

Final

July 22, 2025

# Residential Market Potential

...

# Baraga County Michigan



Prepared by:



**LandUseUSA**  
UrbanStrategies

# Residential Market Potential

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# Section 1-A

Residential  
Market Potential  
...  
Baraga County  
Michigan



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# Acknowledgements | Baraga County

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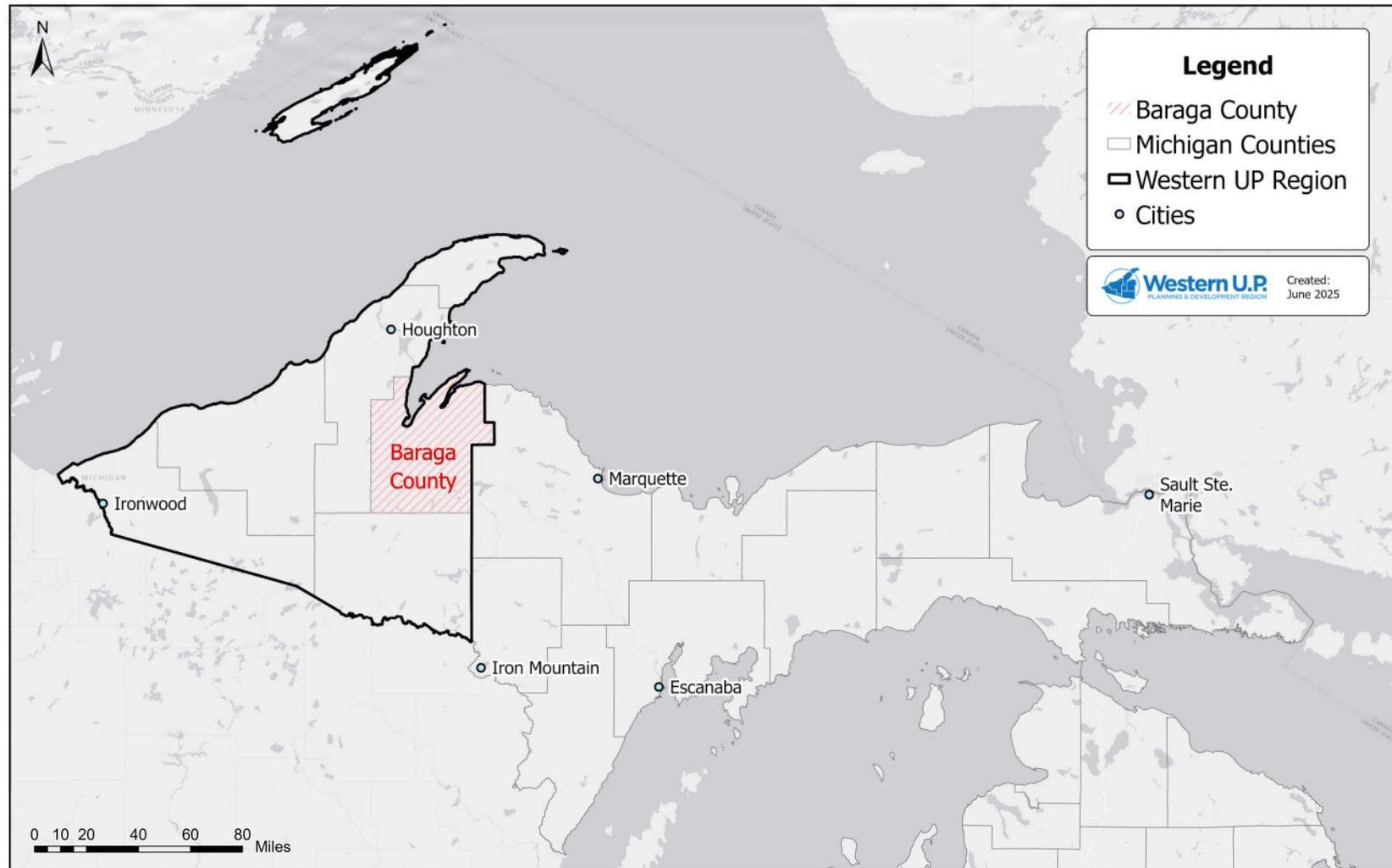
Lansing, Michigan 48912



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# Geographic Setting | Baraga County

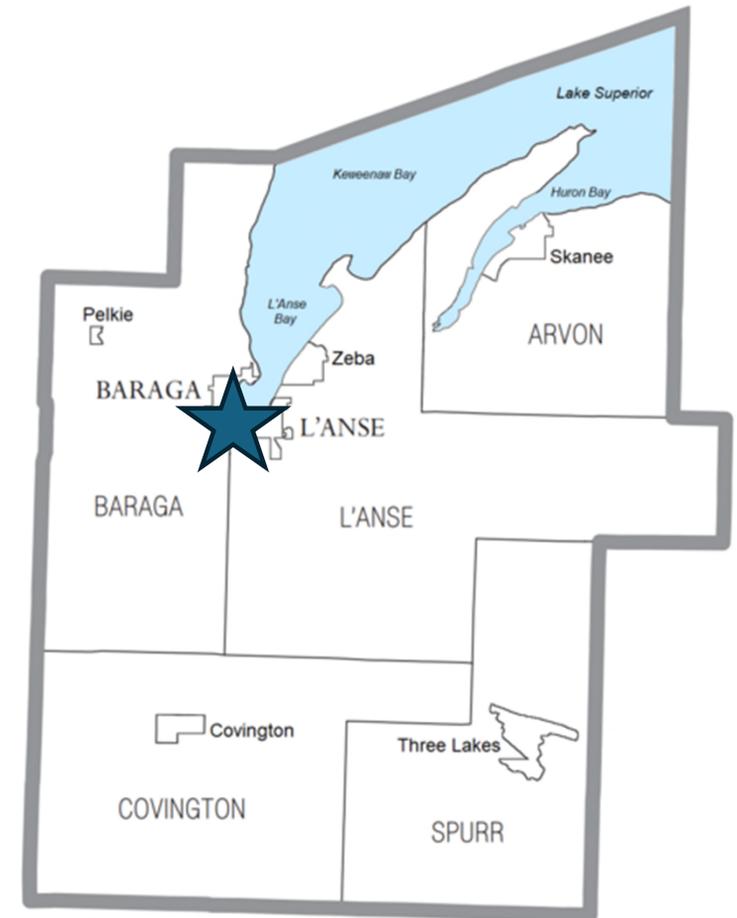
- This Residential Target Market Analysis was completed for Baraga County, which is located in the western third of Michigan's Upper Peninsula. The Western Upper Peninsula also represents the state's six-county Prosperity Region 1a.



Source: Western U.P. Planning & Development Region (WUPPDR)

# Geographic Setting | Townships and Villages

- Again, this Residential Target Market Analysis has been completed for Baraga County. It also has been completed for Baraga Township, the Village of Baraga, L'Anse Township, and the Village of L'Anse. Most of this narrative and slide deck focuses on the market potential for the county overall, and interested readers are encouraged to apply this guide to similar exhibits for each of the other places.
- The market potential for each of the two villages is included in the market potential for their respective townships. Michigan's townships always include any corresponding villages; and township boundaries do not circumvent around village boundaries. Therefore, the market potential for the balance of each township should be calculated by subtracting the potential for its respective village.
- The Baraga and L'Anse townships and villages must share the market. If either place is unable to act upon or realize its market potential, then its neighbor could intercept or divert that potential away. For example, if migrating households are unable to find new choices in the Village of Baraga, then they might be willing to compromise for alternatives in the neighboring Village of L'Anse – and vice versa. However, this should not be used to justify over-building in both places.
- The analysis has been completed for both new build housing units and rehabs of existing (pre-owned and pre-leased) units. The market potential for new builds is based on in-migration among new households moving into each place. In comparison, the market potential for rehabs is based on internal migration among existing households moving within each place.
- Some risk-tolerant developers could combine the market potential for new builds and rehabs to achieve a "Maximum Scenario". In other words, rather than rehabbing existing units for existing households who are on the move, developers instead could choose to build more units.



# Summary Market Potential | Baraga County

| All Formats           | New-Build Owners | New-Build Renters | Rehab Owners | Rehab Renters | Maximum Owners | Maximum Renters |
|-----------------------|------------------|-------------------|--------------|---------------|----------------|-----------------|
| Conservative Scenario |                  |                   |              |               |                |                 |
| Village of Baraga     | 10               | 20                | 10           | 90            | 20             | 110             |
| Village of L'Anse     | 15               | 45                | 15           | 85            | 30             | 130             |
| Baraga County         | 70               | 80                | 70           | 190           | 140            | 270             |
| Aggressive Scenario   |                  |                   |              |               |                |                 |
| Village of Baraga     | 15               | 35                | 20           | 90            | 35             | 125             |
| Village of L'Anse     | 25               | 45                | 15           | 95            | 40             | 140             |
| Baraga County         | 95               | 105               | 75           | 200           | 170            | 305             |

- All figures shown in the summary table above are for all building formats, including detached houses, cottages, subdivided houses, walk-ups, apartment houses, accessory dwellings, lofts, and townhouses. All figures represent one single year and may be applied annually over the span of five years. However, any unrealized market potential in any given year cannot be rolled forward or combined with consecutive years.
- The Conservative Scenario assumes that in-migration and internal movership in the year 2025 will be similar to that of 2023 and 2024. In comparison, the Aggressive Scenario assumes that the development of new housing choices effectively motivates and accelerates future movership rates. It also assumes that developers are successful in intercepting households that previously had been inclined to bypass the county (or defer moving within the county) because they hadn't been able to find their preferred housing choices.
- The absolute Maximum not-to-exceed market potential for all of Baraga County includes 170 for-sale or owner-occupied units, plus 305 for-lease or renter-occupied units. This represents an aggregate market potential that must be shared with all competing projects throughout the county, including those in the villages of Baraga and L'Anse.
- The Maximum Scenario also assumes that new-builds are provided for new households moving into each respective geography, PLUS existing households who are shuffling or trading addresses within that place (the latter usually is considered to be a reasonable approximation of the number of existing units that should be rehabbed).

# Owner Movership Rates | Baraga County

- Movership rates are essential variables in the Target Market Analysis approach used in the Baraga County housing study. A movership rate is the share of households that moves into or within any given geography and in any given year.
- In-migration among new owners moving into Baraga County (including the villages of Baraga and L'Anse) is about 5.0%, which is slightly higher than the statewide average of 3.2% and the national average of 3.6%.
- Internal movership among existing owners moving within Baraga County (including the two villages) also is about 5.0%, which is higher than the statewide and national average of 4.1%.

| OWNER Movership Rate | <u>New In-Migration</u> | <u>Internal Movership</u> | <u>Total Movership</u> |
|----------------------|-------------------------|---------------------------|------------------------|
| Baraga Village       | 5.0%                    | 5.0%                      | 10.0%                  |
| L'Anse Village       | 5.0%                    | 5.0%                      | 10.0%                  |
| Baraga County        | 5.0%                    | 5.0%                      | 10.0%                  |
| Michigan             | 3.2%                    | 4.1%                      | 7.3%                   |
| United States        | 3.6%                    | 4.1%                      | 7.7%                   |

# Renter Movership Rates | Baraga County

- Again, a movership rate is the share of households that moves into or within any given geography and in any given year. As with owners, the renter movership rates also vary by geography. In-migration among new renters moving into the Village of Baraga (5.0%) is low compared to the Village of L'Anse (18.0%). Migration into Baraga County overall (12.0%) is high compared to statewide (9.8%) and national (9.4%) averages.
- Internal movership among existing renters moving within the villages of Baraga (24.0%) and L'Anse (26.0%) are exceptionally high compared to averages for Baraga County (10.0%). Existing households also are shuffling and trading addresses within their respective villages at higher rates than the statewide (14.2%) and national (12.5%) averages.
- A variety of interdependent factors can contribute to exceptionally high movership rates among existing renters. In some instances, the development of new rental choices can motivate accelerated movership rates. In other cases, renters could be on the continual search for affordable choices that meet good quality standards.

| RENTER<br>Movership Rate | <u>New In-<br/>Migration</u> | <u>Internal<br/>Movership</u> | <u>Total<br/>Movership</u> |
|--------------------------|------------------------------|-------------------------------|----------------------------|
| Baraga Village           | 5.0%                         | 24.0%                         | 29.0%                      |
| L'Anse Village           | 18.0%                        | 26.0%                         | 44.0%                      |
| Baraga County            | 12.0%                        | 10.0%                         | 24.0%                      |
| Michigan                 | 9.8%                         | 14.2%                         | 24.0%                      |
| United States            | 9.4%                         | 12.5%                         | 21.9%                      |

# Movership Rates | Baraga County

- Geographic differences in movership rates and corresponding market demand can be influenced by supply variables. The mantra of “build it and they will come” can be upheld in recreationally-oriented markets like the Upper Peninsula. If the quantity, quality, and formats of new choices match household expectations and preferences, then owners can be motivated to make a move.
- Movership rates also vary considerably by lifestyle cluster. For example, Baraga County's “Digital Dependent” and “Family Trooper” households have much higher movership rates than its “True Grit American” households.
- Lifestyle clusters with high movership rates are far more likely to be identified as target markets. For this reason, renters with high movership rates usually generate a significant share of the total market potential.
- Exceptionally high movership rates for Baraga Village and L'Anse Village also can be partly attributed to the strength of small numbers. Because each village has a small number of households, a minor increase (or decrease) in movership can significantly swing the pendulum.

# Conservative Scenario | Baraga County | Overview

## Conservative Scenario | Baraga County Capture with New Builds | Year 2025



- New Builds – Within Baraga County overall, there is an immediate and near-term need to build at least 150 new units annually for the next five years. This reflects the county's most recent movership rate.
- Based on the profile of households that recently moved into Baraga County, 70 of the new units should be built for the owner market, and 80 should be built for the renter market.
- This Conservative Scenario has not been adjusted for out-migration, current vacancies, or new projects that might already be in the construction pipeline. Adjusting for out-migration and vacancies can get counties stuck in a status quo scenario while struggling to grow.

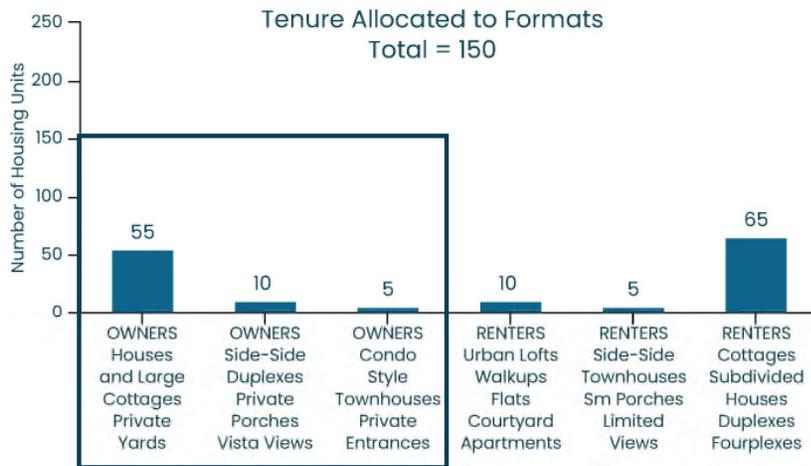
## Conservative Scenario | Baraga County Retain with Rehabs | Year 2025



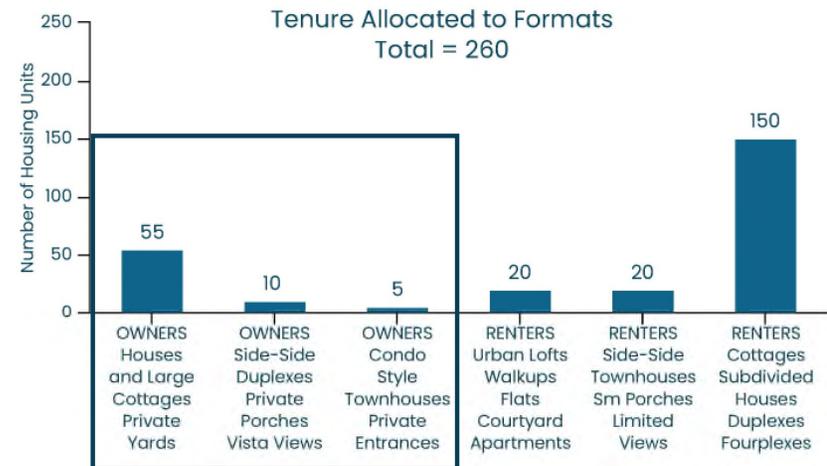
- Rehabs – Within Baraga County, there also is an immediate need to rehab, renovate, remodel, and/or expand at least 260 existing units annually for the next five years. However, only 70 of these units should be pre-owned, and the other 190 units should be pre-leased.
- Some risk-tolerant developers could choose to build new units for households who are migrating within the county, rather than rehabbing existing units. In other words, they might add the “rehabs” to the number of new builds for an upside potential. While this approach is not unreasonable, it should be applied with some caution.

# Conservative Scenario | Baraga County | Owners

## Conservative Scenario | Baraga County Capture with New Builds | Year 2025



## Conservative Scenario | Baraga County Retain with Rehabs | Year 2025

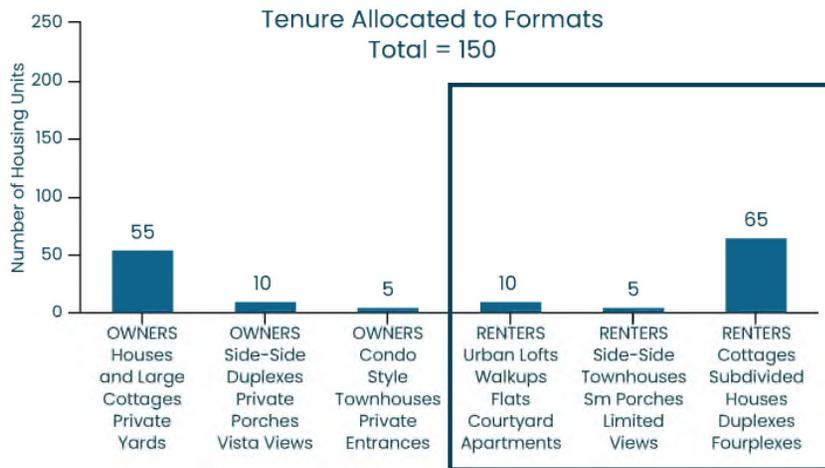


- New-Builds – Under the Conservative Scenario, Baraga County has an immediate and near-term market potential to build at least 70 new units annually for the owner or buyer market. However, only fifteen (15) of these new units should be attached duplexes and condo-style townhouses.
- Also, the attached units should offer views or glimpses of Keweenaw or L'Anse bays. Each unit within a duplex must have a private entrance and porch. However, the entrances and porches can be on two different sides of the building.
- Among the attached townhouses, generous balconies should be semi-recessed to provide some privacy for each household.

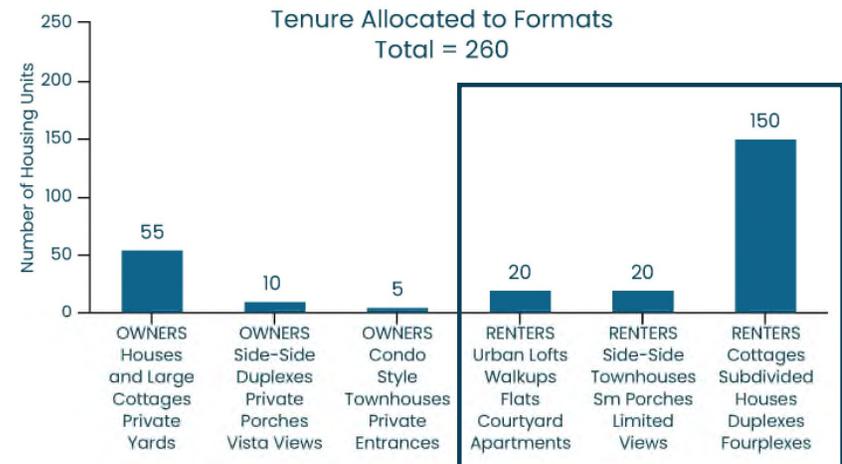
- Remodels – Property owners in Baraga County also should remodel, renovate, and/or expand at least 70 pre-owned houses annually, which could then be offered for sale in the owner or buyer market. About fifteen (15) of these units could be attached formats (if they exist).
- Again, some risk-tolerant developers could choose to add these units to the number of new builds, which would then represent an upside potential. That bolder approach should be considered only with some caution.

# Conservative Scenario | Baraga County | Renters

## Conservative Scenario | Baraga County Capture with New Builds | Year 2025



## Conservative Scenario | Baraga County Retain with Rehabs | Year 2025

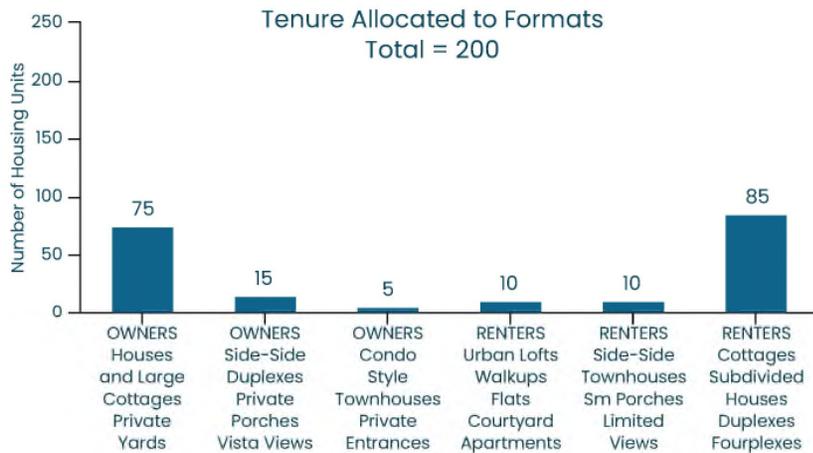


- New-Builds – Under the Conservative Scenario, Baraga County has an immediate and near-term market potential to build at least 80 new units annually for the renter market. Most of these new units should be a mix of cottages and apartment houses (buildings that look like traditional houses, but with two to four individual apartments).
- Apartment houses should overlook Keweenaw or L'Anse bays, and each unit must have a private entrance and small porch (not all of the porches would necessarily overlook the bay).

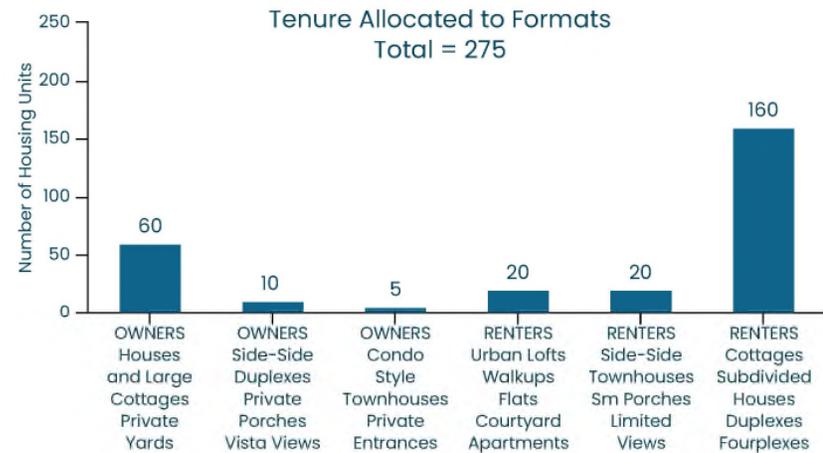
- Rehabs – Landlords in Baraga County also should rehab, remodel, renovate, and/or expand at least 190 existing rental units annually, which could then be offered for lease in the renter market. Only 40 of these units should be attached formats like lofts, apartments, and townhouses (if they exist).
- Again, some risk-tolerant developers could choose to add these units to the number of new builds, which would then represent an upside potential. That bolder approach should be considered only with some caution.

# Aggressive Scenario | Baraga County | Overview

## Aggressive Scenario | Baraga County Capture with New Builds | Year 2025



## Aggressive Scenario | Baraga County Retain with Rehabs | Year 2025

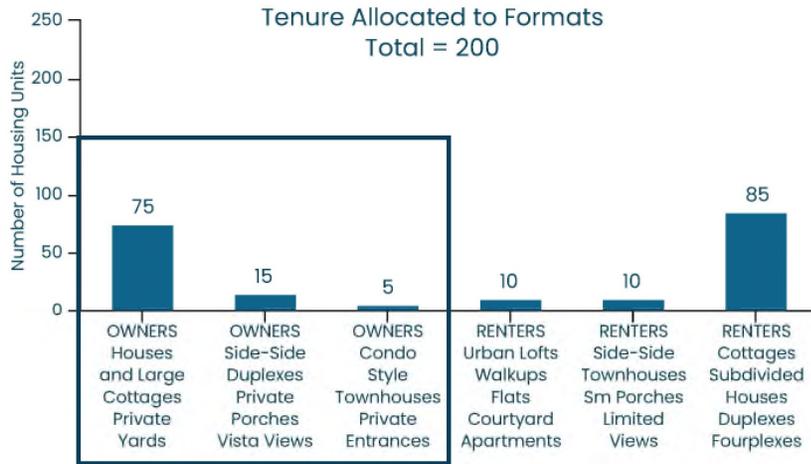


- New Builds – Within Baraga County, there could be a more robust market potential to build up to 200 new units annually for the next five years. Among these units, 95 should be built for the owner market, and 105 should be built for the renter market. Based on the profile of households that recently moved into the county, most of the new units should be detached houses and cottages.
- This Aggressive Scenario reflects a bolstered or boosted movership rate and based on the peak since the year 2010. In other words, it assumes that movership rates could accelerate in response to the availability of new housing choices. It also represents “interception” of households that have been bypassing each place because they have not yet found what they want.

