

## "Shaping the Future" Survey Comments from Laurium Village

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 Laurium. All local governments and libraries received full survey results in 1998 (also available at <http://emml.mtu.edu/gem/community/planning/planning.html>).

➤ Laurium Village surveys returned – 84. Total surveys returned, Houghton County – 1,936.

### **3. Public costs for new water, sewer, and other services should be considered when any new development is proposed.**

- All costs should be paid by developer. [240]\*

### **4. "Big city" shopping and entertainment benefit the area.**

- Shopping does benefit, some entertainment like casinos does not. [1712]

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

- It's already destroyed the beauty. Stop this. All of this including the University should have been built south of Sharon Avenue. [1398]

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

- Need 55 mph speed limit with volume of traffic (4 lanes would be nice) [1712]

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

- For anyone [873]
- Especially professional jobs [1712]
- There does not seem to be a lack of minimum wage jobs. [1712]
- Good pay & benefits [1729]

### **10. Tax incentives, such as tax abatements, should be used to attract new businesses.**

- Do not know enough to answer this one. [1102]

### **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. 4-5):*

- ❖ swimming pool (especially indoor) - 8
- ❖ opportunities for teenagers - 7
- ❖ non-motorized trails/roadside lanes (biking - 5, walking/hiking - 2, blading - 1) - 6
- ❖ playgrounds - 4
- ❖ recreation opportunities for children - 4
- ❖ mini golf - 3
- ❖ restaurants - 2
- ❖ less snowmobile activities - 2
- ❖ sports- 2
- ❖ horse riding stables, shopping, tennis court, soccer fields, basketball court, develop Gipp recreation area, go cart, water slide, movie theater, free entertainment, race cars, parks, snow and water activities, more cross country skiing, the whole town is dead - 1 each

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

- Laurium needs a face lift to add to its historical significance. [1927]

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

- Do not want to see new "development". [1102]
- The Calumet shopping center is a joke. [1398]

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

- but not mandated [240]
- most definitely [1437]

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

- If funded by private property owners only [240]
- ? What! [1398]
- no, use what we have [1437]
- kind of like Central Park in NY [1927]

**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. 5-6):*

- ❖ US 41 (to Copper Harbor, including “covered” section - 12; “scenic,” unspecified, or “north” - 8; Hancock to Calumet - 3; L’Anse to Houghton - 2) - 20
- ❖ M-26 (Eagle River to Copper Harbor - 8; unspecified or “north” - 4, Hancock to Calumet - 1) - 13
- ❖ Canal Roads (Houghton - 3; Hancock or M-203 unspecified - 5) - 7
- ❖ “covered” drives (to Freda - 4; unspecified - 2) - 6
- ❖ Gay Lac LaBelle - 4
- ❖ lakeshore roads - 3
- ❖ 5 Mile Road - 2
- ❖ Cliff Drive - 2
- ❖ Bete Gris - 2
- ❖ Keweenaw [Brockway?]Mountain Drive - 1 (+ 2 “Copper Harbor scenic drive”)
- ❖ those that are scenic now, Keweenaw, beauty of M-26 leaving Houghton is already lost – 1 each

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

- Except when it disturbs the surrounding area in a negative way. [712]

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

- McLain Park beach is a dump. [873]

**23. Property is becoming unaffordable for local residents.**

- Except along lake frontage—that’s too high [1927]

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

- A must [1398]

**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**

- See [400] #30

**2. Business and economic development—general**

- Bring in outside industry. [1446] #26
- Land use restrictions shouldn’t hamper the economic conditions of supply and demand for future growth. [1626]

**3. Concerns about development**

- I think we have seen enough development in Houghton County. What we live here for is being taken away year by year. Those who want more development should move to the cities. [401]
- More of the regular residents should be personally asked by going door-to-door—talk to the real people that make this area—people have moved here to leave development behind—we have lots to offer without building on it. [1437]
- Keep out industrial such as paper mills, etc. [1748]

**4. Chain retailers vs. locally owned shops**

## **5. Shopping/entertainment/restaurants**

### **6. Tourism**

- This area depends on its tourism dollar. The area needs the development to enhance this but should be done while still maintaining our historical heritage and maintaining much of our forested & lakeshore lands. [712]
- See [1708] #23

