

**ISHPEMING CITY COUNCIL SPECIAL MEETING**  
**Wednesday, September 9, 2026 at 6:00 p.m.**  
**Ishpeming City Hall, 100 E. Division Street, Ishpeming, MI 49849**  
**City Hall Telephone Number: 906-485-1091**

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**1. Meeting Called to Order**

**2. Roll Call**

**3. Approval of Agenda**

**4. Public Comment** *(limit 4 minutes per person)*

**5. Items of Business**

- a. First Reading of Amendment to the Official Zoning Map (RZ 2026-02): To Rezone a Parcel in the Deferred Development Zoning District to the General Residential Zoning District
- b. First Reading of Amendment to the Official Zoning Map (RZ 2026-03): To Rezone a Parcel in the Deferred Development Zoning District to the General Residential Zoning District
- c. Approve Purchase Agreement – Midtown Apartments Properties LLC Malton Road Development
- d. Declare DPW Equipment as Surplus

**6. Closed Session** to consider the purchase or lease of real property pursuant to MCL 15.268 (1)(d)

**7. Adjournment**

  
Randy Scholz  
City Manager

## **NOTICE OF A LEGAL ADVERTISEMENT**

### **CITY OF ISHPEMING PLANNING COMMISSION**

5(a)

PLEASE TAKE NOTICE THAT ON SEPTEMBER 08, 2026, AT 6:00 P.M., THE CITY OF ISHPEMING PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING(S) AT THE ISHPEMING CITY HALL, 100 EAST DIVISION ST., ISHPEMING, MICHIGAN 49849 TELEPHONE (906) 485-1091, TO CONSIDER THE FOLLOWING REQUEST(S):

1. FOR A REZONING (RZ 2026-02) OF A PARCEL IN THE DD (DEFERRED DEVELOPMENT) ZONING DISTRICT TO THE GR (GENERAL RESIDENTIAL) ZONING DISTRICT DESCRIBED AS:

SEC 2 T47N R27W NE ¼ OF SE ¼ ALL THAT PART OF THE NORTH NINE HUNDRED (900.00) FEET, OF THE WEST TWO HUNDRED AND TEN (210.00) FEET, LYING WEST OF THE WEST R/W OF MALTON ROAD, OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. SAID PARCEL CONTAINS 3.80 ACRES MORE OR LESS.

2. FOR A REZONING (RZ 2026-03) OF A PARCEL IN THE DD (DEFERRED DEVELOPMENT) ZONING DISTRICT TO THE GR (GENERAL RESIDENTIAL) ZONING DISTRICT DESCRIBED AS:

SEC 2 T47N R27W 30 A NW 1/4 OF SW 1/4 EXCEPT THAT PART OCCUPIED BY THE PLAT OF WABASH HEIGHTS & THE ASSESSOR'S PLAT OF EAST NEW YORK ST. EXC PT BEG AT THE SE COR OF LOT 6 OF ASSESSORS PLAT OF NEW YORK ST TH N 87DEG43' E 147.58' TH N 105.33' TH W 110.11 TH S 10DEG12'E 59.23' TH S42DEG60' W 32.6' TO POB. ALSO EXC TH S 250' OF THE E 309' M/L THERE OF.

INFORMATION REGARDING THE ABOVE MAY BE REVIEWED AT THE ISHPEMING CITY HALL FROM 7:00 A.M. TO 5:00 P.M. MONDAY-THURSDAY AND WRITTEN COMMENTS WILL BE RECEIVED UNTIL THE DATE OF THE HEARING. ANYONE WISHING TO MAKE WRITTEN OR ORAL COMMENTS AT THE HEARINGS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD.

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ANDREW DUERFELDT, PLANNING AND ZONING DIRECTOR

**NOTICE OF A**  
**LEGAL ADVERTISEMENT**

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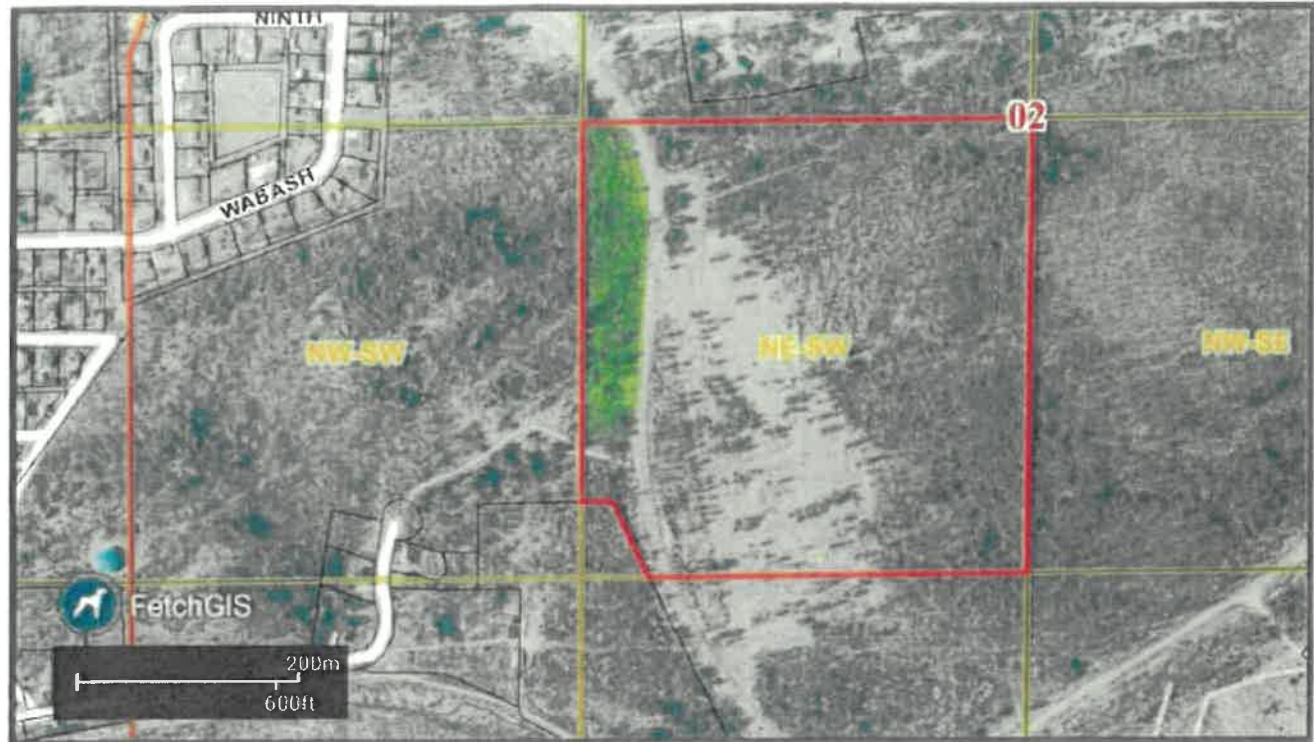
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ANDREW DUERFELDT, PLANNING AND ZONING DIRECTOR



### Property Address

-

-, MI, -



### Owner Address

CITY OF ISHPEMING

-

100 E DIVISION ST

ISHPEMING, MI 49849

Unit:

52-51

Unit Name:

CITY OF ISHPEMING

**CASE NO. RZ 2026 – 02**

**FINDINGS OF FACT FOR CONSIDERATION  
TO:**

**THE REZONING OF A PARCEL IN THE DEFERRED DEVELOPMENT (DD) TO GENERAL  
RESIDENTIAL (GR) DISTRICT:**

**(SEC 2 T47N R27W) ALL THAT PART OF THE NORTH NINE HUNDRED (900.00) FEET, OF THE WEST TWO HUNDRED AND TEN (210.00) FEET, LYING WEST OF THE WEST R/W OF MALTON ROAD, OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. SAID PARCEL CONTAINS 3.80 ACRES MORE OR LESS.**

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. The intended rezoning location is an unplatted area consisting of  $\approx$  3.80 acres.
3. The described location is currently split-zoned as (SR) Single Residential District and (DD) Deferred Development District.
4. The rezone location is to be (GR) with the remaining  $\approx$ 35-acre parcel area split-zoned as (DD) until parcel split is completed. Once parcel split process is complete this rezoning will fully designate the future parcel.
5. The parcel will conform with pending rezone (RZ 2026-03) of neighboring West parcel. This will create a contiguous district designation.
6. North neighboring parcel is designated as (SR) Single Residential District; East and South neighboring parcels are designated as (DD) Deferred Development District.
7. This proposed rezoning will promote and provide residential development at this location.
8. This proposed rezoning will conform to the *Future Land Use Map* and goals (7.2, 11.1) stated in the *City of Ishpeming 2022-2027 Master Plan*.

**ORDINANCE CONSIDERATIONS**

Section 3.0 Definitions  
Section 7.0 Amendment Procedure  
Section 9.0 Classification of Districts  
Section 11.0 (GR) General Residential District  
Section 17.0 (DD) Deferred Development District  
Section 19.0 Schedule of General Regulations  
Section 19.1 Footnotes to the Schedule of General Regulations  
Section 26.0 Administrative Standards  
Section 27.0 Fees  
Section 33.0 Public Notice



Andrew Duerfeldt, Zoning Administrator

**City of Ishpeming**  
**Petition for Amending the Zoning Ordinance**

**To:**

- ☐ Ishpeming City Council  
☐ Ishpeming Planning Commission

**From:**

City of Ishpeming, City Manager, Zoning  
(petitioner)

100 E. Division St.  
(address)

Ishpeming, MI 49849  
(city, state, zip code)

(906) 485-1091  
(telephone: home and business)

**For Official Use Only:**

Date Received: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Fee Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

☐ Ishpeming Planning Commission:

Action: \_\_\_\_\_

Date: \_\_\_\_\_

☐ Ishpeming City Council:

Action: \_\_\_\_\_

Date: \_\_\_\_\_

Notice of Adoption Date: \_\_\_\_\_

Case #: \_\_\_\_\_

**Please Note:** All questions must be completely answered. If additional space is needed, number and attach additional sheets.

**ACTION REQUESTED:**

The petitioner requests Ishpeming improve the following petition for a zoning amendment. This petition is for a text amendment "A" or a change to the zoning map "B" or both.

- Fill out pages 1, 2, and 4 of this application for A (text amendment).
- Fill out only pages 1, 3, and 4 for B (changing the zoning map).
- Fill out pages 1, 2, 3 and 4 for both.
- If this is a multiple request, duplicate page 2 or 3, as many times as necessary, so one copy is used for each requested change.

- ☐ A. Zoning Text Change  
☒ B. Zoning Map Change  
☐ A&B. Both Zoning Text & Map Change

**NOTE:** The amendment may be adopted as proposed, further revised or not adopted.

[illegible]

This request is to change the text of section (§) \_\_\_\_\_

The change is shown below, using underlining or bold face, like this, to show new text, and strike out, ~~like this~~, to show words to be deleted:

☐ attached, additional sheets if necessary

Why, what is the purpose of the proposed zoning text change:

B. Map change (rezoning): Use another copy of this page for each different area being nominated for rezoning.

This request is to rezone land from: (DD) Deferred Development District  
to: (GR) General Residential District.

PROPERTY INFORMATION:

Legal description of land to be rezoned: See attached documents.

- ☒ attached, additional sheets if necessary.  
☒ attach copy of map showing proposed change.

Property size: ≈ 3.80 acres

Parcel Identification # (PID): 52-51-702-009-00

Address(es) of the property (If new construction, an address will not be known yet. An address is obtained after a zoning permit is issued.): N/A

- ☐ attached, additional sheets if necessary.

Attach or list all deed restrictions for the property at question: N/A

- ☐ attached, additional sheets as necessary.

List names and address of all other persons, firms, or corporations having a legal or equitable interest in the property at question: See attached items.

- ☒ attached, additional sheets as necessary.

This area is: ☐ Platted ☒ Unplatted ☐ Will Be Platted

If platted, name of plat: \_\_\_\_\_

What is the present use of the property: Deferred/No Use.

STATEMENT TO JUSTIFY THE PROPOSED AMENDMENT:

State specifically the reason for the proposed amendment at this time: To allow residential development.

Will the zoning amendment conform with the City of Ishpeming Master Plan? Explain how: Yes; Reference Master Plan Goal(s) 7.2, 11.1.

If the zoning amendment does not conform with the land use plan, why should the change be made, or why should the land use plan also be amended to accommodate this proposed zoning amendment. Be specific, brief, and document statements. Indicate the existing zoning is in error, or if the conditions have changed to warrant amending the zoning ordinance: The change was requested on behalf of the City Manager to utilize land for residential development; parcel is currently split zoned and will be amended to establish outcrops and designations.

Attached, more data.

What will the impacts of the zoning amendment anticipated to be on all landowners in the zoning district affected by the amendment: Increases traffic and population.