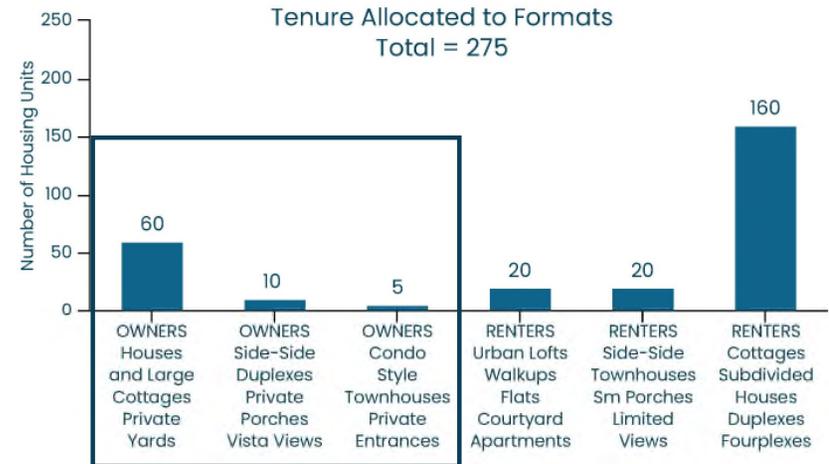
- Rehabs – Within Baraga County, there also could be a more robust market potential to rehab, renovate, remodel, and/or expand up to 275 existing units annually for the next five years. About 75 of these units should be to be remodeled for the buyer market, and 200 should be rehabled for the renter market.
- Some risk-tolerant developers could choose to build new units for households who are migrating within each place, rather than rehabbing existing units. In other words, they might add the “rehabs” to the number of new builds, which would then represent an upside potential. This approach should be applied only with some caution.

# Aggressive Scenario | Baraga County | Owners

## Aggressive Scenario | Baraga County Capture with New Builds | Year 2025



## Aggressive Scenario | Baraga County Retain with Rehabs | Year 2025

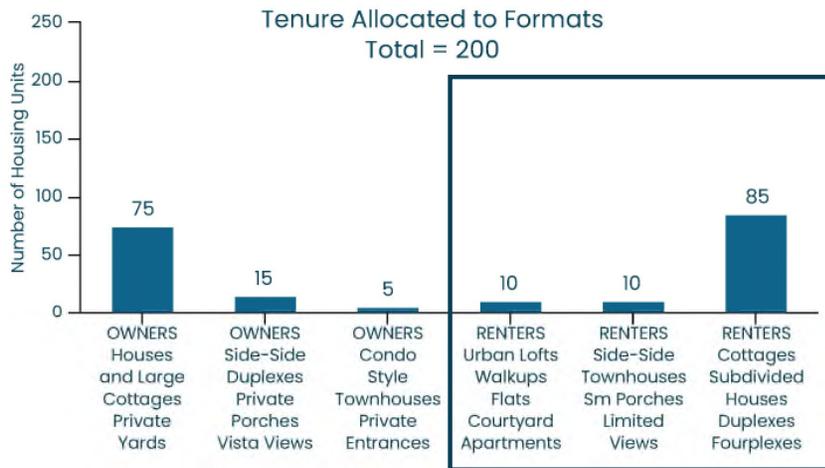


- New-Builds – Under the Aggressive Scenario, Baraga County could have a more robust market potential to build up to 95 new residential units annually for the owner or buyer market. Only fifteen (15) of those new units should be attached duplexes, and only five (5) should be condo-style townhouses.
- Again, the attached units should offer views or glimpses of Keweenaw and L'Anse bays. Each unit within a duplex must have a private entrance and porch. However, the entrances and porches can be on two different sides of the same building. One porch might have a full view of the bay, and the other might have a side view.

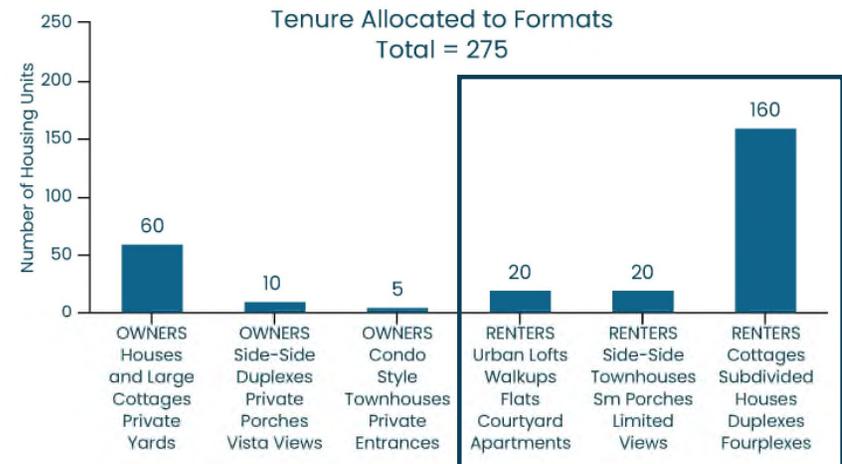
- Remodels – Property owners in Baraga County also could remodel, renovate, and/or expand up to 75 pre-owned houses annually, which could then be offered for sale in the owner or buyer market. Only fifteen (15) of these units should be attached formats (if they exist).
- Again, some risk-tolerant developers could choose to add these units to the number of new builds, which would then represent an upside potential. That bolder approach should be considered only with some caution.

# Aggressive Scenario | Baraga County | Renters

## Aggressive Scenario | Baraga County Capture with New Builds | Year 2025



## Aggressive Scenario | Baraga County Retain with Rehabs | Year 2025



- New-Builds – Under the Aggressive Scenario, Baraga County could have a more robust market potential to build up to 105 new units annually for the renter market.
- Only 20 of these new units should be urban-style lofts or side-by-side townhouses. Ideally, some will include views or glimpses of Keweenaw or L'Anse bays. Each unit within a row of townhouses must have a private entrance and small porch. However, the urban lofts may have shared entrances into the buildings.
- Among the urban-style lofts, generous balconies should be semi-recessed to provide some privacy for each new household.

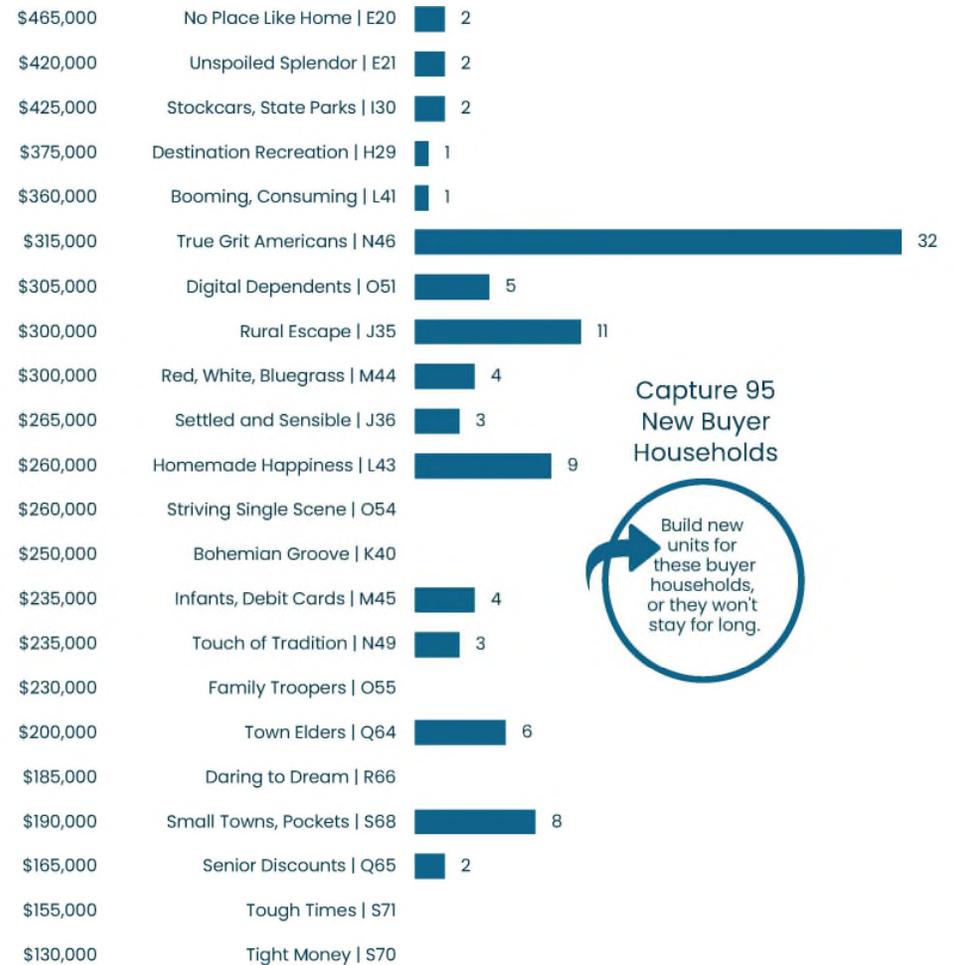
- Rehabs – Landlords in Baraga County also could rehab, remodel, renovate, and/or expand up to 105 existing rental units annually, which could then be offered for lease in the renter market. Only 40 of these units should be apartments, lofts, and townhouses (if they exist).
- Again, some risk-tolerant developers could choose to add these units to the number of new builds, which would then represent an upside potential. That bolder approach should be considered only with some caution.

# Aggressive Scenario | Baraga County | Values + Targets

## Home Value Tolerance

- Although there is an annual market potential for up to 95 new-build units for new owners migrating into Baraga County (under the Aggressive Scenario), not all of them will be able to afford luxury units with high values.
- Less than ten (10) of the new buyers will tolerate prices above \$350,000. New units with the highest prices should be detached houses with porches and garages, and some of them could have views or glimpses of Keweenaw and L'Anse bays.
- The vast majority of county's new buyers will hope to search for new housing choices priced below \$325,000, including about 65 new households who will search for choices in the price range of \$250,000 to \$325,000.
- New units with moderate prices should include a variety of small cottages, modular homes (as opposed to stick-built construction), and some duplexes and townhouses. To keep the cost of construction low, they should have relatively small footprints, shared walls, fewer windows, slabs rather than basements. All of them should have private entrances, and some of the attached formats may have shared pods of garages.

## Aggressive Scenario | Baraga County Owner Capture with New Builds | Yr 2025



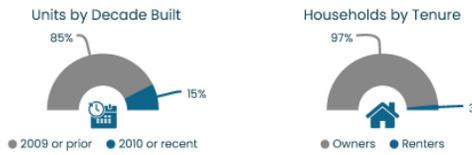
# Target Market Profiles | Baraga County | Owners

## Target Market Profiles | Owners

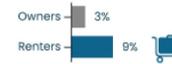
- Among the county's 95 new home buyers, 32 will align with the "True Grit American" lifestyle cluster, which is the largest group among the target markets. Others include the "Rural Escape", "Homemade Happiness" households with market rate incomes; and "Small Town Shallow Pocket" households with low incomes.
- Target market households migrating into Baraga County and searching for new for-sale housing choices have diverse lifestyle preferences.
- At least 90% of the "True Grit American", "Rural Escape" and "Homemade Happiness" target markets are inclined to be homeowners. The vast majority would prefer to buy a detached house or cottage if they can afford it.
- However, the "True Grit Americans" are twice as likely to move in any given year. They also are slightly more likely to choose duplexes and townhouses (including triplexes and fourplexes).
- Note: The data shown in these target market profiles are based on national averages as reported by Experian Decision Analytics.

### Rural Escape | J35

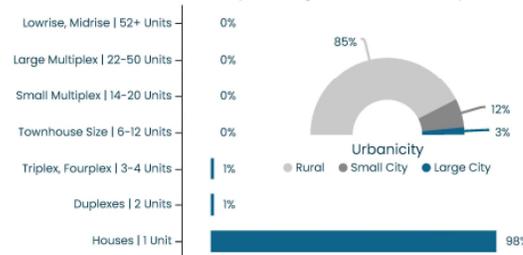
Lifestyles and Housing Preferences | National Averages



Share that Moves each Year



Inclination for Units by Building Size and Urbanicity

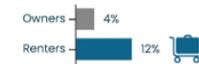


### Homemade Happiness | L43

Lifestyles and Housing Preferences | National Averages



Share that Moves each Year

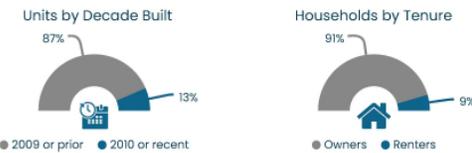


Inclination for Units by Building Size and Urbanicity



### True Grit Americans | N46

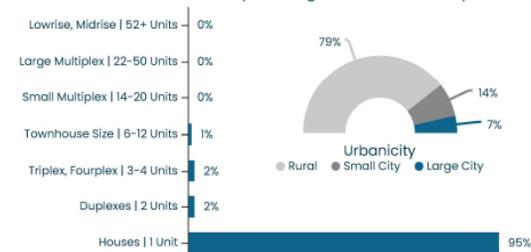
Lifestyles and Housing Preferences | National Averages



Share that Moves each Year



Inclination for Units by Building Size and Urbanicity

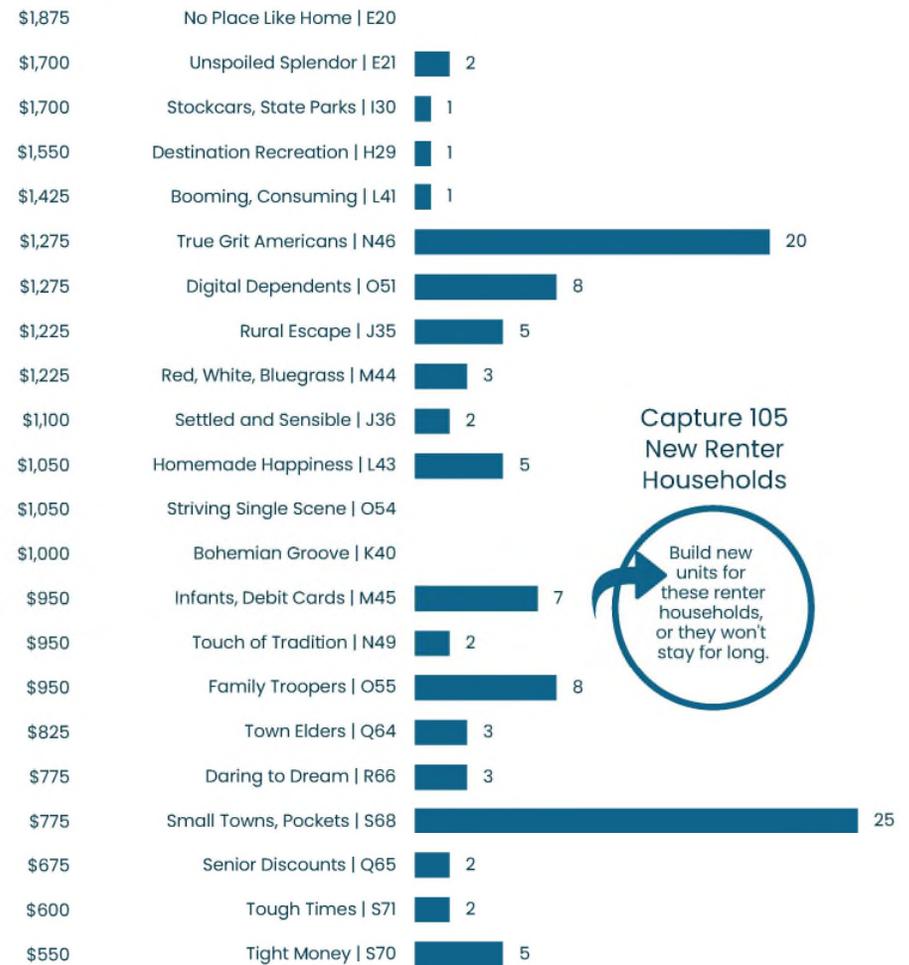


# Aggressive Scenario | Baraga County | Rents + Targets

## Monthly Rent Tolerance

- Although there is an annual market potential for up to 105 new-build units for new renter households migrating into Baraga County (under the Aggressive Scenario), not all of them will tolerate luxury units with high rents.
- Only five (5) of the new renters will tolerate monthly contract (cash or net) rents of \$1,400 or more. The new units may include a combination of cottages, duplexes, and townhouses. Ideally, they also will share pods of garages, and some could offer glimpses and breezes from Keweenaw and L'Anse bays.
- Among the new renters households migrating into Baraga County, 45 of them will search for rents in the range of \$1,000 and \$1,300 per month. These new units may be in a mix of small walk-up apartment buildings with shared entrances, apartment houses with private entrances, and lofts over street-front retail.
- To keep construction costs as low as possible, units with moderate rents should be relatively small, have fewer bedrooms and bathrooms, smaller kitchens, shared walls, and therefore fewer (not necessarily small) windows.

## Aggressive Scenario | Baraga County Renter Capture with New Builds | Yr 2025



# Target Market Profiles | Baraga County | Renters

## Target Market Profiles | Renters

- Among Baraga County's 105 new renters, 20 will align with the "True Grit American" lifestyle cluster with market rate incomes; and 25 will be "Small Town Shallow Pocket" households with relatively low incomes. Other predominant targets will include "Digital Dependents", "Infants and Debit Cards", and "Family Troopers".
- the county's renter target markets have diverse lifestyle preferences. For example, almost all of the "Family Trooper" households are renters, whereas only 38% of the "Digital Dependent" and 45% of the "Small Town Shallow Pocket" households are renters.
- About 65% of the "Family Trooper" and "Digital Dependent" renter households move each year, which is almost twice that of the "Small Town Shallow Pocket" households (34%).
- Also, the vast majority of "Digital Dependent" and "Small Town Shallow Pocket" households will seek detached cottages and modular homes (even the renters prefer detached units). In comparison, the "Family Trooper" households are far more likely to choose attached alternatives.
- Note: The data shown in these target market profiles are based on national averages as reported by Experian Decision Analytics.

### Digital Dependents | O51

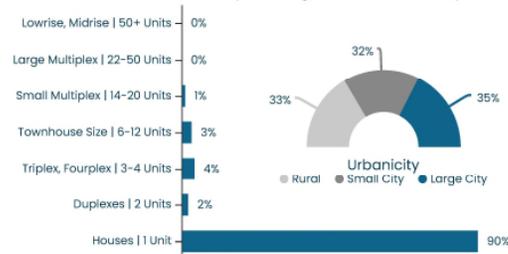
Lifestyles and Housing Preferences | National Averages



#### Share that Moves each Year



#### Inclination for Units by Building Size and Urbanicity



### Family Troopers | O55

Lifestyles and Housing Preferences | National Averages



#### Share that Moves each Year



#### Inclination for Units by Building Size and Urbanicity



### Small Towns, Shallow Pockets | S68

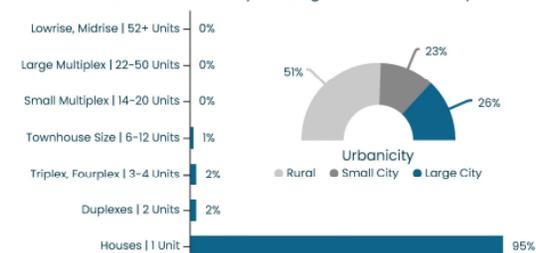
Lifestyles and Housing Preferences | National Averages



#### Share that Moves each Year

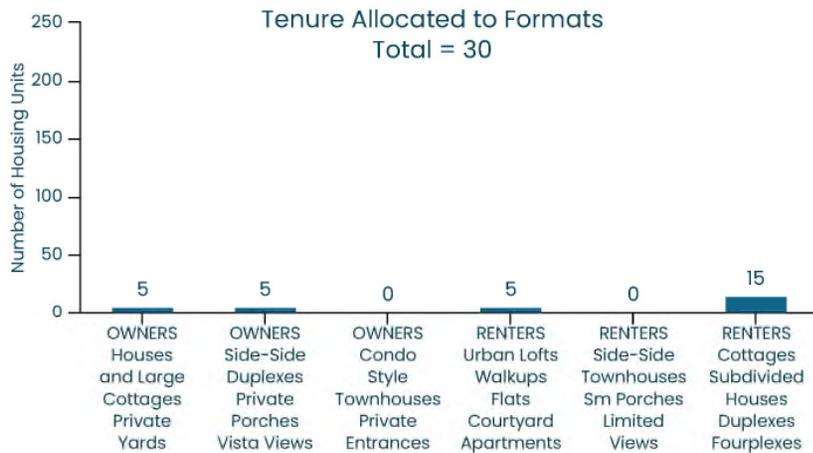


#### Inclination for Units by Building Size and Urbanicity



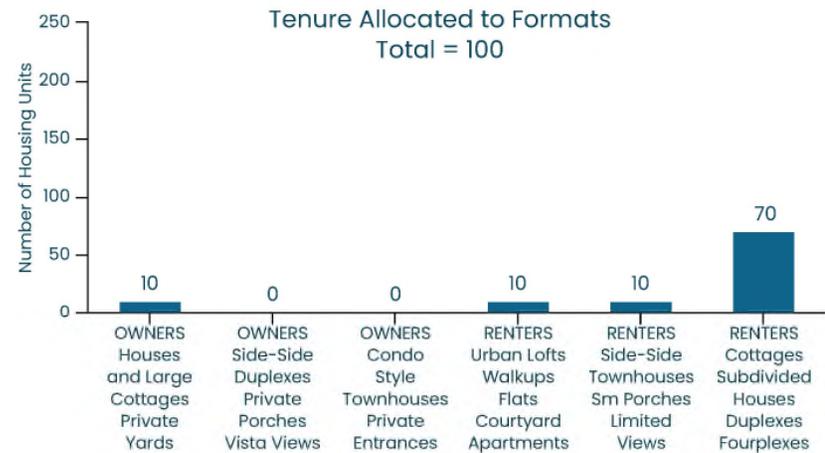
# Conservative Scenario | Baraga Village | Overview

## Conservative Scenario | Baraga Village Capture with New Builds | Year 2025



- New Builds – Within the Village of Baraga, there is an immediate and near-term need to build at least 30 new units annually for the next five years. This reflects the most recent movership rate of new households migrating into the county.
- Based on the profile of households that recently moved into the county, twenty (20) of the new units should be detached houses, cottages, and subdivided houses. Even so, ten (10) of the units could be attached formats like side-by-side duplexes, condo-style townhouses, and urban lofts.

## Conservative Scenario | Baraga Village Retain with Rehabs | Year 2025



- Rehabs – Within the Village of Baraga, there also is an immediate need to rehab, renovate, remodel, and/or expand at least 100 existing units annually for the next five years. Again, most (but not all) of these units should be detached formats.
- Some risk-tolerant developers could choose to build new units for households who are migrating within the county, rather than rehabbing existing units. In other words, they might add the “rehabs” to the number of new builds for an upside potential. While this approach is not unreasonable, it should be applied with some caution.

# Aggressive Scenario | Baraga Village | Overview

## Aggressive Scenario | Baraga Village Capture with New Builds | Year 2025



- New Builds – Within the Village of Baraga, there could be a more aggressive market potential to build up to 50 new units annually for the next five years.
- Based on the profile of households that recently moved into the county, most of the new units should be detached houses, cottages, and subdivided houses. Even so, fifteen (15) of the units could be attached formats like side-by-side duplexes, townhouses, and urban lofts.
- This Aggressive Scenario reflects a bolstered movership rate based on the peak since 2010. It assumes that movership rates will accelerate in response to the availability of new housing choices. It also represents “interception” of households that previously had been bypassing the county altogether.

## Aggressive Scenario | Baraga Village Retain with Rehabs | Year 2025



- Rehabs – Within the Village of Baraga, there also could be a more robust market potential to rehab, renovate, or remodel up to 110 existing units annually for the next five years. Again, most (but not all) of these units should be detached formats.
- Some risk-tolerant developers could choose to build new units for households who are migrating within each place, rather than rehabbing existing units. In other words, they might add the “rehabs” to the number of new builds, which would then represent an upside potential. Again, some caution is recommended when applying this approach.

# Conservative Scenario | L'Anse Village | Overview

## Conservative Scenario | L'Anse Village Capture with New Builds | Year 2025



- New Builds – Within the Village of L'Anse, there is an immediate and near-term need to build at least 60 new units annually for the next five years. This reflects the most recent movership rate of new households migrating into the county.
- Based on the profile of households that recently moved into the county, most of the new units should be detached houses, cottages, and subdivided houses. Even so, fifteen (15) of the units could be attached formats like side-by-side duplexes, condo-style townhouses, and urban lofts.

## Conservative Scenario | L'Anse Village Retain with Rehabs | Year 2025



- Rehabs – Within the Village of L'Anse, there also is an immediate need to rehab, renovate, remodel, and/or expand at least 100 existing units annually for the next five years. Again, most (but not all) of these units should be detached formats.
- Some risk-tolerant developers could choose to build new units for households who are migrating within the county, rather than rehabbing existing units. In other words, they might add the “rehabs” to the number of new builds for an upside potential. While this approach is not unreasonable, it should be applied with some caution.

# Aggressive Scenario | L'Anse Village | Overview

## Aggressive Scenario | L'Anse Village Capture with New Builds | Year 2025



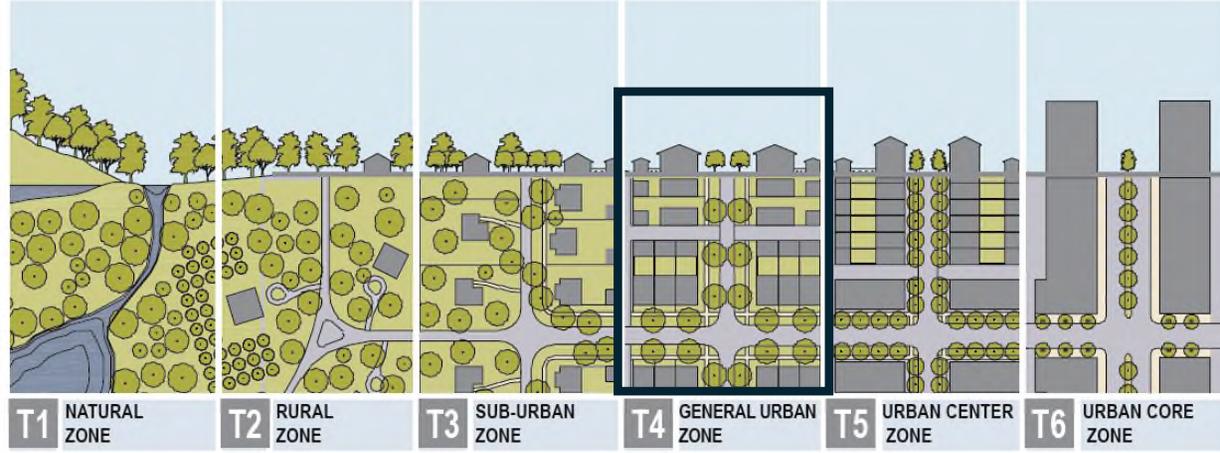
- New Builds – Within Baraga County, there could be a more aggressive market potential to build up to 70 new units annually for the next five years.
- Based on the profile of households that recently moved into the county, most of the new units should be detached houses, cottages, and subdivided houses. Even so, 20 of the units could be attached formats like side-by-side duplexes, townhouses, and urban lofts.
- This Aggressive Scenario reflects a bolstered movership rate based on the peak since 2010. It assumes that movership rates will accelerate in response to the availability of new housing choices. It also represents “interception” of households that previously had been bypassing the county altogether.

