



Planning Commission Agenda

**213 S. Marquette Street, Ironwood, MI 49938
Memorial Building, Women's Club Room, 2nd Floor**

1. Call to Order
2. Recording of the Roll
3. Election of Chair and Vice-Chair
4. Approval of the December 1, 2016 Meeting Minutes.
5. Approval of the Agenda
6. Citizens wishing to address the Commission regarding Items on the Agenda (Three-minute limit)
7. Citizens wishing to address the Commission regarding items not on the Agenda (Three-minute limit)
8. Items for Discussion and Consideration
 - A. PC Case 2016-009 Amendment to the Tier II Surplus Property Policy
 - B. PC Case 2016-010 Discuss and Consider the sale of city parcel on Ayer St. to Gogebic County Community Mental Health
 - C. PC Case 2016-003 – Sidewalk Policy Resolution
 - D. Ottawa Forest Products Log Yard Expansion – Aaron Ruotsala present
 - E. Comprehensive Plan Implementation Status of Priority Action Items
 - I. Strategy 3.1(a) Update the Zoning Ordinance
 - II. Strategy 3.1(b) Update the Zoning Map
 - III. Strategy 4.2 Prepare a Wayfinding Master Plan
 - IV. Strategy 4.4 Prioritize, plan for and construct pedestrian system improvements
 - V. Strategy 5.8(a) & 6.8(a) Develop a community-wide arts plan
9. Other Business
10. Next Meeting: February 2, 2017
11. Adjournment



PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION
Thursday, December 1, 2016

A Regular Meeting of the Planning Commission was held on Thursday, December 1, 2016 in the Women's Club Room, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan.

1. Call to Order: Chair Bergman called the meeting to Order at 5:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Vacant				
Burchell, Bob	X			
Cayer, Joseph Sr.	X			
Davey, Sam	X			
Lemke, Joseph	X			
Nancy Korpela	X			
Semo, Rick, ex-officio, non-voting member	X			
Silver, Mark	X			
	7	0	Quorum	

Also present: Community Development Director Michael J.D. Brown.

3. Election of Chair & Vice-Chair:

Motion by Burchell to elect Davey as Chair. **Second** by Silver. **Motion Carried 6 to 0.**

Motion by Burchell to elect Lemke as Vice-Chair. **Second** by Silver. **Motion Carried 6 to 0.**

4. Approval of the August 4, 2016 Meeting Minutes:

Motion by Burchell to accept the August 4, 2016 Minutes. **Second** by Silver. **Motion Carried 6 to 0.**

5. Approval of the Agenda:

Motion by Burchell to accept the Agenda. **Second** by Silver. **Motion Carried 6 to 0.**

6. Citizens wishing to address the Commission regarding Items on the Agenda (three-minute limit): None.

7. Citizens wishing to address the Commission regarding Items not on the Agenda (three-minute limit): None.

8. Items for Discussion and Consideration:

A. Amendment to the Tier II Surplus Property Policy: Director Bergman presented the memo and discussed the recommended amendment. The Commission decided to have City staff draft a new amendment proposal and present it at the next months meeting.

B. Discuss and consider the sale of City Parcel on Ayer St. to Gogebic County Community Mental Health: Director Bergman introduced the project and representatives from the Gogebic County Community Mental Health discussed the project scope. The Commission asked for a formal proposal to be presented at the next month's meeting.

C. Comprehensive Plan Implementation Status of Priority Action Items:

I. Strategy 3.1(a) Update the Zoning Ordinance

1. Director Bergman discussed the status of the zoning ordinance and introduced the Michigan Economic Development Corporations Redevelopment Ready Communities program.

II. Strategy 3.1(b) Update the Zoning Map

1. Director Bergman discussed rezoning by attrition.

III. Strategy 4.2 Prepare a Wayfinding Master Plan

1. Director Bergman discussed the plan and will present at a further meeting.

IV. Strategy 4.4 Prioritize, plan for and construct pedestrian system improvements

1. Director Bergman stated that the policy recommendation has been made and will return with a policy resolution at a further meeting for recommendation to the City Commission.

V. Strategy 5.8(a) & 6.8(a) Develop a community-wide arts plan

1. Korpela discussed that the plan has been on hold and gave a brief overview of the plan.

9. Other Business: Director Bergman discussed his direction with the Planning Commission moving forward.

10. Next Meeting: January 5, 2017 at 5:00 p.m.

11. Adjournment:

Motion by Burchell to adjourn the meeting. **Second** by Cayer. **Motion Carried 6 to 0.**

Adjournment at 5:54 p.m.