WHAT ARE THE NUMBER OF ATTACHED SHEETS:

List and describe them:

- |                                         |                                                   |
|-----------------------------------------|---------------------------------------------------|
| 1. <u>Area/Zoning Map Location</u>      | 6. <u>Parcel Split Map 1 (preliminary survey)</u> |
| 2. <u>Legal Description</u>             | 7. <u>Parcel Split Map 2 (preliminary survey)</u> |
| 3. <u>Legal/Equitable Interest List</u> | 8. _____                                          |
| 4. <u>... (x2)</u>                      | 9. _____                                          |
| 5. <u>...</u>                           | 10. _____                                         |

(add more lines if needed)

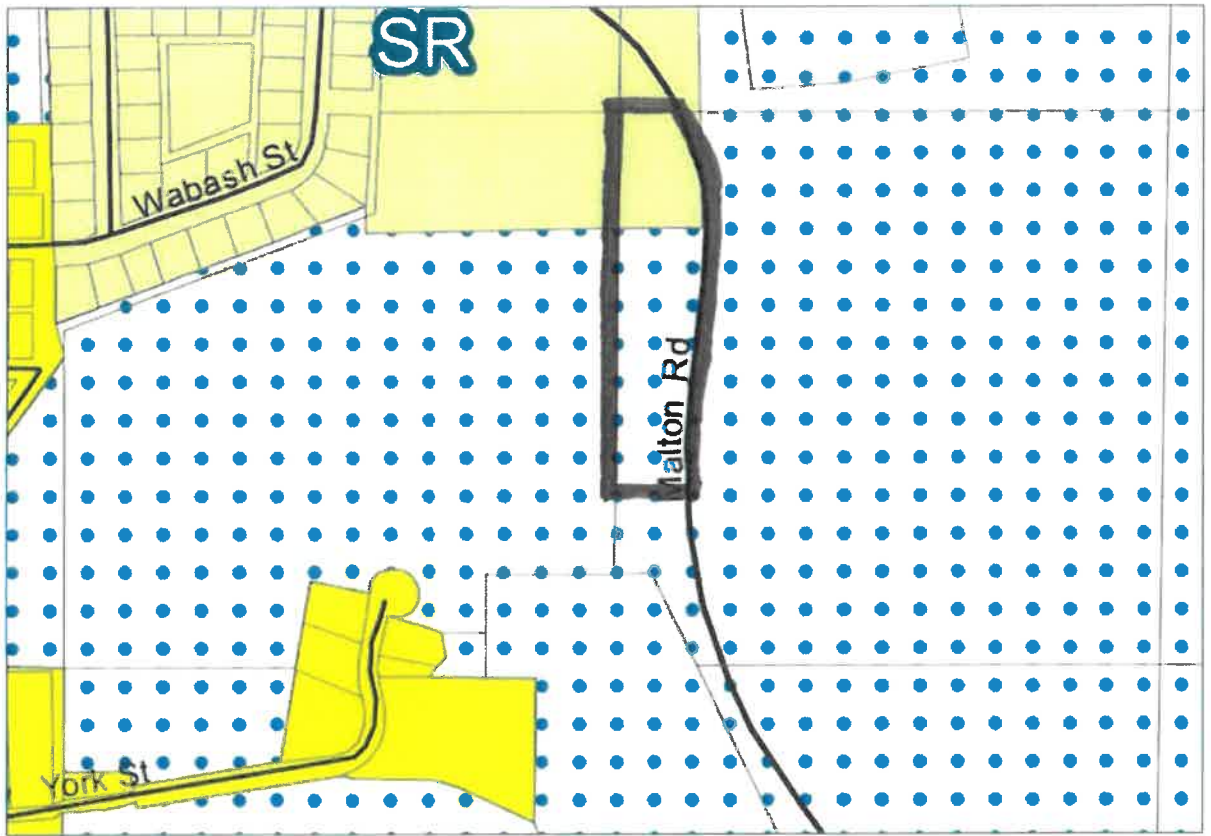
The undersigned affirms that s/he is the agent representing the applicant requesting the zoning change and that the answers and statements contained here are true.

Signed: 

Date: 08/06/2020

Upon completion send **two (2)** copies to:

City of Ishpeming Planning Commission  
Ishpeming City Hall  
100 E. Division St.  
Ishpeming, MI 49849



**Parcel #:** 52-51-702-009-00

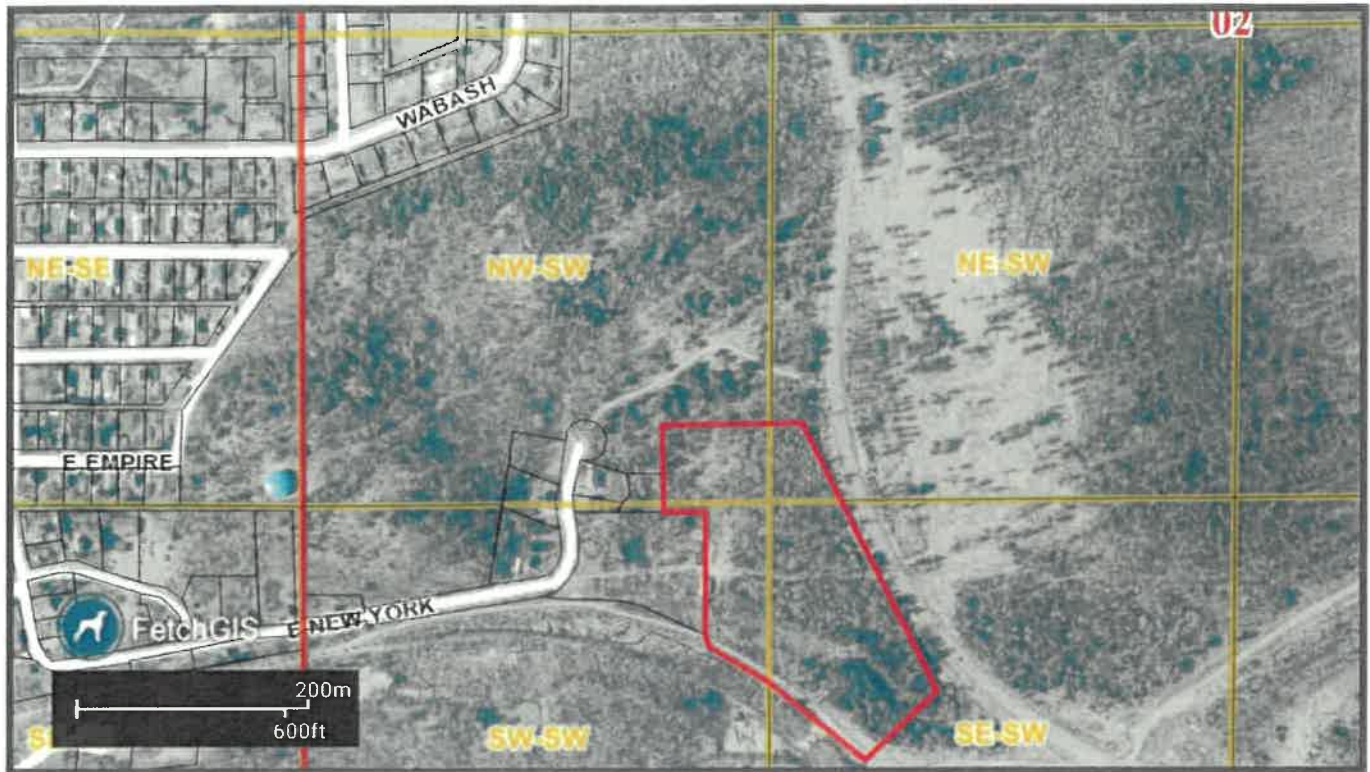
**Legal Description:**

(SEC 2 T47N R27W 30) ALL THAT PART OF THE NORTH NINE HUNDRED (900.00) FEET, OF THE WEST TWO HUNDRED AND TEN (210.00) FEET, LYING WEST OF THE WEST R/W OF MALTON ROAD, OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. SAID PARCEL CONTAINS 3.80 ACRES MORE OR LESS.

**Legal/ Equitable Interest List  
(see following pages)**

**400 E. New York St.  
52-51-702-018-00**

**300 Malton Rd.  
52-51-702-008-20**

**Property Address**

—  
—, MI, —

This Parcel has no  
image on file.

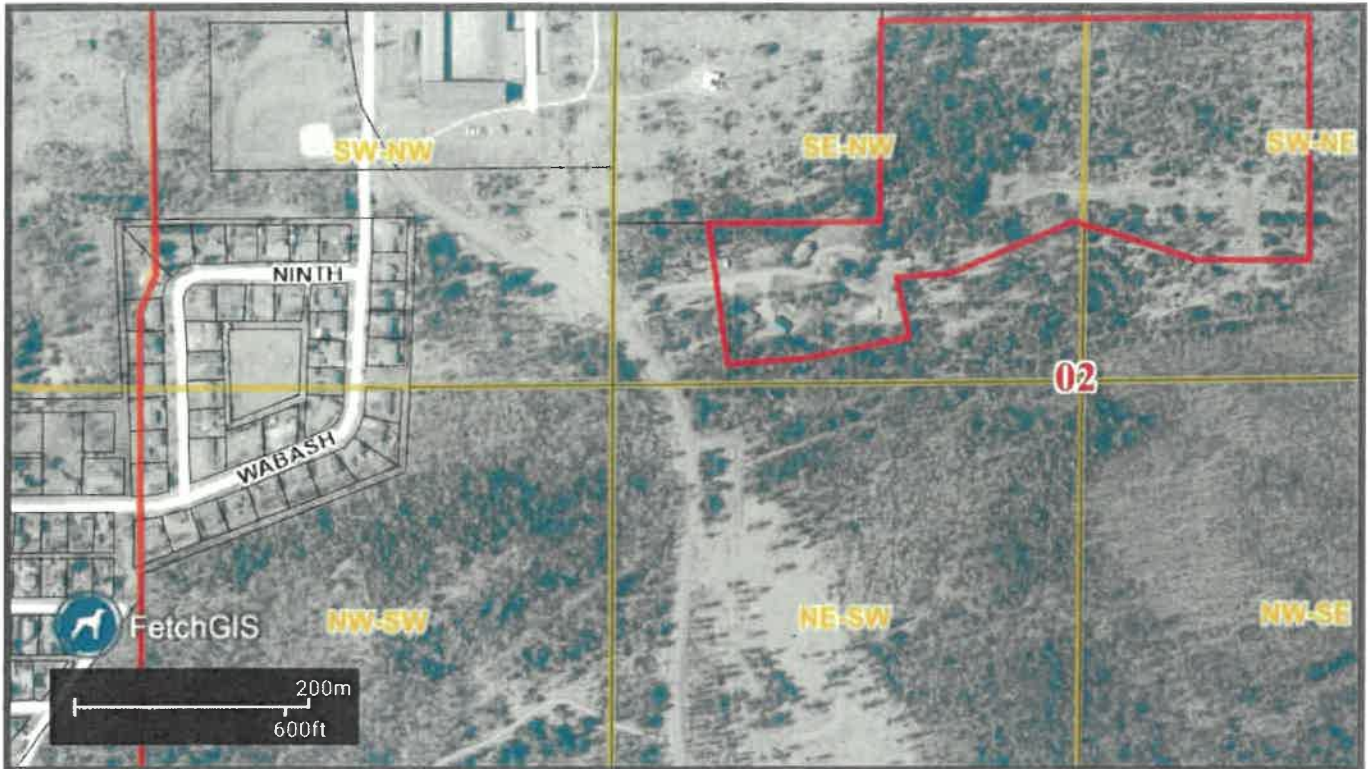
**Owner Address**

KINNEY TIMOTHY  
—  
400 E NEW YORK ST  
ISHPEMING, MI 49849

Unit: 52-51  
Unit Name: CITY OF ISHPEMING

**General Information for 2026 Tax Year**

|                |                  |                 |          |
|----------------|------------------|-----------------|----------|
| Parcel Number: | 52-51-702-018-00 | Assessed Value: | \$20,000 |
|----------------|------------------|-----------------|----------|

**Property Address**

300 MALTON RD  
ISHPEMING, MI, 49849

**Owner Address**

GLEASON PHILIP & JONI TRUST

Unit:

