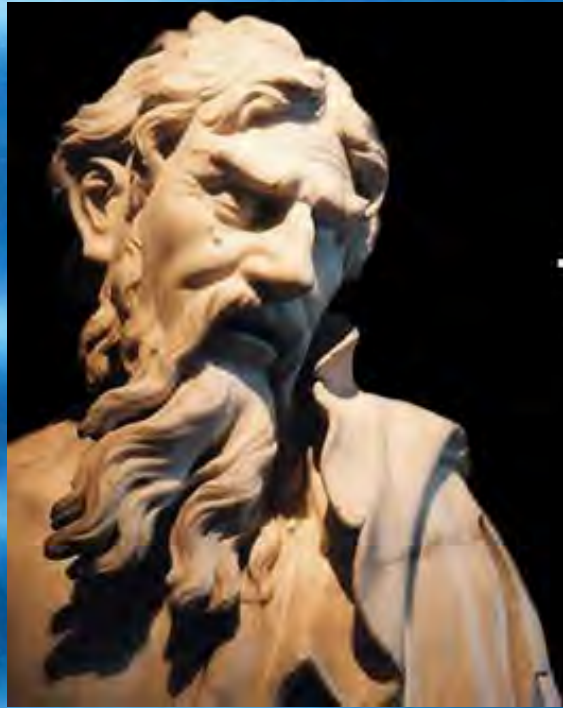


Marquette History, Development and Planning Summary





There is nothing **permanent**
except **change.**

— *Heraclitus*

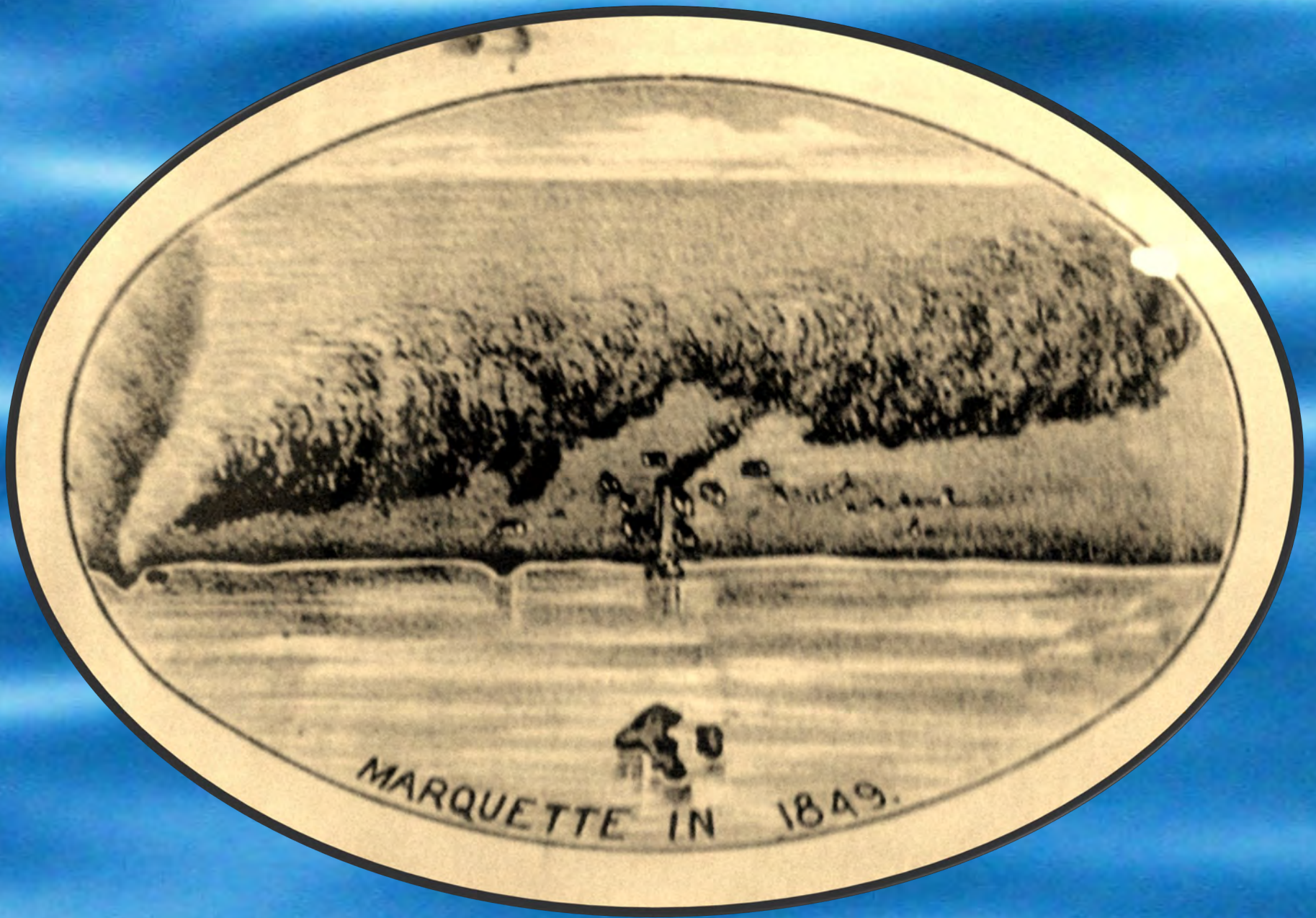


People initially came into the Lake Superior region about 10,000 years ago.

Several culturally distinct groups followed the first hunter-gatherers, with the Anishinaabe being the most recent native people that established dominance in the area over 400 years ago.

A French language map of the L. Superior region, circa 1750





Charlotte and Charles Kawbawgam – native “founders”



On the south shore of Lake Superior the village of Worcester was born in 1849, like most villages in the Americas it was established for access to valuable and abundant natural resources – iron mainly.