Respectfully submitted

Sam Davey, Chairman

Tim Erickson, Community Development Assistant



MEMO

To: Chair Davey and Planning Commission

From: Tom Bergman, Community Development Director

Date: December 28, 2016

Meeting Date: January 5, 2017

Re: 2016-009 Amendment to Tier II Surplus Property Policy

Per section 2 of the City of Ironwood Surplus Property Policy the Planning Commission can recommend to the City Commission to amend the policy.

Attached to the memo is the newly revised Surplus Property Policy based on the discussion at the last Planning Commission meeting. Please see section 5(B)(VIII) of the policy for the changes. I believe this sets up a balanced approach for dealing with surplus property and still meets the vision of the comprehensive plan.

If the Planning Commission is comfortable with the new language in the policy; staff recommends making a recommendation for approval to the City Commission of the attached resolution to amend the City of Ironwood Surplus Property Policy.

RESOLUTION #

Amendment to the City of Ironwood Surplus Property Policy

WHEREAS, the City of Ironwood desires to reduce the number of real properties it owns through a formal policy attached as Exhibit A known as the City of Ironwood Surplus Property Policy;

WHEREAS, the attached policy amendment is located under (5)(B)(VIII) of the Surplus Property Policy.

WHEREAS, the attached policy amendment is consistent with the City of Ironwood Comprehensive Plan and Chapter 2, Article VI, Division 3 of the City of Ironwood Code of Ordinances and has been reviewed and recommended by the City of Ironwood Planning Commission on January 5, 2017;

WHEREAS, any resolution that may be in conflict is hereby repealed;

THEREFORE BE IT FURTHER RESOLVED that the City of Ironwood hereby adopts this resolution and the attached Amendment to the City of Ironwood Surplus Property Policy.

The following aye votes were recorded: _____

The following nay votes were recorded: _____

Annette Burchell, Mayor

I, Karen Gullan, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on January 23, 2017.

Karen M. Gullan, City Clerk

Exhibit A



City of Ironwood Surplus Property Policy

1. Introduction

The following policy outlines how the City of Ironwood disposes of real property it considers to be surplus and of no further use for the public good per Chapter 2, Article VI, Division 3, Section 2-242 of the City of Ironwood Code of Ordinances.

2. Amendments to this policy:

The City of Ironwood Planning Commission shall review and make a recommendation to the City Commission regarding amendments to this policy. Upon receiving a recommendation from the Planning Commission, the City Commission may approve, approve with modifications or deny all amendments; if approved they shall be passed by resolution.

3. Property not for Sale

City owned property that is being used for a public purpose shall not be sold. This includes but is not limited to parks, recreational areas and property with public buildings/use (i.e. Memorial Building, Library, Public Works, Public Safety, utility stations, water towers etc).

The City Commission may consider these types of property for sale only after receiving recommendations from the following:

- A. Park/Recreation Area Property: Parks and Recreation Committee and Planning Commission
- B. Public Building/Use Property: Planning Commission

4. Industrial Park Property

The following is the process the City shall follow to sell property it owns in the Industrial Park. While this property is not considered surplus, this will formalize the process to sell Industrial Park property.

- A. A development proposal and site plan shall be submitted to the Ironwood Industrial Development Corporation (IIDC) for City owned property within the Industrial Park. The IIDC shall make a recommendation with conditions to the City Commission.
- B. The Planning Commission shall review the development proposal and site plan and make a recommendation to the City Commission.

- C. Upon receiving a recommendation from the IIDC and Planning Commission the City Commission shall approve, approve with conditions or deny the request.
- D. If approved, development agreements and other legal documents shall be prepared for approval by the City Commission. The development agreement shall take into account requirements deemed necessary for sale and development of the property.
- E. All costs incurred by the City (legal, engineering, recording of documents or other fees/costs) through the sale and development of the property shall be paid for by the purchaser. A deposit may be required to ensure payment prior to preparation of development agreement/deed/legal documents. The deposit shall be maintained until completion of the project. In addition, a letter of credit shall be required to ensure the completion of the project.
- F. The development proposal and site plan shall comply with all zoning/development regulations and be consistent with the Comprehensive Plan.
- G. A timeframe shall be set for completion of the development; if the development is not completed in the set timeframe the property shall revert back to the City of Ironwood.
- H. The price of land shall be set by the City Commission on a case by case basis and annually reviewed with the IIDC.

5. **Tiered System**

Property identified as surplus shall be placed into one of two tiers that are outlined below. This tiered approach is consistent with the City of Ironwood Comprehensive Plan Strategy 6.11(c).