## Aggressive Scenario | L'Anse Village Retain with Rehabs | Year 2025



- Rehabs – Within Baraga County, there also could be a more robust market potential to rehab, renovate, or remodel up to 110 existing units annually for the next five years. Again, most (but not all) of these units should be detached formats.
- Some risk-tolerant developers could choose to build new units for households who are migrating within each place, rather than rehabbing existing units. In other words, they might add the “rehabs” to the number of new builds, which would then represent an upside potential. Again, some caution is recommended when applying this approach.

# Urban Transect | Missing Middle | Step Buildings

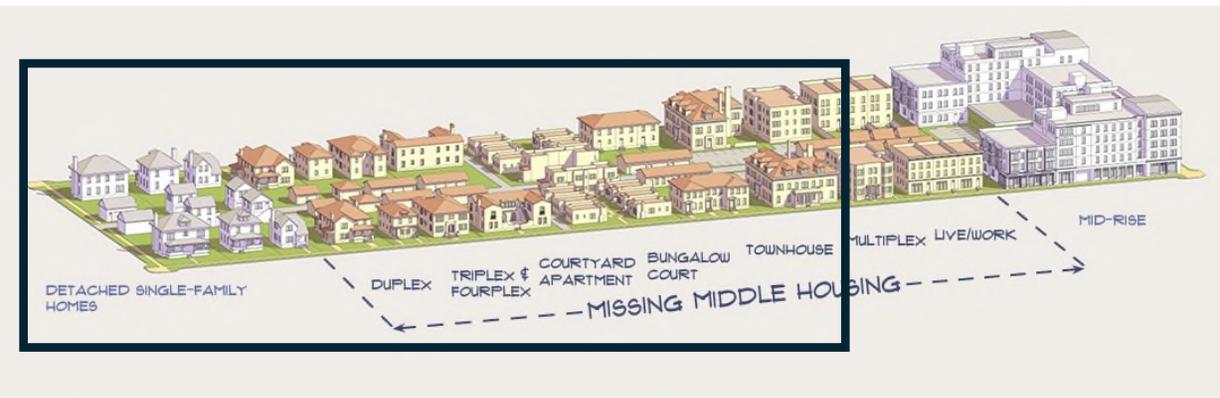


## Rural-to-Urban Transect

- Ideally, new housing projects representing urban infill within the Village of Baraga and Village of L'Anse will align with the T4 – General Urban Zone along the Rural-to-Urban Transect (image credit to DPZ CoDesign).

## Missing Middle Housing

- Along the Missing Middle Housing typology, new projects within established neighborhoods could include a mix of duplexes, triplexes, fourplexes, townhouses, and lofts over buildings with retail space for merchants, restaurants, and small businesses (image credit to Opticos Design Group).
- There is also a need for detached houses. To keep the prices attainable, developers should consider building cottages, modular homes, starter homes, and homes on slabs (i.e., without basements).



## Step Buildings

- Along the spectrum of Step Buildings, urban infill in the two villages could include a variety of cottages (including some cottage courtyards), duplexes, multiplexes (walkups and apartment houses), and townhouses (image credit to the Incremental Development Alliance).



# Examples of Hypothetical Building Formats

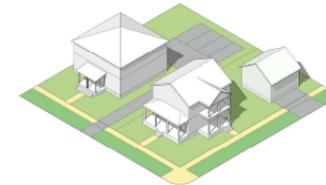
## Examples Building Formats (Hypothetical and For Discussion Purposes Only)

- A variety of photos are included within the Residential Target Market Analysis report. They are intended to convey a range of building sizes and formats that could be appropriate as urban infill within established neighborhoods, particularly within the villages of Baraga and L'Anse.
- The photos demonstrate a variety of formats that include accessory dwellings, cottages (including those with shared courtyards), duplexes / triplexes / fourplexes, townhouses, and lofts over street-front retail.
- The absence of images conveying mid-rise and high-rise complexes or buildings is intentional and reflects the wants and preferences of the community and its local stakeholders.

## Duplexes, Triplexes, Fourplexes Baraga County, Michigan



Apartment House



Source: Exhibit prepared by LandUseUSA | Urban Development Alliance and Opticos Design; 2021.

## Small Detached Houses, Cottages Baraga County, Michigan



Cottage Narrow



Double Duplex



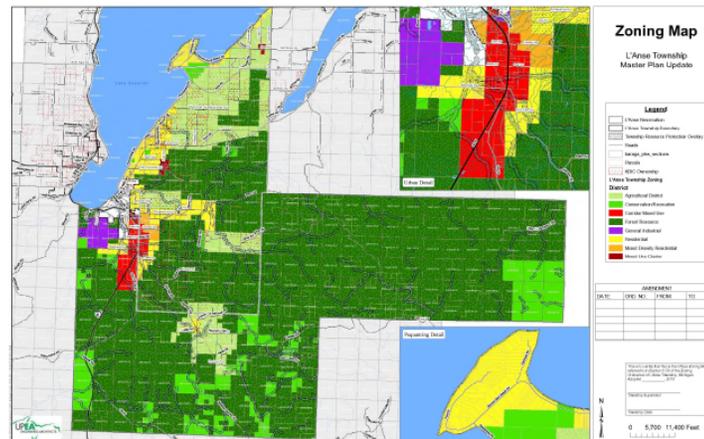
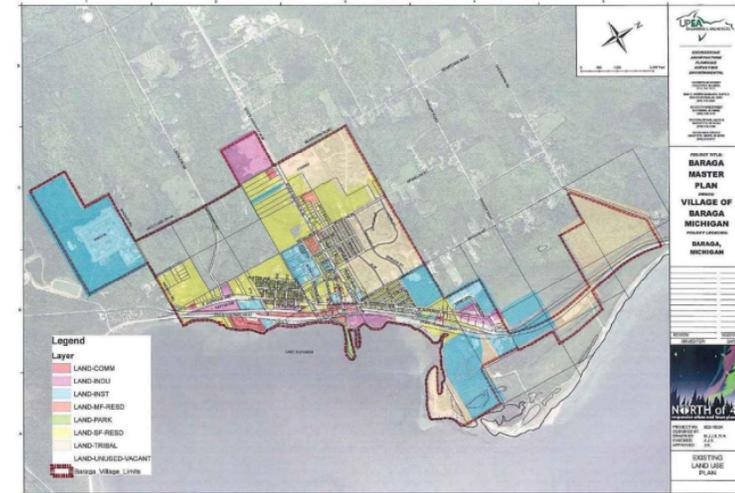
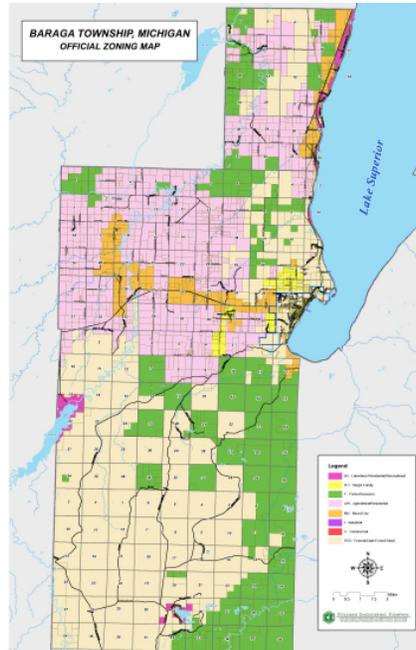
Cottage Wide

Cottage Wide



# Planning and Zoning | Townships and Villages

- The Residential Target Market Analysis report includes copies of the most current zoning maps for Baraga Township, L'Anse Township, and the Village of L'Anse. Although the Village of Baraga does not have a municipal zoning ordinance, it does have an "Existing Land Use Plan" map within its Master Plan.
- The municipal master plans, zoning ordinances, and zoning maps (with the exception of the Village of Baraga) also are easy to find and retrieve online.
- LandUseUSA has provided a list of twenty-five (25) items that each place should review as part of a planning and zoning self-evaluation. That checklist is available in .xls format so each place can check items off as they are reviewed and/or addressed.
- Note: Some items in the checklist might already have been completed, and others might not be directly relevant to each unique place.
- Any place interested in having an objective third-party review conducted, or interested in commissioning a Housing Strategic Plan, are encouraged to contact CIB Planning (Community Image Partners) for that technical expertise.



# Planning | Self-Evaluation Checklist

## Municipal Master Plans and Zoning Ordinances Self-Evaluation Checklist | Baraga County, Michigan

| Count | Description of Generalized Recommendations  | Baraga Township          | Baraga Village           | L'Anse Township          | L'Anse Village           |
|-------|---|--------------------------|--------------------------|--------------------------|--------------------------|
| 1     | Prepare a building typology or pattern book of approved housing formats.          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2     | Create design standards for 2-4 unit, and single-stair buildings as urban infill. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3     | Create design standards for cottages and ADU's around shared courtyards.          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4     | Allow single-family home conversion to a duplex or triplex, by right.             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5     | Allow backyard cottages and accessory dwellings in all residential zones.         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6     | Legalize, promote slab and small starter homes in all residential zones.          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7     | Allow, promote modular homes as alternatives to stick-built construction.         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8     | Have provisions in place for Planned Unit Developments (PUD's).                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9     | Eliminate minimum lot size requirements in existing neighborhoods.                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10    | Remove or reduce parking requirements, all housing formats, building sizes.       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11    | Reduce minimum set-back requirements from the public street frontages.            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12    | Conduct "stress tests" to ensure that desired building formats are indeed legal.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13    | Encourage urban street grids that connect new and existing neighborhoods.         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14    | Discourage the development of cul-de-sacs and dead-end streets.                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15    | Meet with prospective developers and provide a permitting guidebook.              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Continued on page 2.

# Planning | Self-Evaluation Checklist

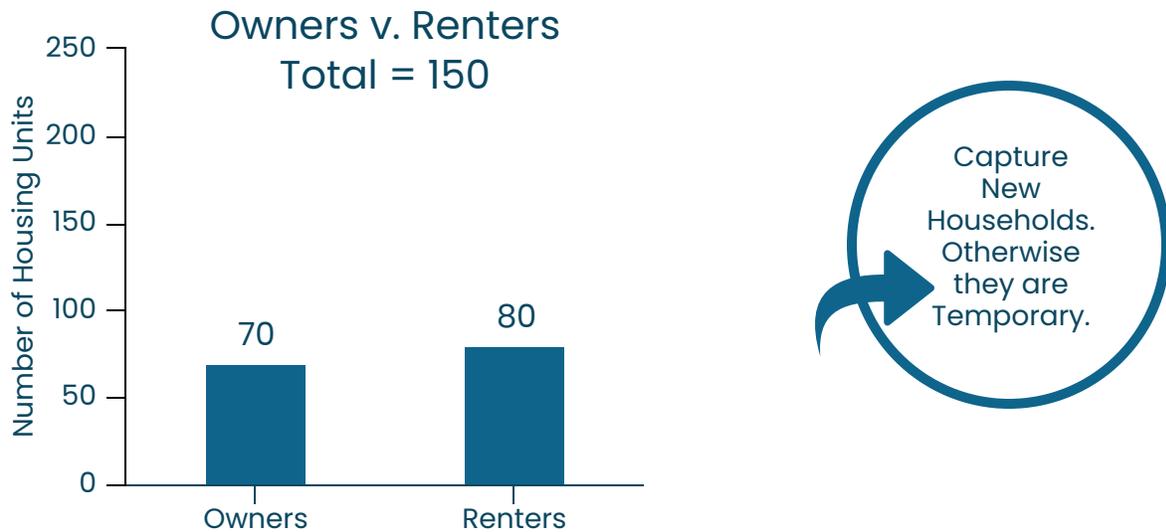
## Municipal Master Plans and Zoning Ordinances Self-Evaluation Checklist | Baraga County, Michigan

| Count | Description of Generalized Recommendations  | Baraga Township                     | Baraga Village                      | L'Anse Township                     | L'Anse Village                      |
|-------|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 16    | Reduce permit approval timeline to 30 days from completed application.            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 17    | Streamline the permitting process; reduce the number of approval steps.           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 18    | Ensure that the Municipal Master Plan has been updated within past 5 years.       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 19    | Ensure that the Master Plan is easily discoverable and retrievable online.        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20    | Ensure that the Zoning Ordinance is discoverable and retrievable online.          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21    | Ensure that the Zoning Map is easily discoverable and retrievable online.         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22    | Offer incentives: density bonuses, tax abatements, low cost land, infrastructure. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 23    | Cross-tabulate other housing policies, identify and address any inconsistencies.  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 24    | Prepare a Housing Strategic Plan that addresses obstacles and impediments.        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 25    | Consider regulating Short Term Rentals (STR) with a limited number of permits.    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |

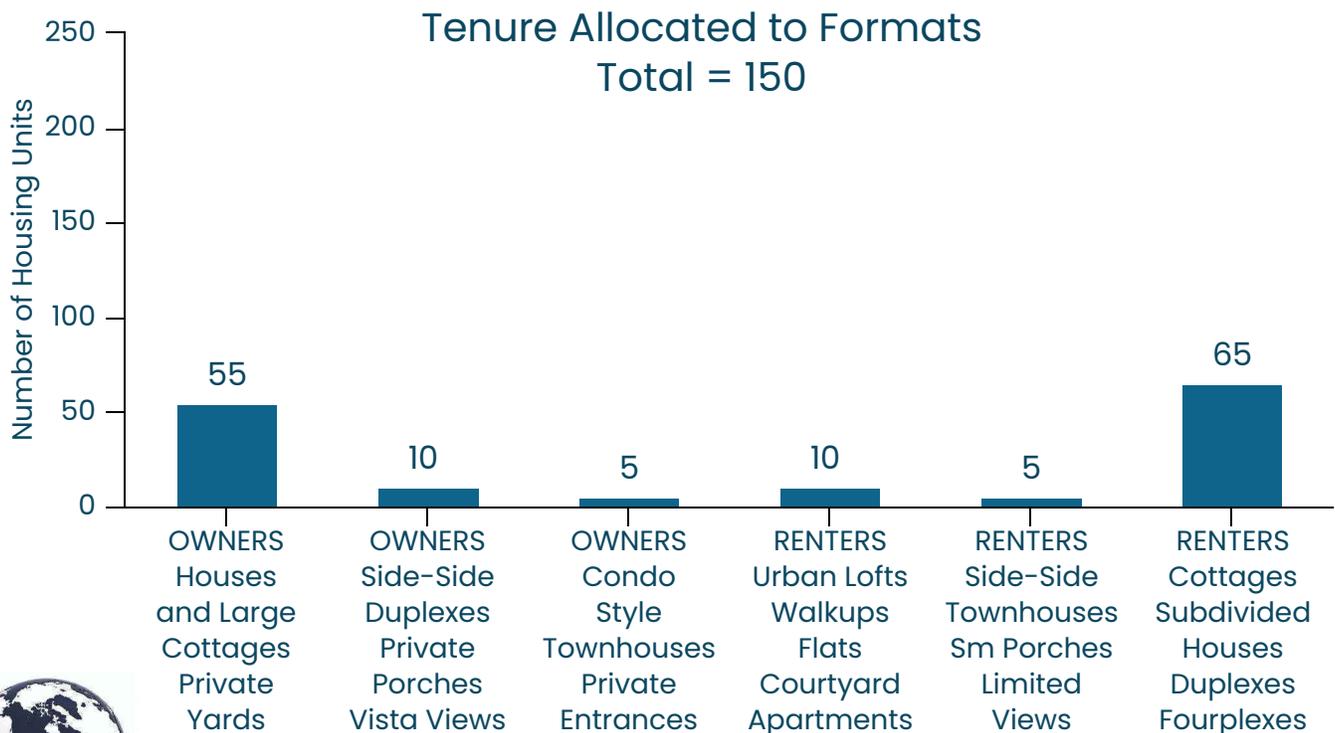
Sources: Includes some standardized recommendations by the Incremental Development Alliance, Neighborhood Evolution, Strong Towns Academy, the Congress for the New Urbanism, and CIB Planning (Community Image Partners). Checklist, exhibit, and some initial observations provided by LandUseUSA | Urban Strategies; 2025.

# Section 1-B

# Conservative Scenario | Baraga County Capture with New Builds | Year 2025

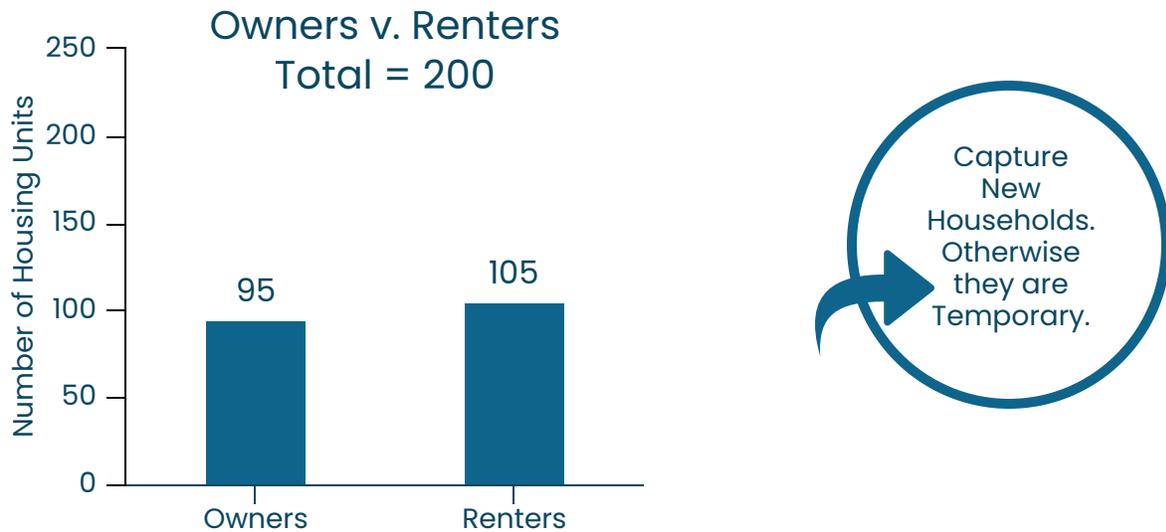


Both charts on this page represent a conservative market potential based on actual in-migration by new households only, and excluding internal movership by existing households. There is a need to CAPTURE these new households that are moving into Baraga County by building new housing units every year. All figures are unadjusted for out-migration, current vacancies, and competitive developments that might be in the construction pipeline.

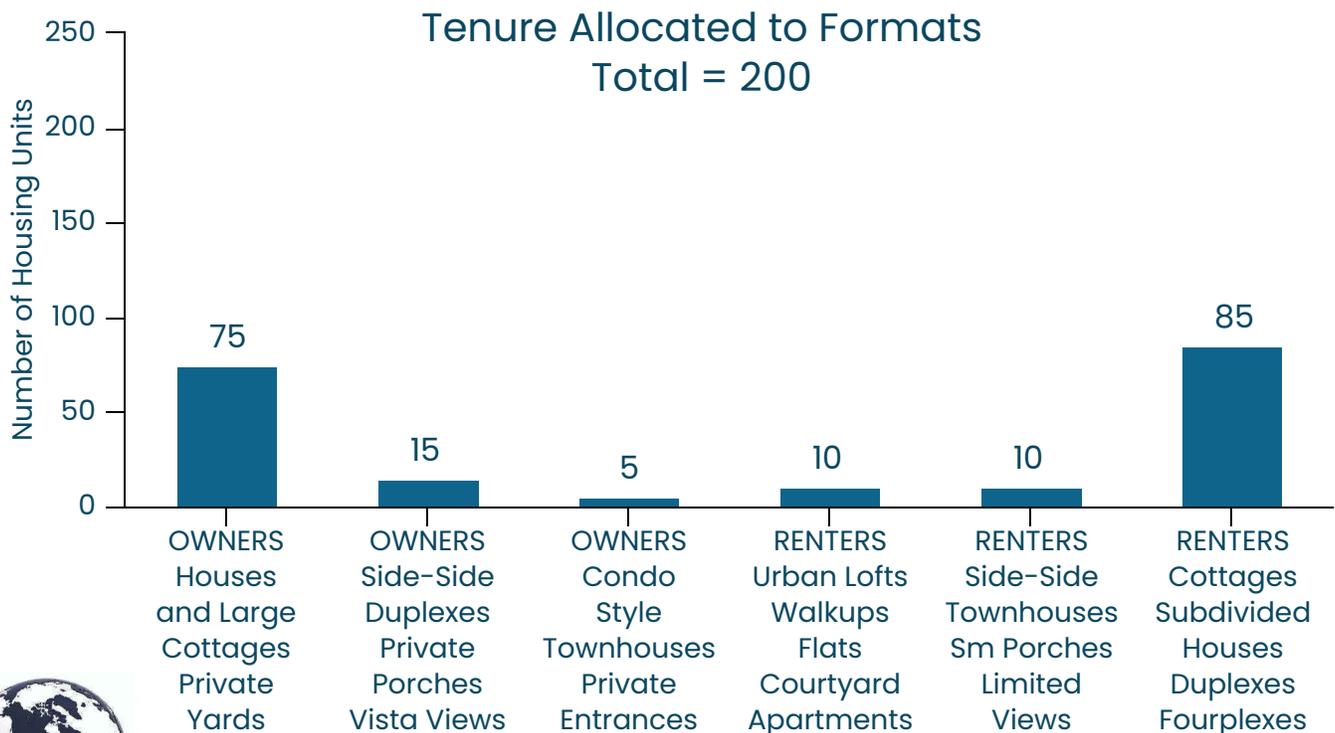


Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | Baraga County Capture with New Builds | Year 2025



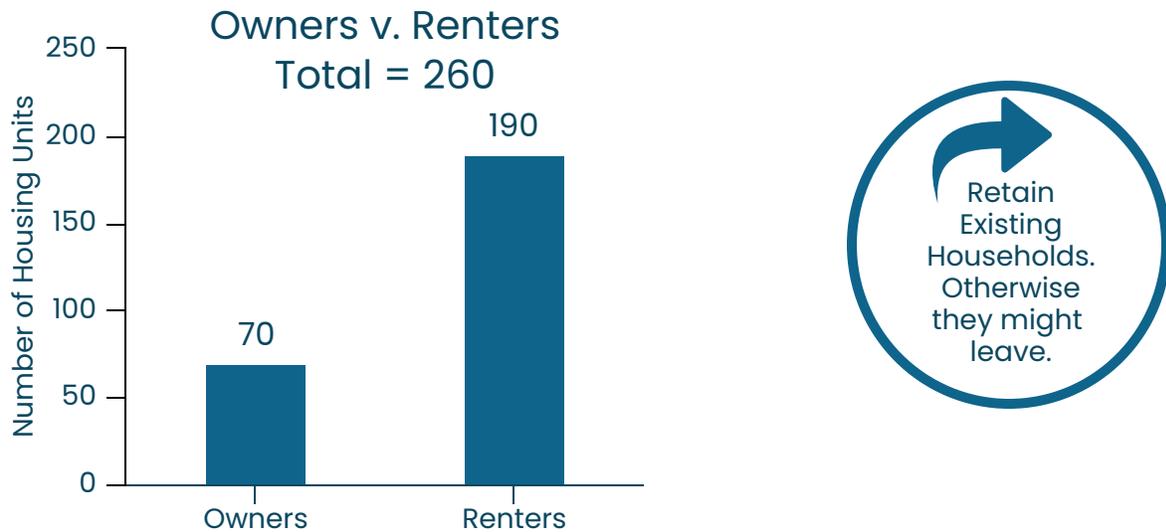
Both charts on this page represent an aggressive market potential based on accelerated in-migration by new households only, and excluding internal movership by existing households. There is a need to CAPTURE these new households that could move into Baraga County by building new housing units every year. All figures are unadjusted for out-migration, current vacancies, and competitive developments in the construction pipeline.