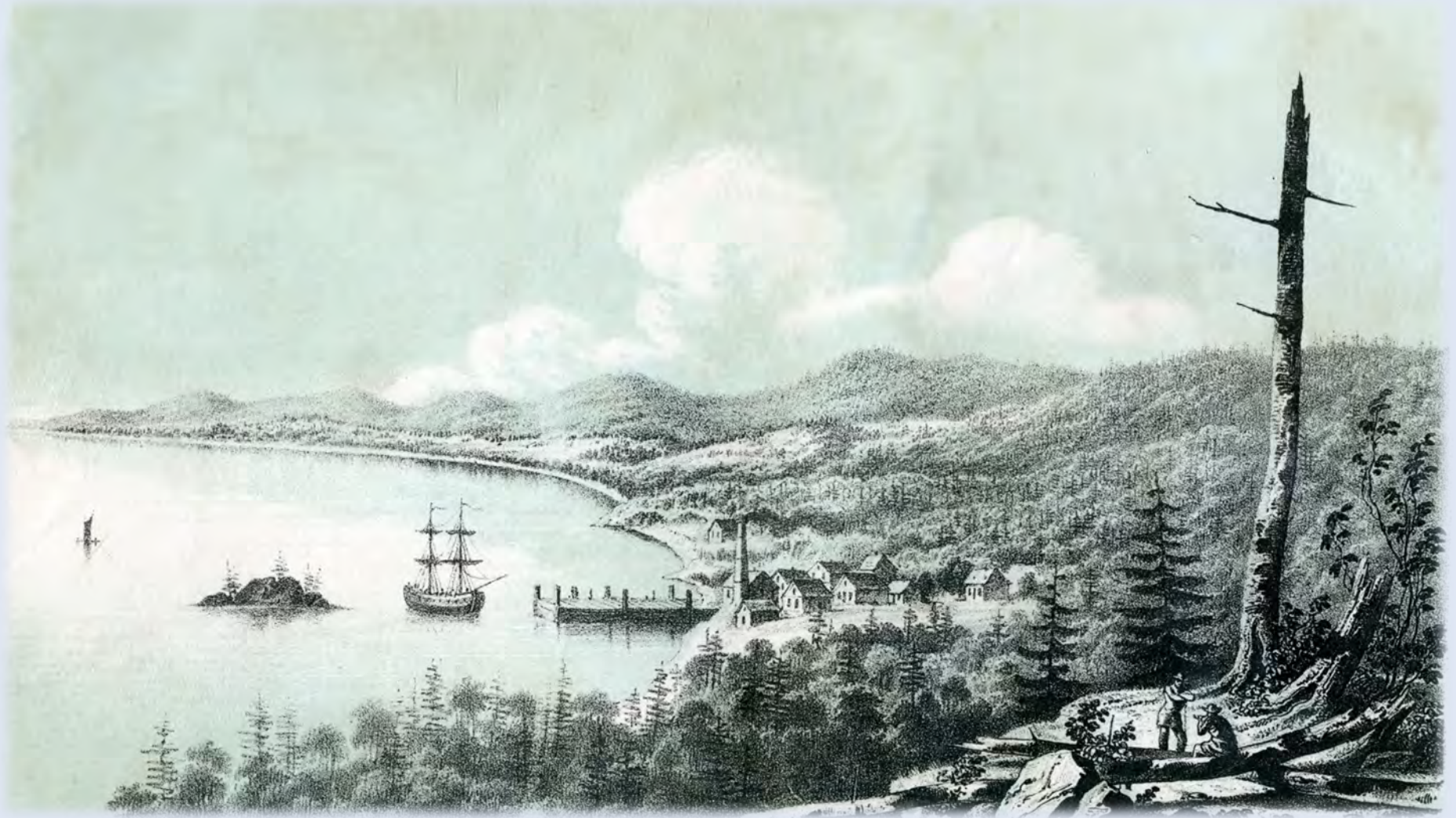
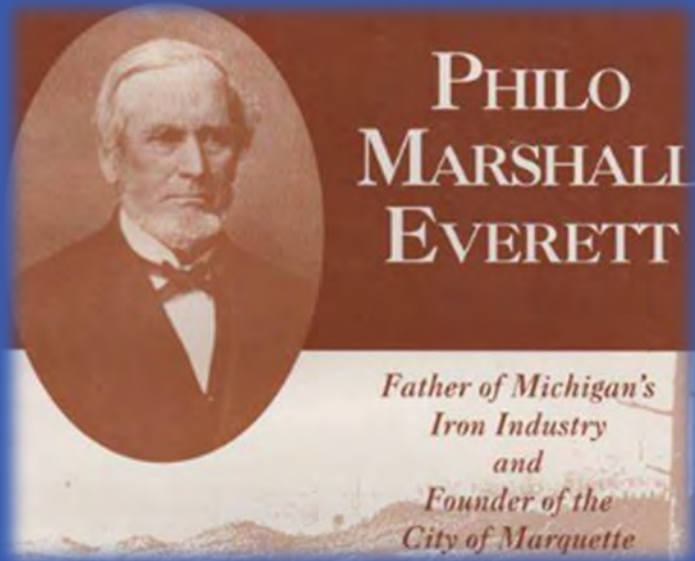


Image courtesy of Jack Deo



Peter White

prominent white settlers



The City of Marquette is about 19 sq. miles in total area.

It abuts Marquette Township, Chocolay and Sands townships.





Early open-pit mining at the Jackson Mine in Negaunee, with rail cars at bottom right. Photo courtesy of the Michigan Historical Society.

With the processing of iron at local foundries
Marquette's industrial legacy began...