A. **Tier I Property**

- I. These are properties that are “sandwiched” in between different property owners or adjacent property owners of which the City owned property would not be able to be developed under existing zoning regulations and could only be utilized by such adjoining property owners. The property would only be eligible to be sold to the adjoining property owners to add on to their property. (see attached map ***Surplus Property Policy: Tier 1*** for example)
- II. The City shall prepare and adopt, by resolution, a list and corresponding map of Tier I properties and purchase prices.
 - a. The Planning Commission shall direct staff to prepare a list and map of Tier I properties and corresponding prices.
 - b. Upon completion of the list and map the Parks and Recreation Committee shall review the list and map and evaluate if any property identified should be removed from the list and held by the City for parks and recreation purposes. The Parks and Recreation Committee shall make a recommendation to the Planning Commission.

- c. Upon receiving a recommendation from the Parks and Recreation Committee, the Planning Commission shall review the list and map and make a recommendation to the City Commission.
 - d. Upon receiving a recommendation from the Planning Commission, the City Commission may order a title search of all properties identified on the list to verify ownership (a title search may be required for new properties being added to the list in the event of an amendment as described below). If after the title search there are properties that are not in City ownership, they shall be removed from the list and map. The City Commission shall then adopt the list and map by resolution.
 - e. Amendments to the list and map: On an annual basis the City Assessor shall conduct a regular land use and building conditions inventory (Comprehensive Plan Strategy 3.3) to determine if there are additional properties that may apply, properties that have been sold shall be removed, other properties for removal shall be evaluated and prices reevaluated. Amendments shall follow the same approval process outlined above.
- III. Once the resolution adopting the list and map is approved, no additional approvals shall be required by the City to sell Tier I properties except in the following cases:
- a. If multiple eligible property owners wish to purchase a property staff shall bring the requests before the Planning Commission for a decision; it is the intent of the City for an even split of the property.
 - b. If an eligible property owner doesn't want to purchase the entire property the City may consider splitting the property. Staff shall bring the request before the Planning Commission for a decision; it is the intent of the City to sell the property as a whole if possible.
- IV. If the purchaser doesn't agree with the set price they shall have an appraisal prepared, at their own cost, and submitted to the City. The City may accept the lowest price (surplus list price or appraisal price).
- V. Purchaser shall pay the listed price, or appraisal price, as well as all attorney and recording fees associated with preparing the deed prior to preparation of the deed. Once payment has been received the City will cause the City attorney to prepare the deed; once the deed has been prepared, the City Clerk shall record the deed with the County.
- VI. It is the City's intent to be proactive about selling its Tier I surplus property by actively contacting eligible property owners.

B. Tier II Property

- I. All City property considered to be surplus that is not designated as Tier I shall be considered Tier II property. These properties are generally larger in size and have more development potential.
- II. Tier II properties shall go through a competitive request for proposal bid process (RFP) unless otherwise specified under Section VIII. The RFP would evaluate development proposals based on future use, developer's vision and experience and potential

neighborhood impacts rather than on bid price alone. This helps to ensure that redevelopment contributes to neighborhood revitalization.

III. There are two ways properties shall be identified for the RFP process:

- a. The Planning Commission shall identify properties it would like an RFP prepared for based on staff recommendations. The number of RFP's prepared each year will vary based on staff resources.
- b. Someone from the public shall be allowed to request a particular property have an RFP prepared for it. Upon receiving a written request the Planning Commission shall discuss it at its next regularly scheduled meeting and decide if an RFP should be prepared or not based on consistency with the comprehensive plan. A \$250.00 non-refundable deposit shall be required upon a written request.

IV. Property Appraisal

Prior to preparing an RFP, the City shall conduct a property appraisal to determine a basis to set a bid price.

V. RFP Preparation Process

- a. Upon successful completion of a title search and survey and if no ownership or encumbrance issues arise, staff shall prepare an RFP (see below for RFP Components).
- b. Upon completion of the RFP the Parks and Recreation Committee shall review it for parks and recreation components and shall make a recommendation to the Planning Commission.
- c. Upon receiving a recommendation from the Parks and Recreation Committee the Planning Commission shall review and make a recommendation on the RFP to the City Commission.
- d. Upon receiving a recommendation from the Planning Commission the City Commission may authorize going out to bid for the RFP. The City Commission can modify the RFP prior to authorizing to go out to bid or deny it. If denied the City Commission shall indicate the reason why and what direction the City should take with the particular property in question.

VI. RFP Award Process

- a. Upon receiving RFP proposals staff shall review them for completeness and forward them on to the Planning Commission which shall review and make a recommendation to the City Commission. The Planning Commission may ask for additional information and modifications to the proposals prior to making a recommendation which would then be brought back to a future meeting. The Planning Commission may make a recommendation that no proposal be awarded.
- b. Upon receiving a recommendation from the Planning Commission the City Commission shall take action. The City Commission can award (with modifications) or deny the recommended proposal by the Planning Commission. If denied, and

there is a desire to see the property sold and developed, the City Commission may direct staff to start the process over with preparation of an RFP.