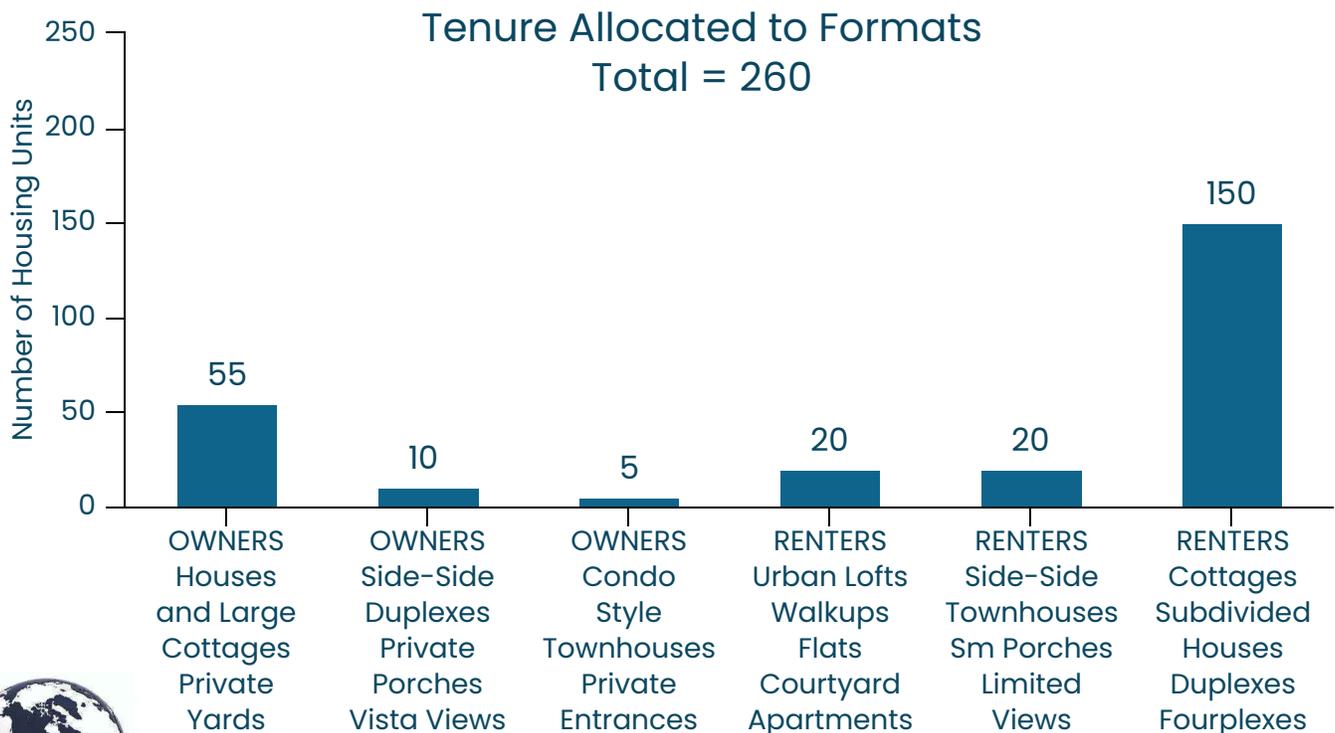
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.  
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Conservative Scenario | Baraga County

## Retain with Rehabs | Year 2025



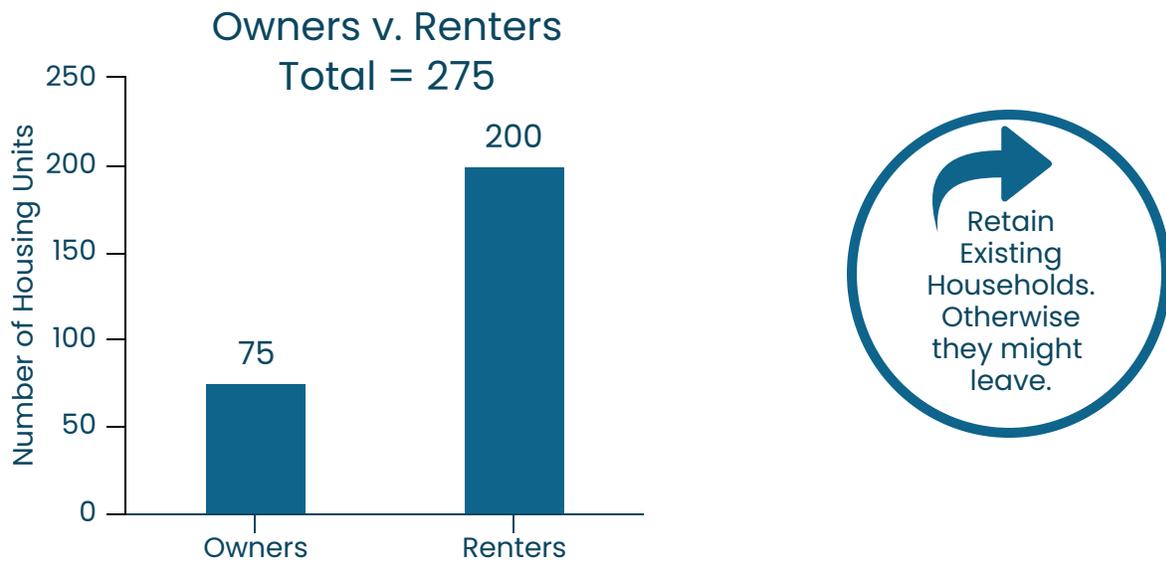
Both charts on this page represent a conservative market potential based on actual internal movership among existing households, and excluding in-migration by new households. There is a need to RETAIN these existing households that are moving within Baraga County by rehabbing existing housing units every year. All figures are unadjusted for competitive developments that might be in the construction pipeline.



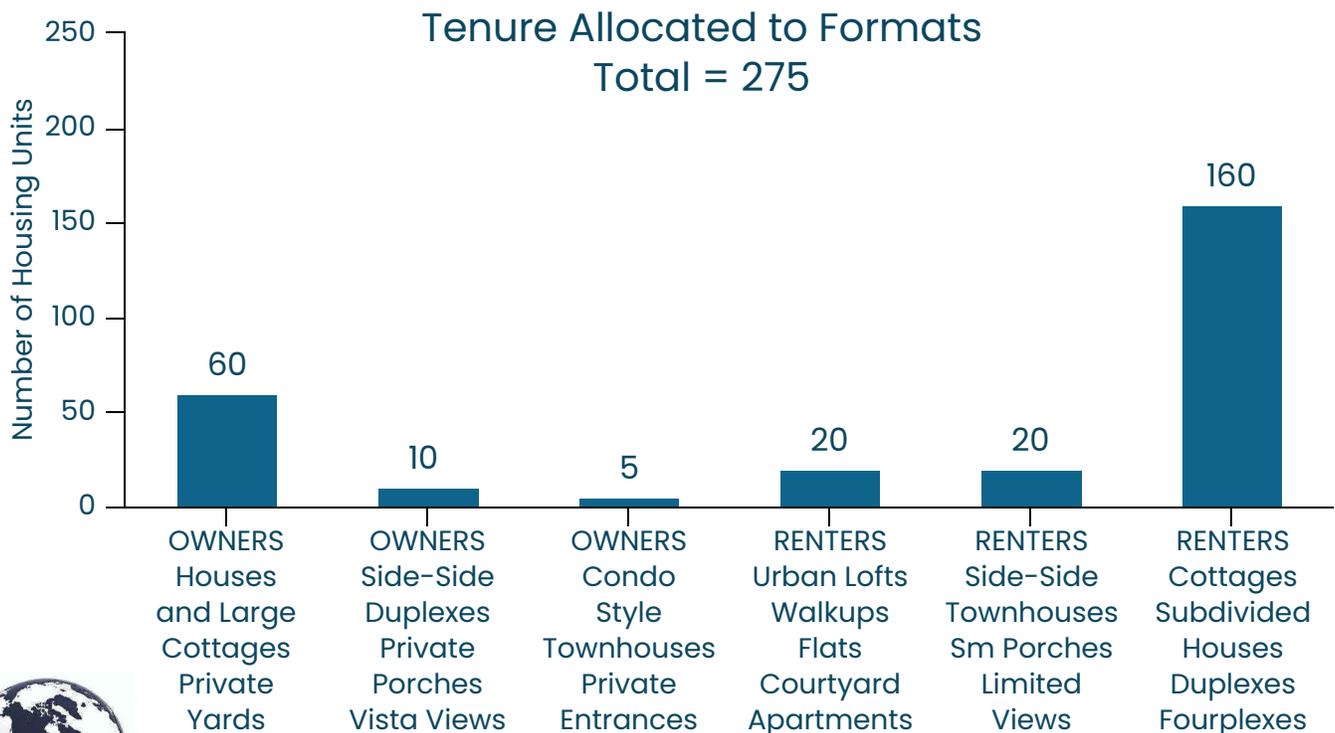
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | Baraga County

## Retain with Rehabs | Year 2025

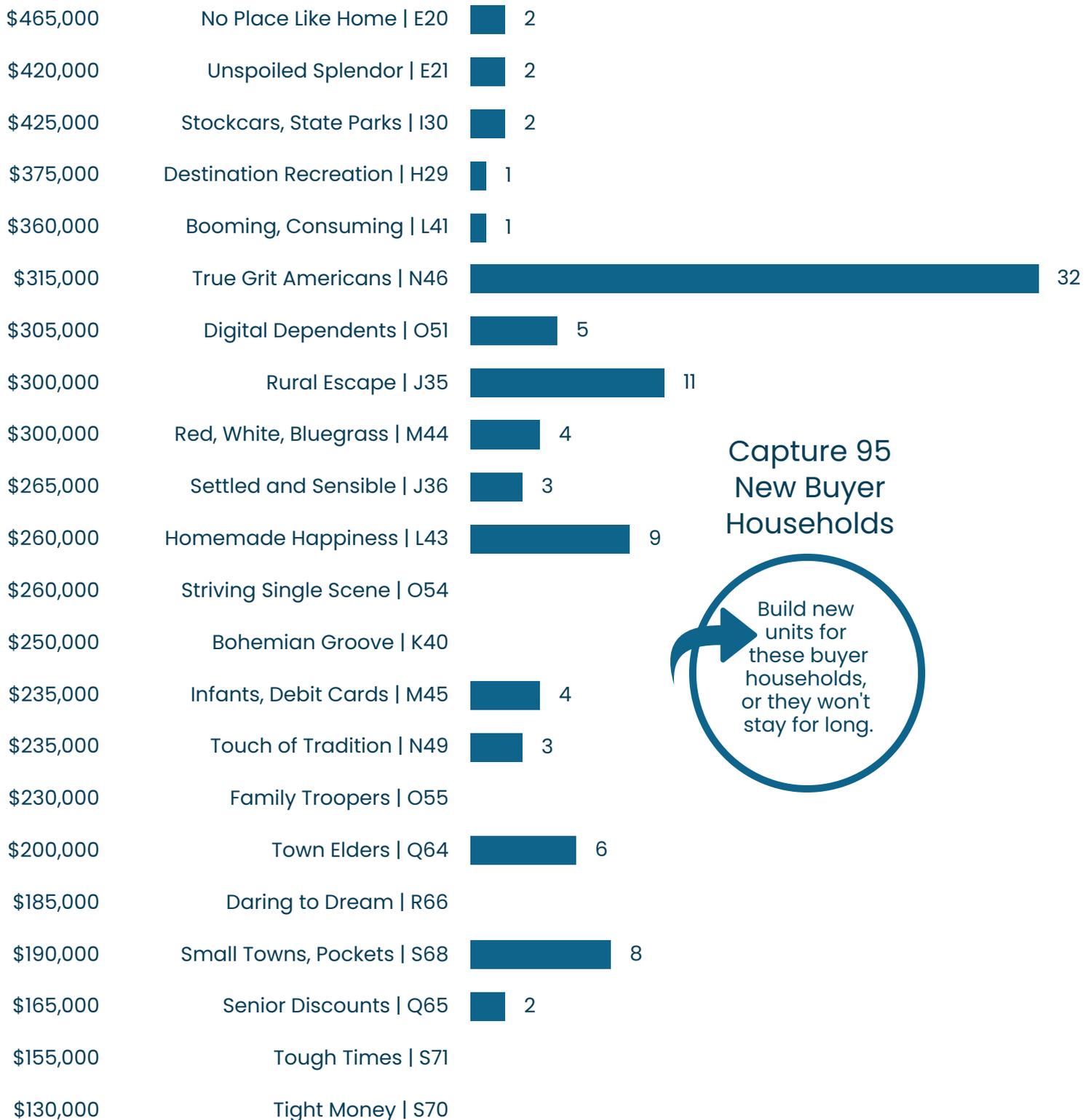


Both charts on this page represent an aggressive market potential based on accelerated internal movership among existing households, and excluding in-migration by new households. There is a need to RETAIN these existing households that could move within Baraga County by rehabbing existing housing units every year. All figures are unadjusted for competitive developments that might be in the construction pipeline.



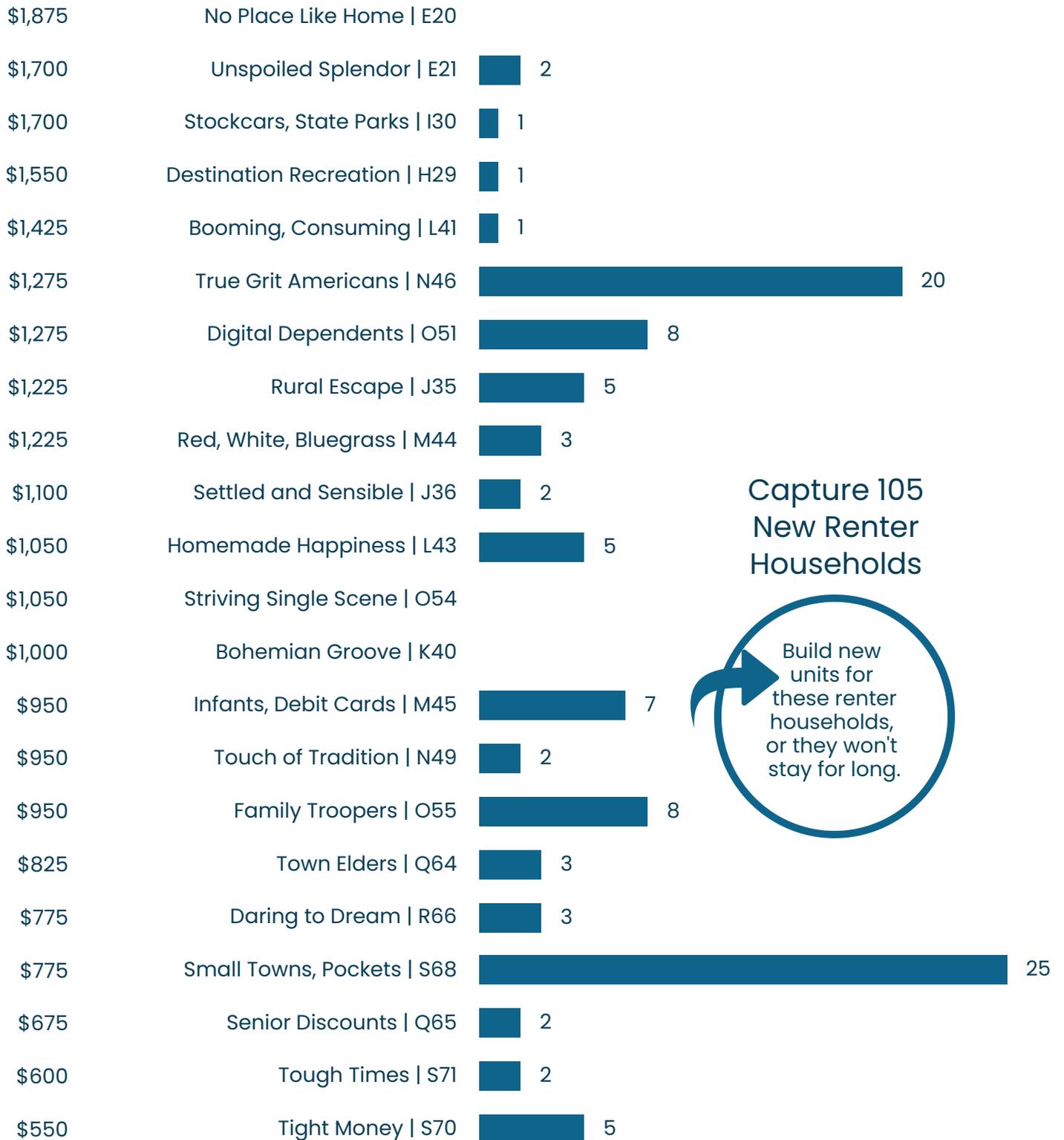
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | Baraga County Owner Capture with New Builds | Yr 2025



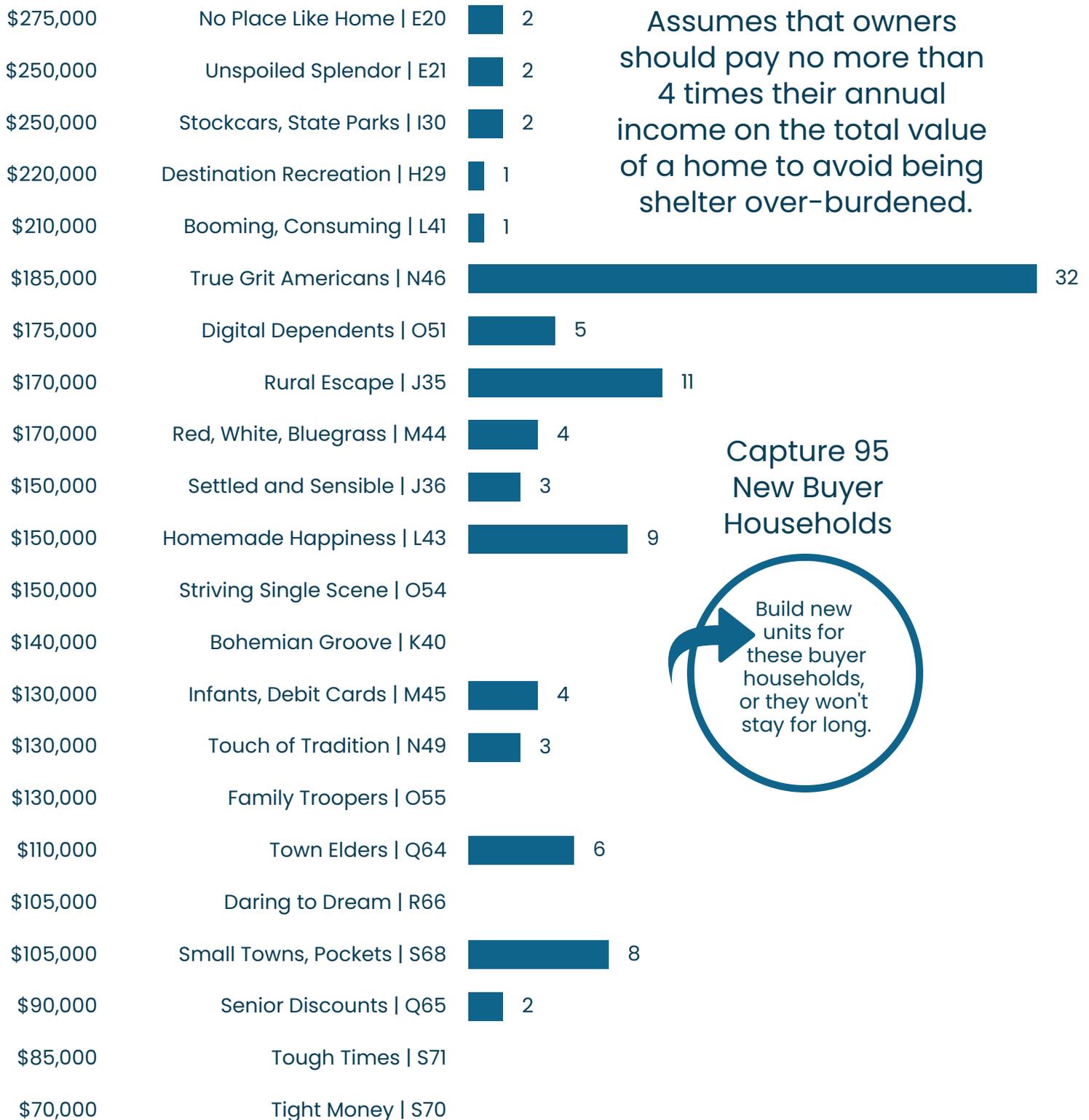
Source: Results of a Residential Target Market Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2025.

# Aggressive Scenario | Baraga County Renter Capture with New Builds | Yr 2025

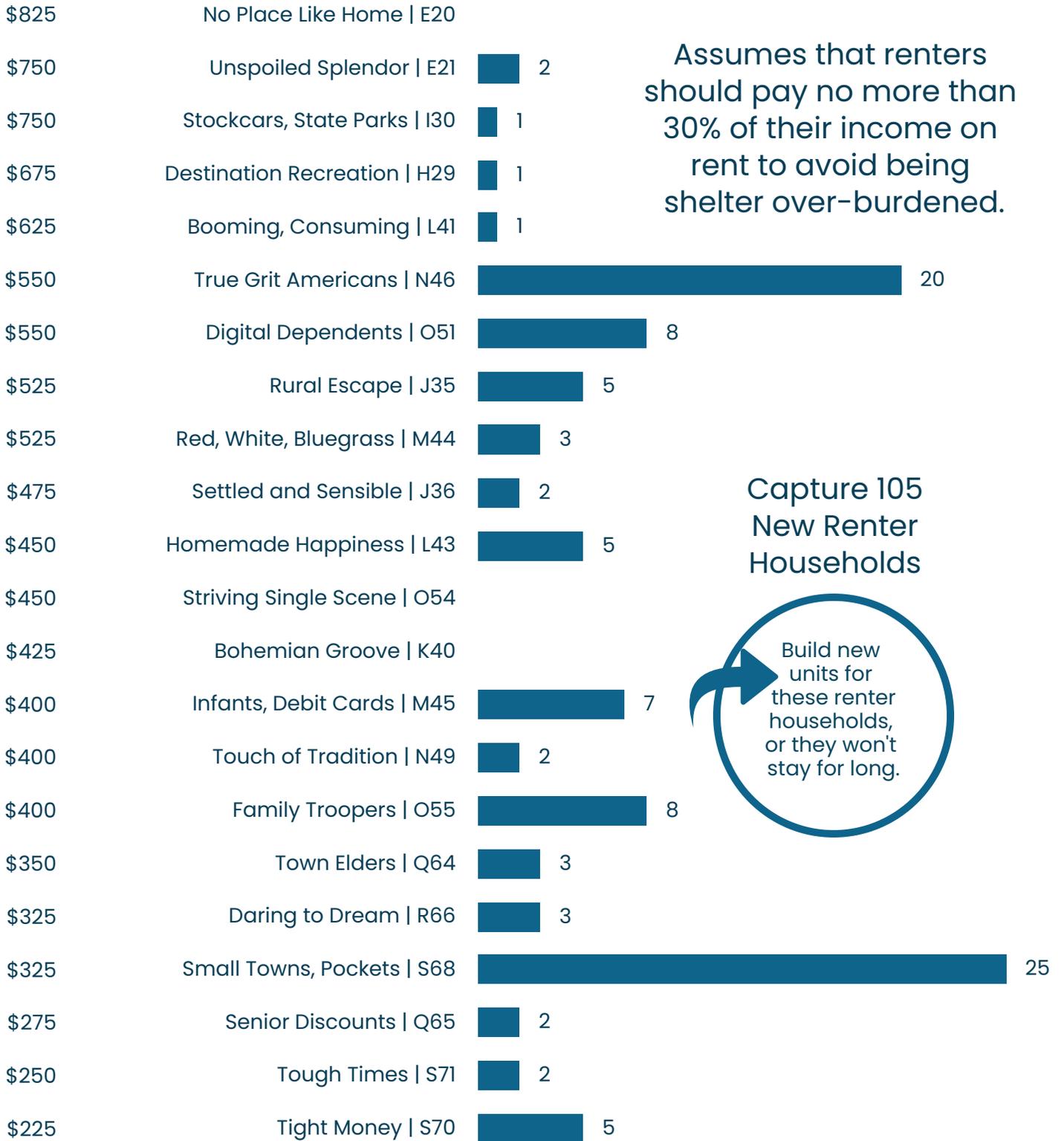


Source: Results of a Residential Target Market Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2025.

# Aggressive Scenario | Baraga County Owner Capture with New Builds | Yr 2025



# Aggressive Scenario | Baraga County Renter Capture with New Builds | Yr 2025

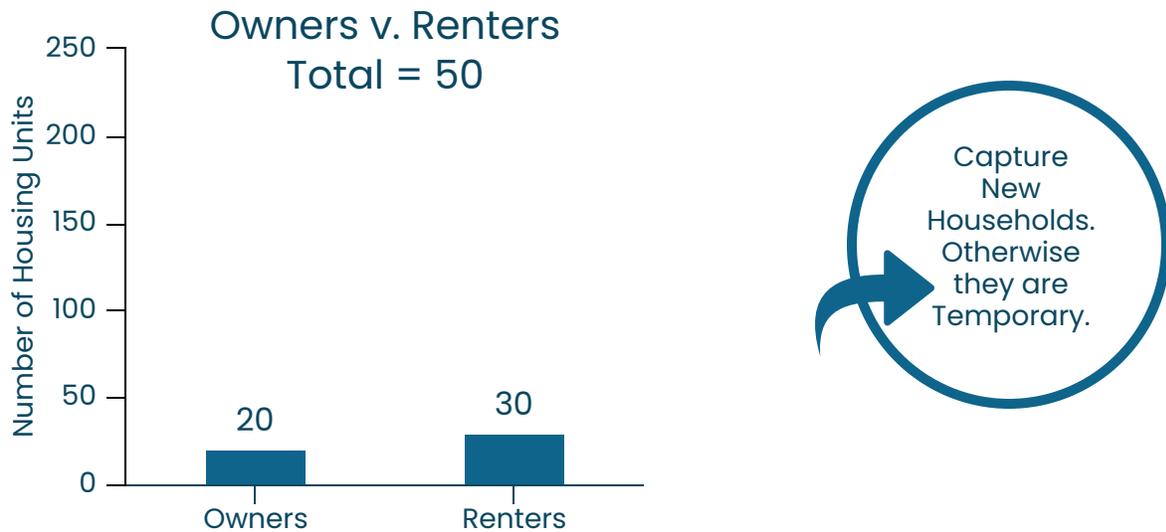


Source: Results of a Residential Target Market Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2025.