Businesses and industries emerged to
support mining and shipping operations



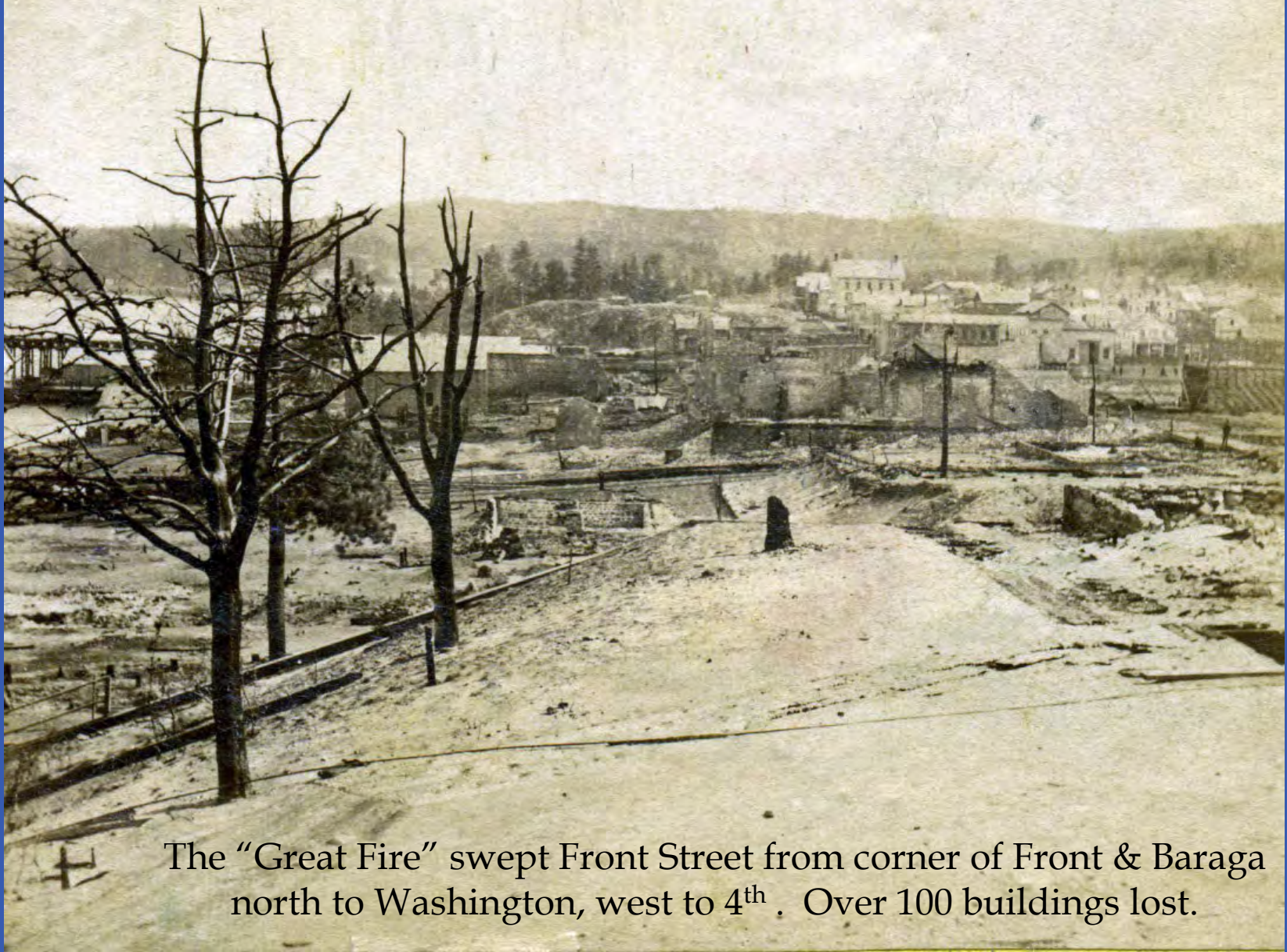
“Plan of the Village of Marquette” 1859



Front Street – c. 1865

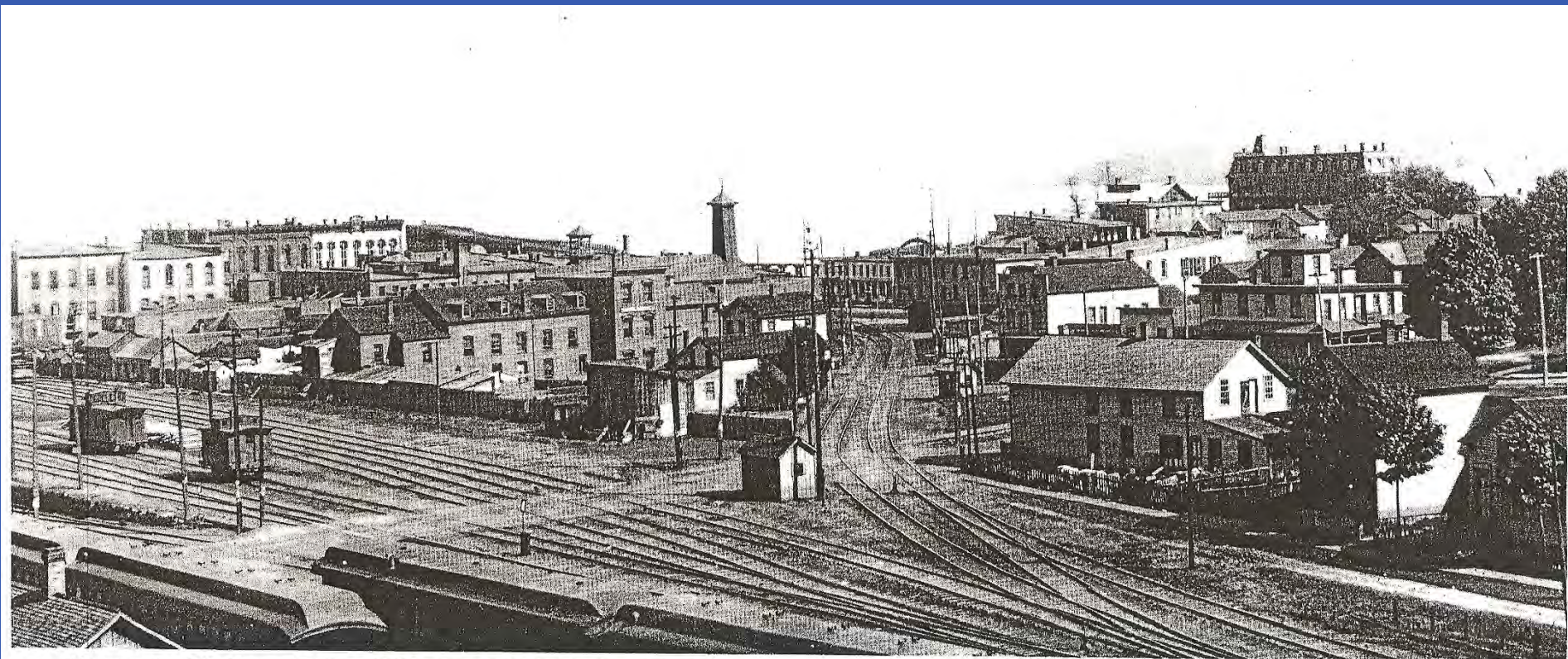


June 11, 1868 – Fire destroys downtown



The "Great Fire" swept Front Street from corner of Front & Baraga north to Washington, west to 4th. Over 100 buildings lost.





Marquette, Michigan in the 1890's. The D S S & A depot is at the foot of the curve to the right of the main line. It was a large two-story wood building with an arched wood sign on the roof. The ore dock lead is to the left, behind the cabooses, while the

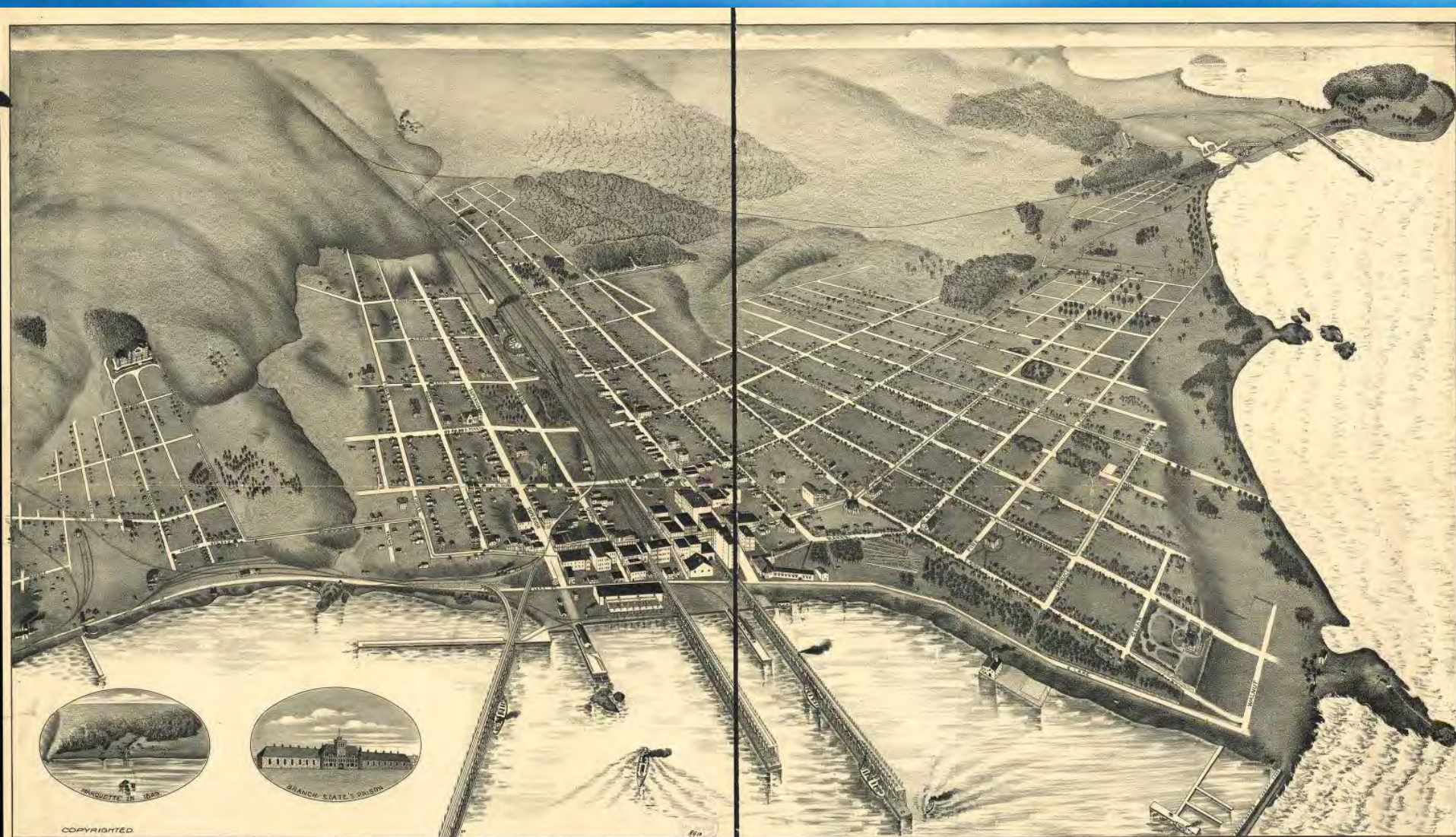
depressed track on the far left (visible just above the passenger cars) went to the merchandise dock, iron works and other industries along the lake shore. *Marquette County Historical Society collection, courtesy R. Buhrmaster.*

Lower Harbor freight dock - 1890



Presque Isle Park Creation 1890s





- 1 Hotel Superior.
- 2 F. H. Beggs Lumber Co. Plant.
- 3 Standard Oil Co. Office.
- 4 Marquette Gas Co. Works.
- 5 D. S. S. and A. Freight Depot.
- 6 Lake Superior Carriage Works.
- 7 First Ward School House.
- 8 Marquette Hotel.
- 9 St. Mary's Hospital.
- 10 St. Joseph Convent.

- 11 St. Peter's Cathedral.
- 12 Marquette County Jail.
- 13 Marquette County Court House.
- 14 D. S. S. and A. Passenger Depot.
- 15 City Fire Department.
- 16 Brunswick Hotel.
- 17 First National Bank.
- 18 Pickands & Co. Coal Dock.
- 19 North Block.
- 20 D. S. S. and A. Ore Shipping Office.

