to me is the light pollution created by M26 and Sharon Avenue development. It is a neon highway that in absolutely no way enhances the town’s appearance. [1667] #20
- The ungainly and unnatural look of the recent M-26 & Sharon Ave. development is extreme and detrimental to the character of Houghton & Hancock. Keeping the wetland there would have been more appropriate to the image of Houghton/Hancock. [1172]
- I grew up in the Metro Detroit area and came to this area partly for the natural beauty, slower pace, history, and smaller town peacefulness. I’m afraid the new development on M-26 and Sharon Ave. is coming too fast. Once the newness of the strip malls have worn off and the repetitiveness of what they have to offer settles in there will

be a lot of empty storefronts. Stable, long term job opportunities are better than ones that are here today and gone tomorrow. Some new development is good but too much too fast isn't. [1139]

- Who is paying for the increased road maintenance costs of the M-26 & Sharon avenue corridor? Not Shopko, Wal-Mart or Econo Foods! [1059] #18, 29

12. Future U.S. 41 development, Hancock to Calumet

- Development between Hancock and (US 41) Calumet should be a priority! [325]

13. Waterfront development and public access

- Perhaps we should take a cue from other states where water & lakeshore are owned by no one person. I was recently in Oregon and their beaches & coastlines are owned by the State and can be used by everyone; people build but they cannot own the beaches. I don't know if that is true of Michigan but it should be. [66]
- I have no problem with waterfront development as long as a small amount of shoreline is left for public access. [206] #2
- With the large amount of snow each year, isn't it highly unlikely that there could be housing units on Hancock lakeside. The snowmobile trail gives less space for development & aren't the snowmobile interests more lucrative for the city? With huge amount of snow, a quick thaw could be disastrous to any waterfront property because of small amount of land that has to absorb all that snow. Houghton no comparison as snowmobiling interest is not there! [207] #31
- Just a note on public access to waterfront areas: the reason that access is becoming limited is because those who visit those areas are leaving the waterfront littered with household trash. This is a sign of the moral decay of the people of our county, and of the visitors to our county. [343] # 25
- How about bulldozing the "waste-land" on the Ripley waterfront and developing a park? [377] #2, 22
- Hancock-Houghton-Ripley should have synergistic waterfront development. [386] #18, 23, 25
- I strongly disagree with the sale of our Lake Superior Shoreline to out-of-town developers who want to ruin our natural beauty of the Copper Country which is what most tourists enjoy when they visit the area. [393]
- Need a coastal commission of some sort. No more building on lakeside road. [904] #22, 25
- Public access to Hancock waterfront needs to be improved. [961] #31

14. Property values and taxes

15. Planning

- See [51] #32
- Plans always are changed with time. [204]
- Some planning for moderate income retirement units (2 bedroom—garages, etc.) [254]

16. Cooperation among units of government

- Cooperative planning among the government entities is critical. [232] #19, 23

17. Lack of public input in development decisions, favoritism

- The decisions are important to "town fathers." Us little people's opinions mean absolutely nothing. These surveys are great, I approve of them, but these small town politics put big cities to shame. They make any Ku Klux Klan or Mafia look sick. [220]
- Residents should have more to say about everything! As it stands now only a handful of people have any "real" input into what should or should not be and/or done about anything and everything. Our taxes keep the cities and towns going. [370]
- Well advertised public hearings/meetings should always be held when major developments are going to occur so everyone who wants to comment can. [1053]
- There are people here that have traveled all over the world and would have some ideas. Use them! [34] #20

18. Zoning, ordinances, building permits

- We need meaningful building permit systems, design guidelines, historic district ordinances. We need honest city, township & county schools, etc. in towns, not outside in the woods. [233]
- Construction should be encouraged & permits acted on quickly. [386] #13, 23, 25
- Zoning is acceptable if it is flexibly applied but not so flexible that anybody "important to the local economy," i.e. rich, can get variances at the drop of a hat. [1337] #20, 23, 29, 32
- Building permits and public paid inspectors hinder the unlicensed contractors. [1242] # 9, 25

- Zoning/rezoning should be in place before development is allowed to proceed (e.g. Hancock Waterfront). [1059] #11, 29