### **7. Logging, timber industry, and wood products**

- Too much land abuse by uncaring loggers—mainly Lake Superior Land Company. [1787]

### **8. Mining**

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

### **10. Development—Calumet/Laurium**

- We must protect our wonderful area. The “mall” on 6th St. Extension, Calumet, is a heartbreak for local people. If only the signs could be more in keeping with the area. The AmericInn fits right into the scenery, but the rest of it is unbelievably bad. [519]
- See [557] #22
- Laurium needs help to improve the main street’s appearance. [1927]

### **11. Development—M-26/Sharon Avenue**

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

### **13. Waterfront development and public access**

- Preserving public access to waterfront areas has to be important because lakefront property in particular is definitely becoming too expensive for local residents. [510] #29
- We must preserve the Keweenaw shoreline, build only in existing towns, turn the old air base into a world class Nordic center (have the academy students brush and build the trails). Let the train come to Chassell. [1455] #18

### **14. Property values and taxes**

### **15. Planning**

### **16. Cooperation among units of government**

### **17. Lack of public input in development decisions, favoritism**

- Progress is supposed to benefit everyone—but should also consider everyone—be FAIR! [537]

### **18. Zoning, ordinances, building permits**

- Ban jet skis in certain areas, ban snowmobiles in certain areas. [1455] #13
- There should be building codes and they should be strictly enforced. Commercial development should be in designated areas and not in residential neighborhoods. [1592]
- Need zoning ordinances and junk ordinance in many areas [1593]

### **19. Balancing environment and development**

- Keeping the balance that is so charming is tricky: relatively clean, lots of nature, high individual property rights, enough economy to support people, low pollution. [573]

### **20. Cultural history/community character/appearance/signs**

- See [519] #10

### **21. Small-town feeling/quality of life**

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

- While I don’t know all the details of Mine St. Station, I think it wasn’t designed to “blend with historic buildings.” It’s an eyesore relative to what we hoped for Calumet. [557]
- New development should blend in to where it is built [1556] #24, 25

### **23. Open space, undeveloped land**

- I believe that preserving our physical natural resources is the most essential long-term goal. New generations grow up and need a clean beautiful environment to live in; also, tourism based on the area’s natural beauty is a precious entity & trust for the current generation to pass on. [1708]

#### **24. Drinking water, wastewater, and health concerns**

- Are we planning a new sewer for North Houghton County? Spring run-off is one problem the current system cannot handle. [1294]
- Developers should shoulder the cost to wastewater disposal (overload). [1556] #22, 25

#### **25. Property rights and regulations**

- The right of property owners to do with their property as they see fit is inalienable. Government should not, and must not, grant privileges (tax abatements) to some and restrict others (zoning, historic preservation districts, etc.). WUPPDR should be disbanded. “That which governs least, governs best.” To quote Thomas Jefferson—”The God who gave us life gave us liberty at the same time.” I’ll do with my property as I see fit. Governments are instituted for defense not economic planning. Butt out! [240]
- All property owners should be able to do what they want on their own property as long as it isn’t offensive to the neighbors—I think the Delenes have been punished unnecessarily. [1247]
- Private property owners rights come first, over city, village, township, county, state or DNR. [1556] #22, 24

#### **26. Road maintenance, traffic control, and safety**

- More improvements on county roads, repaving if needed. [1446] #2
- I have a comment on snowmobiles. Being well aware of the money they bring to the area and knowing they are not all alike it’s a shame the way they are allowed to ride village streets & highways, and the speed they travel shows how little they regard the law & human life. [1267]

#### **27. Snow removal**

#### **28. Public and non-motorized transportation**

#### **29. Tax incentives**

- I think local businesses should be given the same breaks as people coming in from outside the area. They are the ones who have kept the area going. [510] #13

#### **30. Government and public services**

- More jobs are needed and more police especially ones who aren’t afraid of the gangs. More parents should be made to take charge of their children or pay for the things they wreck! [400]