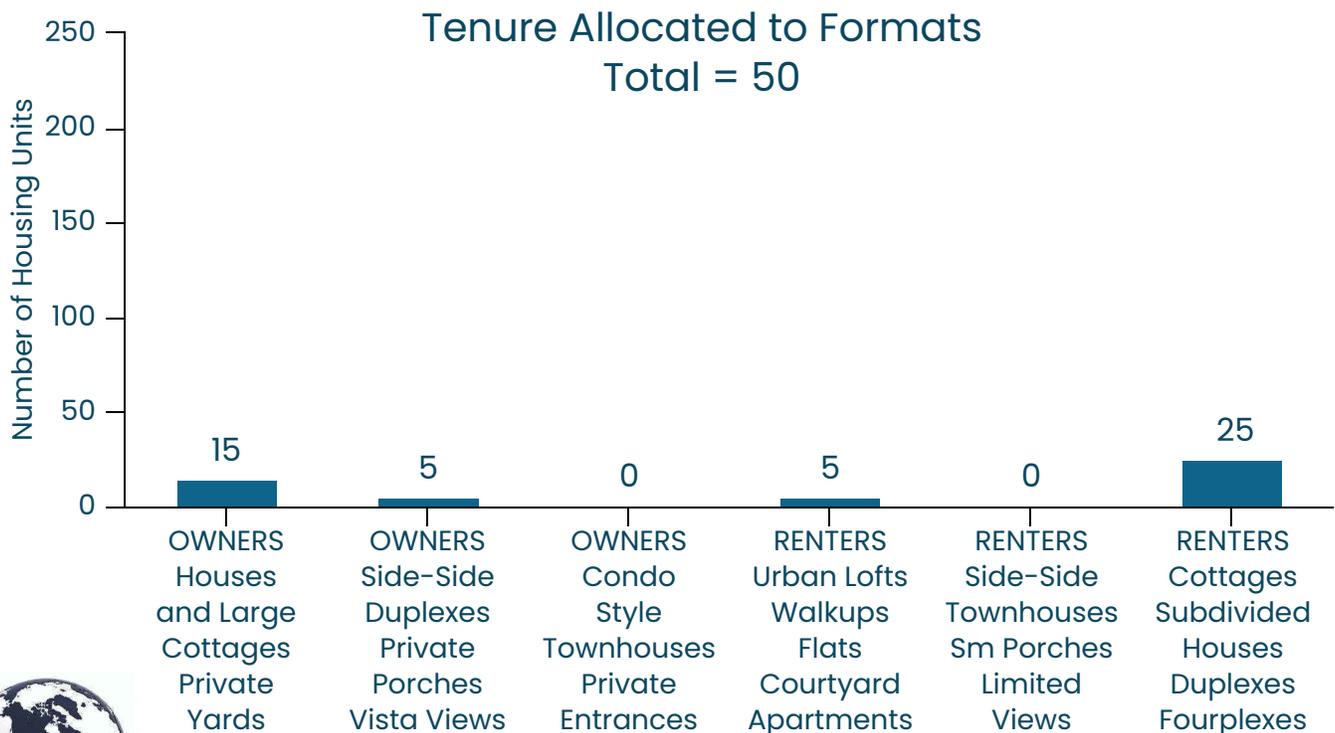
# Section 1-C

# Conservative Scenario | Baraga Township

## Capture with New Builds | Year 2025



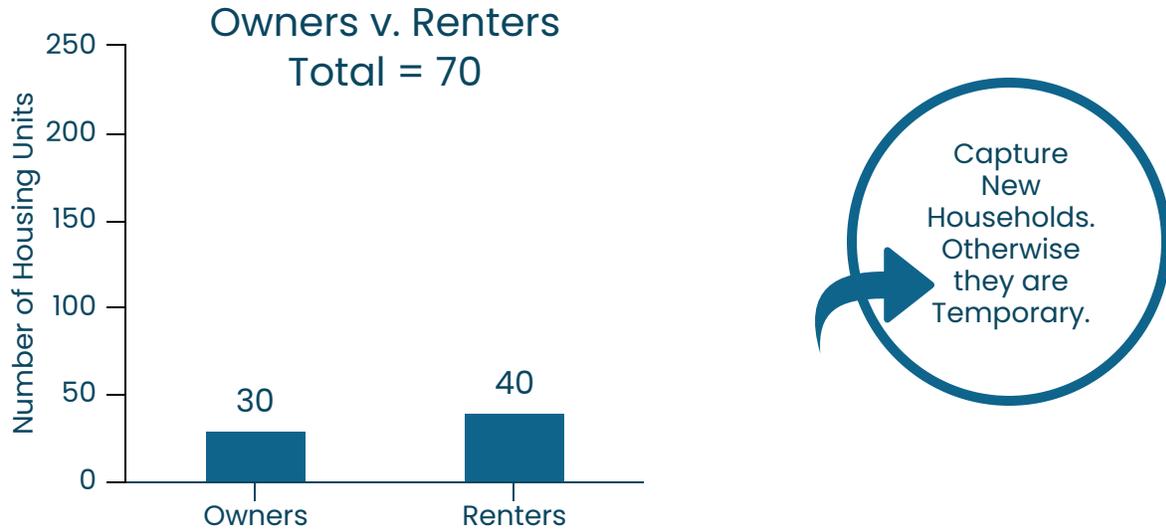
Both charts on this page represent a conservative market potential based on actual in-migration by new households only, and excluding internal movership by existing households. There is a need to CAPTURE these new households that are moving into Baraga Township by building new housing units every year. All figures are unadjusted for out-migration, current vacancies, and competitive developments that might be in the construction pipeline.



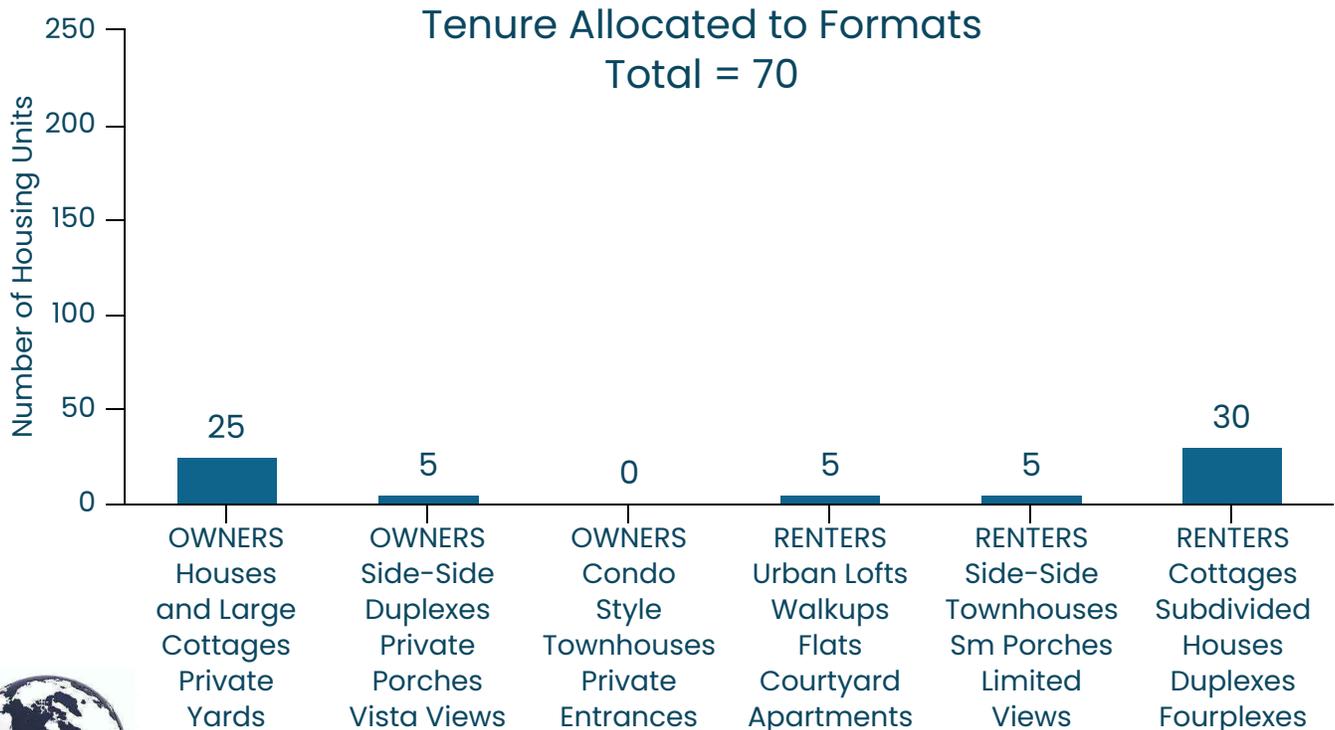
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | Baraga Township

## Capture with New Builds | Year 2025



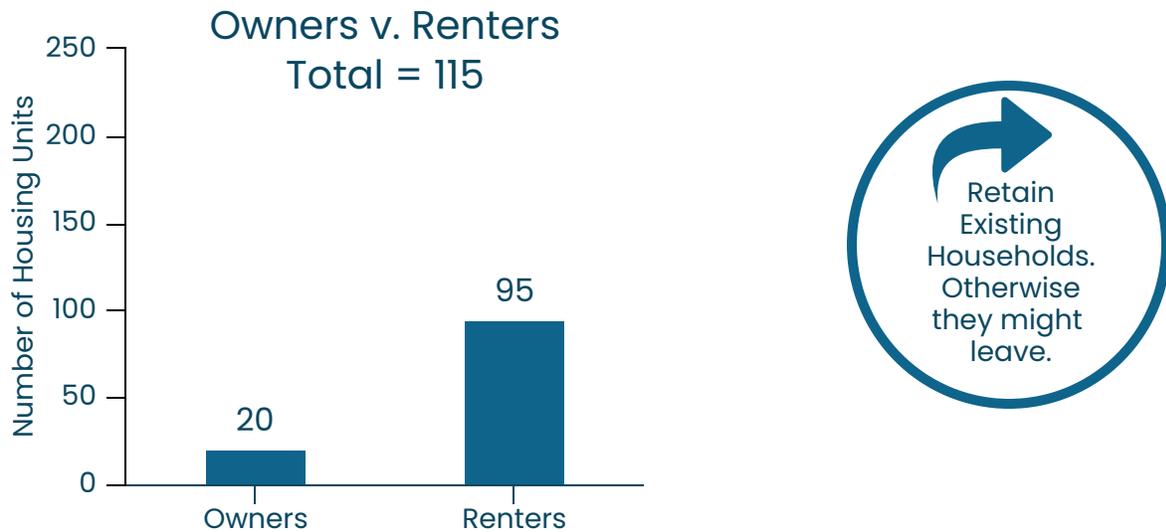
Both charts on this page represent an aggressive market potential based on accelerated in-migration by new households only, and excluding internal movership by existing households. There is a need to CAPTURE these new households that could move into Baraga Township by building new housing units every year. All figures are unadjusted for out-migration, current vacancies, and competitive developments in the construction pipeline.



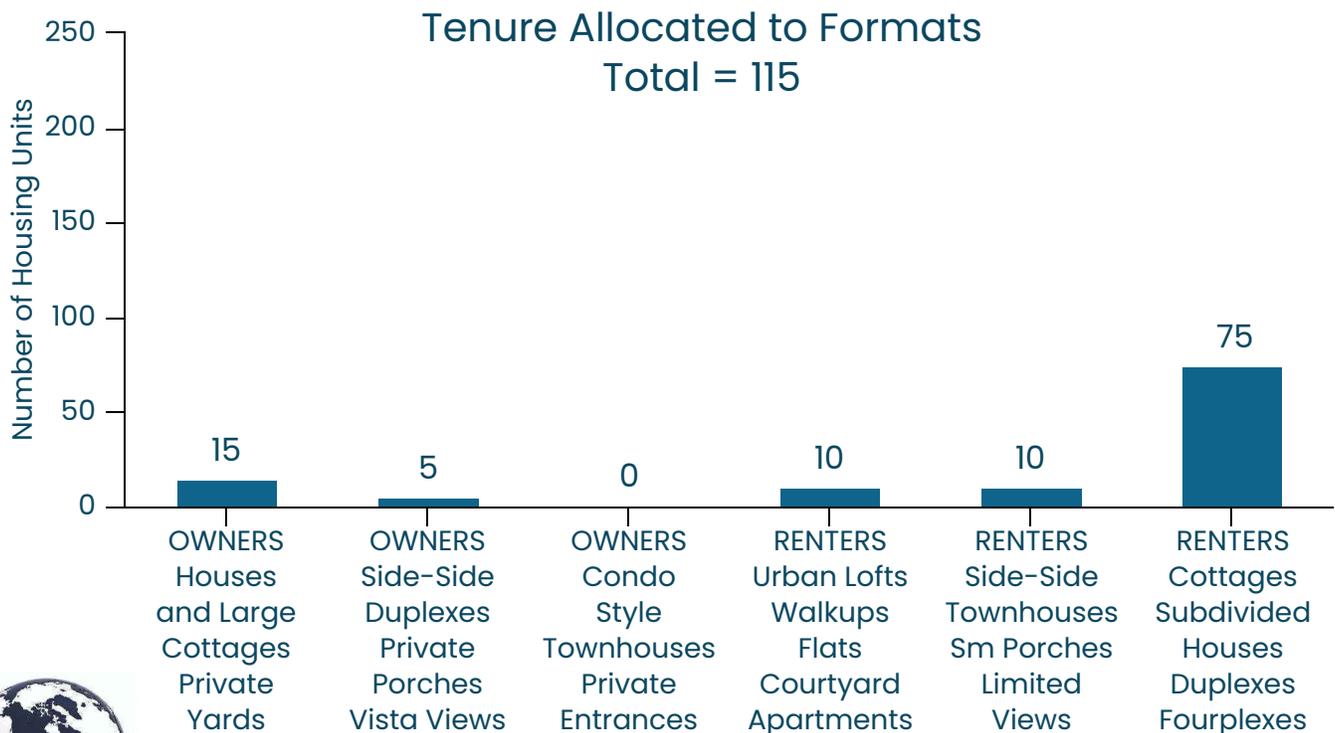
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.  
 Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Conservative Scenario | Baraga Township

## Retain with Rehabs | Year 2025



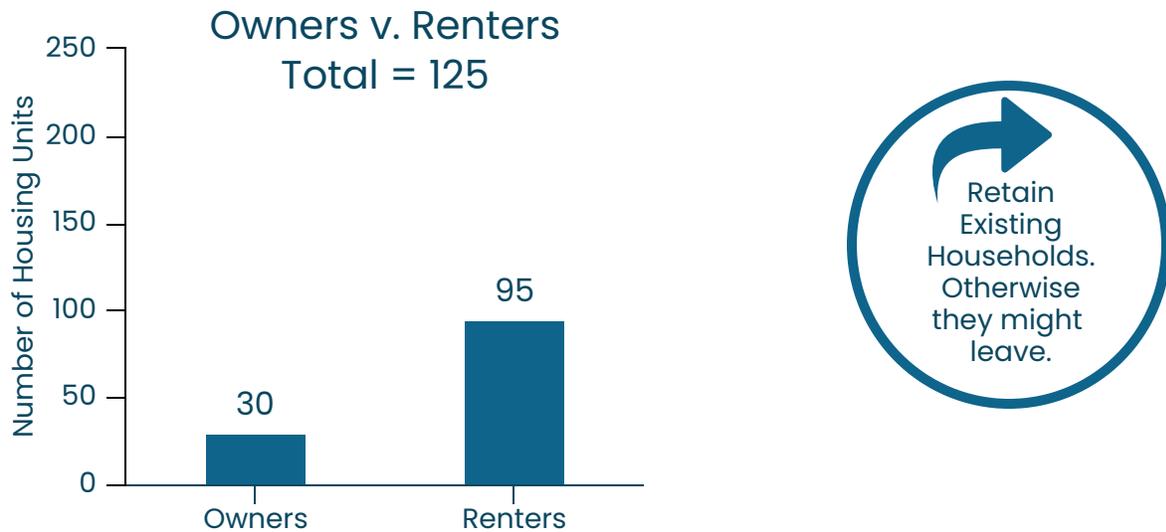
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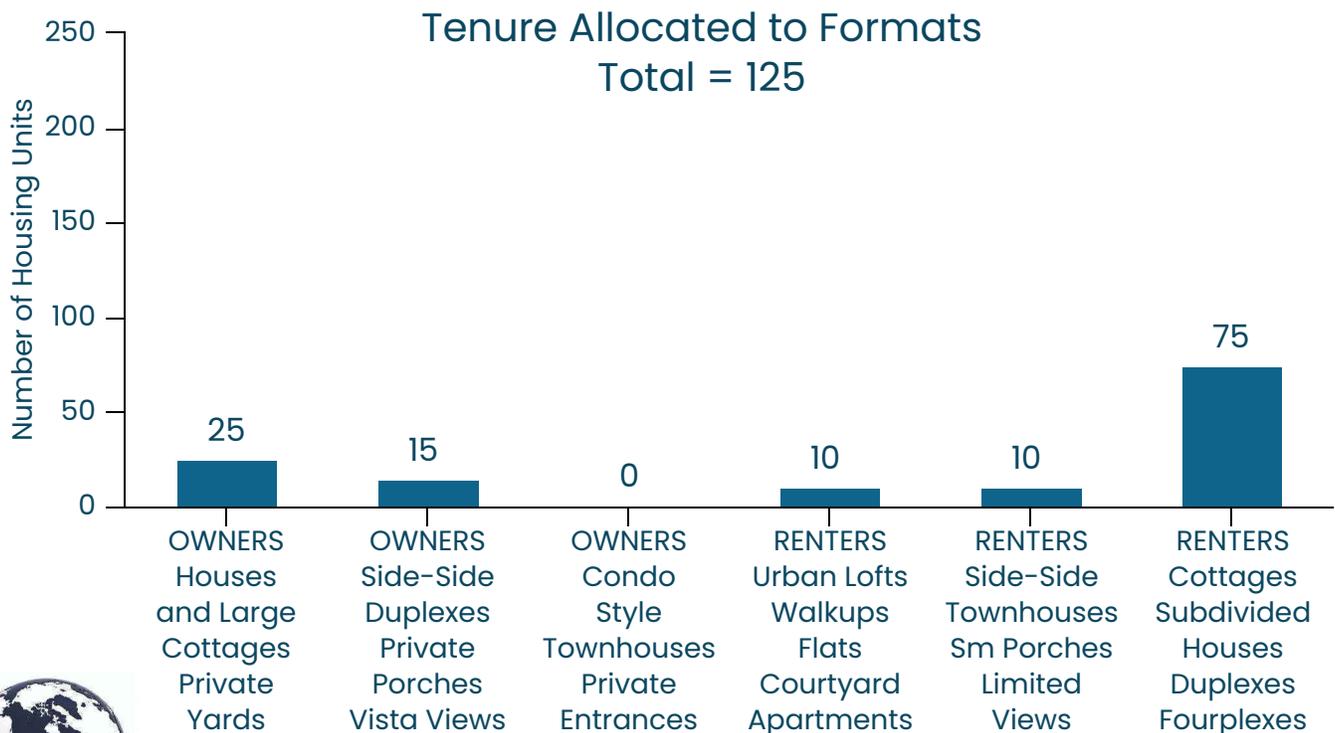
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | Baraga Township

## Retain with Rehabs | Year 2025

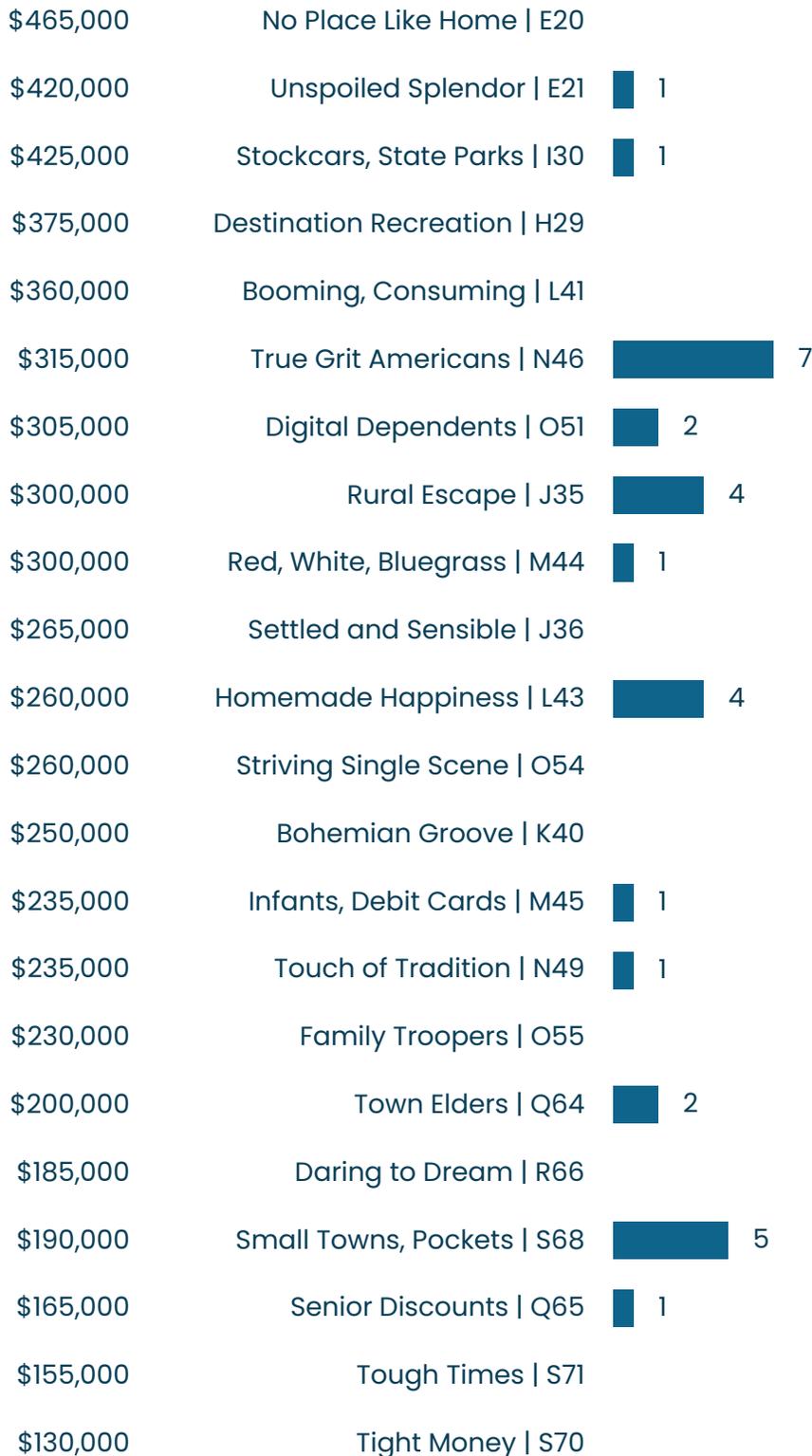


Both charts on this page represent an aggressive market potential based on accelerated internal movership among existing households, and excluding in-migration by new households. There is a need to RETAIN these existing households that could move within Baraga Township by rehabbing existing housing units every year. All figures are unadjusted for competitive developments that might be in the construction pipeline.



Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | Baraga Township Owner Capture with New Builds | Yr 2025

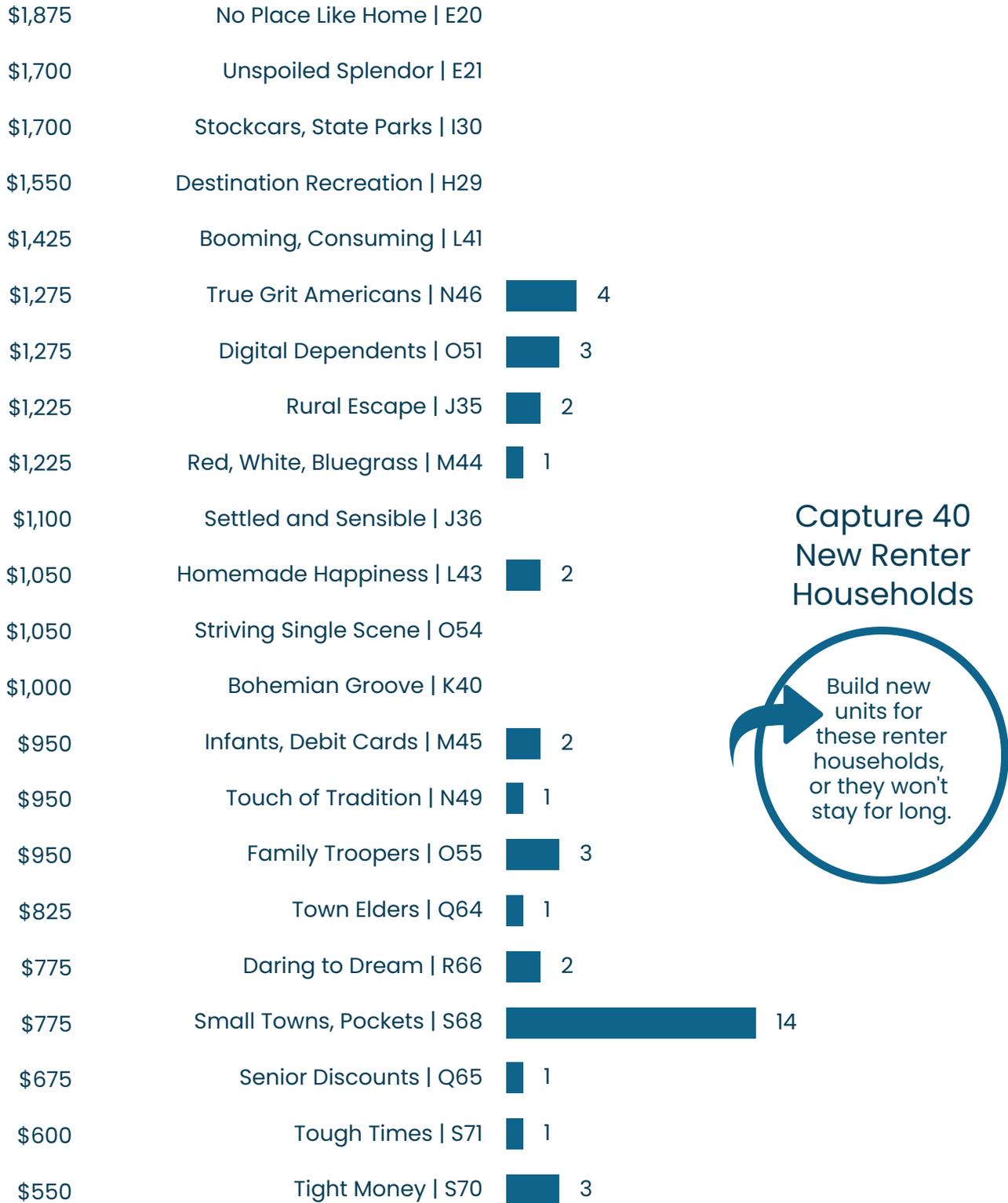


Capture 30  
 New Buyer  
 Households



Source: Results of a Residential Target Market Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2025.