19. Balancing environment and development

- Cities grow, so should their infrastructure. Just because you can't see it, doesn't mean it isn't there. Without natural resource protection, there'll be a loss of control of what we have left. [216]
- Managing property for the public good must be balanced with personal property rights. [232] #16, 23
- My two (or maybe three) main concerns have to do with the environment. Jobs, for one, are important but not if it destroys the land i.e. White Pine (though I'm not saying solution mining is good or bad). Preserving our culture is also important. Instead of tearing down old try to use it i.e.: Habitat for Humanity is a great plan but why can't they renovate an abandoned house. And last, let's never have another Delene. He improved his land. He could have clear cut it!! [236]
- Economics & commerce versus esthetic values remains the core problem: sustainable job sources, "Green" values as exhibited by the promotion of tourism, the emphasis placed on what we have, in contrast to what other similar areas have lost secondary to unbridled development [317]
- I'm not a "tree hugger" nor am I 100% pro-development. I would like to see a pulp and paper plant here like Quinnesec has. Small high tech plants also. I also want to keep the forests and lakes with access for all. I almost miss C & H and our access to their land, now so much is No Trespassing! [319]

20. Cultural history/community character/appearance/signs

- Isn't there some way to fund a clean-up/disposal of all the rusty, shabby mine ruins & factories in the area? (i.e.. near Hubbell, Lake Linden & 41 north of the city) [1184]
- Keeping the historic look and heritage of this area is extremely important not only for residents but for those who are traveling through too. [1667] #11
- The historic (Finnish theme) in Hancock is going too far. Develop the city for the good of the county. Many of us are not Finnish and I resent the heavy implications of Finnish heritage, themes, etc. [1497]
- I do not like historical districts/boards which can dictate such things as paint color, siding types, etc.; they tend to be run by zealots who don't have to live with their decisions. [1337] #18, 23, 29, 32
- Remove unsightly buildings, repair broken sidewalks & get the businesses downtown to wash their windows inside & out & keep posters to a minimum. [1123] #31
- Clean vacant lots, pick up trash. I hate strip malls. CC Mall not attractive to look at either. A touch of class in a few areas could help the appearance of the area a great deal. [34] #17

21. Small-town feeling/quality of life

- It would be nice to have more development but in a controlled manner with zoning. Also try to keep a small town atmosphere. [294]
- This is a beautiful area. I moved here from a city and just love the small town atmosphere. I would hate to see it change like it is beginning to in Houghton. [322]
- Part of the reason I choose to live here was because it was a "small-town atmosphere." We never intended that we would make "big bucks" but understood it was worth the struggle to be able to live here comfortably. [1779] #1

22. Historic buildings/improving existing properties/blending old and new

- See [236] #19
- I think some buildings on Hancock Street could be put to use, instead of standing empty. [377] #2, 13
- For Hancock there is much character in the people and in the environment but very little in the commercial and public sector buildings. We feel that too much is made of the need for new buildings to blend in with the old when there isn't much of interest in existing architecture. [380]
- Hancock has a LONG way to go to catch up to Houghton. Wanting to keep it so historical is not appropriate for the 90's. [810]
- Cities of Hancock & Houghton should pass a historic preservation ordinance in order to preserve its historic structures. [904] #13, 25
- Regarding the design of new structures, I disagree that new buildings should be made to be historic. What will people say 100 years from now about our era. The important issue is quality design which blends with historic buildings. Also, more restoration and adaptive reuse developments need to be encouraged. i.e. The Ripley Waterfront! [1057]

- Rebuilding the historic districts is a priority to me instead of starting from the ground up outside the districts. Preserving the trees & scenic property also (clean air & water especially). [1175]

23. Open space, undeveloped land

- Pristine beauty should be maintained in traditional area. [386] #13, 18, 25
- We cannot let our wonderful woods & water be totally developed. [232] #16, 19
- See [961] #31
- This idea of preserving the “natural beauty” of the area is unrealistic. Look at photos during the mining era—this place was a hellhole compared to today. If it is the time before that which people wish to preserve then I guess we’ll all have to move out of the area and tear down all the buildings. [1337] #18, 20, 29, 32

24. Drinking water, wastewater, and health concerns

- It is difficult to justify the cost of water (including wastewater treatment) in this area. I want to know why! [957]
- The water looks like milk. How can you drink this water in Hancock? [1503] # 1, 32
- Keep our water clean & pure. [212] #3, 7, 33