- 21 1-2-3 D. S. S. and A. Ore Docks.
- 22 Marquette County Savings Bank.
- 23 Lake Shore Iron Works.
- 24 J. M. Williams Bank.
- 25 Marquette Club Rooms.
- 26 Presbyterian Church.
- 27 Baptist Church.
- 28 Harmony Block.
- 29 City School Building.

LAKE SUPERIOR'S QUEEN CITY. (MARQUETTE, MICH.)

1897

- 30 New Clifton Hotel.
- 31 Upper Peninsula Business College.
- 32 Opera House.
- 33 Mining Journal Building.
- 34 Nease Block.
- 35 Federal Building.
- 36 City Hall.
- 37 French Catholic Church.
- 38 D. S. S. and A. Store.
- 39 Fifth Ward School House.

- 40 F. W. Road & Co. Lumber Yard and Office.
- 41 Michigan Pulpwood Taring Co.
- 42 Mische Brewing Co. Plant.
- 43 Swedish M. E. Church.
- 44 Fourth Street School House.
- 45 Third Street School House.
- 46 German Lutheran Church.
- 47 Swedish Lutheran Church.
- 48 First M. E. Church.
- 49 St. Paul's Episcopal Church.

- 50 High School Building.
- 51 J. M. Longway Residence.
- 52 City Water Works.
- 53 St. Mary's Green House.
- 54 County Fair Building.
- 55 Street Railway Power House and Barn.
- 56 L. S. Powder Works.
- 57 Cleveland Saw Mill Lumber Co. Plant.
- 58 Lake Superior and Ishpeming Railway Ore Dock.