- c. The City shall not be obligated to make an award.
- d. If the RFP is approved, development agreements and other legal documents shall be prepared by staff and the City attorney for approval by the City Commission. The development agreement shall take into account the requirements listed in the RFP in addition to any other requirements deemed necessary for sale and development of the property. A survey and title search of the property shall be a requirement in the development agreement.
- e. All costs incurred by the City (legal, engineering, recording of documents or other fees/costs) through the sale and development of the property shall be paid for by the purchaser. A deposit may be required to ensure payment prior to preparation of development agreement/deed/legal documents. The deposit shall be maintained until completion of the project. In addition, a letter of credit may be required to ensure the completion of the project.

VII. RFP Components

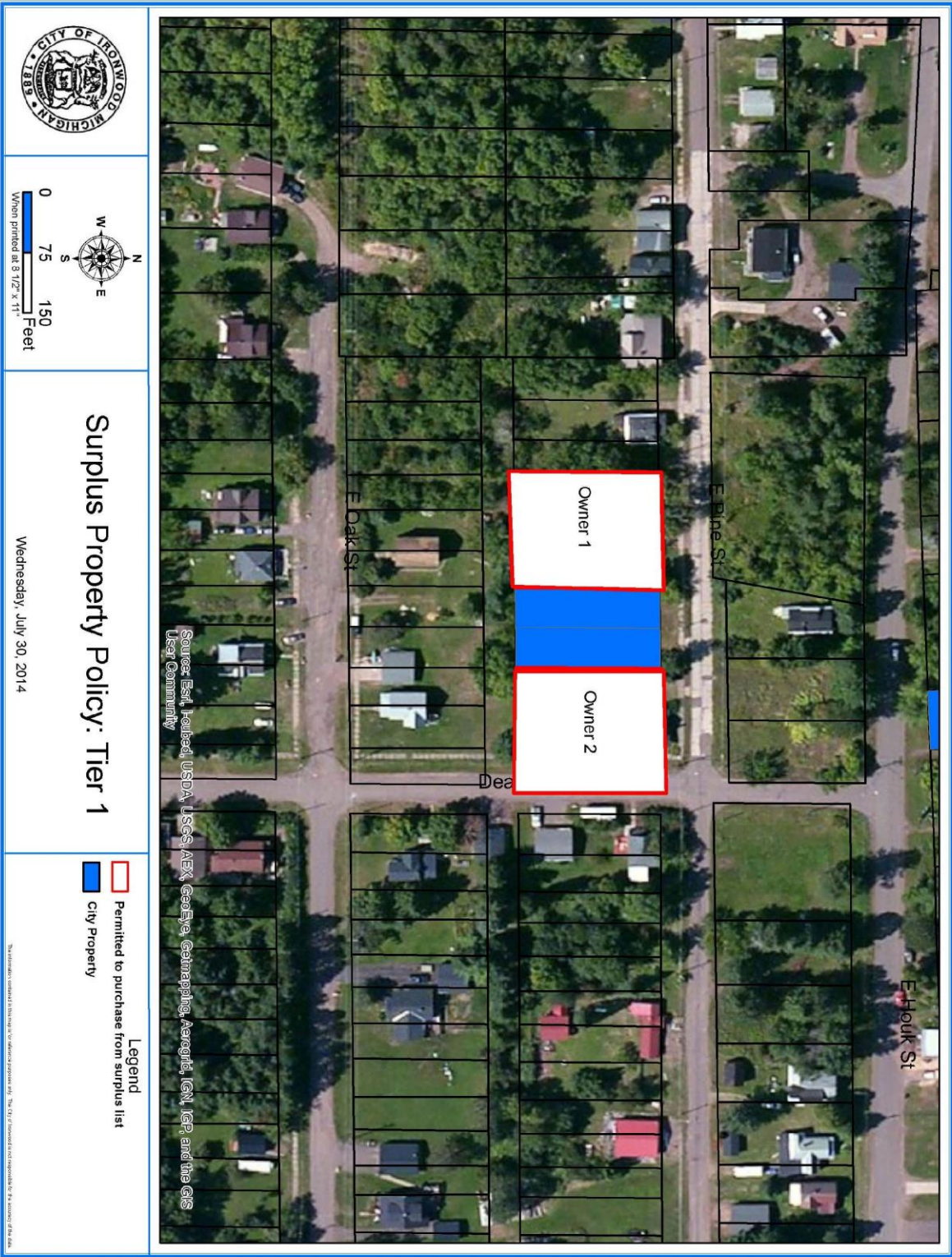
The RFP shall take into consideration the following components and award of the bid shall not be based on price alone. This list is not exhaustive, but provides a base line from which to evaluate each unique property. Additional criteria may be considered as part of each individual RFP.