25. Property rights and regulations

- See [232] #19
- See [236] #19
- Environmentalists are getting too much power and that takes away private property owners’ rights and deters new development. [310]
- Let’s spend our time and effort to go back to helping each other keep our private property rights. [343] #13
- Too much government regulations in every phase and aspect of economic development, cultural character, private property rights and future planning. Government interference causes the cost of development to sky-rocket out of control. [379]
- Property owners should have greater freedom on their own property. [386] #13, 18, 23
- Need to find ways for multiple property rights (uses) to be preserved. Ex. The Chassell x-country ski trail, common practice of hunting on private lands... [904] #13, 22
- The Army Corps should stop raising the level of the lake & bugging people about docks & small enhancement projects of their lake property. DNR should do the same. People aren’t trying to ruin the environment by putting in a dock or filling in little wet areas around their property. [918]
- I believe that the owners of private property have the right to do what is best for them and that they should be restrained only when their actions will materially harm others. [1046] #32
- I may not always agree with what a private property owner does to private land, but I will defend to the death his or her constitutional right to do it. Organizations such as the EPA and the DNR have far exceeded their authoritative boundaries, and the people at large must, at some time, band together to see that such abuses of illicit power are suppressed. [1138]
- Private property should be totally unrestricted as long as they remain residential and get rid of building permits. [1242] # 9, 18
- I feel it’s fine to make an offer on private home. But I feel the owner should have the right to say yes or no!! [1702]

26. Road maintenance, traffic control, and safety

- Sharon Avenue needs to be extended to meet US 41 somewhere by Superior Block to relieve some congestion in downtown Houghton. [1650]

27. Snow removal

28. Public and non-motorized transportation

29. Tax incentives

- Tax incentives, etc. are just handouts to the well-off or well-connected and a waste of tax money/potential revenue. Ontonagon will never get back the million in public money loaned to that lodge at a ridiculously low interest rate. [1337] #18, 20, 23, 32
- Tax incentives to attract MULTI-MILLION \$ corp. to our area when the cost of land is minuscule compared to other areas of state/nation DON’T MAKE SENSE! [1059] #11, 18

30. Government and public services

31. Recreation

- I am most upset about the snowmobile & the fact that there are no time or NOISE restrictions on those machines. Hancock doesn't care at all about residents nor does the DNR. Nor does the woman who sold us this house & lied about the trail. [177] #32
- See [207] #13
- A much greater and organized effort needs to be made by the county to protect the natural beauty of the Keweenaw. In particular, natural woodlands ought to be preserved and efforts made to develop lower impact recreational activities such as hiking, biking, snow shoeing, and cross country skiing. [961] #13
- Maintain and improve on the Hancock Beach—such as make it more handicap accessible—blacktop walkways for wheelchairs, etc. [1123] #20
- Our new high school should be planning or including a swimming pool. The young people of our area need a public area such as this—too many kids meet “under the deck” in Houghton—in my opinion, this isn't the best place I would want my teen “hanging out.” [1462]
- Area needs a championship designed 18 hole golf course to help tourism & western U.P. interest. A daily or weekly youth camp as part of the new Historic Park would create visitor interest similar to MTU's Summer Youth Programs. (Maybe a spin-off from MTU's Summer Youth Program could serve as a pilot, with some structure already in place at MTU?) I'm a single parent & my three children live with me in the summer, and I welcome other youth organizations, camps, & learning centers. [1769]