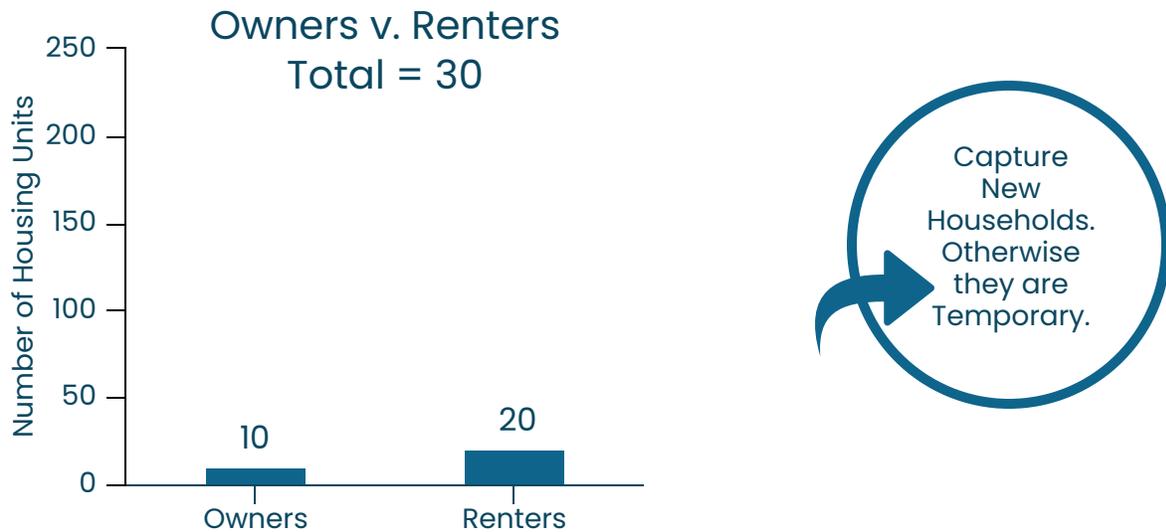
# Aggressive Scenario | Baraga Township Renter Capture with New Builds | Yr 2025



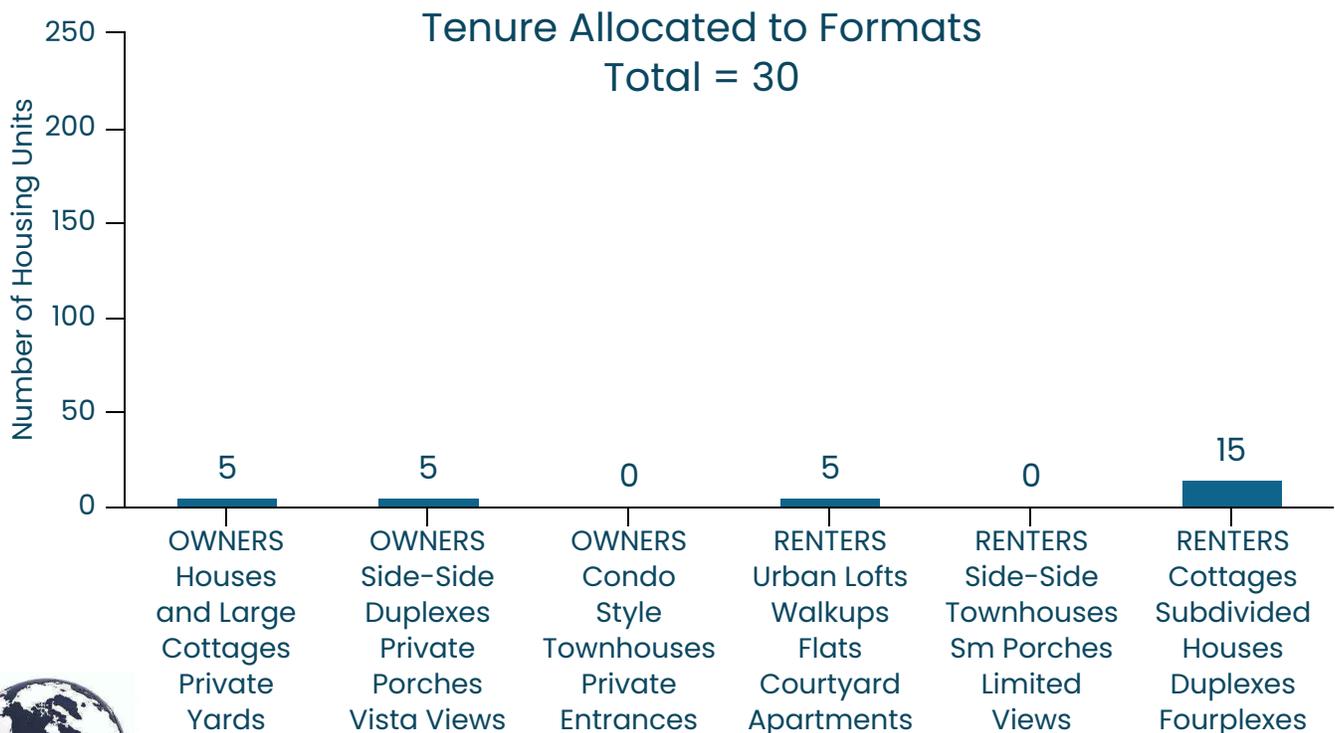
Source: Results of a Residential Target Market Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2025.

# Section 1-D

# Conservative Scenario | Baraga Village Capture with New Builds | Year 2025

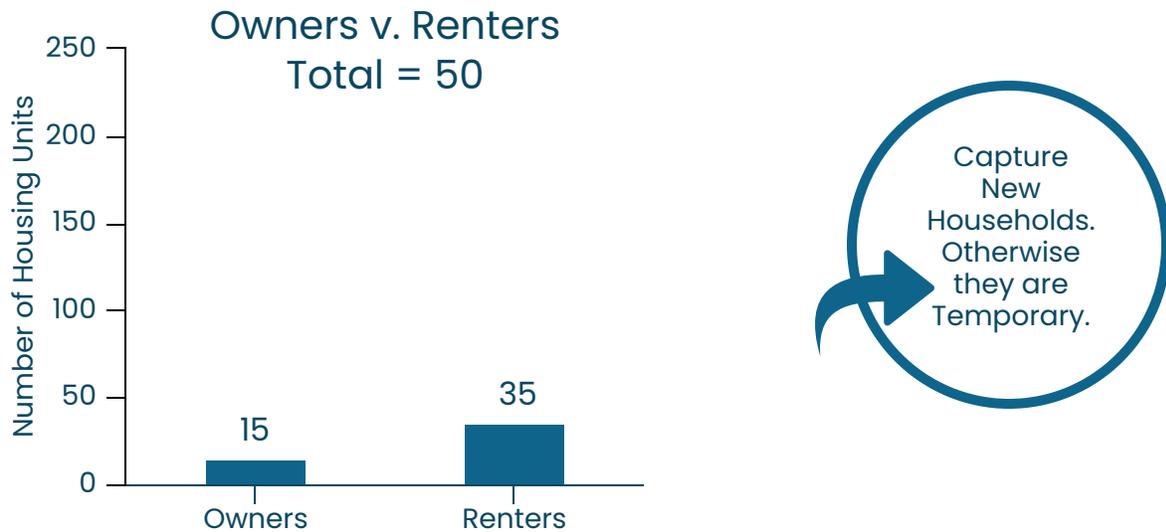


Both charts on this page represent a conservative market potential based on actual in-migration by new households only, and excluding internal movership by existing households. There is a need to CAPTURE these new households that are moving into Baraga Village by building new housing units every year. All figures are unadjusted for out-migration, current vacancies, and competitive developments that might be in the construction pipeline.

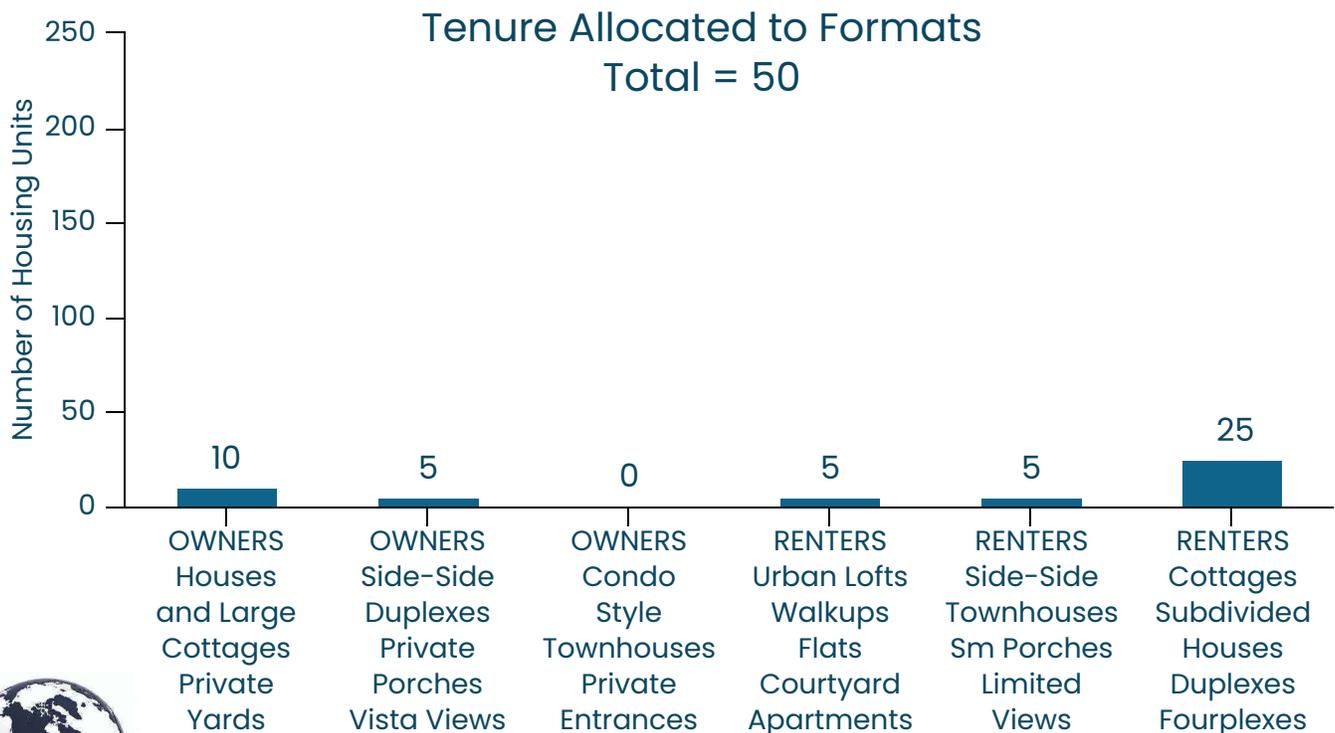


Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | Baraga Village Capture with New Builds | Year 2025



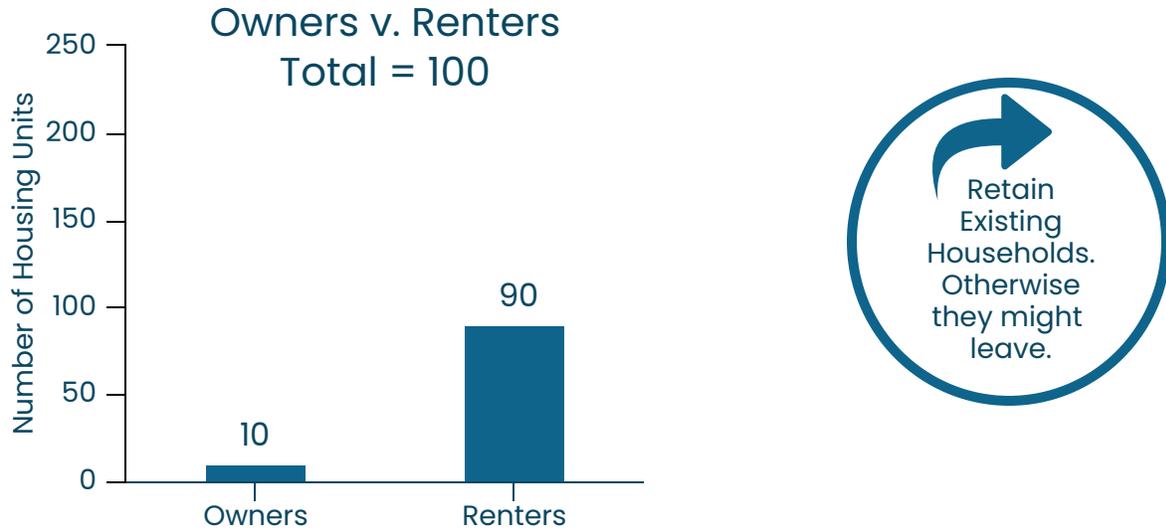
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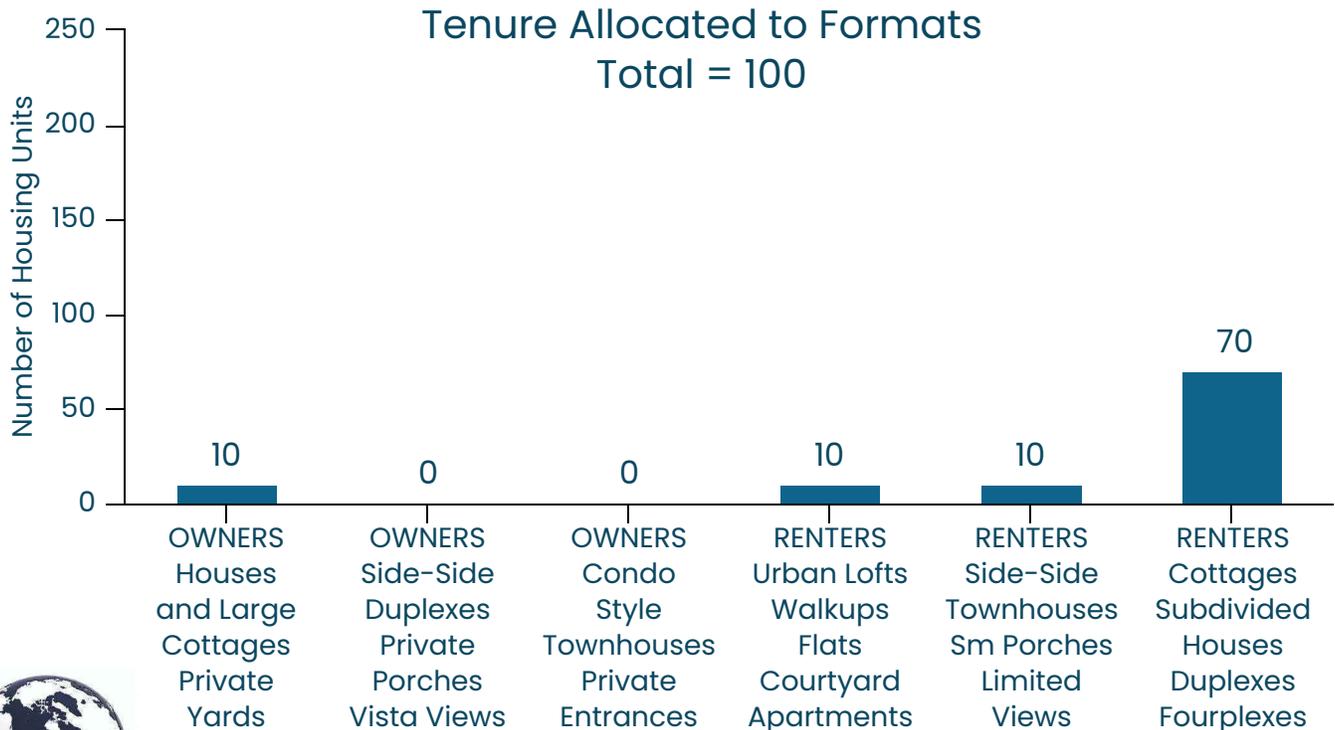
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.  
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Conservative Scenario | Baraga Village

## Retain with Rehabs | Year 2025



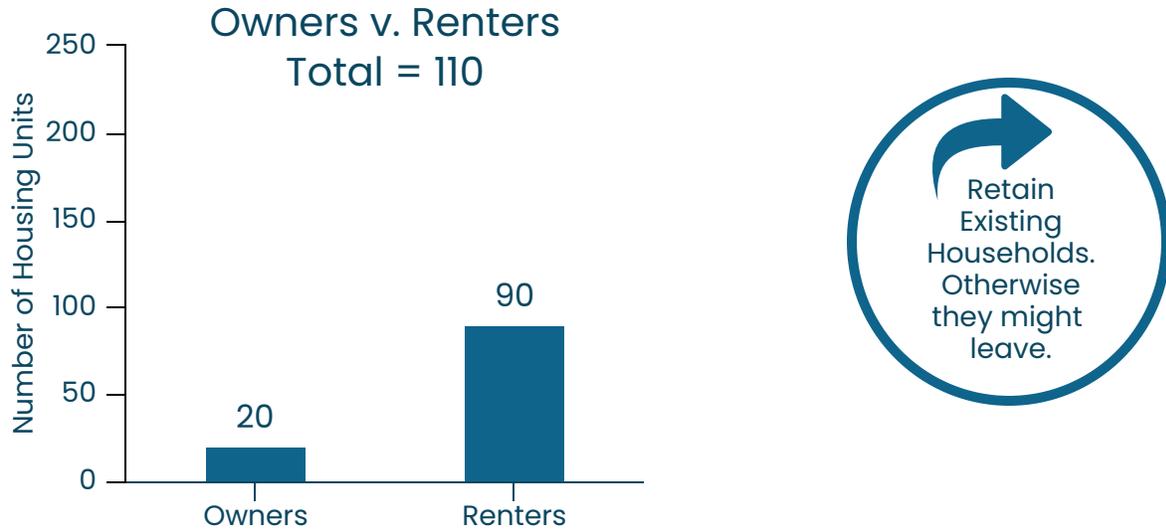
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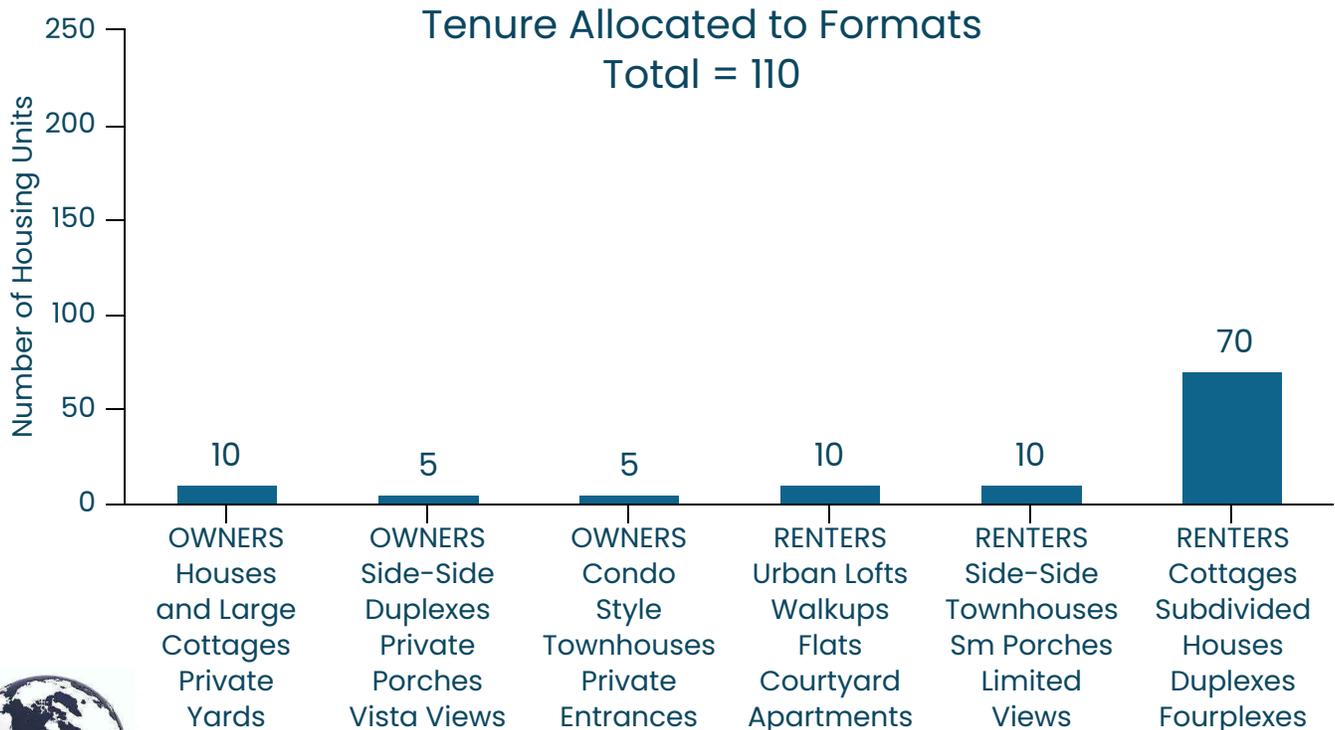
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | Baraga Village

## Retain with Rehabs | Year 2025

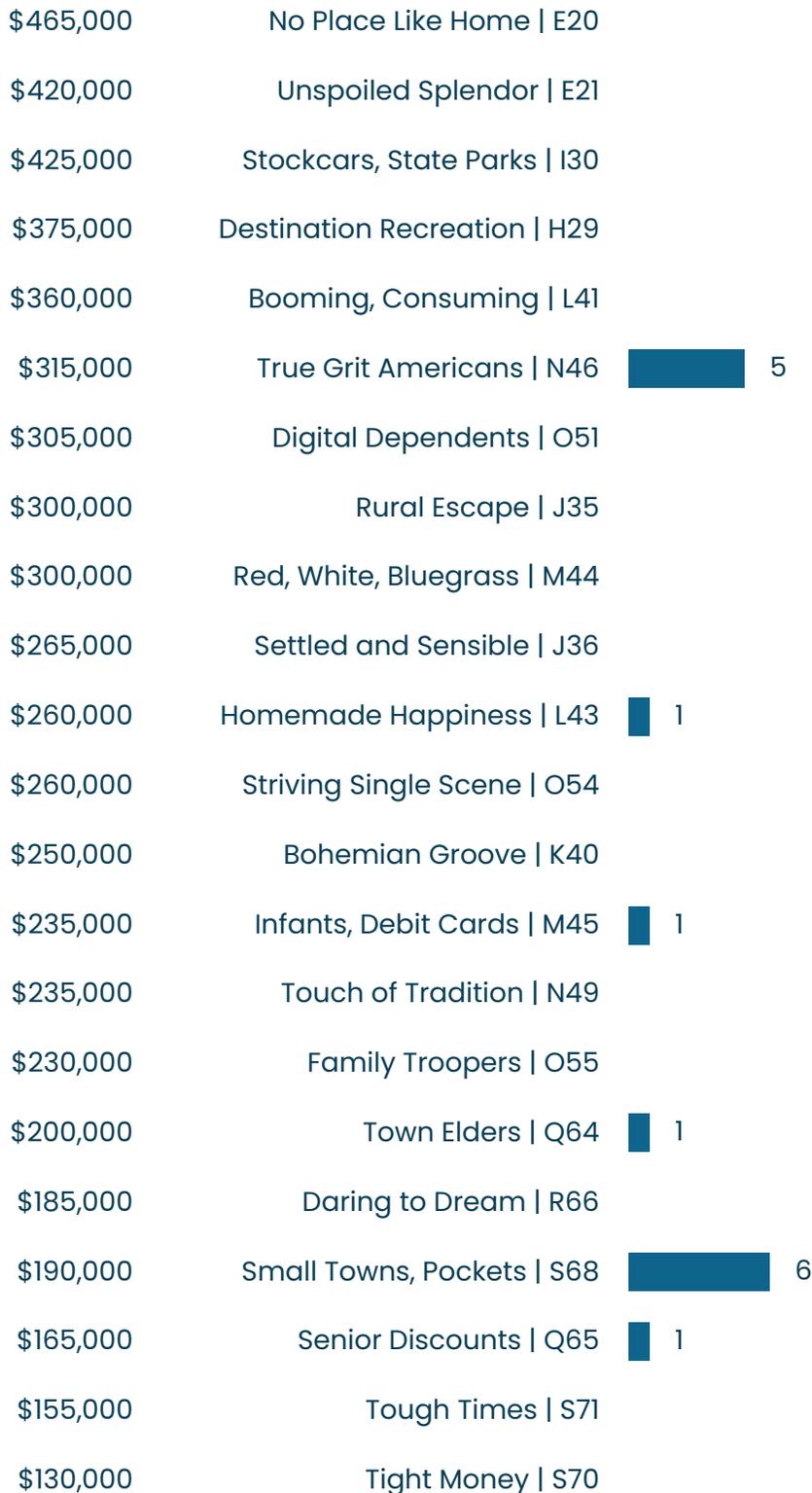


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Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

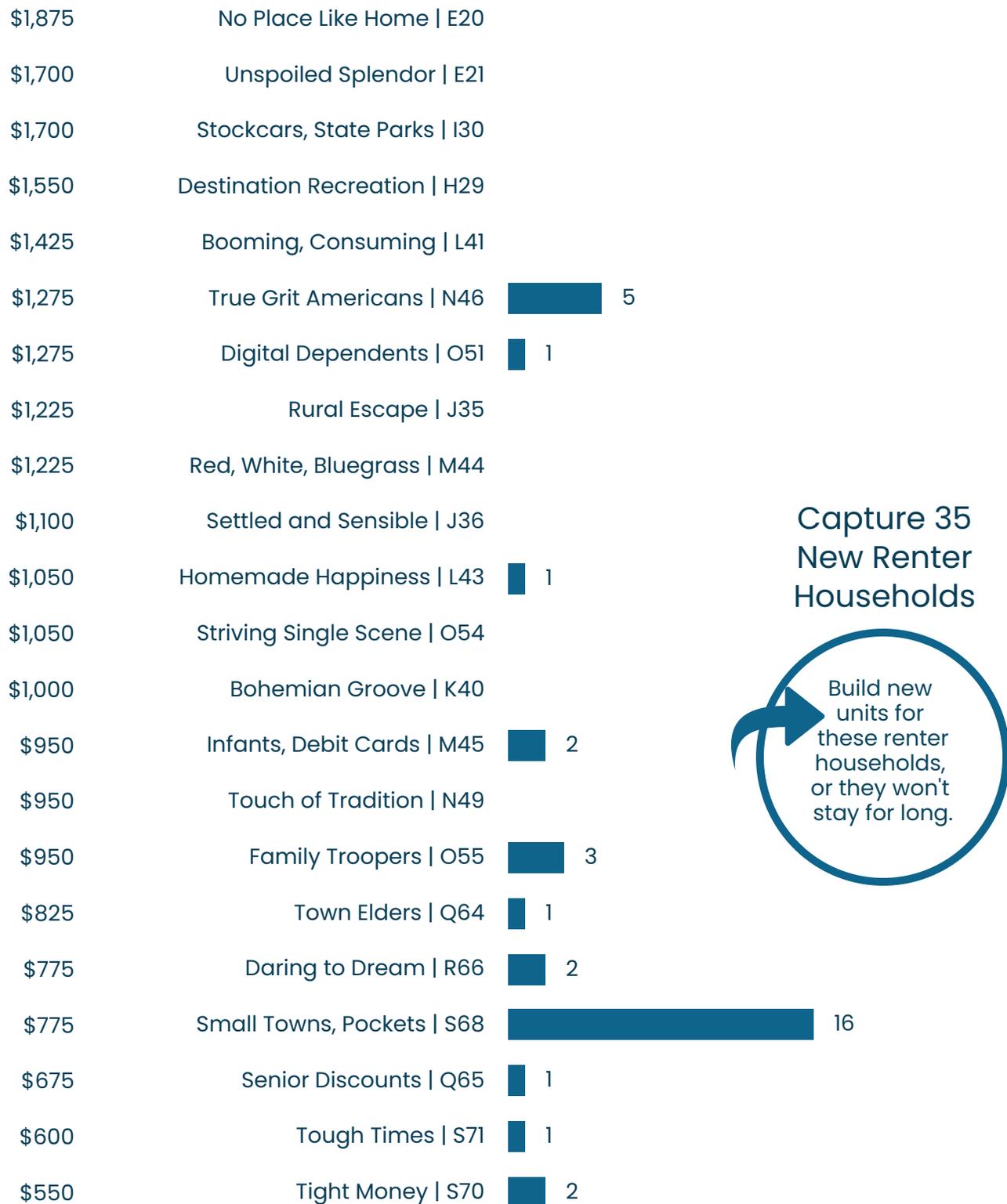
# Aggressive Scenario | Baraga Village Owner Capture with New Builds | Yr 2025



Capture 15  
 New Buyer  
 Households



# Aggressive Scenario | Baraga Village Renter Capture with New Builds | Yr 2025

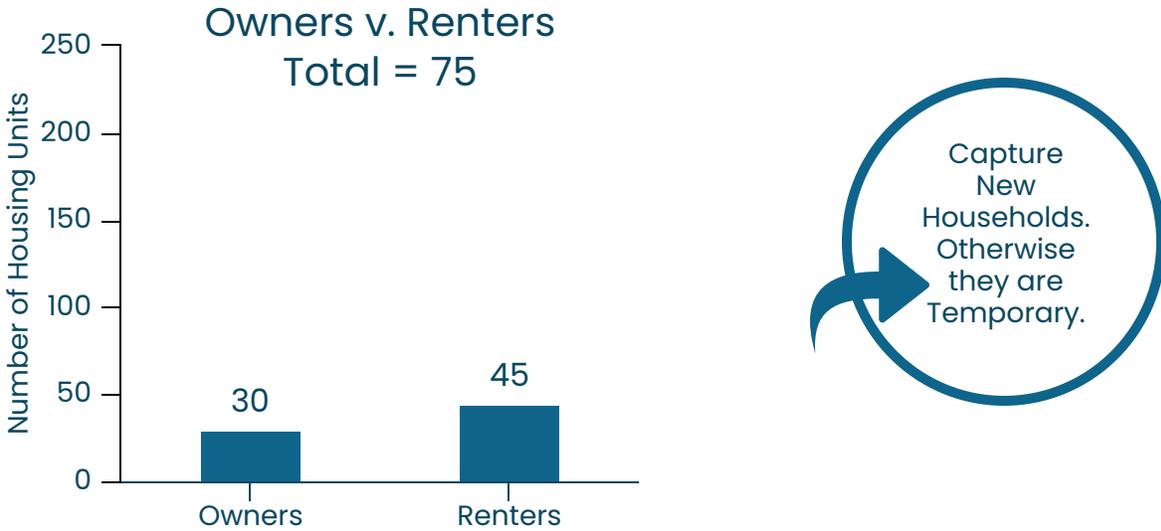


Source: Results of a Residential Target Market Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2025.