- a. The development plan is consistent with the comprehensive plan (design of buildings, site layout, amenities, open space etc).
- b. All required development ordinances and processes shall be complied with once a proposal is awarded (site plan review, conditional use, rezoning, building permits etc).
- c. A time frame shall be set for completion of the development otherwise the property reverts back to the City; all costs associated with the development project shall be forfeiture including the purchase price. One extension may be considered under extreme circumstances, which would come before the Planning Commission for review and approval.
- d. Developer vision and experience (resume, references, description of past projects etc).
- e. Potential neighborhood impacts.
- f. Bid price (a minimum bid price should be established). The proposed price should not be a major determining factor. The other factors suggested above should be weighed equally or greater. The high bid would not be guaranteed the property.

VIII. Exemption from RFP Process

A potential developer that has a track record of fulfilling development obligations may receive an exemption from the RFP process with a recommendation by City Staff to the Planning Commission. An exempt developer would still need to put together a proposal for development of the surplus property. The following requirements would apply:

- a. Review and recommendation by the Parks and Recreation Committee
- b. The development plan is consistent with the comprehensive plan (design of buildings, site layout, amenities, open space, etc).
- c. All required development ordinances and processes shall be complied with once a proposal is approved (site plan review, conditional use, rezoning, building permits etc).
- d. A time frame shall be set for completion of the development otherwise the property reverts back to the City; all costs associated with the development project shall be forfeiture including the purchase price. One extension may be considered under extreme circumstances, which would come before the Planning Commission for review and approval.
- e. Developer experience (description of past projects)
- f. A description of the proposed development. This would include; site plan showing size and approximate layout of the project, potential neighborhood impacts, number of employees, timeframe for completion and general overview of operations.





MEMO

To: Chair Davey and Planning Commission

From: Tom Bergman, Community Development Director

Date: December 28, 2016

Meeting Date: January 5, 2017

Re: PC Case 2016-010 Gogebic County Community Mental Health Property Purchase

Background/Request

Gogebic County Community Mental Health has contacted the City in regards to purchasing a piece of property to construct a new group home (Similar to the one located on Greenbush). They have chosen a piece of property owned by the city on Ayer Street across from the baseball diamond. The parcel would be carved out of a larger parcel owned by the City. This will also be reviewed by the Parks and Recreation Committee.

Zoning

Because the proposed parcel will be portions of two different parcels, it currently has two different zoning designations. The west half of the new parcel is zoned R-1 Single Family Residential and the east half is C-3 Highway Commercial. The Comprehensive plan under "Figure 3-3 Zoning Change Considerations" recommends that this area be rezoned to R-2 Multifamily Residential. The proposed project would be consistent with the rezone recommendations in the Comprehensive Plan.

Recommendation

Based on the proposed amendment to Tier II of the City Surplus Property Policy, the applicant could fall under the exemption from the RFP process. City staff feels that the applicant has demonstrated through other projects in the area that they would follow through on the proposed project. Staff recommends the Planning Commission recommend to the City Commission to sell the property to Gogebic County Community Mental Health with the understanding that the property would have to be rezoned to R-2.



103 West U.S. 2
Wakefield, Michigan 49968
Main Telephone Number: (906) 229-6100
Crisis Telephone Number: 800-348-0032
Fax:
Administration: (906) 229-6190
Protected Health Info: (906) 229-6191
website: www.gccmh.org

December 12, 2016

Mr. Thomas Bergman
Community Development Director
City of Ironwood
213 S. Marquette Street
Ironwood, MI 49938

Mr. Bergman,

Gogebic Community Mental Health Authority is seeking to build an 8 bed specialized adult foster care home which will be approximately 2,200 square feet (see attached drawing) within the City of Ironwood. The construction will be a modern traditional single story home. We will have 7 to 10 employees that will vary with the census of the home. The home will have one home manager who is responsible for its overall operation. The estimated budget for the operation of the home is \$475,000 of which is comprised of salaries, benefits, groceries, utilities, insurance, supplies, medical, building costs, etc. The home will be under the direct supervision of CMH and its Community Services Department.

We plan to begin construction in the spring of 2017, with the fall of 2017 as the estimated opening date. The operation of the home will reflect making it as a family home setting for those that live there. Staff will assist with activities of daily living, medication management, skill building, and community involvement.