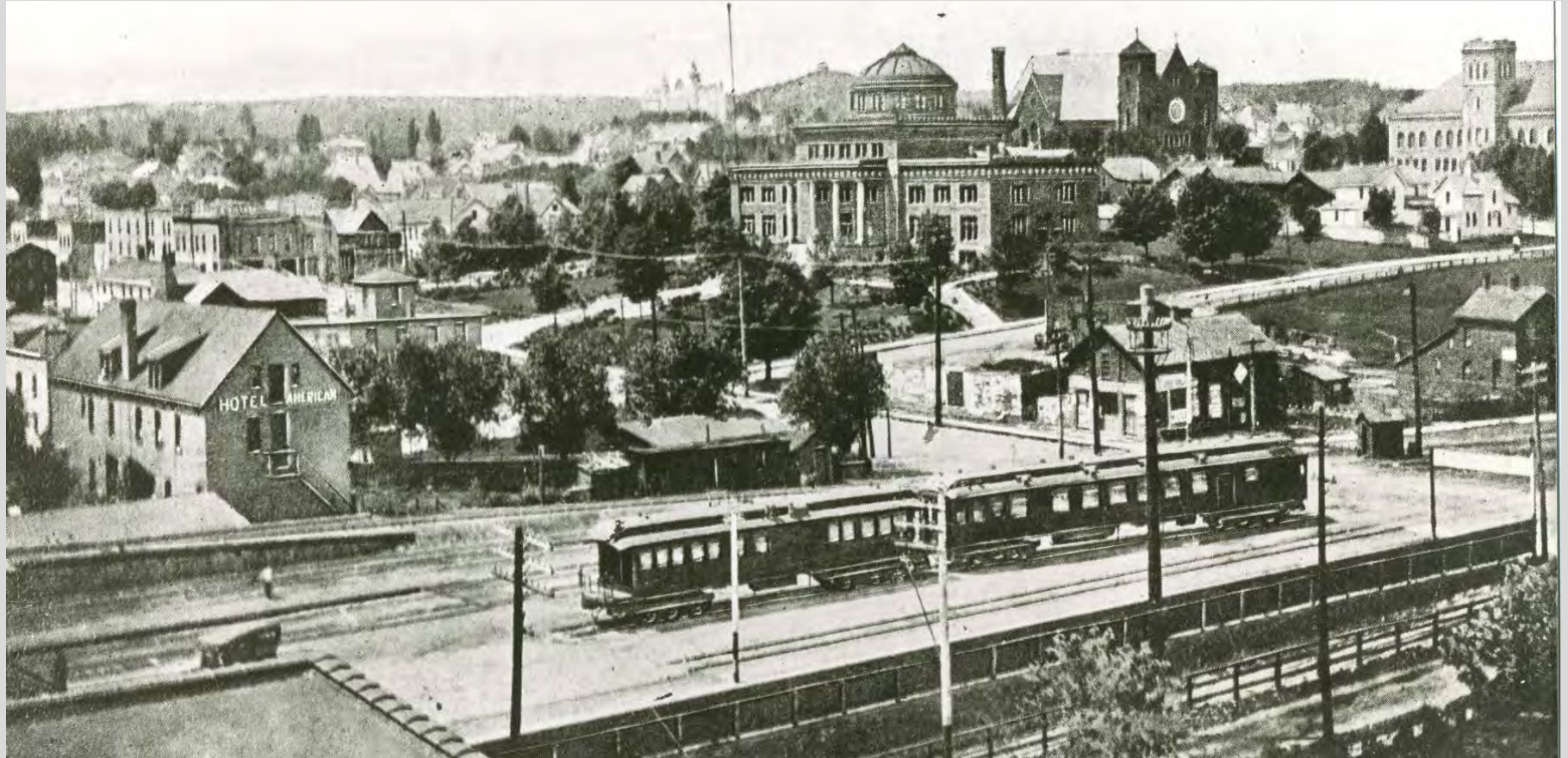


Western Union

Front Street - 1908

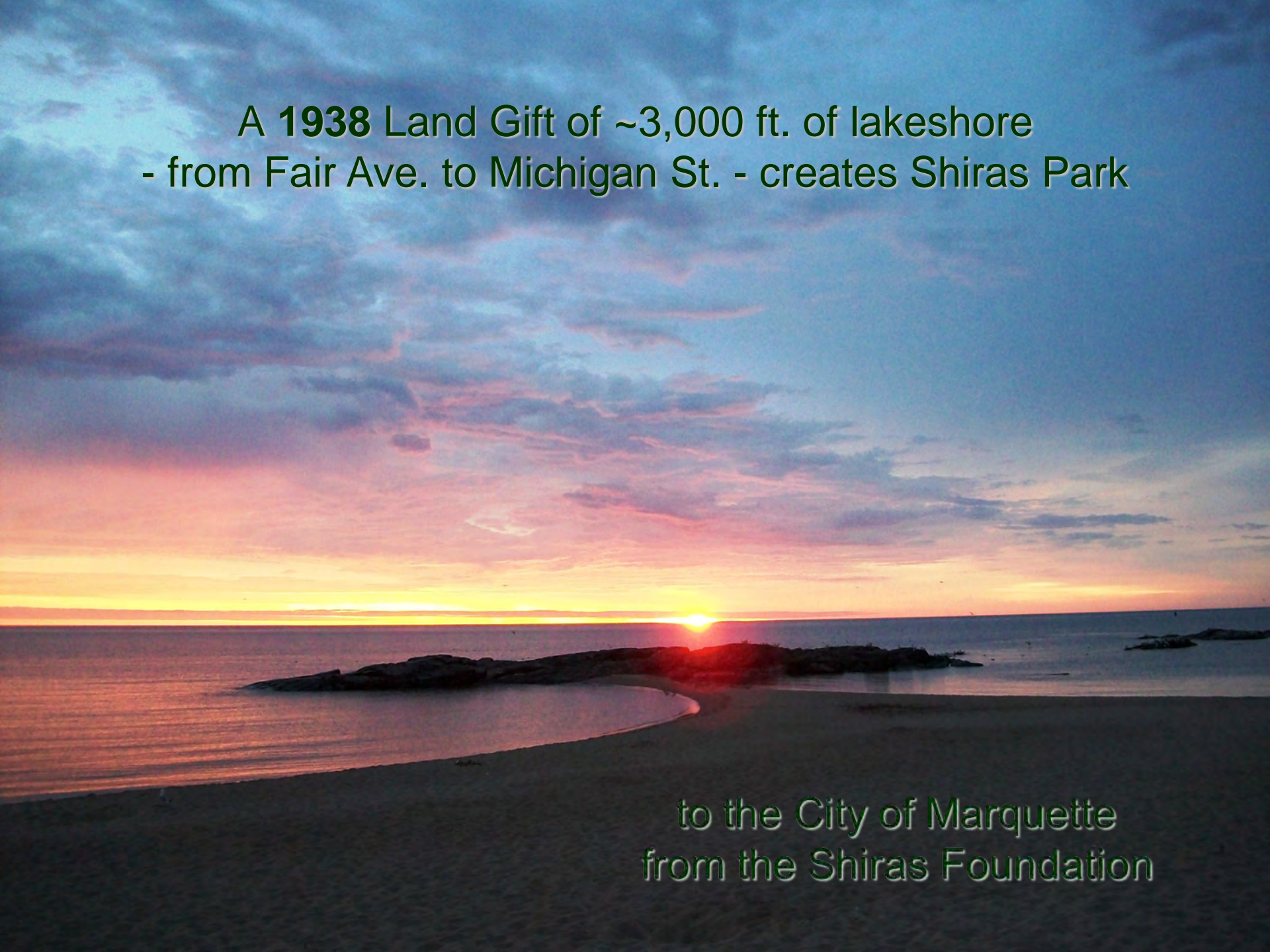


Passenger rail – interurban railways and intracity routes were cutting edge



N. Lakeshore Blvd. – c. 1930



A scenic photograph of a sunset over a beach. The sun is low on the horizon, casting a warm orange glow across the sky and reflecting on the water. The sky is filled with soft, colorful clouds in shades of blue, purple, and pink. In the foreground, a sandy beach curves along the water's edge, with a small, dark, rocky point extending into the sea. The overall atmosphere is peaceful and serene.

A **1938** Land Gift of ~3,000 ft. of lakeshore
- from Fair Ave. to Michigan St. - creates Shiras Park

to the City of Marquette
from the Shiras Foundation



Lighthouse Park, McCarty's Cove-Shiras Park,
Lambrose Park and Presque Isle Park photo c. 2012



McCarty's
Cove

NMU class - c. 1940



NMU became a major factor in changing Marquette's trajectory

Cliffs-Dow Factory





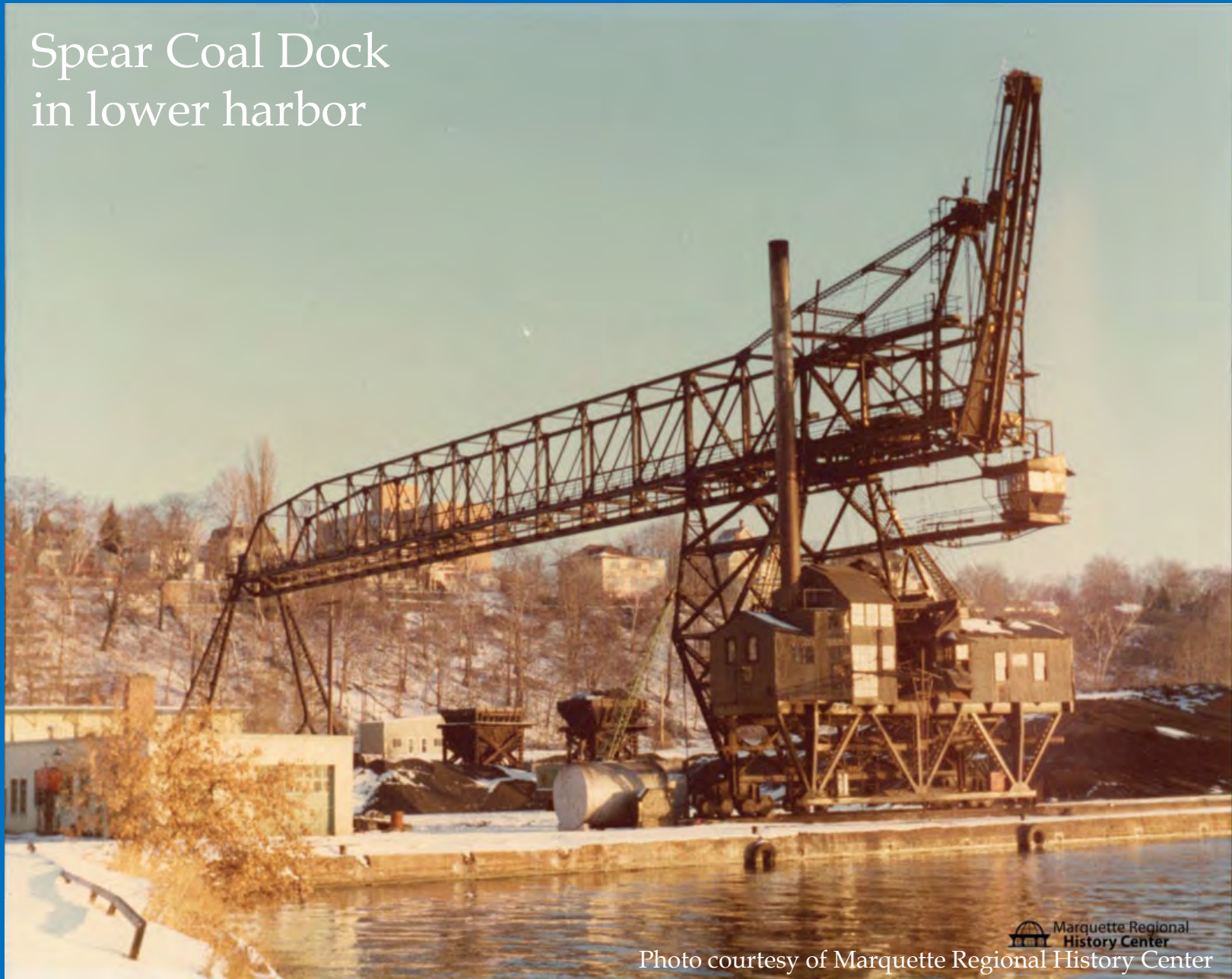
Marquette Early 1960s

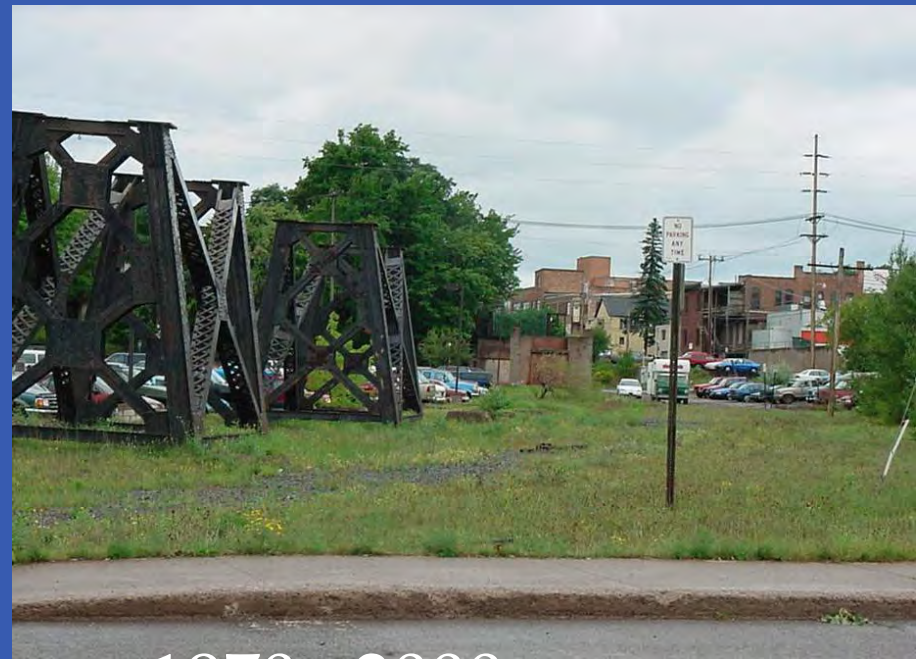
- 1) Buried Whetstone Creek
- 2) South Railroad Yard
- 3) Tank Farm and Ore Dock
- 4) Coal Unloading Facility
- 5) DSS&A Ore Dock