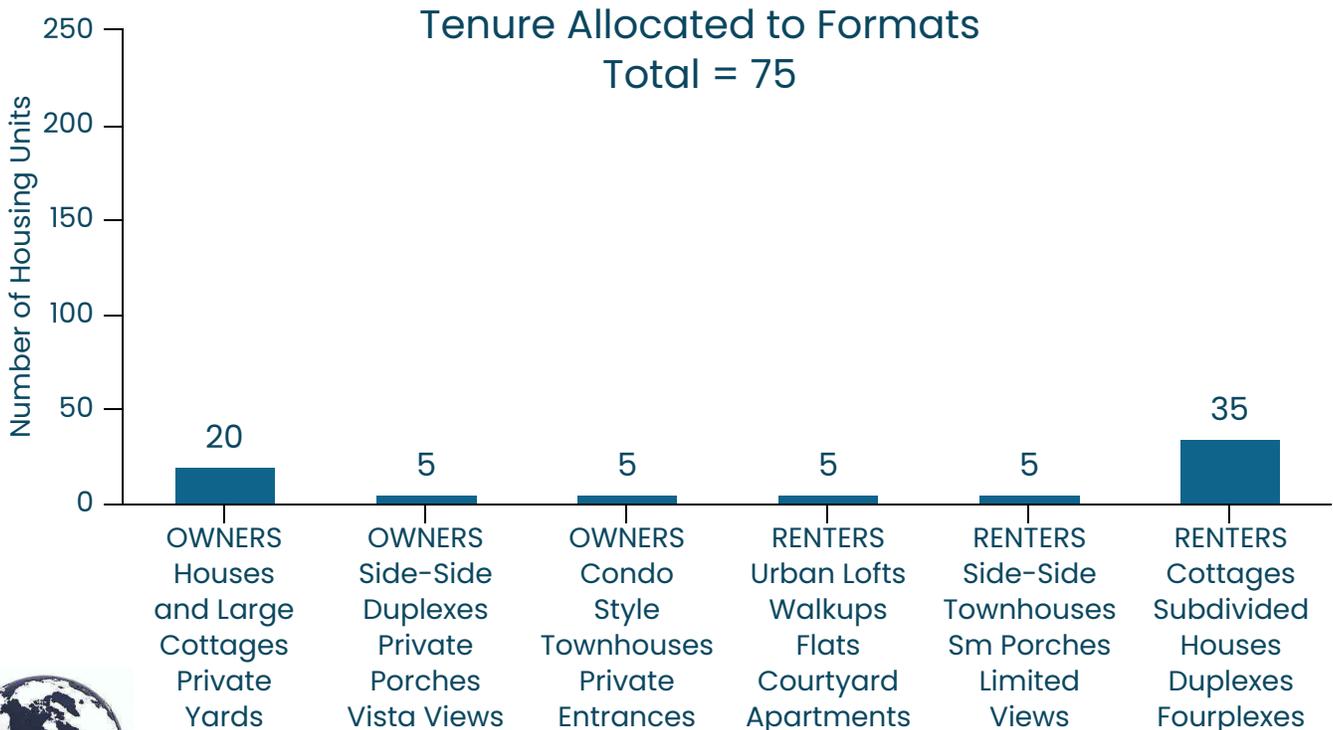
# Section 1-E

# Conservative Scenario | L'Anse Township

## Capture with New Builds | Year 2025

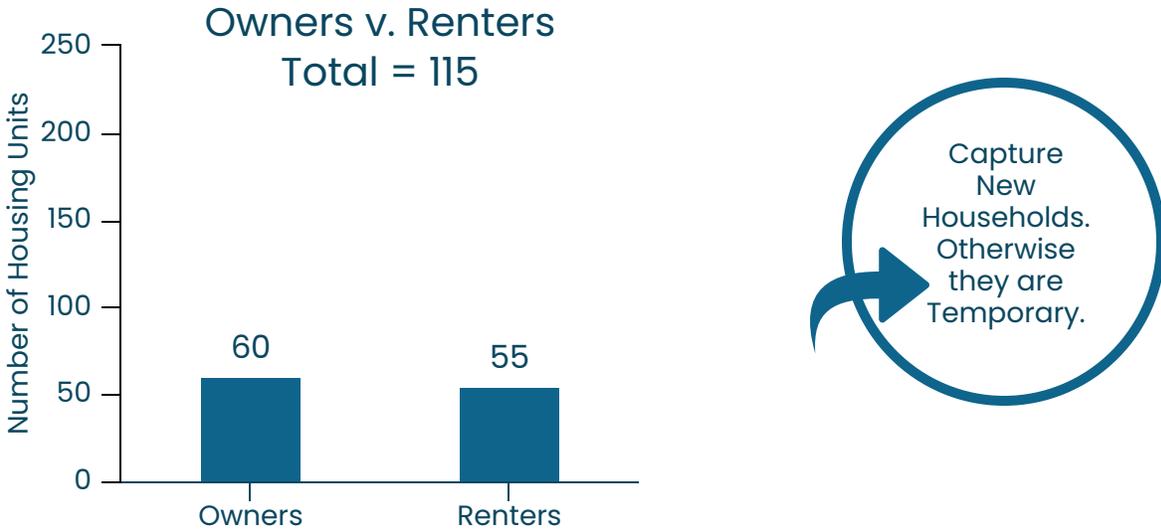


Both charts on this page represent a conservative market potential based on actual in-migration by new households only, and excluding internal movership by existing households. There is a need to CAPTURE these new households that are moving into L'Anse Township by building new housing units every year. All figures are unadjusted for out-migration, current vacancies, and competitive developments that might be in the construction pipeline.

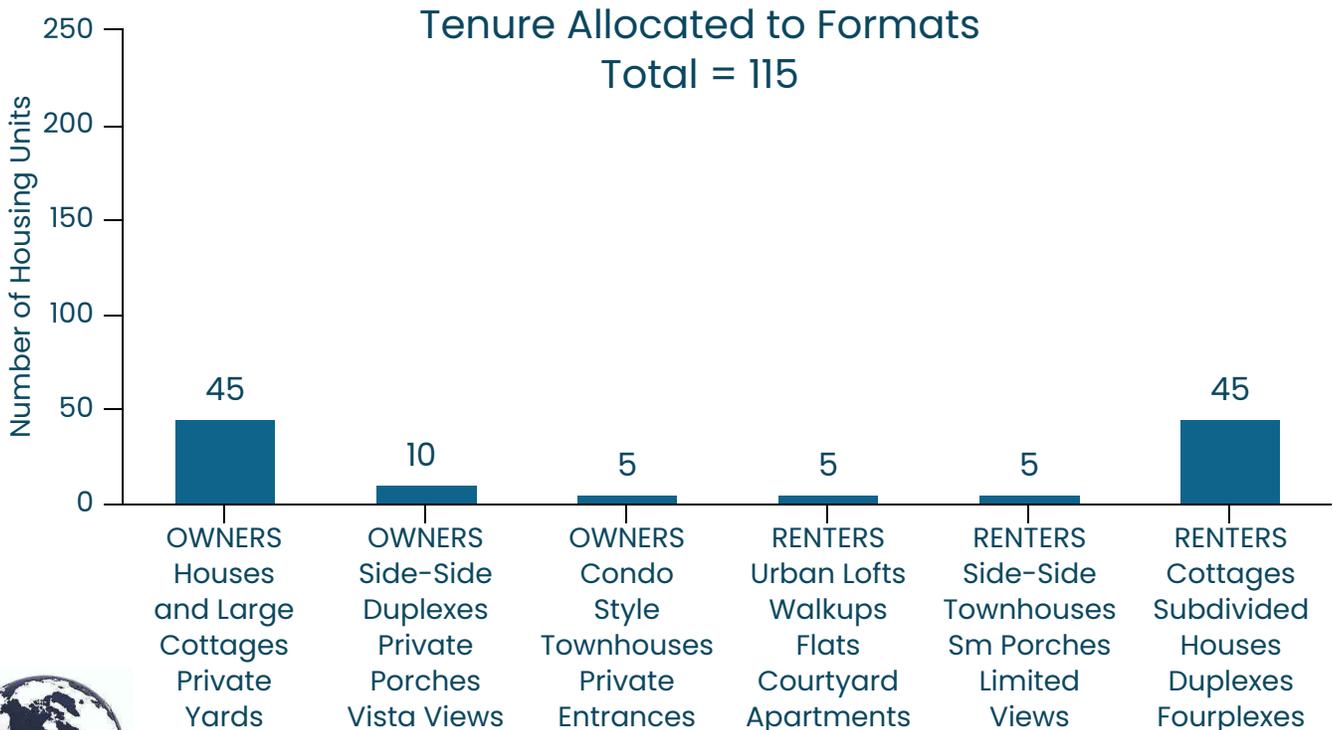


Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | L'Anse Township Capture with New Builds | Year 2025



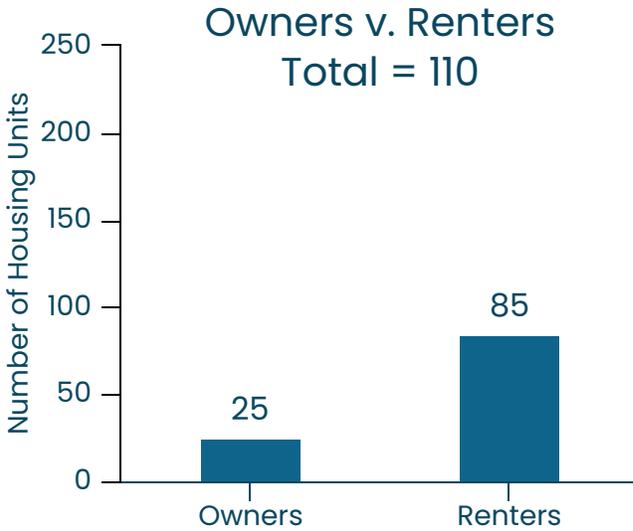
Both charts on this page represent an aggressive market potential based on accelerated in-migration by new households only, and excluding internal movership by existing households. There is a need to CAPTURE these new households that could move into L'Anse Township by building new housing units every year. All figures are unadjusted for out-migration, current vacancies, and competitive developments in the construction pipeline.



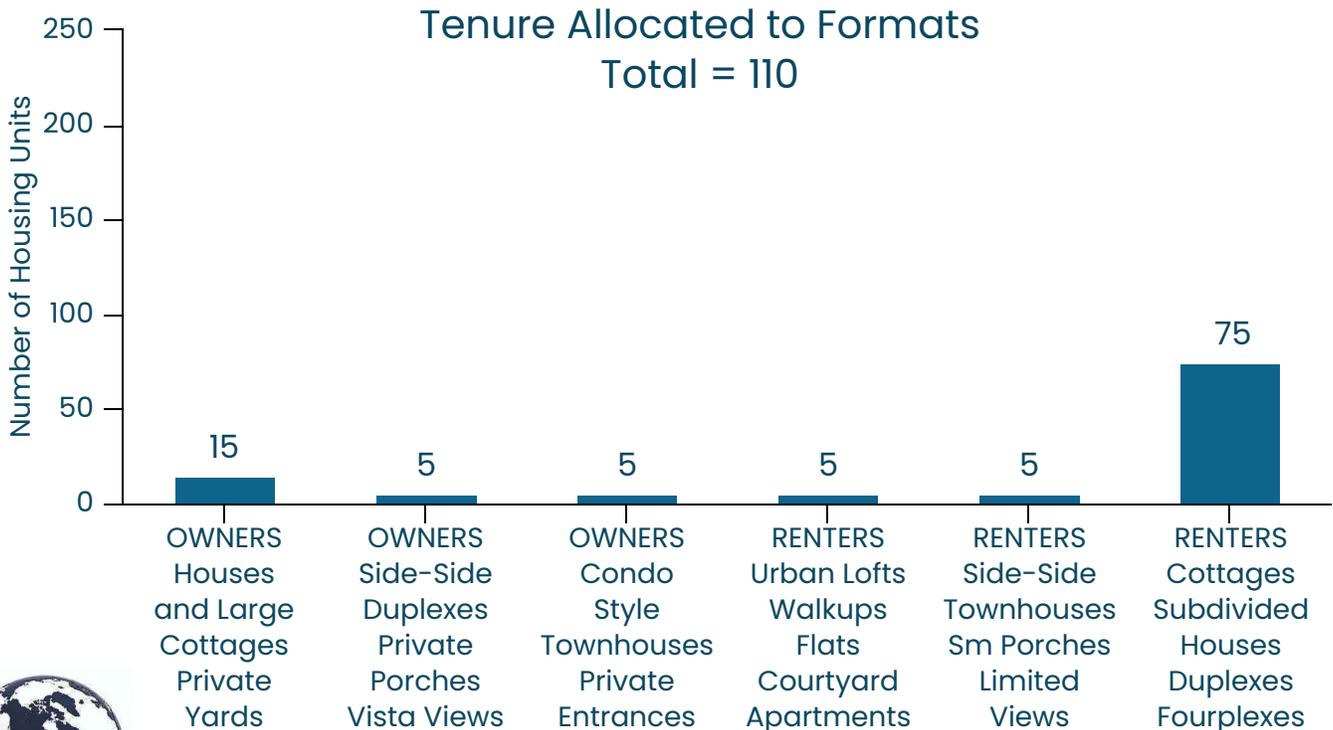
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.  
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Conservative Scenario | L'Anse Township

## Retain with Rehabs | Year 2025



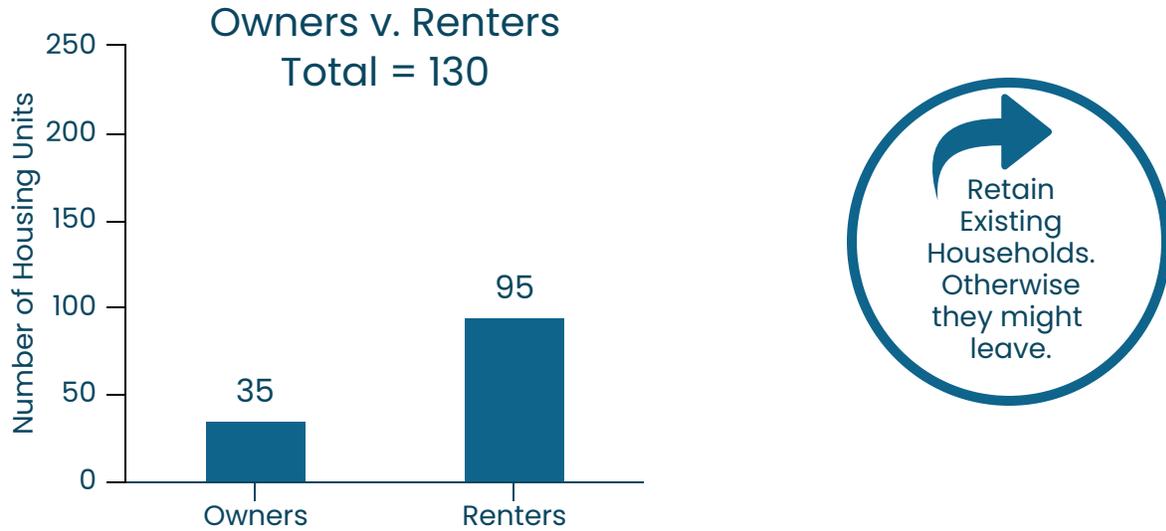
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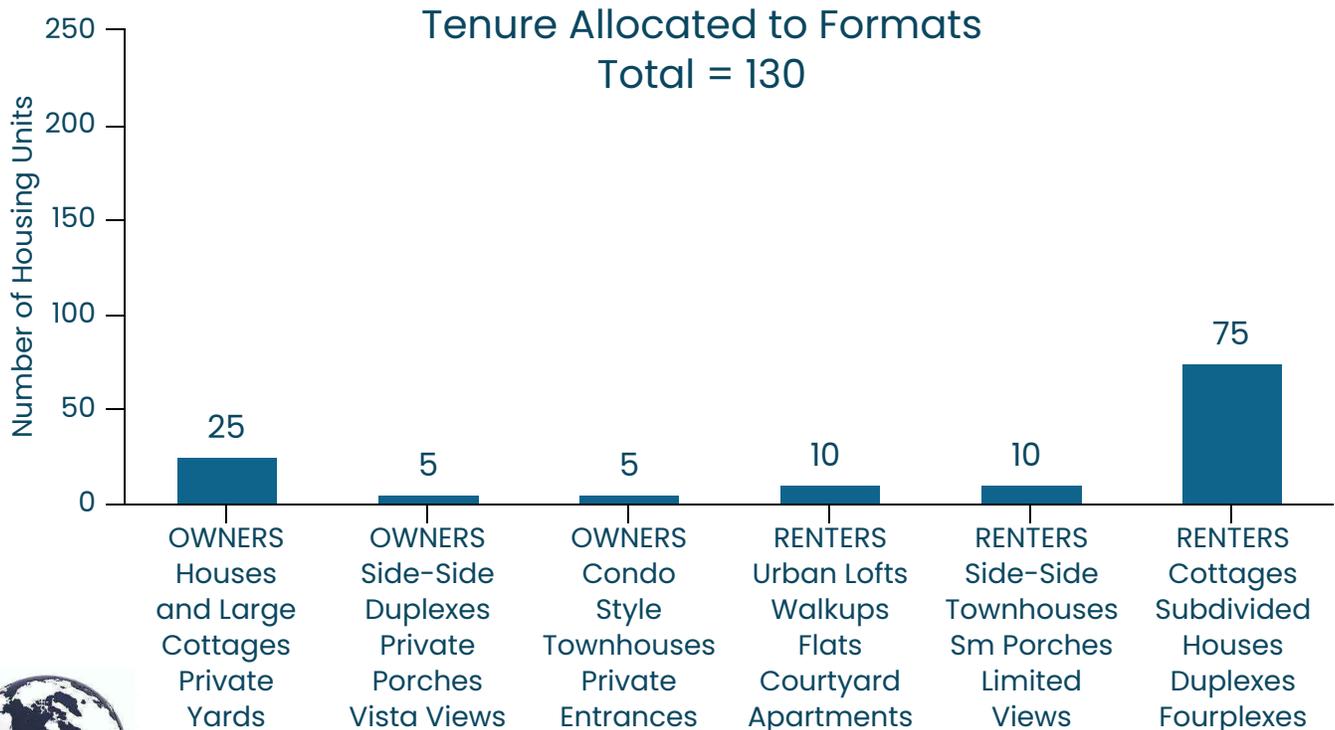
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | L'Anse Township

## Retain with Rehabs | Year 2025



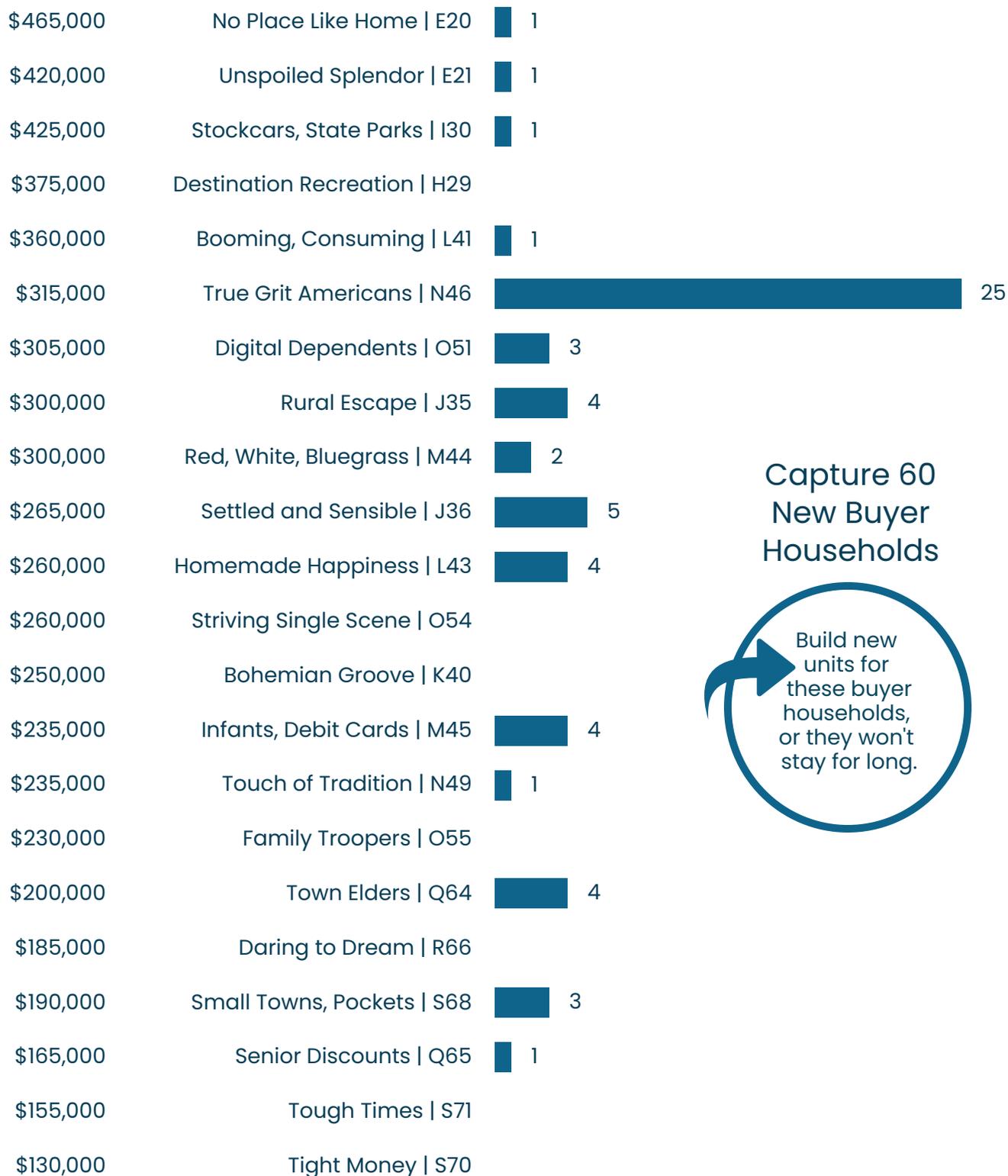
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Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | L'Anse Township

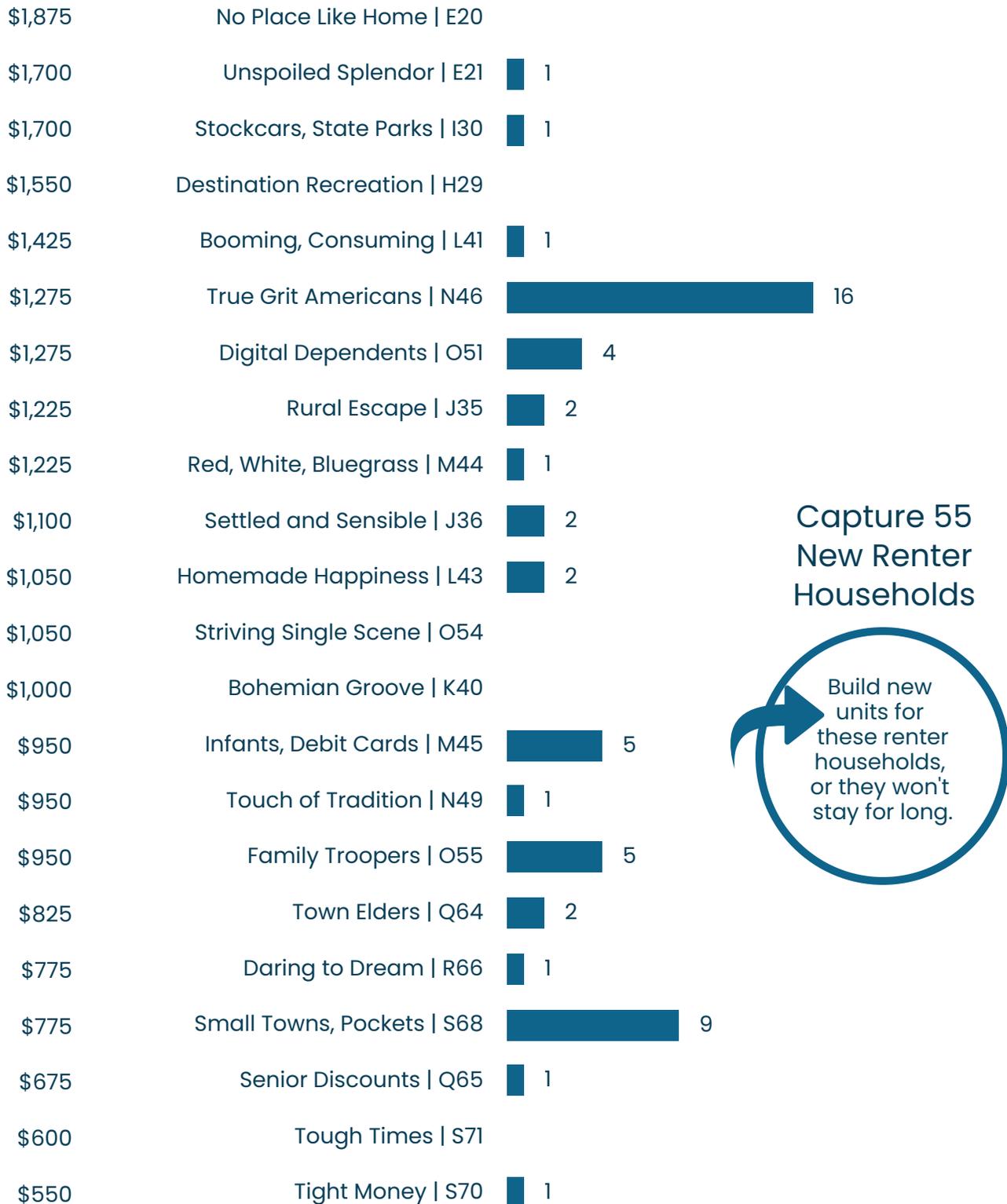
## Owner Capture with New Builds | Yr 2025



Source: Results of a Residential Target Market Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2025.