This home will be the fourth home that GCMHA currently owns and operates with an additional four homes that we rented and operated in the past. Our current homes are located in Ironwood and two in Wakefield. All homes are licensed by the State of Michigan and receive numerous surveys throughout the year.

"To enhance the quality of life for our community by offering comprehensive behavioral health services."

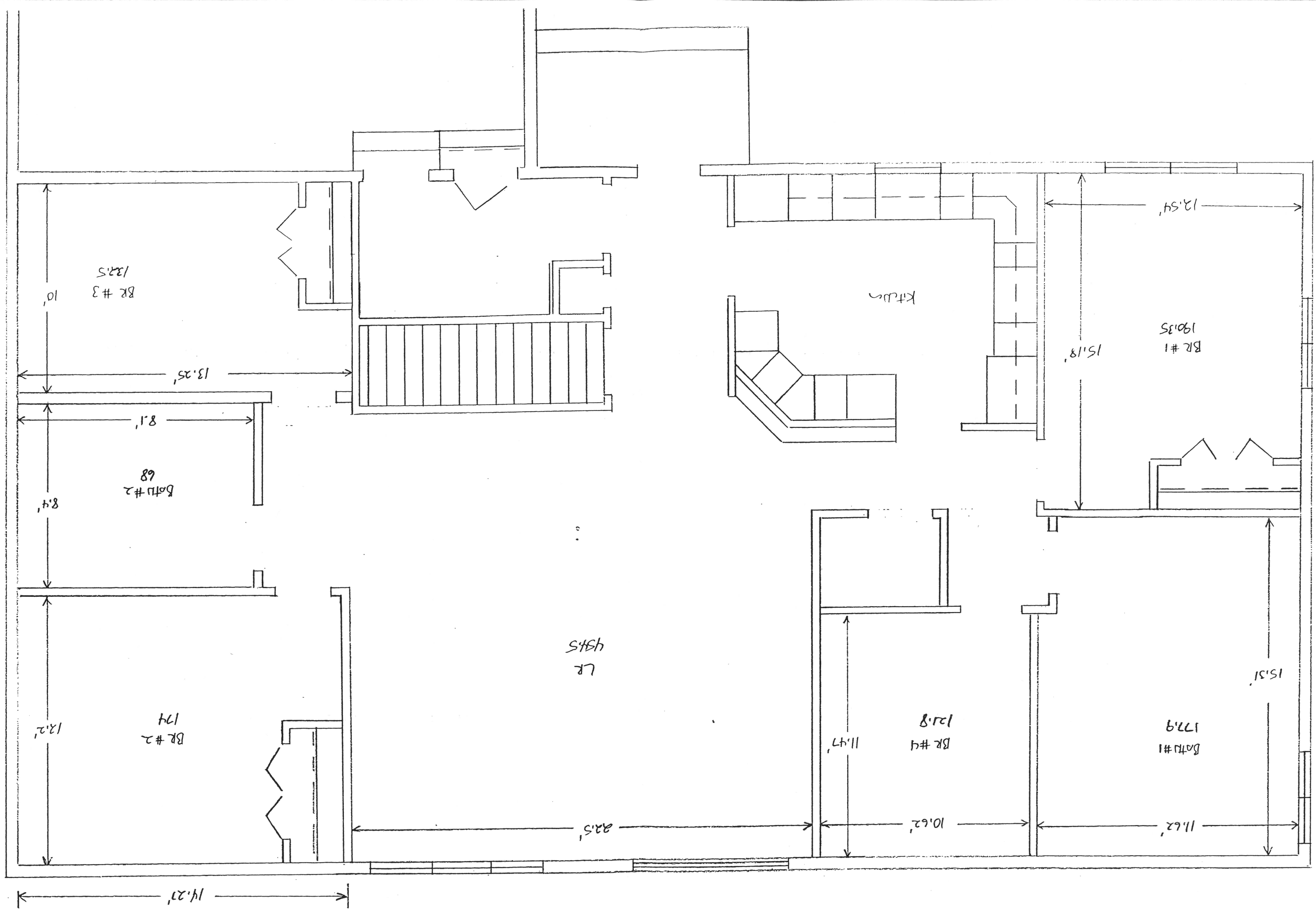
Should you need any additional information, please call myself at 906-229-6155 or e-mail at rmaher@gccmh.org.

Sincerely,

A handwritten signature in cursive script that reads "Richard J. Maher".