52-51

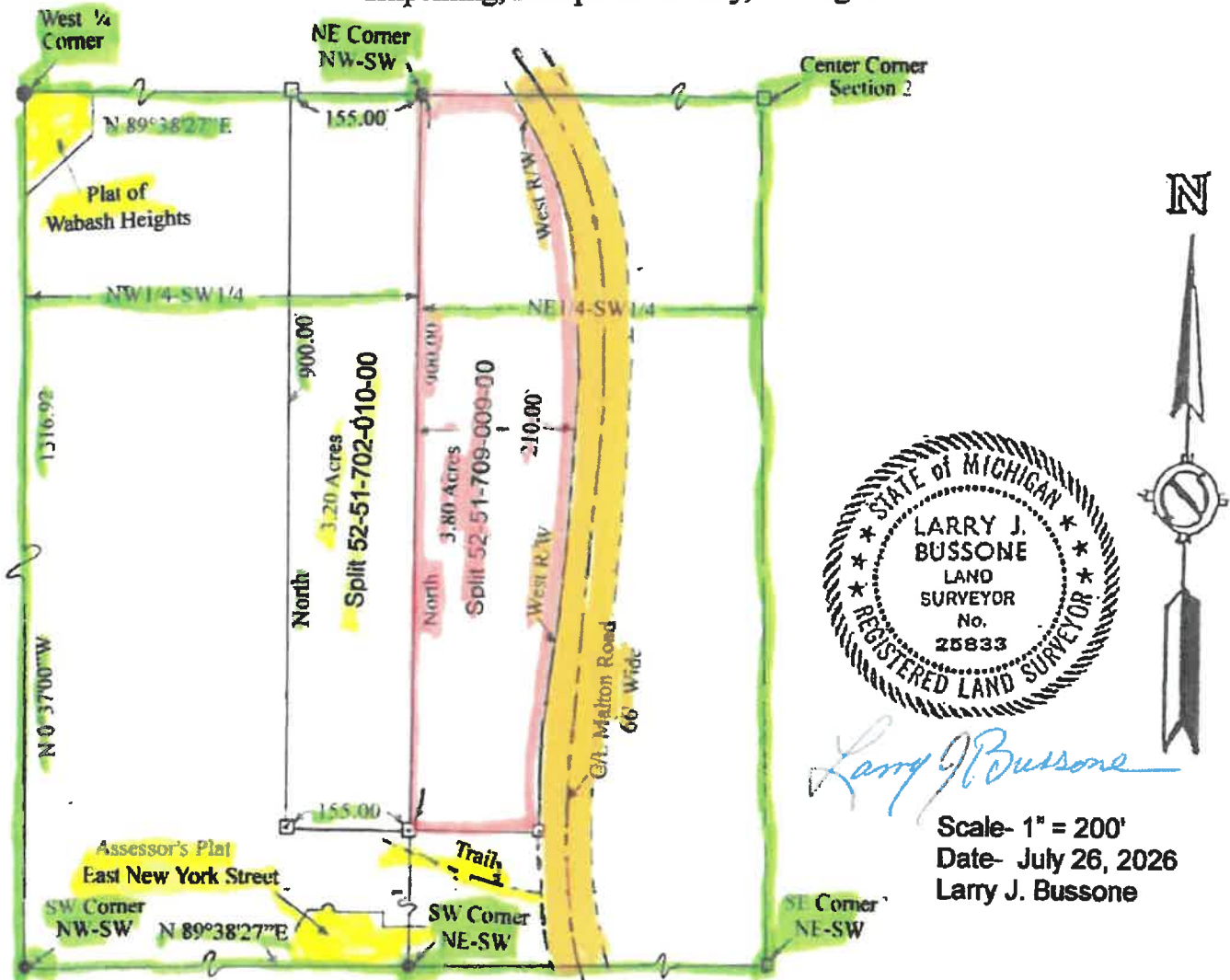
Unit Name:

CITY OF ISHPEMING

# Parcel Split and Remaining for PIN 52-51-702-009-00

PREPARED FOR: Jason Niemi

Parcel Split off of the City of Ishpeming SW1/4 of Section 2, T.47 N. R.27 W. in the City of Ishpeming, Marquette County, Michigan



*Larry J. Bussone*

Scale- 1" = 200'  
Date- July 26, 2026  
Larry J. Bussone

## Parcel 52-51-702-009-00 Split Description:

A Parcel of land located in the Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4), of Section Two (2), T.47 N. R.27 W. located in the City of Ishpeming, Marquette County, Michigan, described as follows:  
All that part of the North Nine Hundred (900.00) feet, of the West Two Hundred and Ten (210.00) feet, Lying West of the West R/W of Malton Road, of said Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4). Said Parcel contains 3.80 Acres more or less.

## Parcel 52-51-702-009-00 Remaining Description:

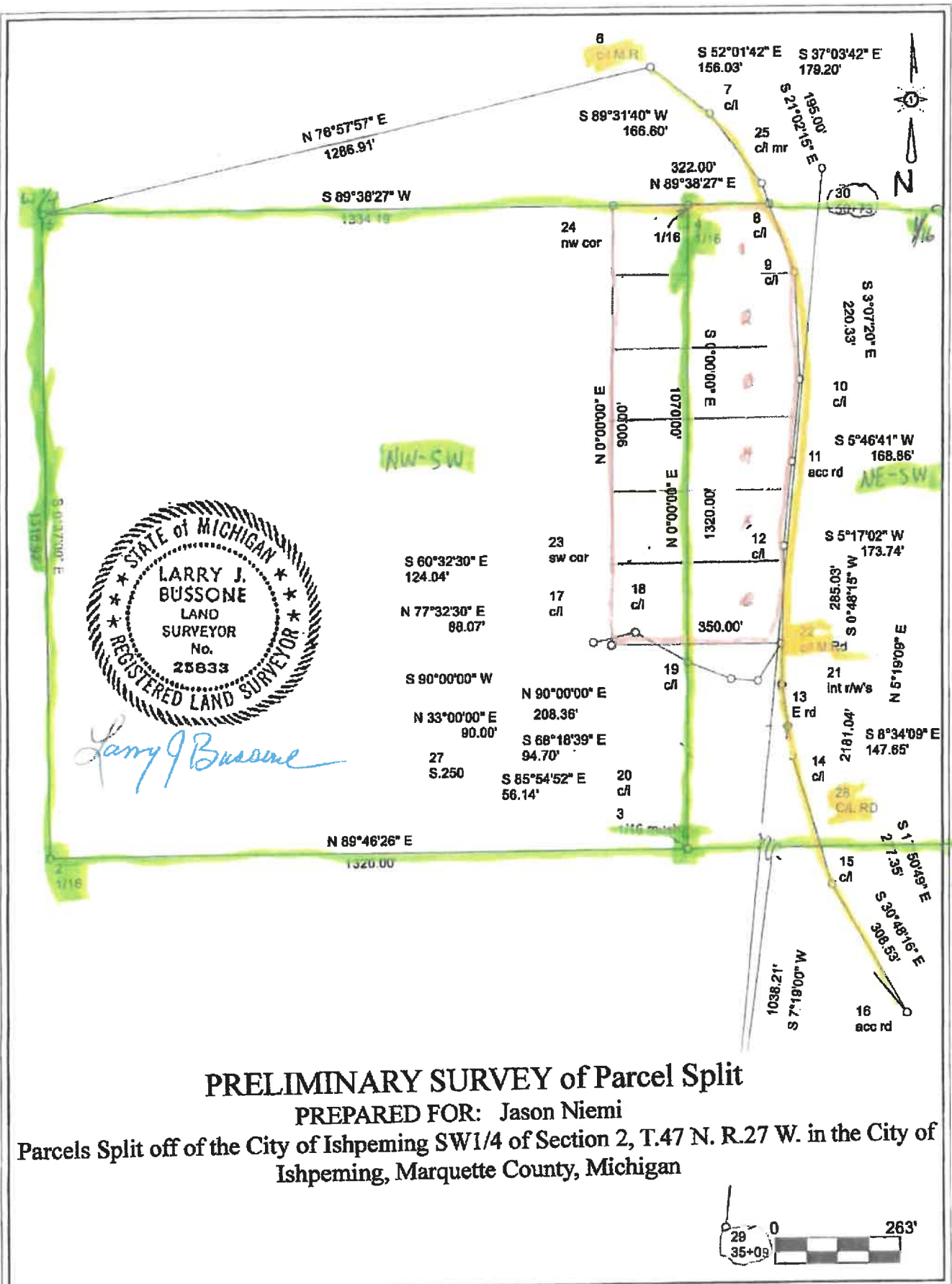
A Parcel of land located in the Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4), of Section Two (2), T.47 N. R.27 W. located in the City of Ishpeming, Marquette County, Michigan, described as follows:  
The Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4), Except Beginning at the SW Corner of said (NE1/4-SW1/4); thence North Two hundred fifty (250.0) feet; thence East to the West R/W Malton Road ; thence Southeasterly along said R/W to the South Line of said NE1/4-SW1/4; thence West to the POB. Also: Except the North 900.00 feet of the West 210.0 feet, lying West of said Malton Road R/W. Said parcel contains 26.2 Acres more or less.

### LEDGEN:

- 1) ● = Found Iron
- 2) ⊙ = Set 1/2" X 8" Iron
- 3) ⊞ = No Iron set

### NOTE:

- 1) All dimensions are in feet.
- 2) Bearing are taken from M.C.R. Survey of Section 2.
- 3) Access off Malton Road.



**AVERY**

5160

Easy Peel® Address Labels

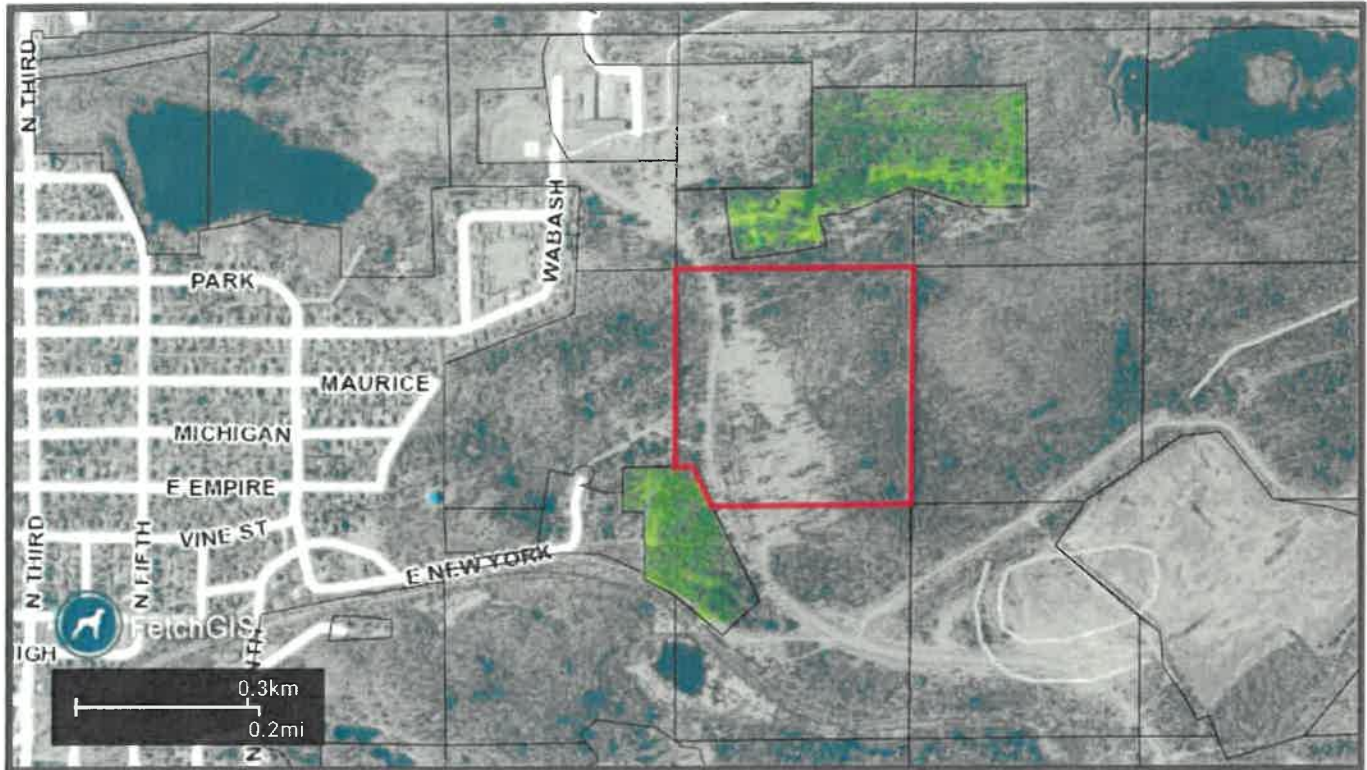
Bend along line to expose Pop-up Edge

Go to [avery.com/templates](http://avery.com/templates)

Use Avery Template 5160

GLEASON PHILIP & JONI TRUST  
300 MALTON RD  
ISHPEMING MI 49849

KINNEY TIMOTHY  
400 E NEW YORK ST  
ISHPEMING MI 49849



### Property Address

—  
—, MI, —



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CITY OF ISHPEMING

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100 E DIVISION ST  
ISHPEMING, MI 49849

Unit:

52-51

Unit Name:

CITY OF ISHPEMING

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ANDREW DUERFELDT, PLANNING AND ZONING DIRECTOR



### Property Address

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-, MI, -



### Owner Address

CITY OF ISHPEMING  
-  
100 E DIVISION ST  
ISHPEMING, MI 49849

Unit:

52-51

Unit Name:

CITY OF ISHPEMING

**CASE NO. RZ 2026 – 03**

**FINDINGS OF FACT FOR CONSIDERATION  
TO:**

**THE REZONING OF A PARCEL IN THE DEFERRED DEVELOPMENT (DD) TO GENERAL  
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ALSO EXC TH S 250' OF THE E 309' M/L THERE OF.**

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. The parcel is an unplatted lot consisting of  $\approx$  28 acres.
3. The described parcel is currently split-zoned as (SR) Single Residential District and (DD) Deferred Development District.
4. The parcel is to be rezoned as (GR) to conform with neighboring South parcels and pending rezone of neighboring East parcel (RZ 2026-02). This will remove the split-zoned designation of the parcel and create a contiguous district designation.
5. North neighboring parcel is designated as (SR) Single Residential District; East neighboring parcel designated as (DD) Deferred Development District (pending RZ 2026-02); West and South neighboring parcels are designated as (DD) Deferred Development District.
6. This proposed rezoning will promote and provide residential development at this location.
7. This proposed rezoning will conform to the *Future Land Use Map* and goals (7.2, 11.1) stated in the *City of Ishpeming 2022-2027 Master Plan*.