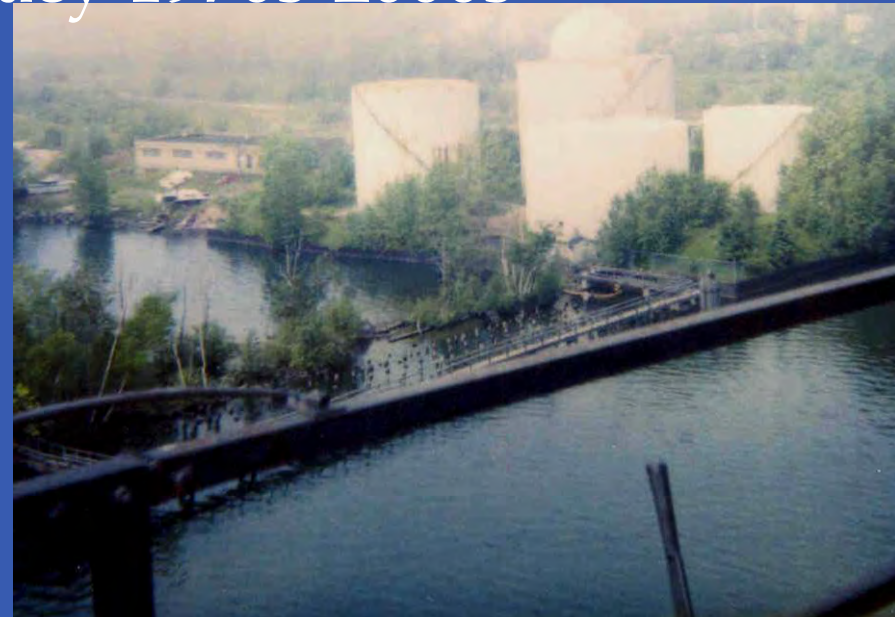
The entire downtown lakefront district was industrial

Spear Coal Dock in lower harbor



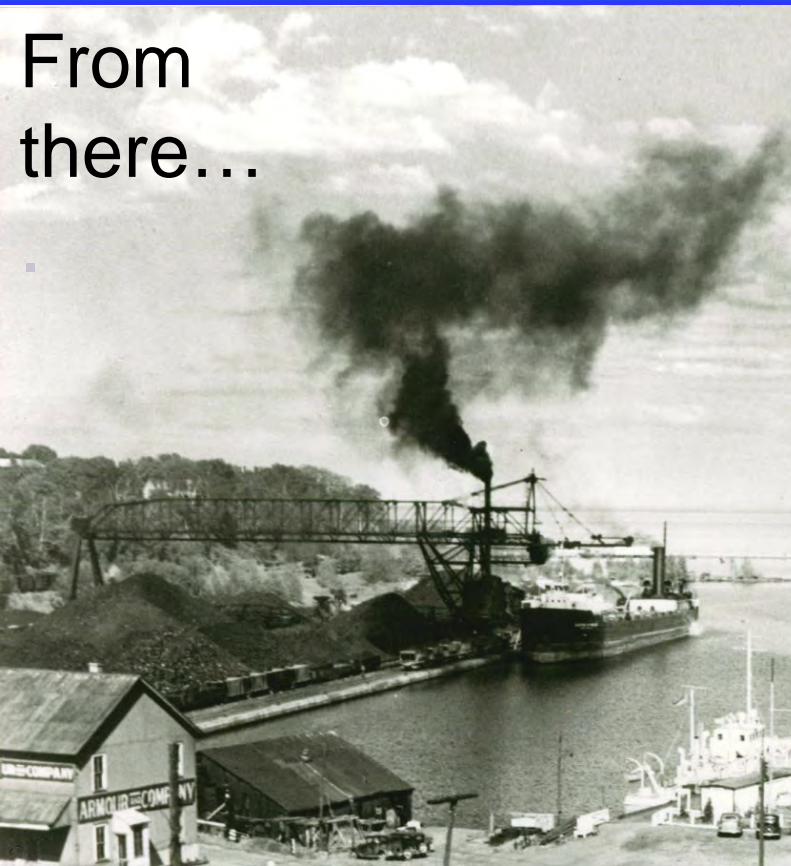


Post-industrial legacy 1970s-2000s



So, How did we get...

From
there...



to here?

City Government acting on Community Vision

- with private funds from Shiras Institute

Mayor Holly Greer
1977

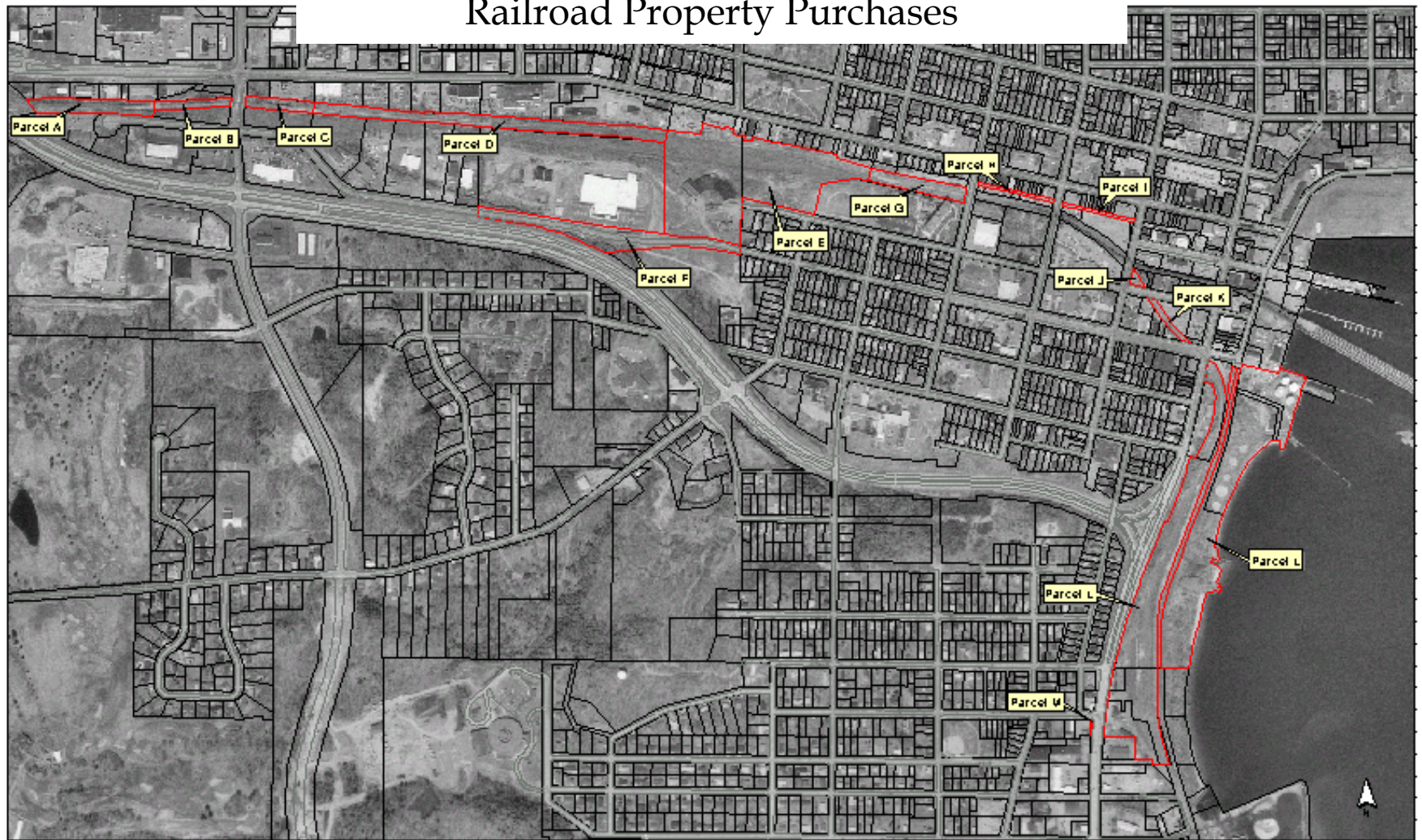
Lower Harbor
Devel. Committee

- Advisory Board



Strategic Land Purchases

Railroad Property Purchases



City of Ward, WA, Engineering Dept.