Rich Maher, Community Services Director

Cc: Julie Hautala, CEO, CMH Board

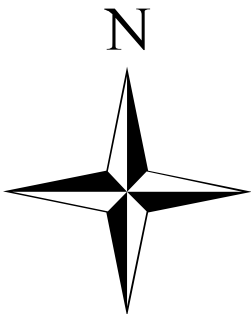


Gogebic County Community Mental Health Proposed Parcel



Legend

- World Boundaries and Places
- City_Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations





MEMO

To: Chair Davey and Planning Commission

From: Tom Bergman, Community Development Director

Date: December 28, 2016

Meeting Date: January 5, 2017

Re: PC Case 2016-003 Sidewalk Policy

This will be the seventh discussion by the Planning Commission regarding sidewalk policy with previous discussions held in August, July, June, May, April and March of 2016.

In August the Planning Commission finalized its recommendation for the City Sidewalk Policy. There was consensus on all survey questions. The attached map and policy resolution are the representation of that consensus. Please review the resolution and map and let me know if any changes need to be made. If you are comfortable with the language of the resolution and map, staff recommends that the Planning Commission recommend adoption of the policy to the City Commission.

RESOLUTION #

Sidewalk Policy for the Pedestrian Network System

WHEREAS, the City of Ironwood desires to enhance the Pedestrian Network by the formal policy attached as Exhibit A known as the City of Ironwood Sidewalk Policy for Pedestrian Network System;

WHEREAS, the attached policy is consistent with the City of Ironwood Comprehensive Plan Strategy 4.4: Prioritize, Plan for and Construct Pedestrian System Improvements and has been reviewed and recommended by the City of Ironwood Planning Commission on January 5, 2017;

WHEREAS, any resolution that may be in conflict is hereby repealed;

THEREFORE BE IT FURTHER RESOLVED that the City of Ironwood hereby adopts this resolution and the attached Sidewalk Policy for the Pedestrian Network System.

The following aye votes were recorded: _____

The following nay votes were recorded: _____

Annette Burchell, Mayor

I, Karen Gullan, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on January 9, 2017.

Karen M. Gullan, City Clerk

Exhibit A



Sidewalk Policy for the Pedestrian Network System

1. Introduction

The City's Comprehensive Plan discusses the need for and importance of pedestrian networks. The Planning Commission elected to address Strategy 4.4: Prioritize, Plan for and Construct Pedestrian System Improvements as one of its goals for 2016.

Street and trail right-of-way comprises nearly 20% of the land area of Ironwood, as such, transportation infrastructure plays a critical role in shaping the public realm and image of the community. The trail and sidewalk network is one of three components that make up Ironwood's transportation system for both transportation and recreation. The plan discusses connections and barriers associated with the transportation system and that a balanced multi-modal transportation system is needed that addresses automobiles, bikes, pedestrians as well as ATV's and Snowmobiles.

The public said strengthening mobility for non-car modes through sidewalk and trail improvements is a priority investment for the community. Many residents and businesses in the community see these kinds of "quality of life" improvements as supporting the community's economic development, as well as transportation goals, by making the community a more attractive and livable destination.

Improvement and maintenance of city infrastructure (sidewalks, roads, and utilities) was consistently cited by community members as a high priority with 63% of survey respondents ranking "strengthening existing neighborhood infrastructure" as one of their top three priorities for future investments.

Many community members emphasized Quality of Life Improvements as an important strategy for attracting new businesses and residents and promoting economic health.

This policy represents the recommendation by the Planning Commission in regards to how the community should move forward in regards to sidewalks as part of our pedestrian network.

2. Sidewalks of the Pedestrian Network System

The system will be made up of four different areas; three zones and one route. The Primary Pedestrian Routes will have sidewalks on both sides of the streets. The Primary Pedestrian Zone will also have sidewalks on both sides of the street. The Secondary Pedestrian Zone will have sidewalks on only one side of the street. The Tertiary

Pedestrian Zone will not have any sidewalks. Please see attached map to see the locations of the above route and zones.