32. Survey

- This survey is a great idea. I do think the questions are biased or the questions are referring to specific situations (#10—Lac LaBelle). Also, question 15 asks how do people feel, I can only tell you how I feel. [37]
- Question 26 is poor—Local long range planning is to protect the quality of life and appearance of our Keweenaw, not the environment or drinking water. The EPA and DNR do this too much currently!! [51]
- Thank you for caring. [177] #31
- See [220] #17
- I agree on this survey very much. [375]
- To make this survey successful, keep it away from the politicians or you will end up with a zero. [383]
- Thanks for doing this—I hope you get a good response. [433]
- I appreciate being able to put my opinions forth in this questionnaire, as so often, especially with development, you are generally allowed no input. Thank you. [435]
- Very disappointed by the shallow questions on your survey which are obviously slanted to gain a predetermined outcome. I am astounded that the league would stoop to a position that is inconsistent with their noble mission. [895]
- “Public interest” in the questions above seems to be too broadly defined. [1046] #25
- Some of your questions are worded not too clearly to answer as I would mean it. I'm for private property rights—less environmental rights. [1260]
- You could have left more space for comments given the “touchiness” of these subjects. [1337] # 18, 20, 23, 29
- Most of these questions are worded so the person responding is misled. This group seems to believe history & environment is more important than change. Be more careful in word usage! Such as #26, 18, 16, 15, 14, 8 [1445]
- I hope you can help the future soon. [1503] #1, 24
- Wording of many of these questions will bias your results. [1675]
- This survey is so vague & worded in a way that I strongly would question any trends or results obtained from this information. [1755]
- thanks for asking [1854]
- Your questions here on this guide seem to be very conservative, no more growth slant. [1856]

33. Miscellaneous

- I'm finished!! [1132]
- Five years ago, I tried to interest our 4 counties (Houghton, Keweenaw, Baraga, and Ontonagon) in establishing a recycling center such as Delta Industries (Escanaba). I was ignored! [939]

- I'm an apartment dweller & have been in Hancock only 3 years—and expect to move to Ohio in summer—I am going to a retirement community. We need a retirement community here—for independent living, assisted living—rentals in the \$12-1400/month range. Many seniors, especially women, would be interested. [769]
- Let's share the burdens with all. [212] #3, 7, 24

11 (recreational needs) verbatim responses, grouped generally from most common topic to least:

- bike trails, designate abandoned railroad row as bike trails & hiking; no motorized summer access [232]
- a bike path along the waterfront or between Hancock & Calumet [236]
- Bike/jogging/hiking paths, canoe/kayak facilities [728]
- bike/hiking paths could be added [489]
- biking-walking trail [810]
- bike/walking path such as Houghton's [559]
- bike paths [957]
- Bicycle routes & lanes along highways. Pave snowmobile trails where possible. [428]
- Biking paths [1667]
- bike/walking paths, area for skateboarding for teens, miniature golf course [344]
- sidewalks, walking trails [334]
- Have everything already—maybe a bike/jogging path [35]
- hiking/biking path [33]
- walking and bike riding trails [314]
- There are new exclusive snowmobile trails, cross country ski trails, but no place to walk a dog that a snowmobile or car will not trespass on. We need a lake front, undeveloped dog walk area. [6]
- ski trail development, kayaking pathways, biking opportunities [317]
- Cross country skiing, mountain bike trails [51]
- Cross-country ski trail groomed, walking trails, skating, basketball [1053]
- Emphasis on X-country, skiing with extended courses & chalets, etc. [1059]
- improvement of Maasto Hiihto ski trail [854]
- Groomed cross country ski trails [1740]
- Better maintenance of existing ski trails [1675]
- better maintenance at Maasto Hiito, in-line skating rink [206]
- Cross country ski trails, tennis courts, etc. [1242]
- More lakefront development, bike paths [1550]
- fishing piers [319]
- waterfront usage for the public [363]
- Put beach sand in Hancock Beach [375]
- use of Portage Lake [212]
- jogging along waterfront [77]
- waterfront development for running, biking, etc. [298]
- City of Hancock should develop (for public use) canal frontage, docks, extend park. [1929]
- things for teens [15]
- Things for teenagers to do [433]
- youth activities [318]
- anything to keep teenagers off the streets [220]
- Teens need someplace to “hang out” or whatever the hell teenagers do these days—besides drugs & alcohol [1793]
- Youth center with input from youth on how to run it, much like junior achievement companies in cities [66]
- indoor youth activities [78]
- Our youth population has nothing – give them places to go. Seniors think about themselves only—give our youth a chance. [467]
- More recreational entertainment for our teenagers—especially in the summer [1779]