0 300 600 900 Feet

8-17-2001

*Founders Landing
Redevelopment Plan
and Bike Path*

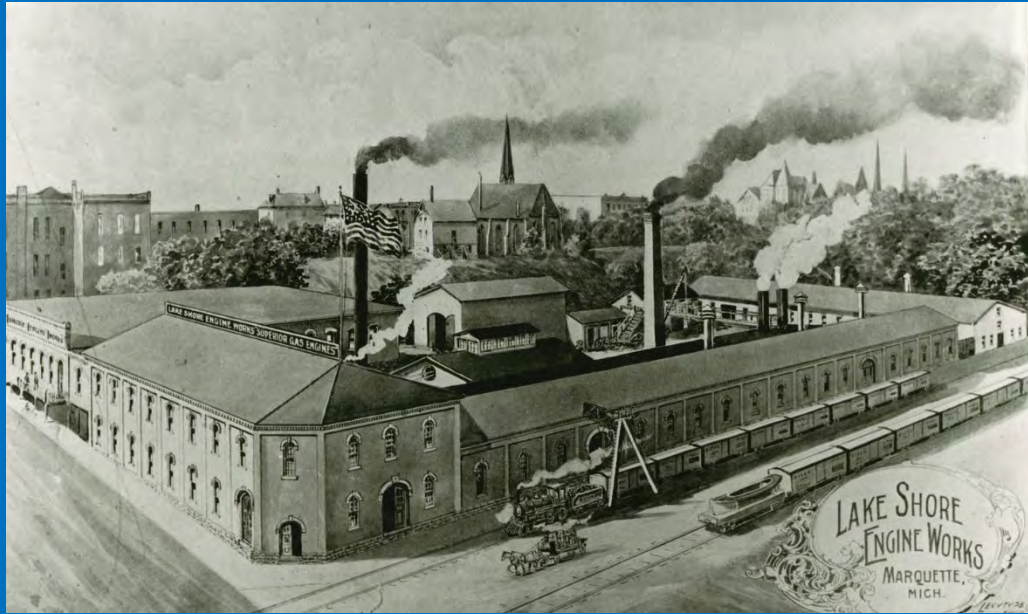
Brownfield Authority
Funding / TIF district



Lakeshore Blvd. extended, several large parcels prepared for redel., Whetstone Cr. daylighted



The Waterfront Building – opened 1858



All changes over the years were initiated by private investments.



Removal of Overhead Railroad - Trestles



Rosewood Walkway – Front St.

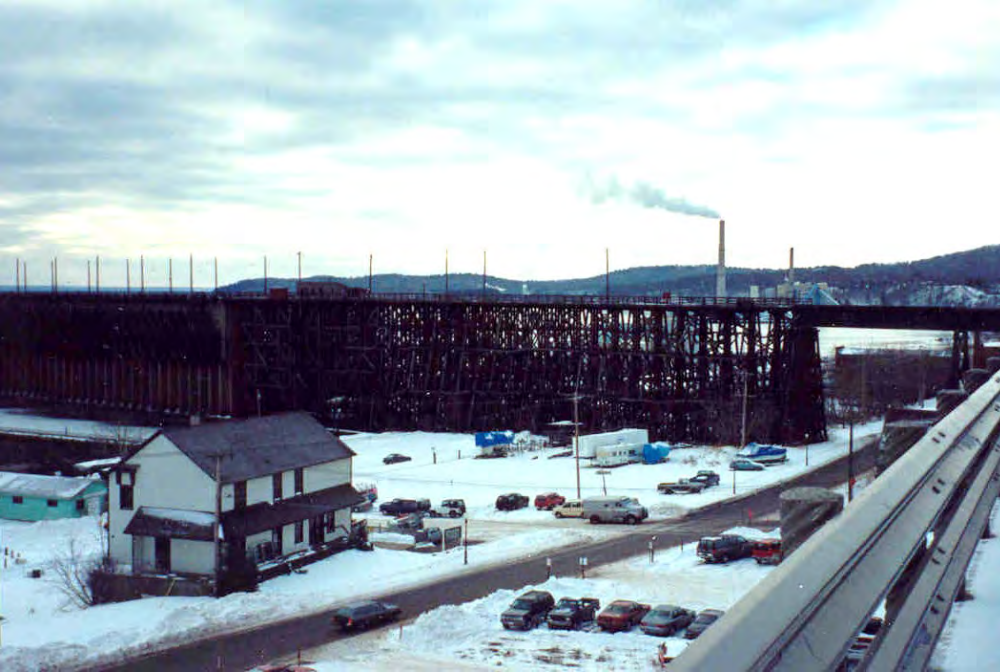


Downtown Development Authority
Public Grants and TIF District
Tax Increment Financing



Bike & Pedestrian Path
Extension, Overhead
Wires Removed along
Lakeshore Blvd.





“Bay Association” Property Purchase & Lakeshore Parking Lot





Harbor Ridge
Townhouses on
Lakeshore
Boulevard

Marquette Regional History Center



Third Street Reconstruction

Incremental but deliberate Change
Initiated by the DDA and City

Capital Improvements Plan
Streets, utilities, sidewalks, paths





Marquette Commons Project





Marquette's Development Parallels

City Planning Movements

In response to deterioration, corruption, and health epidemics, City Planning concepts flourish in 19th C.

3 main approaches were followed:

- *Regulation* of building and sanitation
- Redevel. and expansion of urban infrastructure
- Relocation of factory workers to planned cities
 - Locally W.G. Mather – Gwinn model town

Building Regulation had precedents due to fire.

In 1868 the Common Council of the Village of Marquette made a decision that would forever change the look and feel of the city core...

“Be it ordained no wooden buildings shall be hereafter erected within that part of the village of Marquette”





PLANNING & ZONING - USA

- City Planning before WW1 was mainly concerned with “congestion” / overcrowding
- Progressive city leaders advocated German city planning practices
- The 1st zoning ordinance was in NYC in 1916
- 1926 – SCOTUS approved of “police powers” that *regulate* how private land may be developed
- Late ‘20s - *Model Ordinances* were developed and were rapidly adopted