**ORDINANCE CONSIDERATIONS**

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Section 33.0 Public Notice



Andrew Duerfeldt, Zoning Administrator

**City of Ishpeming**  
**Petition for Amending the Zoning Ordinance**

**To:**

- ☐ Ishpeming City Council  
☐ Ishpeming Planning Commission

**From:**

City of Ishpeming; City Manager, Zoning.  
(petitioner)

100 E. Division St.  
(address)

Ishpeming, MI 49849  
(city, state, zip code)

(906) 485-1091  
(telephone: home and business)

**For Official Use Only:**

Date Received: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Fee Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

☐ Ishpeming Planning Commission:

Action: \_\_\_\_\_

Date: \_\_\_\_\_

☐ Ishpeming City Council:

Action: \_\_\_\_\_

Date: \_\_\_\_\_

Notice of Adoption Date: \_\_\_\_\_

Case #: \_\_\_\_\_

**Please Note:** All questions must be completely answered. If additional space is needed, number and attach additional sheets.

**ACTION REQUESTED:**

The petitioner requests Ishpeming improve the following petition for a zoning amendment. This petition is for a text amendment "A" or a change to the zoning map "B" or both.

- Fill out pages 1, 2, and 4 of this application for A (text amendment).
- Fill out only pages 1, 3, and 4 for B (changing the zoning map).
- Fill out pages 1, 2, 3 and 4 for both.
- If this is a multiple request, duplicate page 2 or 3, as many times as necessary, so one copy is used for each requested change.

- ☐ A. Zoning Text Change  
☒ B. Zoning Map Change  
☐ A&B. Both Zoning Text & Map Change

**NOTE:** The amendment may be adopted as proposed, further revised or not adopted.

A. Text amendment: Use another copy of this page for each different section being nominated for a text change.

This request is to change the text of section (§) \_\_\_\_\_  
The change is shown below, using underlining or bold face, like this, to show new text, and strike out, ~~like this~~, to show words to be deleted:

☐ attached, additional sheets if necessary

Why, what is the purpose of the proposed zoning text change:

B. Map change (rezoning): Use another copy of this page for each different area being nominated for rezoning.

This request is to rezone land from: (DD) Deferred Development District  
to: (GR) General Residential District.

PROPERTY INFORMATION:

Legal description of land to be rezoned: See attached documents.

- ☒ attached, additional sheets if necessary.  
☒ attach copy of map showing proposed change.

Property size: ≈ 28 acres

Parcel Identification # (PID): 52-51-712-010-00

Address(es) of the property (If new construction, an address will not be known yet. An address is obtained after a zoning permit is issued.): N/A

- ☐ attached, additional sheets if necessary.

Attach or list all deed restrictions for the property at question: N/A

- ☐ attached, additional sheets as necessary.

List names and address of all other persons, firms, or corporations having a legal or equitable interest in the property at question: See attached items.

- ☒ attached, additional sheets as necessary.

This area is: ☐ Platted ☒ Unplatted ☐ Will Be Platted

If platted, name of plat: \_\_\_\_\_

What is the present use of the property: Deferred/No use.

STATEMENT TO JUSTIFY THE PROPOSED AMENDMENT:

State specifically the reason for the proposed amendment at this time: To allow residential development.

Will the zoning amendment conform with the City of Ishpeming Master Plan? Explain how: Yes; Refer to Master Plan Goal(s) 7.2, 11.1.

If the zoning amendment does not conform with the land use plan, why should the change be made, or why should the land use plan also be amended to accommodate this proposed zoning amendment. Be specific, brief, and document statements. Indicate the existing zoning is in error, or if the conditions have changed to warrant amending the zoning ordinance: The change was requested on behalf of the City Manager to utilize land for residential development; parcel is currently split-zoned and will be transferred to establish contiguous land designations.

Attached, more data.

What will the impacts of the zoning amendment anticipated to be on all landowners in the zoning district affected by the amendment: Increased traffic and population.

WHAT ARE THE NUMBER OF ATTACHED SHEETS:

List and describe them:

- |                                           |                                                    |
|-------------------------------------------|----------------------------------------------------|
| 1. <u>Parcel / zoning map location</u>    | 6. <u>...</u>                                      |
| 2. <u>Legal Description</u>               | 7. <u>...</u>                                      |
| 3. <u>Legal / Equitable Interest List</u> | 8. <u>...</u>                                      |
| 4. <u>... (x5)</u>                        | 9. <u>Parcel Split map 1 (preliminary survey)</u>  |
| 5. <u>...</u>                             | 10. <u>Parcel Split map 2 (preliminary survey)</u> |

(add more lines if needed)

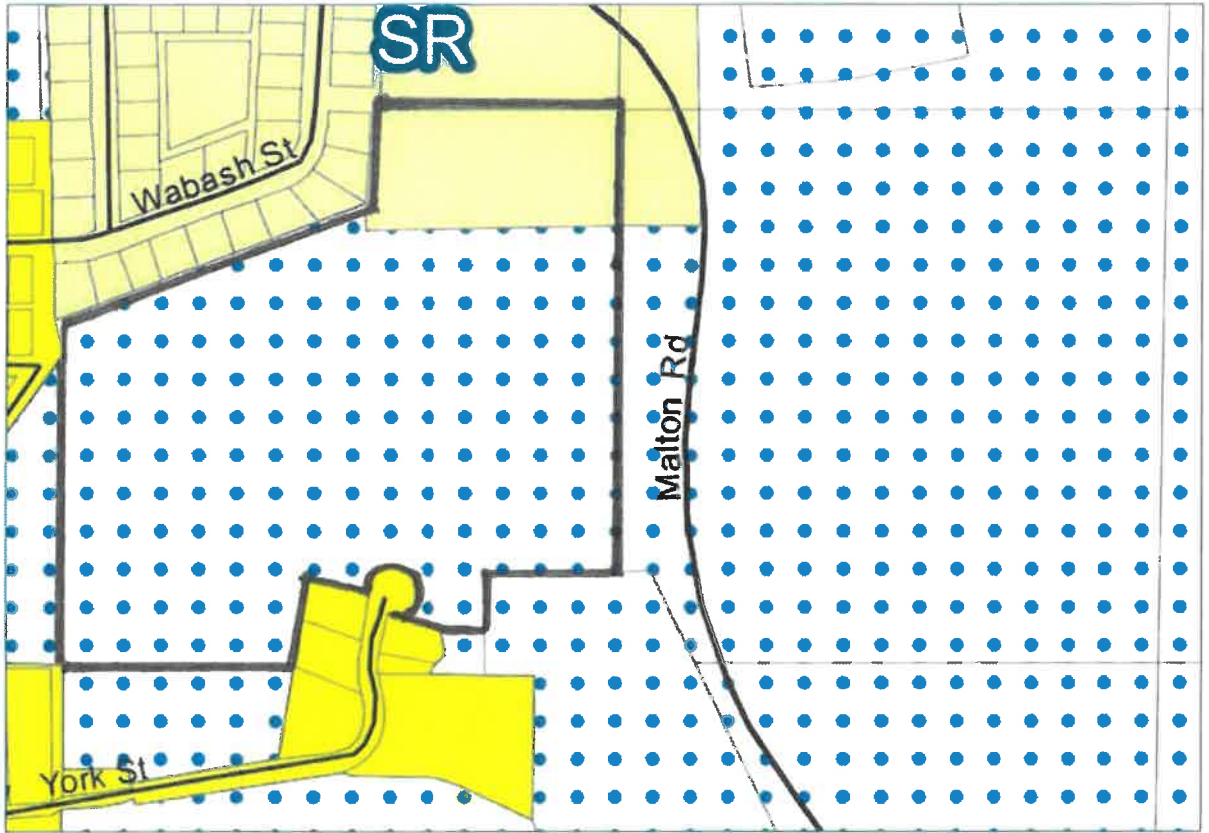
The undersigned affirms that s/he is the agent representing the applicant requesting the zoning change and that the answers and statements contained here are true.

Signed: [Signature]

Date: 08/06/2024

Upon completion send **two (2)** copies to:

City of Ishpeming Planning Commission  
Ishpeming City Hall  
100 E. Division St.  
Ishpeming, MI 49849



**Parcel #:** 52-51-702-010-00

**Legal Description:**

SEC 2 T47N R27W 30 A NW 1/4 OF SW 1/4 EXCEPT THAT PART OCCUPIED BY THE PLAT OF WABASH HEIGHTS & THE ASSESSOR'S PLAT OF EAST NEW YORK ST. EXC PT BEG AT THE SE COR OF LOT 6 OF ASSESSORS PLAT OF NEW YORK ST TH N 87DEG43' E 147.58' TH N 105.33' TH W 110.11' TH S 10DEG12'E 59.23' TH S42DEG60' W 32.6' TO POB. ALSO EXC TH S 250' OF THE E 309' M/L THERE OF.

**Legal/ Equitable Interest List  
(see following pages)**

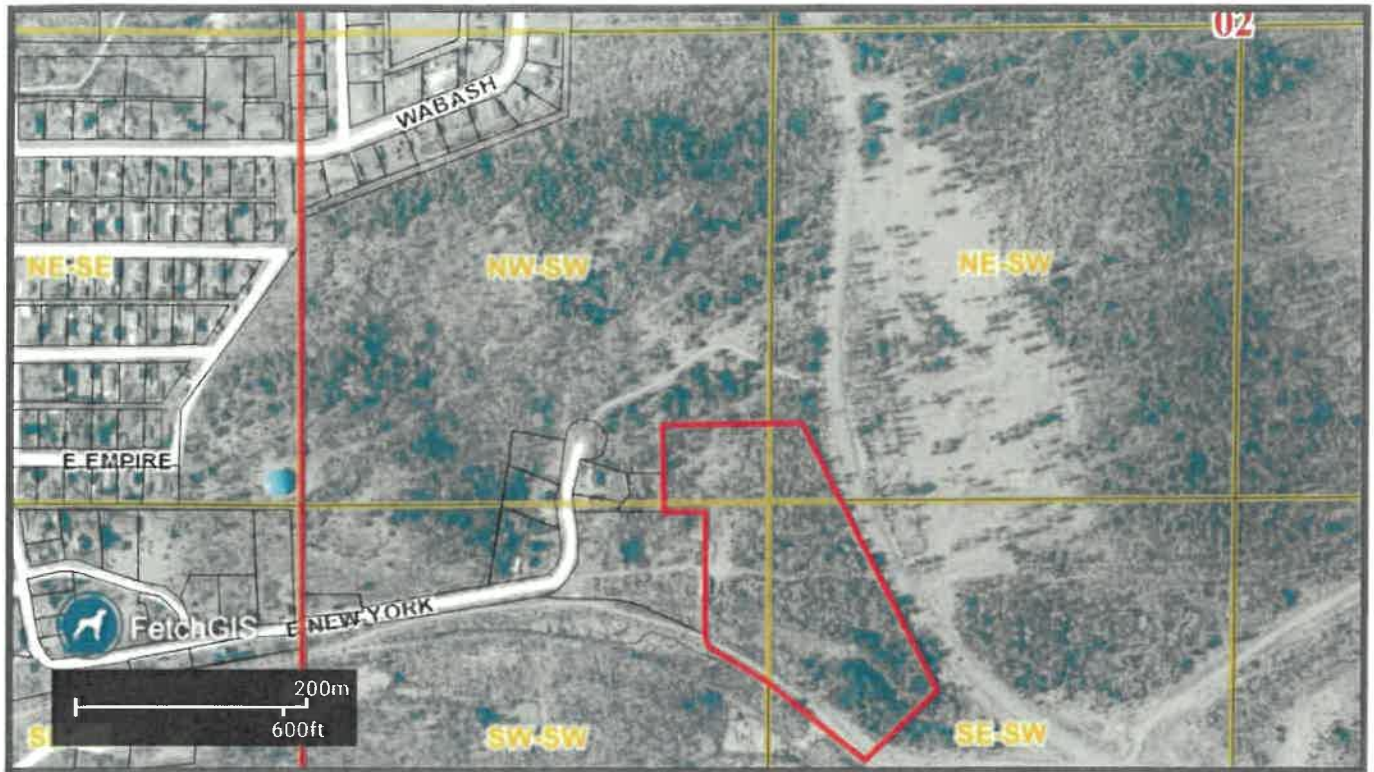
**400 E. New York St.  
52-51-702-018-00**

**429 E. New York St.  
52-51-559-004-00**

**430 E. New York St.  
52-51-559-005-00**

**427 E. New York St.  
52-51-559-003-00**

**425 E. New York St.  
52-51-559-002-00**

**Property Address**

—  
—, MI, —

This Parcel has no  
image on file.