#### **31. Recreation**

- See [1267] #26
- See [1455] #13

#### **32. Survey**

- Thank you for the questionnaire. If I stay in the area, I hope to get more involved & knowledgeable. [873]

#### **33. Miscellaneous**

- Keep up the good work. [1499]

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

- indoor public swimming pool [57]
- large indoor swimming pool, horse riding stables [490]
- pool [510]
- swimming pool! [1099]
- swimming pools, walking & biking trails, shopping, restaurants [1271]
- public swimming pool [1312]
- public indoor swimming pool, public playground north end [1593]
- for teenagers [573]
- teen activities [783]
- a “teen center” for dances; a tennis court; playgrounds with supervision [1708]
- for our today’s youth [1748]
- cycle & walking lanes beside highways [1130]
- mountain biking, fast growing, trail systems, why just for nasty noisy snowmobiles?? Use them year-round tourism attraction? [1437]

- paved biking and blading lanes all over the area—tourists would come for the safe riding—locals could enjoy! [1455]
- bike trails [1697]
- playground, free entertainment, teen centers, go cart & miniature golf course, public swimming pool & water slide [1927]
- playground equipment [1833]
- opportunities for children [502]
- supervised recreation for youngsters & teens [712]
- more recreational opportunities for young people [1361]
- movie theater, good restaurants, not fast food, mini golf, race cars [1729]
- mini golf [862]
- less on snowmobiles , more on cross country skiing (winter) [1556]
- snow & water activities should be most utilized [780]
- develop the Gipp recreational area [576]
- soccer field [400]
- basketball courts are urgently needed in Laurium [834]
- sports [1499]
- sports [1660]
- the whole town is dead [873]
- parks [1592]

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

- US 41 to Copper Harbor [490]
- US 41 to Copper Harbor from Calumet [510]
- Scenic 41—covered road in Houghton [780]
- US 41 scenic drive to Copper Harbor [857]
- US 41, M-26 which they probably are designated already [873]
- US 41 (north), M26 (north) [1198]
- 41-26-206, many many [1437]
- US 41 Hancock to Copper Harbor, Gay to Lac LaBelle, Bete Gris left alone! [1455]
- US 41 to Copper Harbor, Cliff Drive [1744]
- US 41 Phoenix to Copper Harbor, M-26 Eagle River to Eagle Harbor [1832]
- US 41 [1833]
- US 41 between Mohawk & Copper Harbor [783]
- US 41 between Hancock & Calumet [834]
- L'Anse Bay/US 41 north [519]
- 41 north of Calumet as well as any other roads up to Copper Harbor [1697]
- 41 to Copper Harbor, M-26 along lake [501]
- 41 between L'Anse & Houghton, 26 to Copper Harbor, Calumet to Hancock 41 & 26 [557]
- Copper Harbor [862]
- M-26 from Eagle River to Copper Harbor [57]
- M26 & US 41 north of Calumet/Laurium [1246]
- M-26, US 41, Lakeshore 205 [1148]
- M-26 Keweenaw Co. Gay to Lac LaBelle [1556]
- Houghton-Hancock Canals [401]
- Houghton Canal Road [1312]
- M203 [1592]
- the covered road to Freda [1706]

- 5 Mile Point Road, covered road to Freda [1927]
- Copper Harbor scenic drive, covered drive by Freda [1729]
- “covered road” to Copper Harbor, Houghton Canal road [1271]
- “covered drive” US 41 to Copper Harbor [1294]
- arboreal [1186]
- US 41 scenic, current “covered drives” [573]
- Bete Gris Gay Lac LaBelle [1350]
- M-203, Gay-Lac LaBelle [1593]
- Lac LaBelle to Copper Harbor, 5 Mile , Eagle River to Copper Harbor [1627]
- Those that access lakes and tourist areas [537]
- Most areas around the lake (Superior) [712]
- East shore & west shore Lake Superior [1748]
- Cliff Drive [1787]
- Keweenaw Mountain Drive [1115]
- all the ones that are scenic now [1247]
- You have already lost the beauty of M-26 leaving Houghton.
- Keweenaw [1499]