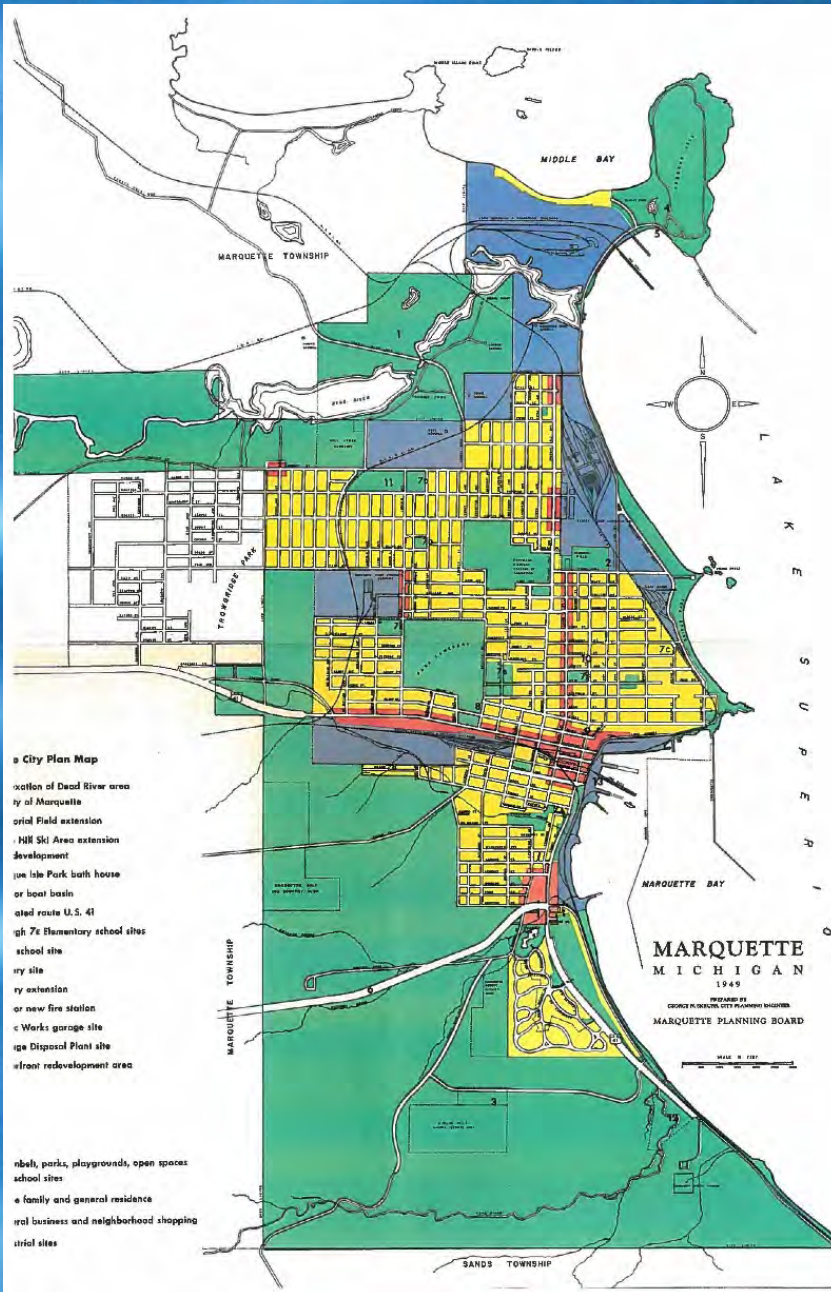


1925 - Marquette adopts 7-page Zoning Ordinance

“An Ordinance Relative to Zoning the City in Respect to Commercial and Residence Uses of Buildings and Premises.”

Pursuant to Act 207 of 1921, to regulate and restrict the location of trades and industries and the location of buildings designed for specific purposes.

1950 - first Zoning Ordinance update and map



Zoning/Land Devel. Codes regulate:

- 1) The *use* of private land (what, where, when)
- 2) Dimensions / bulk and spacing of buildings
- 3) Density of structural development / unit of land
 - open space requirements
- 4) Landscaping and screening
- 5) Vehicular parking – minimums / maximums
- 6) Signs, fences and walls, structural amenities
- 7) Environmental performance standards
- 8) Home occupations and offices

GUIDE TO DEVELOPMENT



City of Marquette

www.marquettemi.gov

Community Development Dept.

Planning, Engineering, Zoning

1100 Wright Street, Municipal Service Center

Hours of operation: 7:30 a.m. - 4:30 p.m., Mondays-Fridays

<https://www.marquettemi.gov/departments/community-development/>



906-228-0440

Marquette's Planning Commission - volunteers



A “City Planning Board” was established in 1947. The first task of the Planning Board was to “...prepare a city-wide **Plan** in the public interest.”

Prior to this time, land development was largely uncoordinated

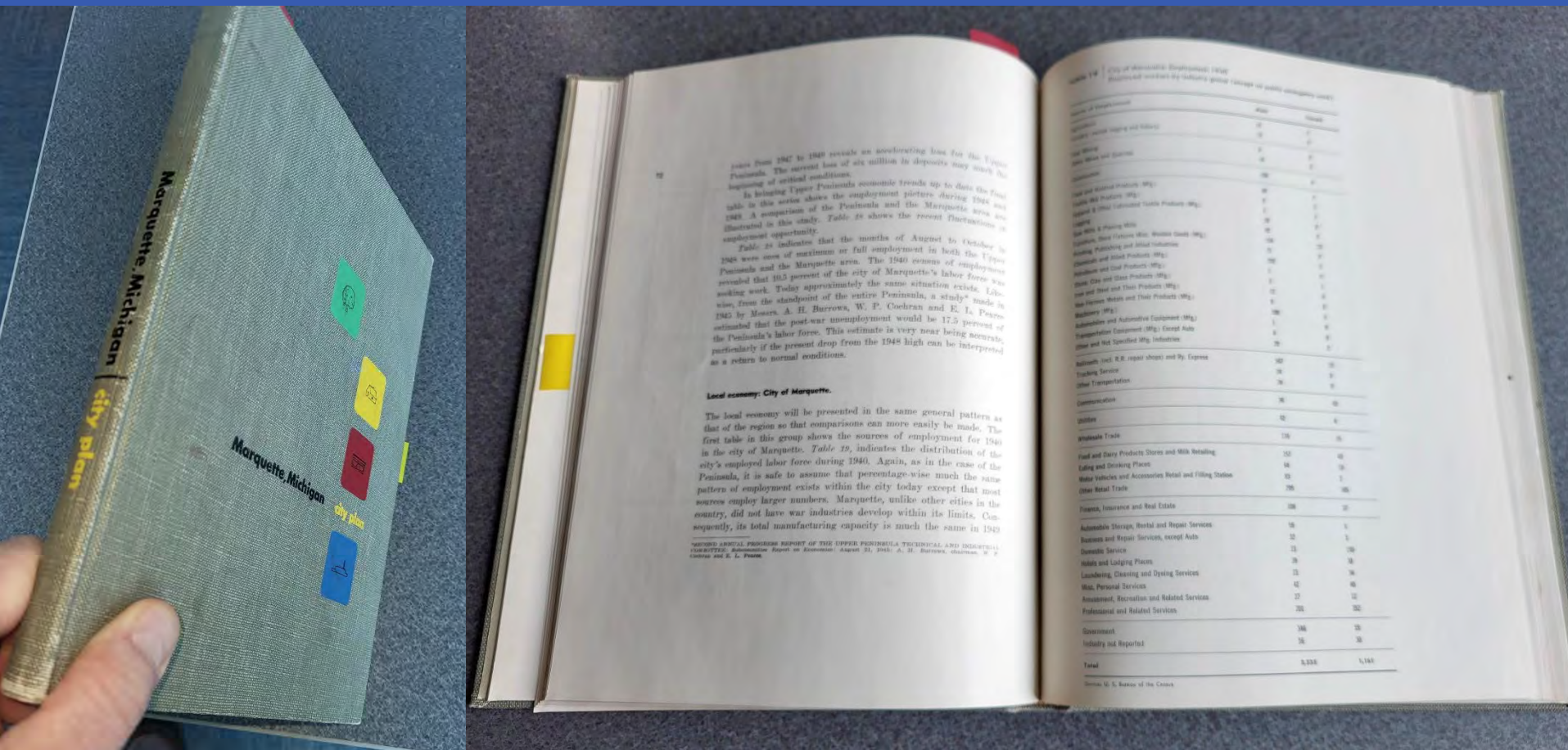


Marquette's Planning Commission



Makes final decisions on Special Land Use requests

FIRST MQT MASTER PLAN – 1950



There wasn't another Community Master Plan created until 1996, then 2004, and then 2015.

City of Marquette **Community Master Plan**

Adopted
Aug. 2015

- Amended
- Dec. 2018
 - May 2022



A Superior Vision for Marquette

Renewal
process begun
October '22

Draft Plan
Completion
by Jan. '25

Why Plan?

- Manage impacts of development and growth
- Anticipate the consequences of actions
- To protect municipal and private assets
- Fiscal health: provides wealth/reduces poverty in cities (e.g. Central Park NYC)
- Protects *Health, Safety, and General Welfare*
- Supports a high quality of life & placemaking

Topics covered in a CMP

Demographics

Housing

Land Use and Zoning – Narrative and Maps

Economic Development

Transportation

Community Services

Natural Environment and Resources

Waterfront Land Uses

Public Health

Arts and Culture

Heritage – Historical Context

Sub-area Plans

Good Planning is as important as the Plan

- It engages the public/affected parties
- creates interest in ideas and projects and the social capital to get things done!