**Owner Address**

KINNEY TIMOTHY

—

400 E NEW YORK ST  
ISHPEMING, MI 49849

Unit:

52-51

Unit Name:

CITY OF ISHPEMING

**General Information for 2026 Tax Year**

Parcel Number: 52-51-702-018-00

Assessed Value:

\$20,000

**Property Address**

429 E NEW YORK ST  
ISHPEMING, MI, 49849

**Owner Address**

DOMINY NICO  
—  
231 CO RD 480  
NEGAUNEE, MI 49866

Unit: 52-51  
Unit Name: CITY OF ISHPEMING

**Property Address**

430 E NEW YORK ST  
ISHPEMING, MI, 49849

**Owner Address**

LAMBERT JEREMY  
—  
430 E NEW YORK ST  
ISHPEMING, MI 49849

Unit: 52-51  
Unit Name: CITY OF ISHPEMING



### Property Address

427 E NEW YORK ST

—, MI, —



### Owner Address

POUTANEN LARRY & VALERIE TRUSTEES

—

122 NEW YORK ST

ISHPEMING, MI 49849

Unit:

52-51

Unit Name:

CITY OF ISHPEMING

**Property Address**

425 E NEW YORK ST

-, MI, -

**Owner Address**

BROWN ERIC &amp; ELIZABETH

-

425 E NEW YORK ST

ISHPEMING, MI 49849

Unit:

52-51

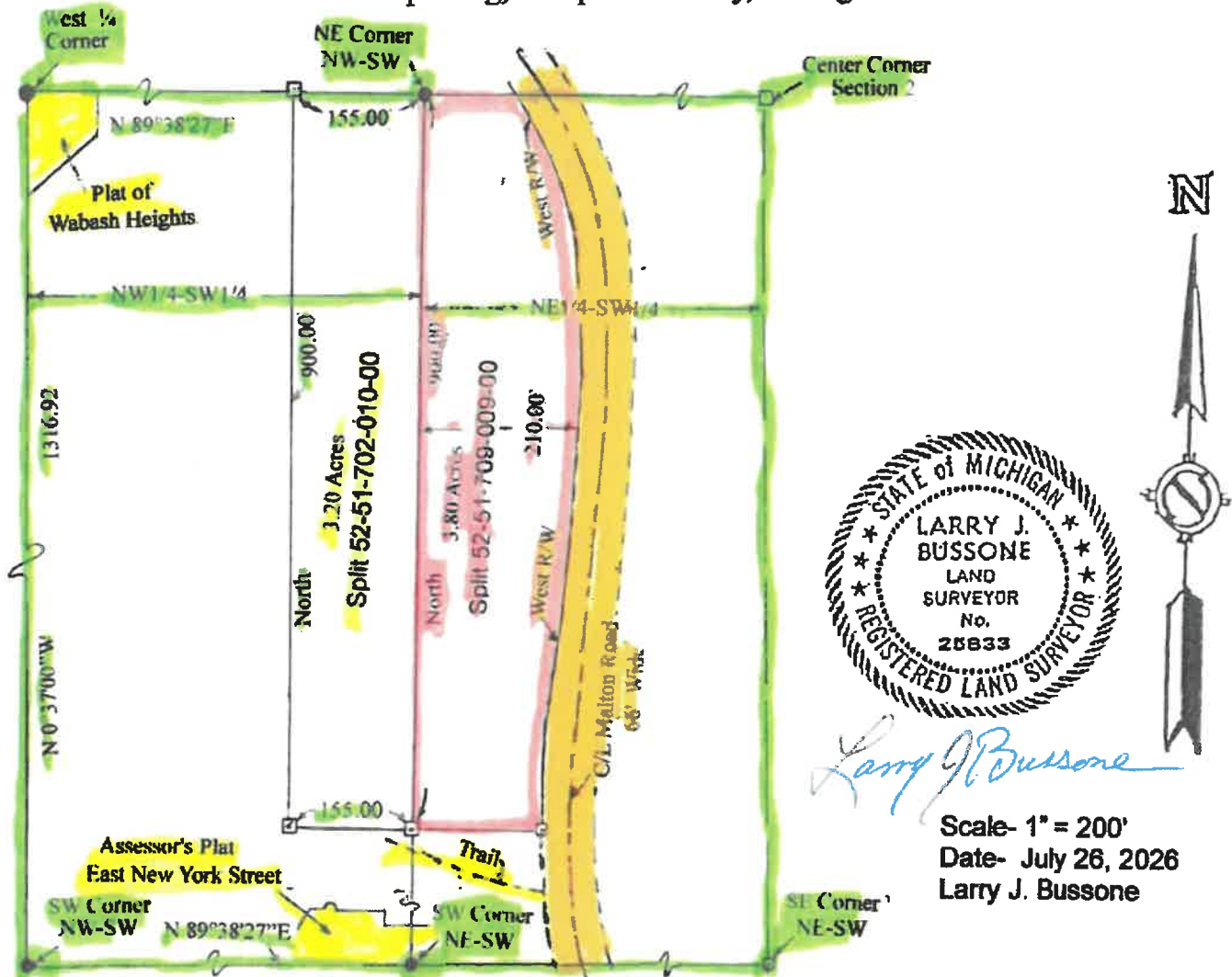
Unit Name:

CITY OF ISHPEMING

# Parcel Split and Remaining for PIN 52-51-702-009-00

PREPARED FOR: Jason Niemi

Parcel Split off of the City of Ishpeming SW1/4 of Section 2, T.47 N. R.27 W. in the City of Ishpeming, Marquette County, Michigan



## Parcel 52-51-702-009-00 Split Description:

A Parcel of land located in the Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4), of Section Two (2), T.47 N. R.27 W. located in the City of Ishpeming, Marquette County, Michigan, described as follows:

All that part of the North Nine Hundred (900.00) feet, of the West Two Hundred and Ten (210.00) feet, Lying West of the West R/W of Malton Road, of said Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4). Said Parcel contains 3.80 Acres more or less.

## Parcel 52-51-702-009-00 Remaining Description:

A Parcel of land located in the Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4), of Section Two (2), T.47 N. R.27 W. located in the City of Ishpeming, Marquette County, Michigan, described as follows:

The Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4), Except Beginning at the SW Corner of said (NE1/4-SW1/4); thence North Two hundred fifty (250.0) feet; thence East to the West R/W Malton Road; thence Southeasterly along said R/W to the South Line of said NE1/4-SW1/4; thence West to the POB. Also: Except the North 900.00 feet of the West 210.0 feet, lying West of said Malton Road R/W. Said parcel contains 26.2 Acres more or less.

### LEDGEN:

- 1) ● = Found Iron
- 2) ⊙ = Set 1/2" X 8" Iron
- 3) □ = No Iron set

### NOTE:

- 1) All dimensions are in feet.
- 2) Bearing are taken from M.C.R. Survey of Section 2.
- 3) Access off Malton Road.