3. Geographic Priority

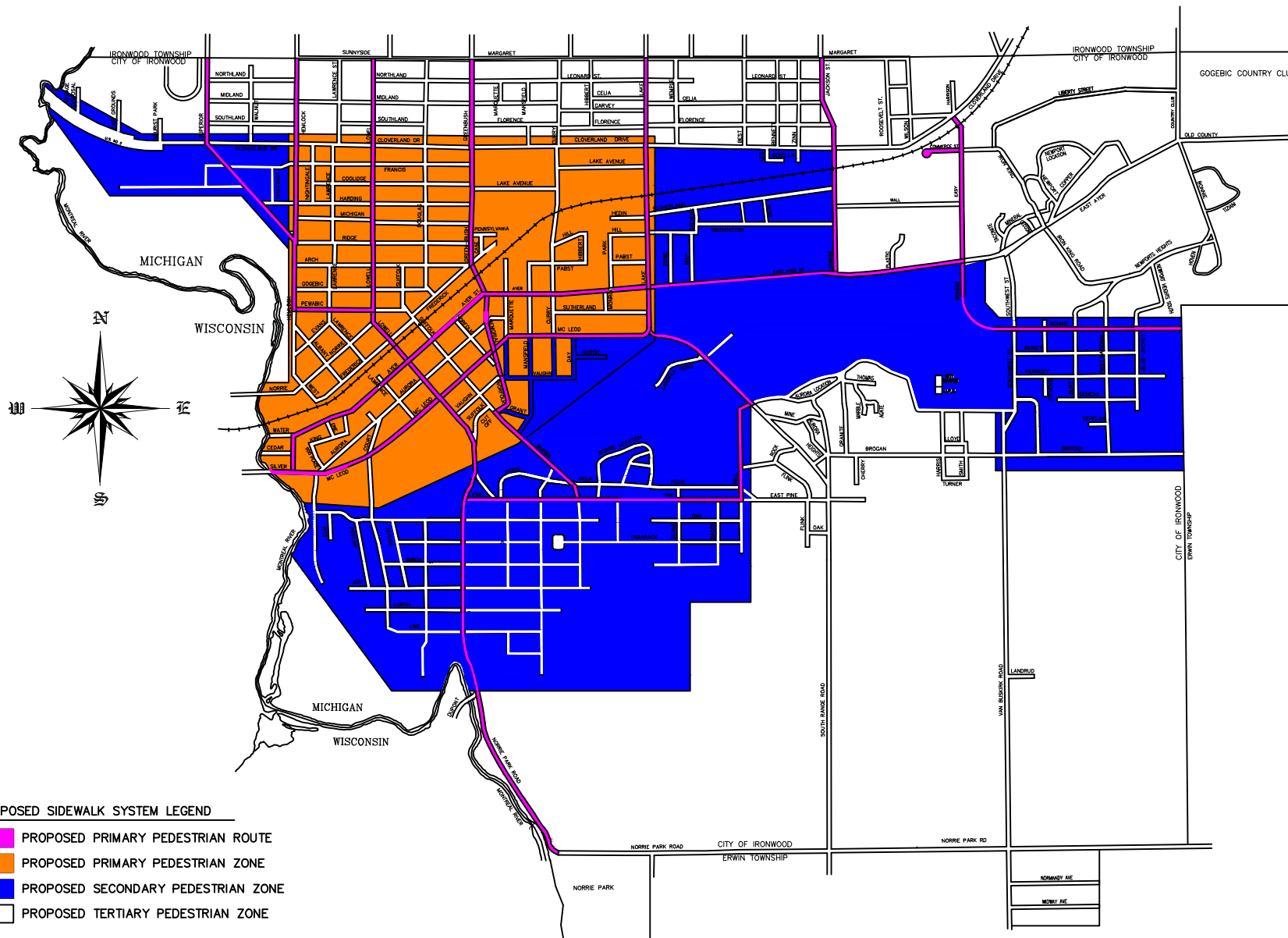
Sidewalk additions, removal and reconstruction will be prioritized by the following areas. Starting with the Primary Pedestrian Route, then the Primary Pedestrian Zone, then the Secondary Pedestrian Zone and finally the lowest priority will be the Tertiary Pedestrian Zone.

4. Installation Priority

Repairing existing sidewalks will be the number one priority followed by installing new sidewalks into areas where sidewalks did not previously exist. The final step will be removal of existing sidewalks where they are no longer required by the above policy. These priorities may change as funding opportunities and larger streets projects present other options.

5. Budgeting and Funding for implementation of policy

- A. Budgeting will be based on a combination of geographic location (project specific) and by a set dollar amount available for the project.
- B. These projects will be paid for by a 50/50 split of cost between the City and residents in the project area.
- C. For areas where there will only be sidewalk on one side of the street, residents on the same side as the sidewalk will pay 75% of the resident share of the cost and residents on the opposite side will pay 25%.



IRONWOOD
 MICHIGAN | *Find Your North*

213 S. MARQUETTE ST.
 IRONWOOD, MI 49938
 PH: (906) 932-5050
 FAX: (906) 932-5745

TITLE: PROPOSED SIDEWALK
 SYSTEM MAP

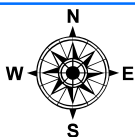
REVISION: B
 DATE: 12/28/2016

DRAWN BY: J. ALONEN
 APPROVAL BY: T. BERGMAN

DRAWING NO.
 S-1



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



0 250 500 Feet

When printed at 8 1/2" x 11"

Driving Range/Ottawa FP

Thursday, December 29, 2016

Approximately 5.9 ac

Legend

The information contained in this map is for reference purposes only. The City of Ironwood is not responsible for the accuracy of the data.