- Places for kids to get together. [704]
- Things for kids to do [1702]
- non-alcoholic places [1133]
- parks, ski trails [104]
- parks, beaches for families [177]
- family activities/outdoor recreation [303]
- more park areas that encourage kids to play there [217]
- parks-playgrounds [1134]
- A beautiful park in Hancock [1551]
- more public parks/picnic areas [542]
- natural parks [961]
- Park areas, shore walk, shore access [456]
- parks [515]
- I would hope that our parks would stay in good repair. Corporate “adoption” of parks should be encouraged. [514]
- budget-priced activity centers for all age groups badly needed—bowling, tennis, skating, dancing, table games, supervised play for younger children [109]
- County or municipal golf course, YMCA & YWCA facility or a camp facility for youth for arts & hobbies or youth learning center [1769]
- outside/inside rec. buildings [216]
- huge enclosed swimming-sport-restaurant-entertainment complex [111]
- Youth centers & senior citizens’ center—afternoon or daytime activities [769]
- a YMCA!! [1184]
- YMCA [1445]
- A roller skating rink is a good, clean family recreation. [1462]
- more ice rinks, snowmobile trails, dinner cruises on yachts [592]
- More outdoor skating rinks, ball field etc. [779]
- Preschool playgrounds E. side of town [1048]
- more rentals for outdoor recreation (year round) [1175]
- A new soccer field [423]
- soccer fields [940]
- tennis courts [1135]
- Golf course [7]
- area downhill skiing [918]
- bowling, swimming, karate [1349]
- indoor/outdoor playground, ice rinks [1855]
- Health-related for bikers, joggers, walkers, gym swimmers [1623]
- cultural and technical enrichment for families and small children not more snowmobiling, local music festival? [320]
- Recreation geared to professional residents such as dinner theater, concerts, lectures—other than sports only [1720]
- A mall with more clothing stores & a Best Buy store [377]
- More stores, a fast food restaurant like a Taco Bell & Wendy’s in Hancock not Houghton [1503]
- Clean & classy pool/dart hall, bigger & modern bowling alley, better stores in mall (i.e. Victoria’s Secret, Contempo Casuals, Rave) [1618]
- better restaurants, a library in Hancock [233]
- more arts and cultural events [259]
- Make the ones we have now the best quality we can—clean, attractive, and well-groomed. The taxpayer can only bear so much. [67]

- Opportunities are good, but they need upgrades! To make more inviting and useful—equipment, cleaning, new paint, “flowers” [1780]
- Hancock doing adequate [1824]
- Would appear with time and money, no boredom [1113]
- Local informal use of facilities [379]
- all kinds [266]
- The kind that don’t drive the residents nuts [370]
- hula, hula dancers [282]
- Expansion of campground [1497]
- More tolerance toward “skinny dippers” and naturalist hiking at obscure lakes and trails [1138]
- Get off the couch, Tervo! [1897]

#18 (scenic roads) *verbatim responses, grouped generally from most common topic to least:*

- US 41 to Copper Harbor, Bete Gris and all lake roads [1329]
- US 41 leaving Copper Harbor [1546]
- US 41 Calumet to Copper Harbor [1675]
- Old 41 to Copper Harbor [1741]
- US 41, Liminga covered road [584]
- US 41 Keweenaw County [360]
- 41 at Copper Harbor [266]
- US 41, M 26, M 203—all U.P. roads (main roads) [592]
- Keweenaw—US 41 [204]
- US 41 north [222]
- US 41 between Hancock & Calumet, then north... [233]
- only US 41 north of Delaware [206]
- US 41 to Keweenaw [725]
- US 41 north of Hancock, M-26 from Eagle River and north, the road from Houghton up through the Freda area, Lac LaBelle, Bete Gris area [514]
- US 41 to Copper Harbor, M203 to Eagle River, covered drive [393]
- US 41 north, 203 north, M26 north [380]
- US 41 between Hancock & Copper Harbor [435]
- 41 north of Mohawk, Gay to Lac LaBelle, roads along canal shores, covered way, Eagle River to 5 mile along shore [456]
- US 41 Copper Harbor, covered drive [1856]
- 41 North, Canal, covered, Water St. [890]
- US 41, McLain park road, covered road [939]
- Hwy. 41 north of Calumet, covered road, canal road, M203 [957]
- US 41 Keweenaw County, Freda Covered Rd. [1057]
- US 41 up to Copper Harbor, from Gay to Copper Harbor, “covered road” in Houghton [322]
- to Copper Harbor, US 41, both canal roads [212]
- Covered road (Freda), Phoenix & north [386]
- Covered drive & US 41 going to Copper Harbor, M-26 to Eagle River & Copper Harbor [1779]
- covered road [1922]
- covered road in Stanton Township; The new condominiums in Eagle River (Keweenaw County) should have been blended more to fit the history and character of the area. [1139]
- covered road, US 41 & M26 in Keweenaw [1874]
- covered road, the road to Gay, etc. [1892]
- “covered” road [1854]
- covered roads [316]
- Covered drive in Stanton, most roads north of Calumet [1654]
- Covered drives [1550]