PIZZIOLA RYAN & SARA  
851 WABASH ST  
ISHPEMING MI 49849

WAGNER TODD  
840 WABASH ST  
ISHPEMING MI 49849

AHO JUNE  
835 MAURICE ST  
ISHPEMING MI 49849

CARLSON PETER & LISA DUQUETTE  
823 MAURICE ST  
ISHPEMING MI 49849

TARAS KAREN  
834 MAURICE ST  
ISHPEMING MI 49849

BALZARINI ALAN D  
1105 NINTH ST  
ISHPEMING MI 49849

BRUNET STEVEN  
1020 WABASH ST  
ISHPEMING MI 49849

BANCROFT SCOTT & BRIANA  
990 WABASH ST  
ISHPEMING MI 49849

SMETANA SANDRA  
960 WABASH ST  
ISHPEMING MI 49849

KAKKURI CLINT & AMANADA  
930 WABASH ST  
ISHPEMING MI 49849

STAHL DANNY & SANDRA TRUSTEES  
861 WABASH ST  
ISHPEMING MI 49849

BERTUCCI CATHRYN  
854 WABASH ST  
ISHPEMING MI 49849

WALSH DERICK & ANDRE  
829 MAURICE ST  
ISHPEMING MI 49849

BOBACK JOHN & SUSAN  
822 MAURICE ST  
ISHPEMING MI 49849

HUNT GEORGE & AIMEE  
649 WABASH ST  
ISHPEMING MI 49849

HARES DANA  
1040 WABASH ST  
ISHPEMING MI 49849

LAWSON BRANDON & BETH  
1010 WABASH ST  
ISHPEMING MI 49849

OJA EARL & SHELLEY  
980 WABASH ST  
ISHPEMING MI 49849

CHILCOTE JEFFREY  
950 WABASH ST  
ISHPEMING MI 49849

ARSENEAU KENNETH & TERI LEE  
920 WABASH ST  
ISHPEMING MI 49849

TAYLOR CHAUNTELLE  
836 WABASH ST  
ISHPEMING MI 49849

FIELDS ALEXANDER  
860 WABASH ST  
ISHPEMING MI 49849

SWANSON KEVIN & HEATHER  
825 MAURICE ST  
ISHPEMING MI 49849

CRABB BARBARA ETAL  
BARBARA CRABB LIFE EST RES  
824 MAURICE ST  
ISHPEMING MI 49849

BESOLA JAMIE  
905 WABASH ST  
ISHPEMING MI 49849

SCHWIDERSON DAVID & KATE  
1030 WABASH ST  
ISHPEMING MI 49849

HURLEY EDWARD & DANIELLE  
1000 WABASH ST  
ISHPEMING MI 49849

FILIZETTI ROBERT & ALLISON  
970 WABASH ST  
ISHPEMING MI 49849

MYERS JAMES  
940 WABASH ST  
ISHPEMING MI 49849

MATTORD KEVIN & PATRICIA  
910 WABASH ST  
ISHPEMING MI 49849

Allez à every.ca/gabarits  
1160

MCULLOUGH MEGAN  
900 WABASH ST  
ISHPEMING MI 49849

THOMPSON SCOTT TRUSTEE  
TERRY & A'MARYLEE THOMPSON TRUST  
1110 NINTH ST  
ISHPEMING MI 49849

BALL RONALD M & MAXINE A  
1140 NINTH ST  
ISHPEMING MI 49849

WELTERS CHRISTOPHER  
1170 NINTH ST  
ISHPEMING MI 49849

BROWN ERIC & ELIZABETH  
425 E NEW YORK ST  
ISHPEMING MI 49849

LAMBERT JEREMY  
430 E NEW YORK ST  
ISHPEMING MI 49849

MIDTOWN APARTMENTS PROPERTY LLC  
301 MAIN ST  
ISHPEMING MI 49849

KINNEY TIMOTHY  
400 E NEW YORK ST  
ISHPEMING MI 49849

Etiquettes d'adresse Easy Peel  
1160

STONE JOHN & JANICE  
BOX 32  
ISHPEMING MI 49849

ASGAARD ROBERT & NICHOLE  
1120 NINTH ST  
ISHPEMING MI 49849

LINDSAY VAL  
1150 NINTH ST  
ISHPEMING MI 49849

GERVASI MARY  
1035 WABASH ST  
ISHPEMING MI 49849

POUTANEN LARRY & VALERIE TRUSTEES  
122 NEW YORK ST  
ISHPEMING MI 49849

BANNAN SARAH  
428 E NEW YORK ST  
ISHPEMING MI 49849

RODRIGUEZ MARY ELLEN  
313 NEW YORK ST  
ISHPEMING MI 49849

Post every.com/poenta  
1160

ASGAARD BRUCE & SANDRA  
1100 NINTH ST  
ISHPEMING MI 49849

WILLEY THOMAS & CHARLEEN  
PO BOX 429  
ISHPEMING MI 49849

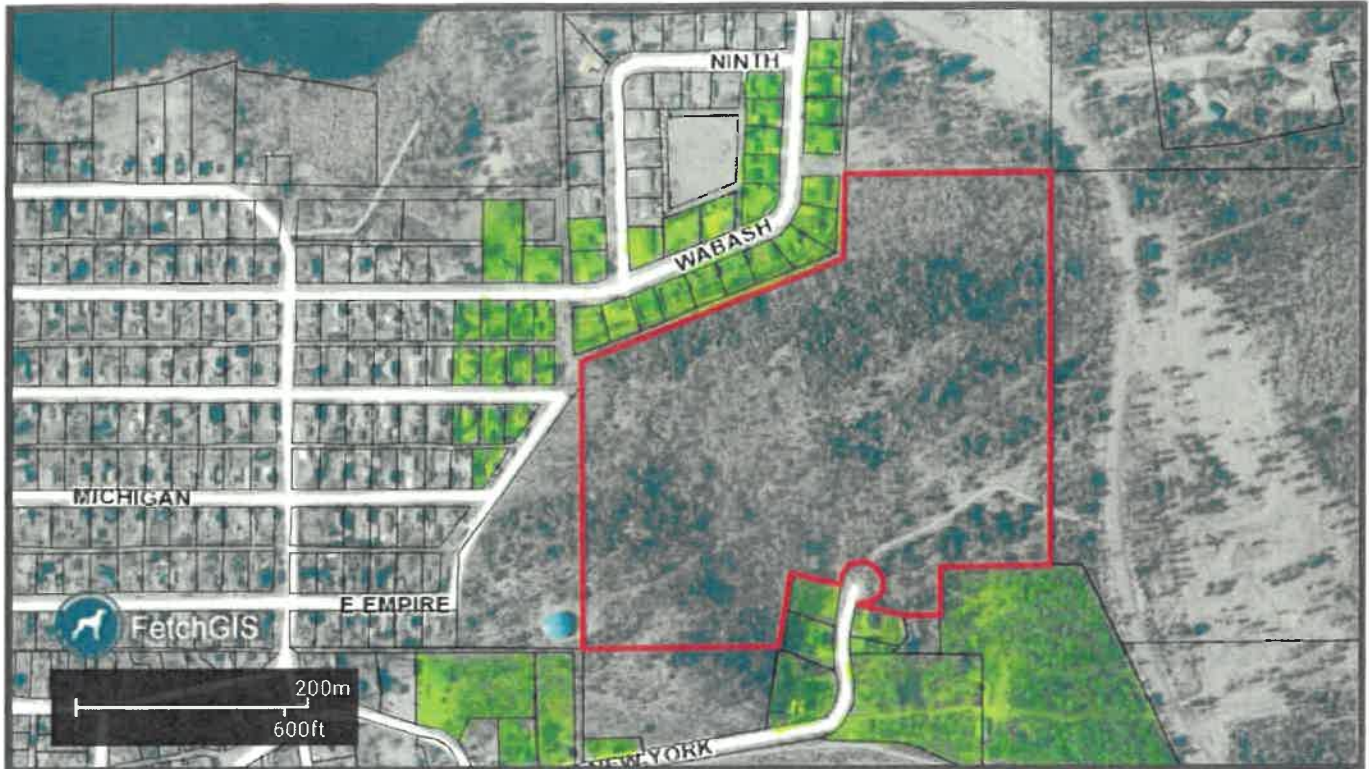
KORDISH WILLO  
1160 NINTH ST  
ISHPEMING MI 49849

HAMARI MARK  
337 NEW YORK ST  
ISHPEMING MI 49849

CITY OF ISHPEMING  
100 E DIVISION ST  
ISHPEMING MI 49849

KINNEY TIMOTHY & RACHEL  
400 E NEW YORK ST  
ISHPEMING MI 49849

SUARDINI CHARLES  
319 NEW YORK ST  
ISHPEMING MI 49849



### Property Address

—  
—, MI, —



### Owner Address

CITY OF ISHPERING  
—  
100 E DIVISION ST  
ISHPERING, MI 49849

Unit: 52-51  
Unit Name: CITY OF ISHPERING

**PURCHASE AGREEMENT**

This Agreement is made and entered into on \_\_\_\_\_, 2026 by and between the City of Ishpeming, of 100 East Division Street, Ishpeming, Michigan 49849 (the "Seller"), and Midtown Apartments Property, L.L.C., of 301 N. Main Street, Ishpeming, Michigan 49849 (the "Purchaser"), as follows:

1. **Agreement to Purchase:** The Seller agrees to sell and the Purchaser agrees to buy real estate, including all improvements and appurtenances, consisting of six lots located in the Southwest Quarter of Section Two (2), T47N, R27W in the City of Ishpeming, County of Marquette, State of Michigan, more particularly described on the attached Survey and Property Descriptions, subject to any and all reservations, exceptions, restrictions, conditions, and easements set forth herein, in the deed or of record.
2. **Consideration:** The purchase price of said property shall be One Dollar (\$1.00) and other consideration as provided herein. Specifically, Purchaser must develop a duplex residential building, and provide the Seller with a copy of the Occupancy permits for each unit of said duplex, on one of the said lots every eighteen (18) months beginning on the date this Purchase Agreement is signed, upon the condition that, if Purchaser fails to fulfill this requirement and no extension of time to comply has been granted by the Ishpeming City Council, Seller shall have a right of entry upon all of the undeveloped lots and said lots shall revert to Seller with no compensation to Purchaser for any investment it may have made in those lots.
3. **Quit Claim Deed:** Conveyance shall be by Quit Claim deed executed by the Seller to the Purchaser, subject to any and all reservations, exceptions, restrictions, conditions and easements of record. Seller does not warrant title.
4. **Closing and Possession:** This sale shall be closed on or before 30 days after execution of this Agreement. Possession shall transfer at close.
5. **Seller's Disclosures:** The parties to this Agreement acknowledge that the Seller Disclosures under MCLA § 565.951 and any Lead-Based Paint Disclosures are not required as this is a sale of vacant land.

6. Condition of the property: The parties agree that Seller makes no warranties as to the condition of the property sold herein and Purchaser accepts the same "as is" and, as to any representations or warranties that may have been made, Purchaser has not relied upon the same in purchasing the property. Without limiting the foregoing, the Seller makes no environmental representations or warranties but acknowledges that environmental conditions may be disclosed in the history of title to the subject property. Purchaser acknowledges that it has had full opportunity to inspect the property and accepts the property in its current condition.

7. Disclaimer, Waiver: Purchaser hereby waives and releases Seller from any and all contractual, statutory, common law and other liabilities, obligations, claims and causes of action, known or unknown, that Purchaser or its successors and assigns may be entitled to assert against Seller or relating or connected in any way to the condition of the property including, but not limited to, any such liabilities, obligations, claims, or causes of action based in whole or in part upon any applicable federal, state or local law, rule, or regulation including, but not limited to, environmental laws, mine site laws, or the condition of the property including, but not limited to, the environmental condition of, or health and safety conditions associated with, the property.

Without limiting the foregoing, Purchaser's waiver and release expressly include any and all matters arising from or related to underground workings, subsidence, geotechnical conditions, mineral extraction or processing activities, including any obligations, defaults, penalties, cure costs or liabilities thereunder, whether known or unknown, and whether arising before, on or after closing but attributable to any act, omission, condition or circumstance existing or occurring before closing.

The provisions of this paragraph shall survive closing and delivery of the Quitclaim deed indefinitely.

8. Closing Costs: The Purchaser agrees to pay its own legal expenses, fees for title search and title insurance, fees for surveying and for the preparation of the property descriptions. The Seller shall pay for any legal expenses of the Seller, and for the preparation and recording of the deed.

9. Risk of Loss: Risk of loss is to be borne by Seller until sale is closed. Following closing, risk of loss is to be borne by Purchaser.

10. Agreement Binding on Successors and Assigns: This Agreement shall bind and benefit the parties and their respective representatives, successors and assigns; provided, however, that Purchaser may not assign this Agreement without the express written consent of the Seller.

11. No Brokers: Seller and Purchaser each represent and warrant to each other that they had no dealings with any real estate brokers or agents in connection with the negotiation of this

Agreement. Each party agrees to indemnify and hold the other harmless from any commissions, cost, expense or liability (including attorney fees) arising from any breach of this representation.

12. Provisions binding: The provisions of this Purchase Agreement shall remain in effect until fully carried out, and shall survive the execution and filing of the deed described herein.

13. Entire Agreement: This Agreement contains all of the representations by each party to the other and expresses the entire understanding between the parties with respect to the contemplated transaction. All prior communications regarding the subject matter are merged and are replaced by this Agreement. Nothing in this agreement shall require the Seller to provide financial assistance, incentives, tax abatements, grants, approvals, permits or other assistance to Purchaser. Purchaser shall be obligated to comply with all legal and regulatory requirements for the ownership, development and operation of the property.

Executed by the Seller on

\_\_\_\_\_, 2026.

SELLER:  
City of Ishpeming

By: \_\_\_\_\_

Print name: \_\_\_\_\_

Its: \_\_\_\_\_

Executed by the Purchaser on

\_\_\_\_\_, 2026.

PURCHASER:  
Midtown Apartments Property, L.L.C.

By: \_\_\_\_\_

Print name: \_\_\_\_\_

Its: \_\_\_\_\_

---

When Recorded Return to:

City of Ishpeming  
100 East Division Street  
Ishpeming, MI 49849

Send Subsequent Tax Bills To:

City of Ishpeming  
100 East Division Street  
Ishpeming, MI 49849

Prepared By:

Caroline Bridges  
701 Teal Lake Avenue  
Negaunee, MI 49866  
Telephone: (906) 475-9971

# **City of Ishpeming Statement of Explanation**

## **1. Agenda Item Information**

Agenda Item Title: Approve Purchase Agreement - Midtown Apartments Properties LLC  
Malton Road Development

Department: Administration

Prepared By: Randy Scholz

Date Submitted: September 8, 2026

## **2. Background & Purpose**

The City is considering a purchase and development agreement with Midtown Apartments Properties LLC for the development of six duplexes on Malton Road. The proposed development area consists of approximately 7.56 acres. The developer intends to divide the property into individual lots in accordance with the Land Division Act and construct a minimum of one duplex per eighteen months, with a total of six duplexes planned. The proposed lots would be accessed from Malton Road and would not require new road construction. The development would initially utilize private wells and septic systems rather than City water and sewer. Future utility connections would be installed when the lots are within the required two-hundred-foot proximity of existing utility right of way.

## **3. Fiscal Impact**

Total Cost / Revenue Impact: The proposed development would return the property to productive use and add new residential development to the City tax base. Based on the estimated tax calculations provided, an appraisal of \$650,000 would generate approximately \$6,304 in estimated annual City tax revenue. An appraisal of \$750,000 would generate approximately \$6,789 in estimated annual City tax revenue. The actual tax revenue will depend on the final taxable value and applicable millage rates.

Funding Source(s): N/A

## **4. Recommended Action & Alternatives**

Alternatives Considered:

The City Council could choose not to approve the purchase and development agreement and retain the property under its current ownership. The Council could also request changes to the agreement or require additional conditions before approval.

Recommended Action:

Motion:

Approve the Purchase Agreement with Midtown Apartments Properties LLC for the development of six duplexes on Malton Road, subject to the terms and conditions contained in the agreement and all required zoning approvals. Further, authorize the City Manager to execute all documents necessary to carry out this agreement.

## **5. Approval & Routing**

Department Head Approval

(Name & Signature):  Date: 8/19/2026

## **6. Attachments / Exhibits**

Zoning Details & Survey

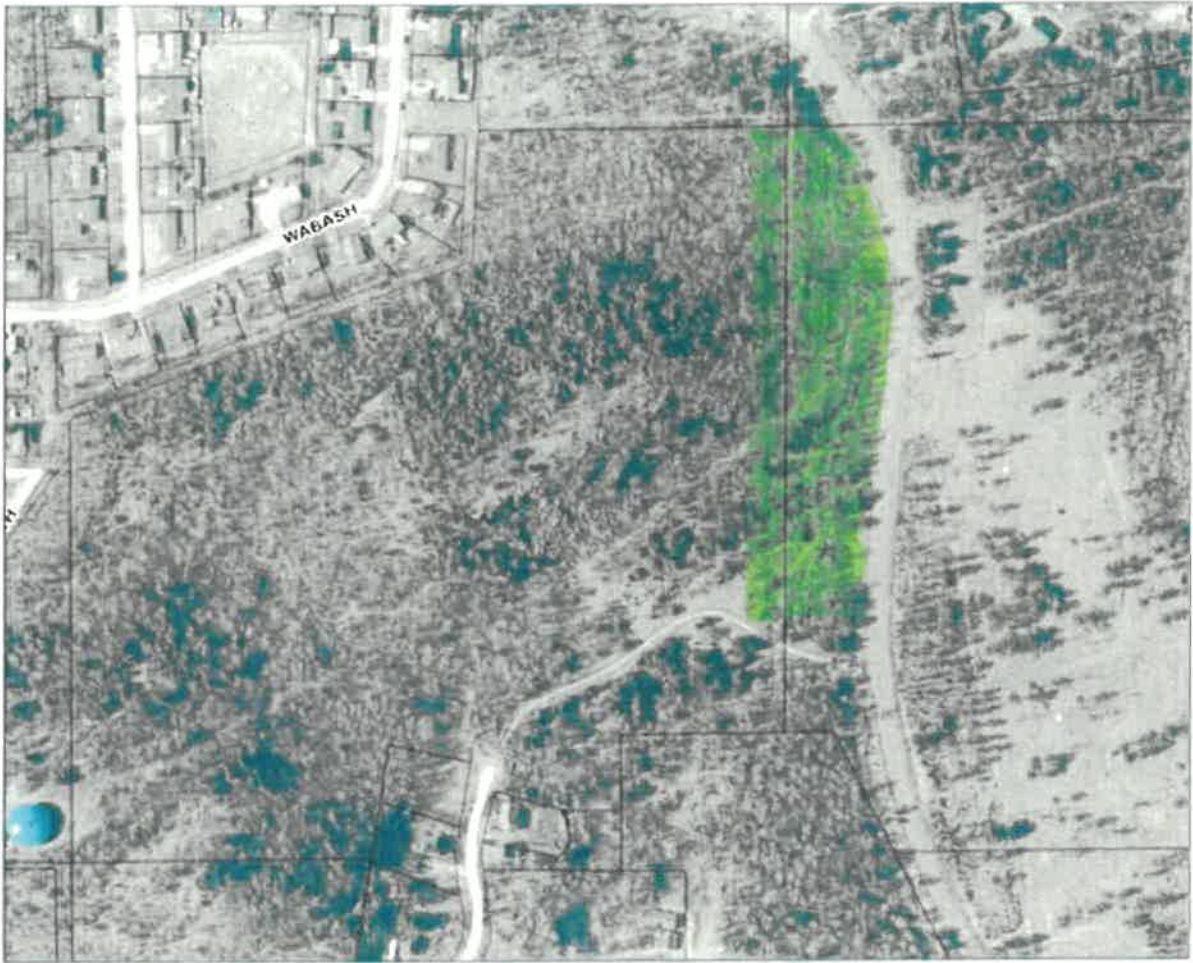
Midtown Apartments Properties LLC Malton Road Development Purchase Agreement

## **DETAIL SUMMARY FOR:**

### **THE DEVELOPMENT AND CONSTRUCTION OF SIX (6) DUPLEXES ON MALTON ROAD**

1. Jason Niemi intends to utilize land on Malton Road for the purpose of constructing (6) duplexes with a contractual minimum requirement of one (1) duplex constructed per year.
2. The proposed area consists of  $\approx 7.56$  acres.
3. Proposed lots will be divided in accordance with the Land Division Act (Act 288 of 1967).
4. Proposed lots will be accessed from Malton Road and not require new road construction.
5. Proposed lots will utilize well/septic and not be connected to City utilities.
6. Future utility connections will be instated when lots are within the required two-hundred (200') foot proximity of current utility Right-of-Way.
7. The proposed location will be permitted to construct duplexes pending rezoning of RZ 2026-02 and RZ 2026-03 from (DD) Deferred Development District to (GR) General Residential District.
8. All development will be in accordance with regulations stated in the City of Ishpeming Zoning Ordinance #8-100.

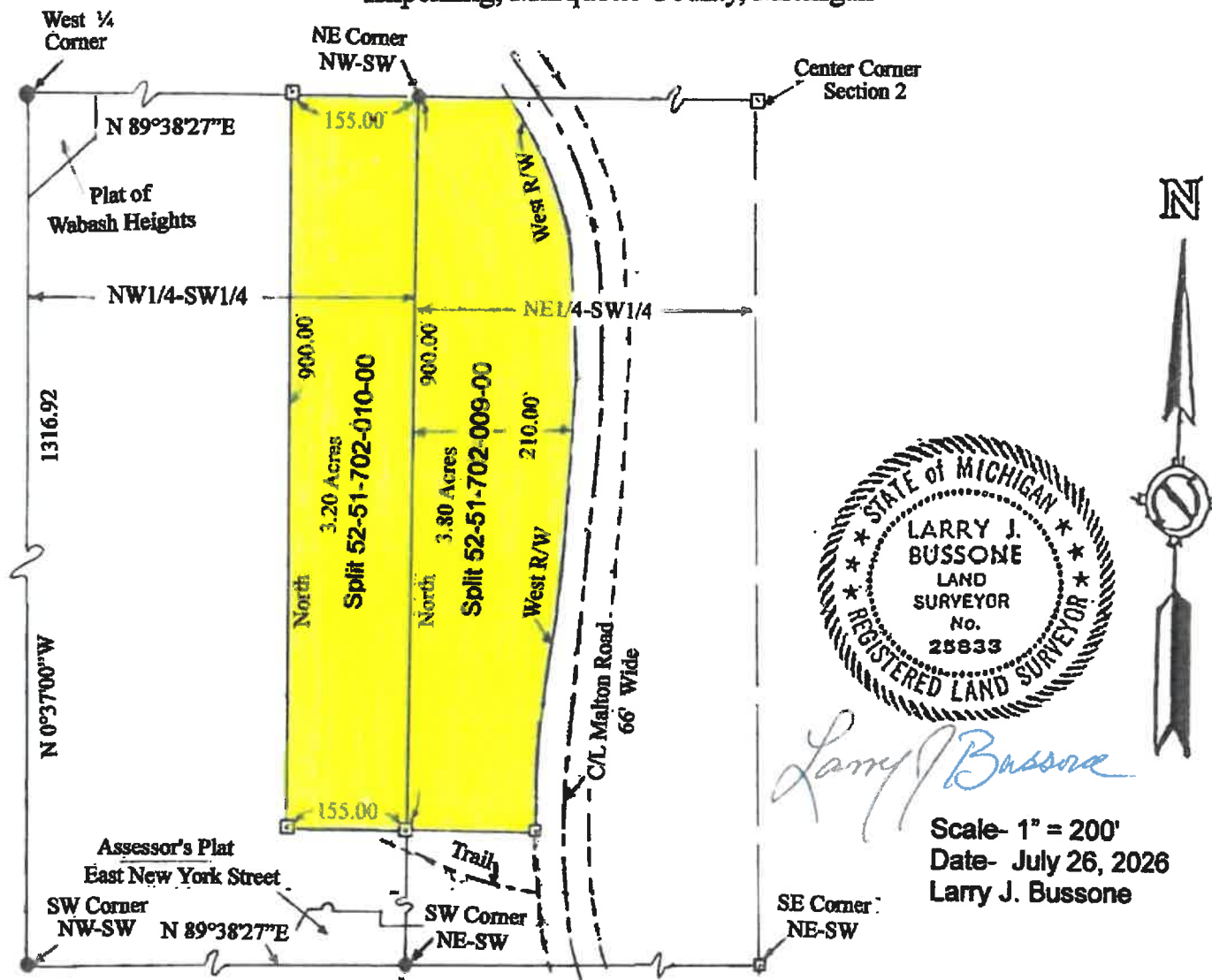




# Parcel Split and Remaining for PIN 52-51-702-009-00

PREPARED FOR: Jason Niemi

Parcel Split off of the City of Ishpeming SW1/4 of Section 2, T.47 N. R.27 W. in the City of Ishpeming, Marquette County, Michigan



## Parcel 52-51-702-009-00 Split Description:

A Parcel of land located in the Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4), of Section Two (2), T.47 N. R.27 W. located in the City of Ishpeming, Marquette County, Michigan, described as follows:

All that part of the North Nine Hundred (900.00) feet, of the West Two Hundred and Ten (210.00) feet, Lying West of the West R/W of Malton Road, of said Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4). Said Parcel contains 3.80 Acres more or less.

## Parcel 52-51-702-009-00 Remaining Description:

A Parcel of land located in the Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4), of Section Two (2), T.47 N. R.27 W. located in the City of Ishpeming, Marquette County, Michigan, described as follows:

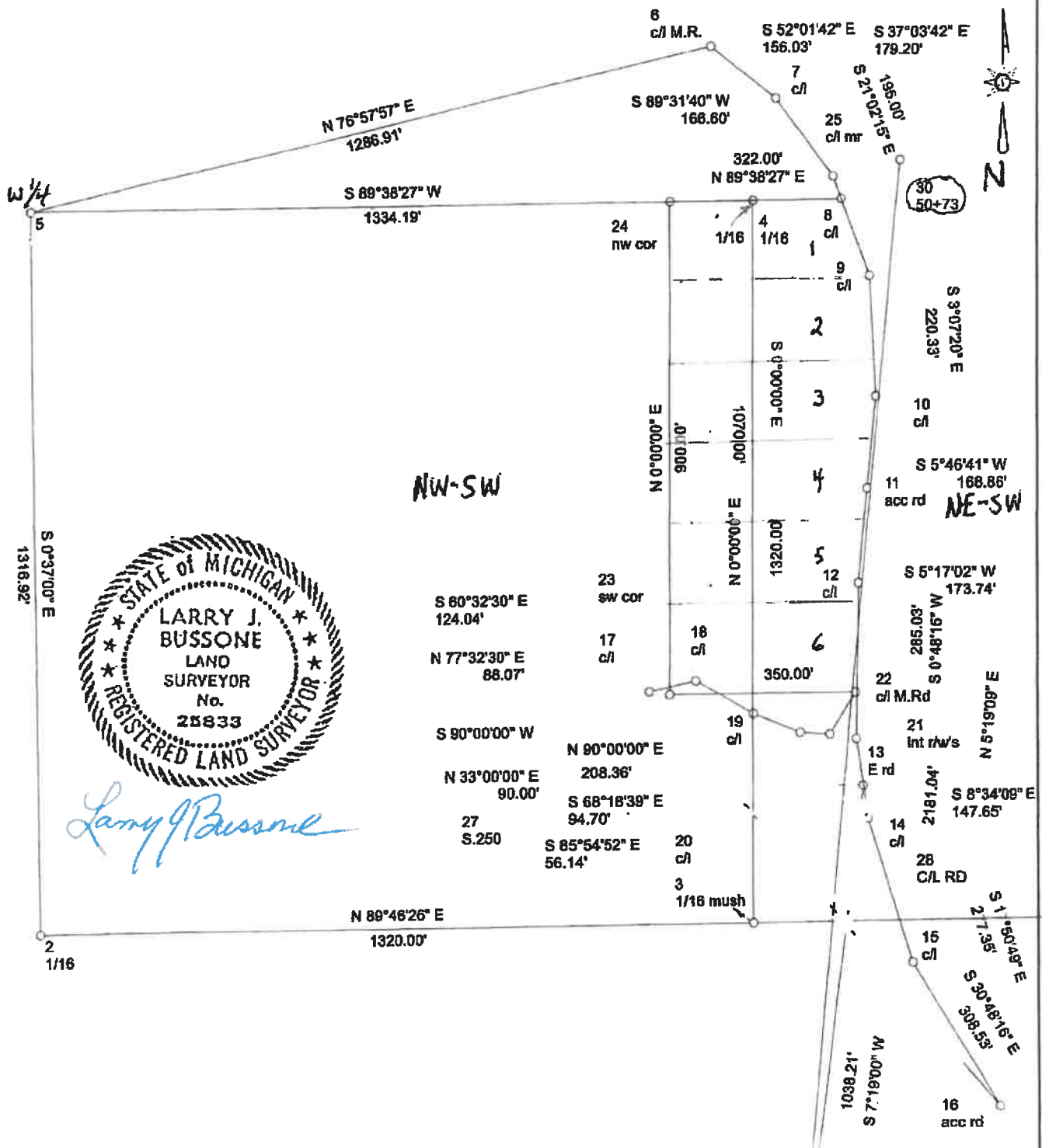
The Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4), Except Beginning at the SW Corner of said (NE1/4-SW1/4); thence North Two hundred fifty (250.0) feet; thence East to the West R/W Malton Road; thence Southeasterly along said R/W to the South Line of said NE1/4-SW1/4; thence West to the POB. Also: Except the North 900.00 feet of the West 210.0 feet, lying West of said Malton Road R/W. Said parcel contains 26.2 Acres more or less.

### LEDGEN:

- 1) ● = Found Iron
- 2) ⊙ = Set 1/2" X 8" Iron
- 3) ☐ = No Iron set

### NOTE:

- 1) All dimensions are in feet.
- 2) Bearing are taken from M.C.R. Survey of Section 2.
- 3) Access off Malton Road.