- Covered drives [1755]
- covered road, scenic 41 [319]
- Covered road to Freda [902]
- Covered road [904]
- Covered road [361]
- Covered road to Redridge [375]
- the covered road in Atlantic Mine plus others [467]
- Covered drive—Houghton Canal & in Calumet [338]
- Atlantic Mine covered drive, lakeshore routes, that stretch in the Keweenaw [750]
- M203 Hancock Canal [1663]
- M203, US 41 north of Houghton Canal road [294]
- M203, 41 to Copper Harbor, Cliff Drive [309]
- M203 from Hancock to McLain State Park [312]
- M203, Houghton Canal, Liminga, M-26 Eagle River to Copper Harbor [232]
- M203, M41 north [1667]
- M-203, Covered Rd. (41 & Cole creek), Back highways (Jacobsville, Gay, etc.) [1048]
- “arboreal tunnel” to Freda; Hancock waterfront [327]
- M203 [1512]
- Hancock canal—M203 [344]
- M203, Superior Rd. [51]
- M203 Hancock Canal, covered road (Redridge area) & US 41 from Quincy Hoist to Copper Harbor [1462]
- 203, canal road, covered bridge drive [1929]
- road to McLain Park [810]
- M26 to McLain—Eagle Harbor, River & Copper Harbor area [35]
- M-26 and US 41 to Copper Harbor [559]
- M-26/US 41 toward Copper Harbor [961]
- M26 [71]
- The “canal” roads [728]
- Hancock & Houghton canal roads [377]
- canal, M26 Lake Linden-Hubbell, US 41 north of Calumet [1897]
- Canal roads, those along Lake Superior [1822]
- Hancock & Houghton Canal roads [1621]
- Canal roads, Gay-Bete Gris roads, road sections to Copper Harbor [1497]
- Houghton Canal, road to Copper Harbor [899]
- Both canal roads, Bootjack, both roads to Copper Harbor, Gay Road to the east Lac LaBelle [67]
- Houghton Canal & Hancock Canal Roads [318]
- Houghton-Hancock Canal Roads [496]
- lake roads [1134]
- Mostly coastal roads [1551]
- shore line roads & some forest roads such as Keweenaw Mountain Drive [1123]
- Bete Gris & most all other lake view roadways [66]
- Copper Harbor, etc. [804]
- Copper Harbor [1855]
- Especially those in Keweenaw County enroute to Eagle Harbor, Copper Harbor [1720]
- M28 from Calumet to Copper Harbor, any back road, M203 [1793]
- Eagle River to Copper Harbor, Phoenix to Copper Harbor, among others [1228]
- Gay-Bete Gris Roads, M26, US 41 in Keweenaw Co. [428]
- Copper Harbor, US 41 stretch, covered road to Freda [433]
- Copper Harbor loop, covered road to Freda, M203 loop [317]

- all [1132]
- most roads beyond city/village limits [1138]
- all roads north of the bridge [1172]
- All [901]
- All roads outside city limits, especially road to McLain Park [6]
- Roads especially in eastern Keweenaw. Roads between Dodgeville—Chassell—Tapiola, etc. [812]
- all roads [282]
- Lac LaBelle to Gay, Cliff Drive to name a few [1324]
- Gay to Lac LaBelle, Lac LaBelle to Bete Gris [854]
- Gay Road, Gay to Lac LaBelle Road, Lake Shore Drive, US 41 to Copper Harbor [343]
- Cliff Drive [489]
- Lake Annie, Pontiac, Hancock Canal [15]
- Boston Road, M26, US 41 [515]
- along Tech campus. Care should be taken if they make it one-way, i.e. Hancock's one-way didn't take away from City Center. [236]
- I don't know [1275]
- Don't know roads well enough [769]
- don't know [320]
- Who determines what is "scenic"? [270]
- can't think of any specific roads [177]
- Keep the ones already designated. [191]