## PRELIMINARY SURVEY of Parcel Split

PREPARED FOR: Jason Niemi

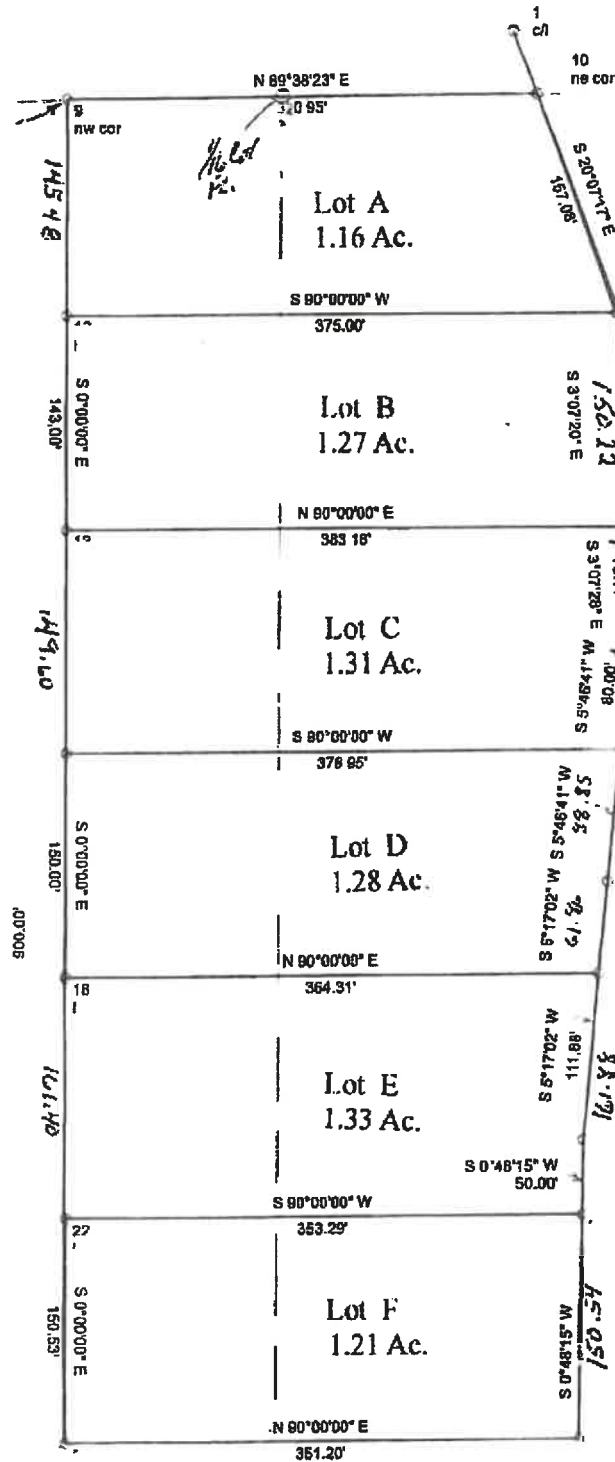
Parcels Split off of the City of Ishpeming SW1/4 of Section 2, T.47 N. R.27 W. in the City of Ishpeming, Marquette County, Michigan



# PRELIMINARY SURVEY of Parcel Split

PREPARED FOR: Jason Niemi

Parcels Split off of the City of Ishpeming SW 1/4 of Section 2, T.47 N. R.27 W. in the City of Ishpeming, Marquette County, Michigan



*Larry J. Bussone*

Scale- 1" = 100'  
Date- Aug. 10, 2026  
Larry J. Bussone

*Fd 10/14  
mushroom*

*1177.23*

*Fd 8/16  
mushroom  
Ivan*

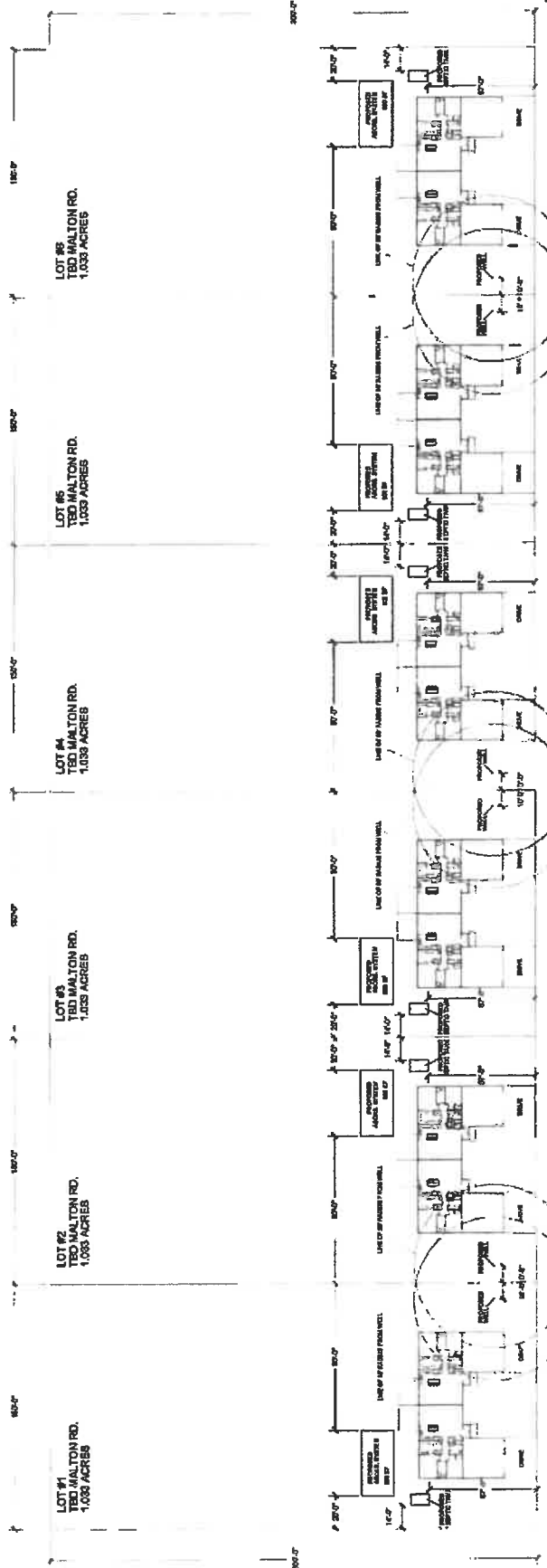


G.E. BUILDERS, INC.  
808 BALDWIN AVE. - NEARBY, MI 48868  
(906) 350-9800  
WWW.GEBUILDERSINC.COM • GEBUILDERS@GEBUILDERS.COM

TBD MALTON RD.  
ISHPEMING, MI 49855

SITE PLAN

|            |         |
|------------|---------|
| DATE       | 7.22.26 |
| DRAWN BY   | BUF     |
| CHECKED BY | JFN     |
| SCALE      | 1"=30'  |
| SHEET NO.  |         |



# **SURVEY DESCRIPTIONS of MALTON ROAD PARCELS**

**PREPARED FOR: Jason Niemi**

**Parcels Located in the SW1/4 of Section 2, T.47 N. R.27 W. in the City of Ishpeming,  
Marquette County, Michigan**

## **Parcel "A" Description:**

A parcel of land located in the Southwest Quarter of Section Two (2), T.47 N.R.27 W. in the City of Ishpeming, Marquette County Michigan, described as follows:

Commencing at the West Quarter Corner of said Section 2; thence N 89°38'23"E 1177.23 feet, (along the East West Center Line of said Section 2, to the **Point of Beginning**; thence Due South 145.48 feet; thence Due East 375.00 feet, (to the C/L of Malton Road); thence N 20°07'17"W 157.08 feet, (along said C/L, to said E/W Center Line); thence S 89°38'23"W 320.95 feet, to the point of Beginning. Said parcel contains 1.16 Acres more or less.

## **Parcel "B" Description:**

A parcel of land located in the Southwest Quarter of Section Two (2), T.47 N.R.27 W. in the City of Ishpeming, Marquette County Michigan, described as follows:

Commencing at the West Quarter Corner of said Section 2; thence N 89°38'23"E 1177.23 feet, (along the East West Center Line of said Section 2; thence Due South 145.48 feet, to the **Point of Beginning**; thence Due South 143.00 feet; thence Due East 383.18 feet, (to the C/L of Malton Road); thence N 3°07'28"W 150.22 feet, (along said C/L Line); thence Due West 375.00 feet, to the point of Beginning. Said parcel contains 1.27 Acres more or less.

## **Parcel "C" Description:**

A parcel of land located in the Southwest Quarter of Section Two (2), T.47 N.R.27 W. in the City of Ishpeming, Marquette County Michigan, described as follows:

Commencing at the West Quarter Corner of said Section 2; thence N 89°38'23"E 1177.23 feet, (along the East West Center Line of said Section 2; thence Due South 288.48 feet, to the **Point of Beginning**; thence Due South 149.60 feet; thence Due East 378.95 feet, (to the C/L of Malton Road); thence N 5°46'41"E 80.00 feet, (along said C/L); thence N 3°07'28"W 70.11 feet, (along said C/Line); thence Due West 383.18 feet, to the point of Beginning. Said parcel contains 1.31 Acres more or less.

## **Parcel "D" Description:**

A parcel of land located in the Southwest Quarter of Section Two (2), T.47 N.R.27 W. in the City of Ishpeming, Marquette County Michigan, described as follows:

Commencing at the West Quarter Corner of said Section 2; thence N 89°38'23"E 1177.23 feet, (along the East West Center Line of said Section 2; thence Due South 438.08 feet, to the **Point of Beginning**; thence Due South 150.00 feet; thence Due East 364.31 feet, (to the C/L of Malton Road); thence N 5°17'02"E 61.86 feet, (along said C/L); thence N 5°46'41"E 88.85 feet, (along said C/Line); thence Due West 378.95 feet, to the point of Beginning. Said parcel contains 1.28 Acres more or less.

## **Parcel "E" Description:**

A parcel of land located in the Southwest Quarter of Section Two (2), T.47 N.R.27 W. in the City of Ishpeming, Marquette County Michigan, described as follows:

Commencing at the West Quarter Corner of said Section 2; thence N 89°38'23"E 1177.23 feet, (along the East West Center Line of said Section 2; thence Due South 588.08 feet, to the **Point of Beginning**; thence Due South 161.40 feet; thence Due East 353.29 feet, (to the C/L of Malton Road); thence N 0°48'15"E 50.00 feet, (along said C/L); thence N 5°17'02"E 111.88 feet, (along said C/Line); thence Due West 364.31 feet, to the point of Beginning. Said parcel contains 1.33 Acres more or less.

## **Parcel "F" Description:**

A parcel of land located in the Southwest Quarter of Section Two (2), T.47 N.R.27 W. in the City of Ishpeming, Marquette County Michigan, described as follows:

Commencing at the West Quarter Corner of said Section 2; thence N 89°38'23"E 1177.23 feet, (along the East West Center Line of said Section 2; thence Due South 749.88 feet, to the **Point of Beginning**; thence Due South 150.53 feet; thence Due East 351.20 feet, (to the C/L of Malton Road); thence N 0°48'15"E 150.54 feet, (along said C/L); thence Due West 353.29 feet, to the point of Beginning. Said parcel contains 1.21 Acres more or less

5(d)

# DPW Equipment for Surplus

## Dump Truck Snowplow Attachments

- Snow removal equipment that was included in a used dump truck purchase. We have no use for them.



Old Parks  
Lawnmower  
Trailer- No  
Longer Used



Old Trailer-  
No Longer  
Used



Semi Trailer-  
No Use For



Shop Parts  
Washer- No  
Longer Used



Pickup Truck  
Liftgate-  
No Longer  
Used



South Hill Tow  
Motor- Should  
Already be in  
Surplus



Lake Bancroft  
Fountains-  
Should Already  
be in Surplus



Old Parking  
Meters-  
Should Already  
be in Surplus



Walker  
Brooms-  
Quantity 2



Pontoon Boat  
Frame and  
Truck Ladder  
Rack on Top



## Old Backhoe Buckets



Old Thaw  
Welder-  
Generator  
Portion Non-  
Repairable



#39 Pickup-  
Not Worth  
Repair



## Hydraulic Power Unit



4<sup>th</sup> of July  
Booth



#222 Holder  
Sidewalk Plow  
w/  
Snowblower,  
Blade, and  
Salter



## Trash Pump



## Pickup Toolbox



## 4 in 1 Loader Bucket



#295 Tub  
Grinder-  
Broken with no  
Parts  
Availability



Boom Flail  
Mower- Broke  
and Not Worth  
Repair



## Sidewalk Plow Water Tank



# Walker Snowblower



## Grasshopper Deck



# Generator