# Aggressive Scenario | L'Anse Township

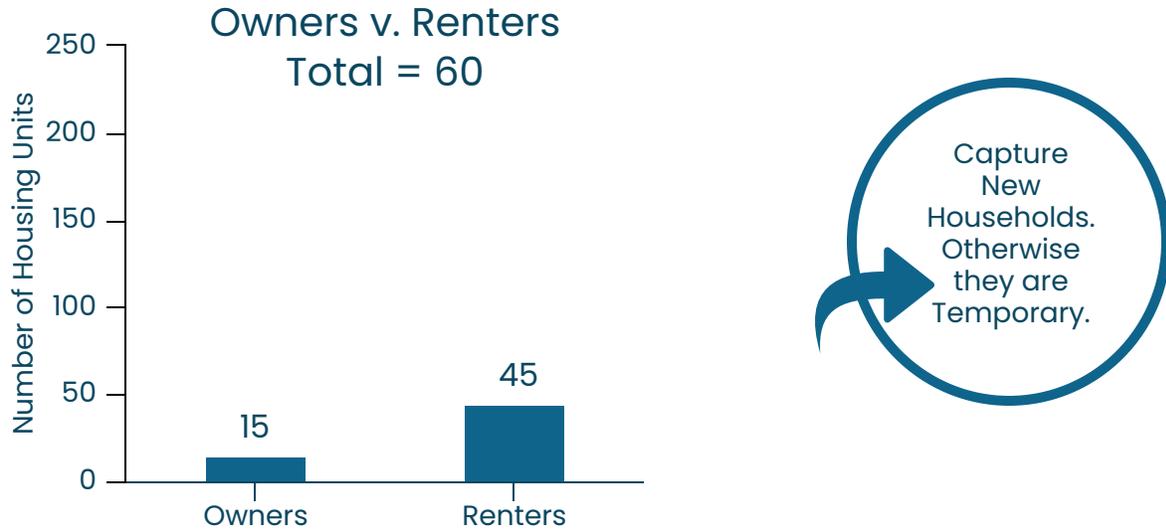
## Renter Capture with New Builds | Yr 2025



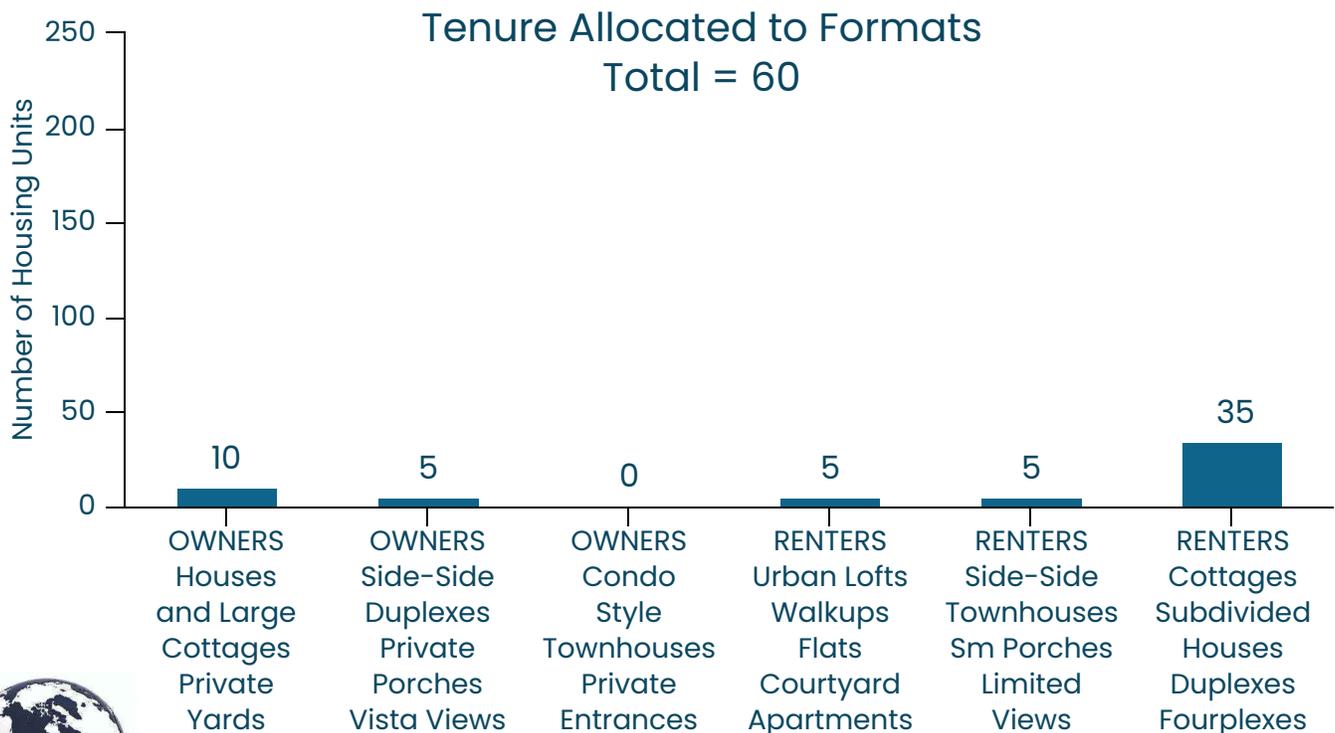
Source: Results of a Residential Target Market Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2025.

# Section 1-F

# Conservative Scenario | L'Anse Village Capture with New Builds | Year 2025

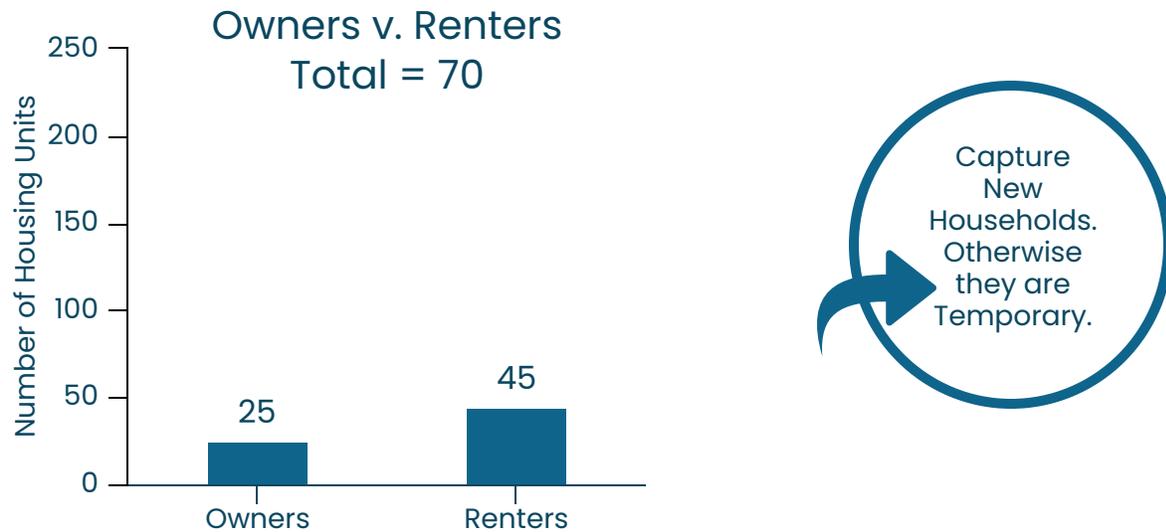


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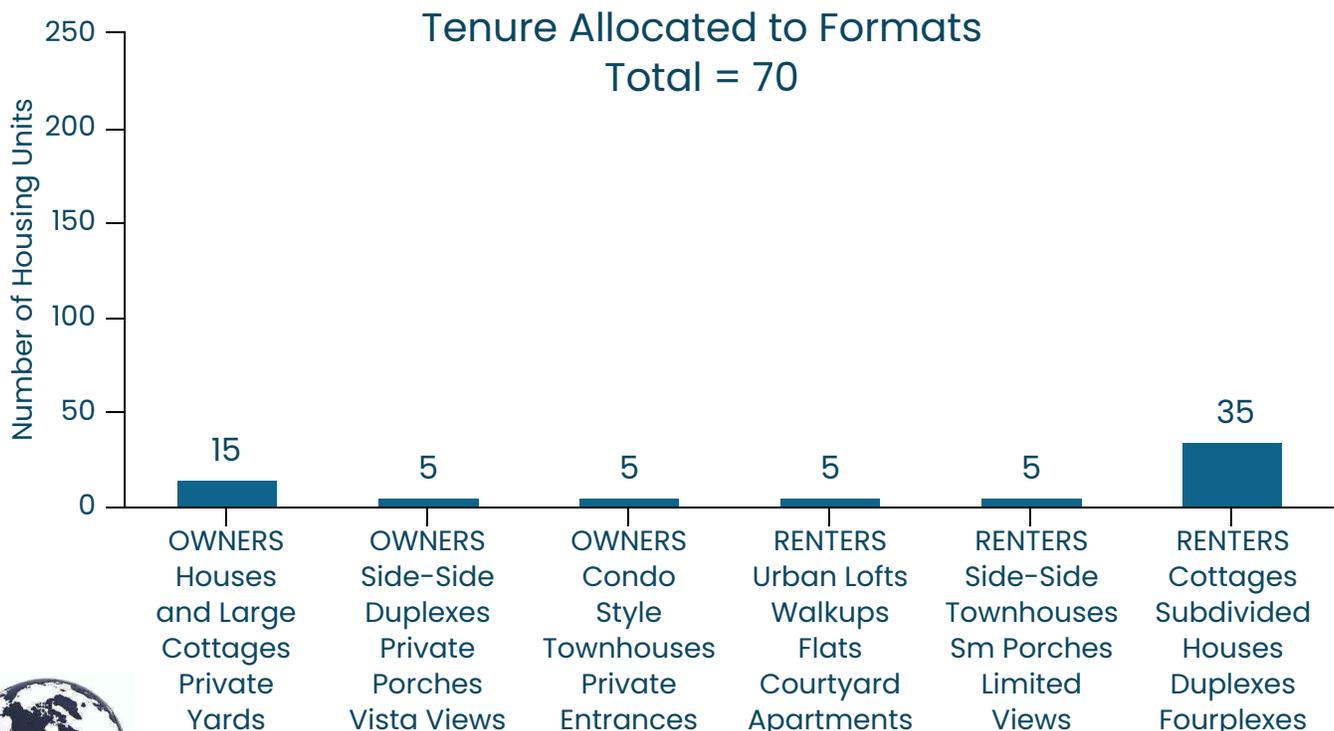


Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | L'Anse Village Capture with New Builds | Year 2025



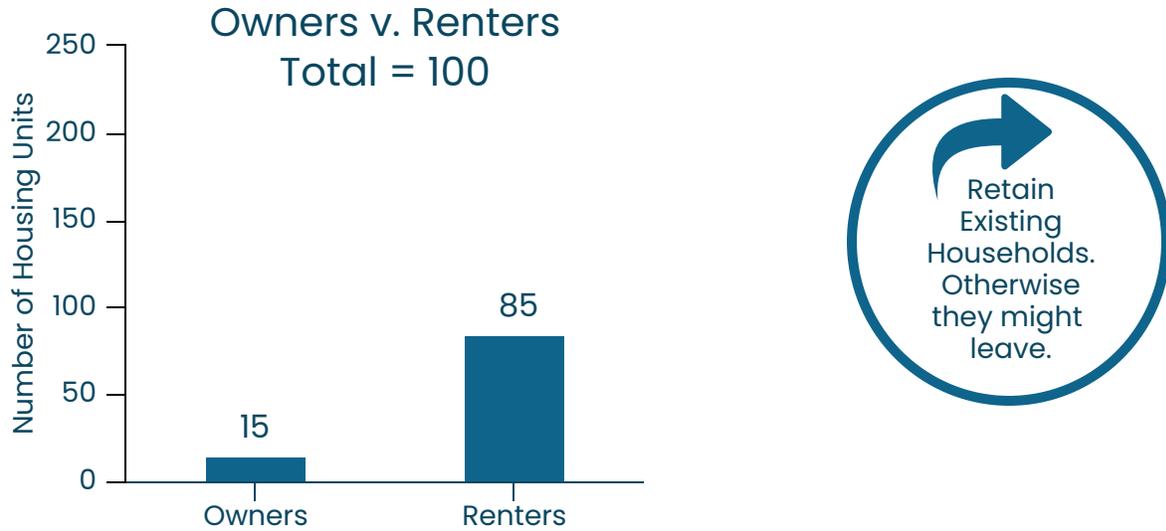
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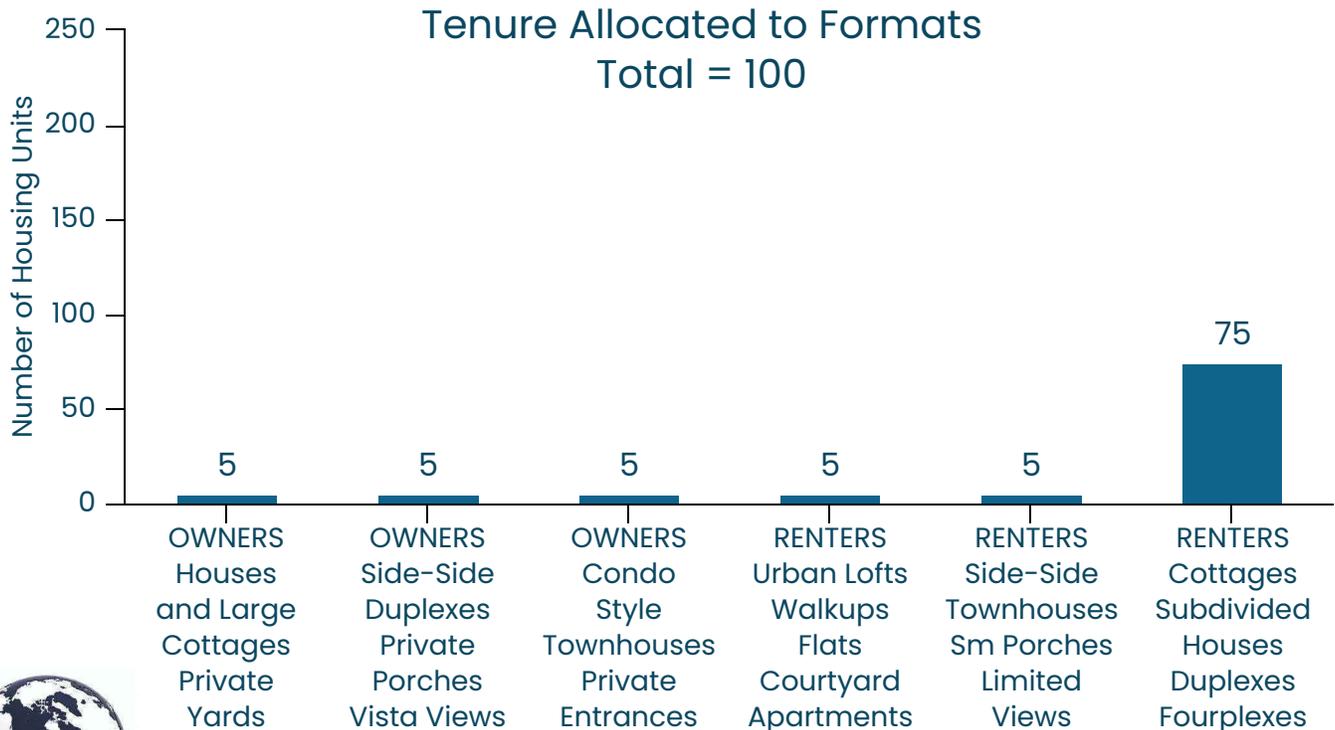
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.  
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Conservative Scenario | L'Anse Village

## Retain with Rehabs | Year 2025



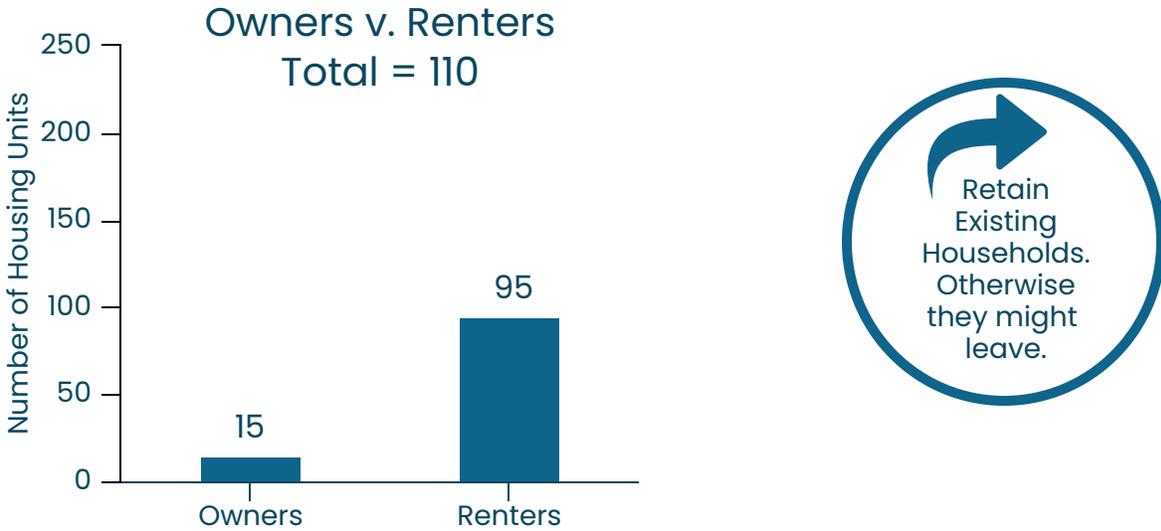
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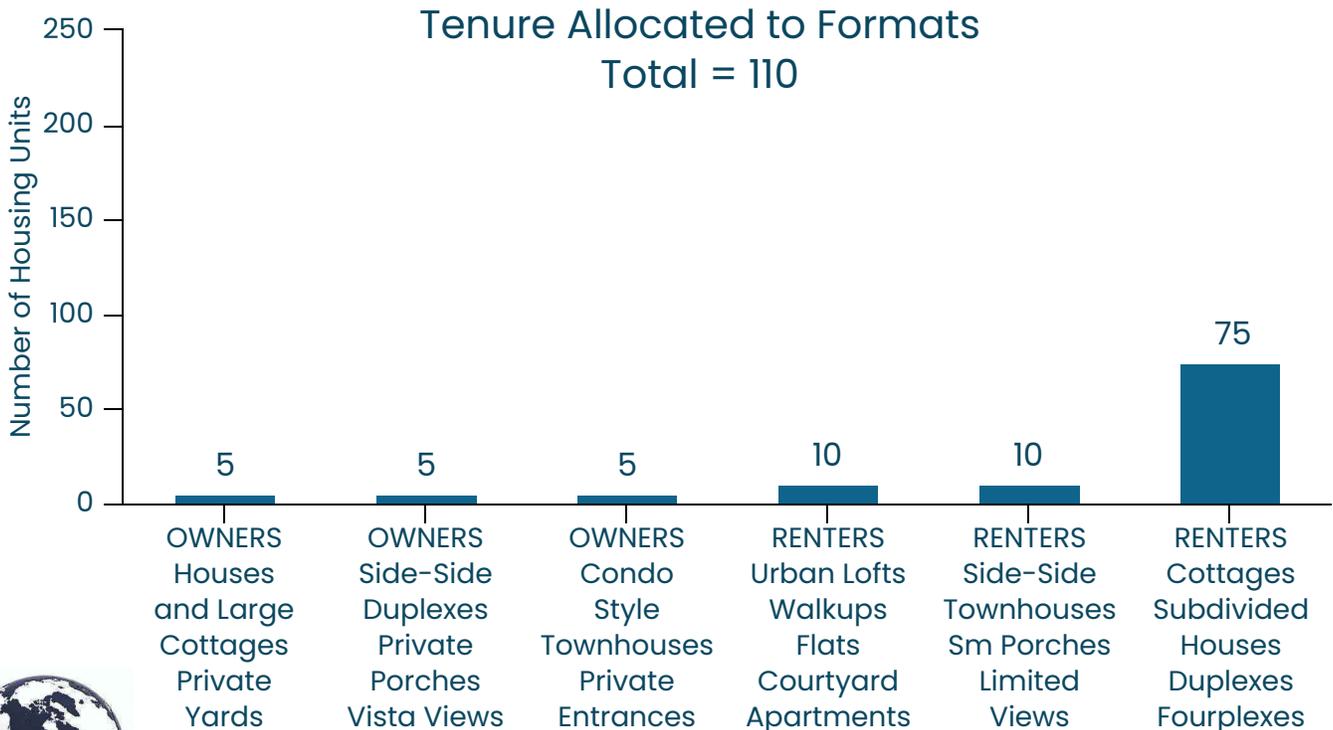
Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | L'Anse Village

## Retain with Rehabs | Year 2025



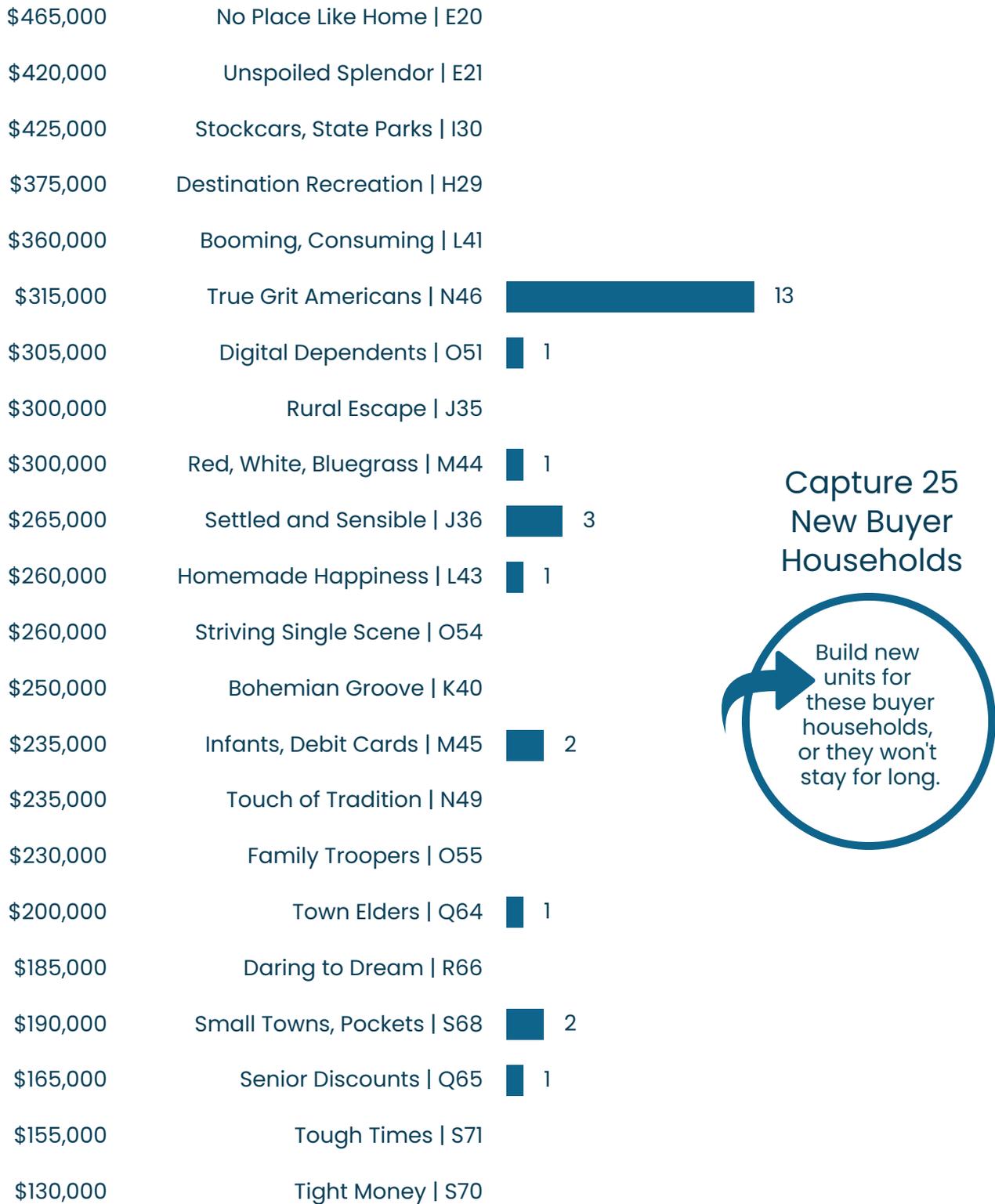
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Source: Target market analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.

# Aggressive Scenario | L'Anse Village

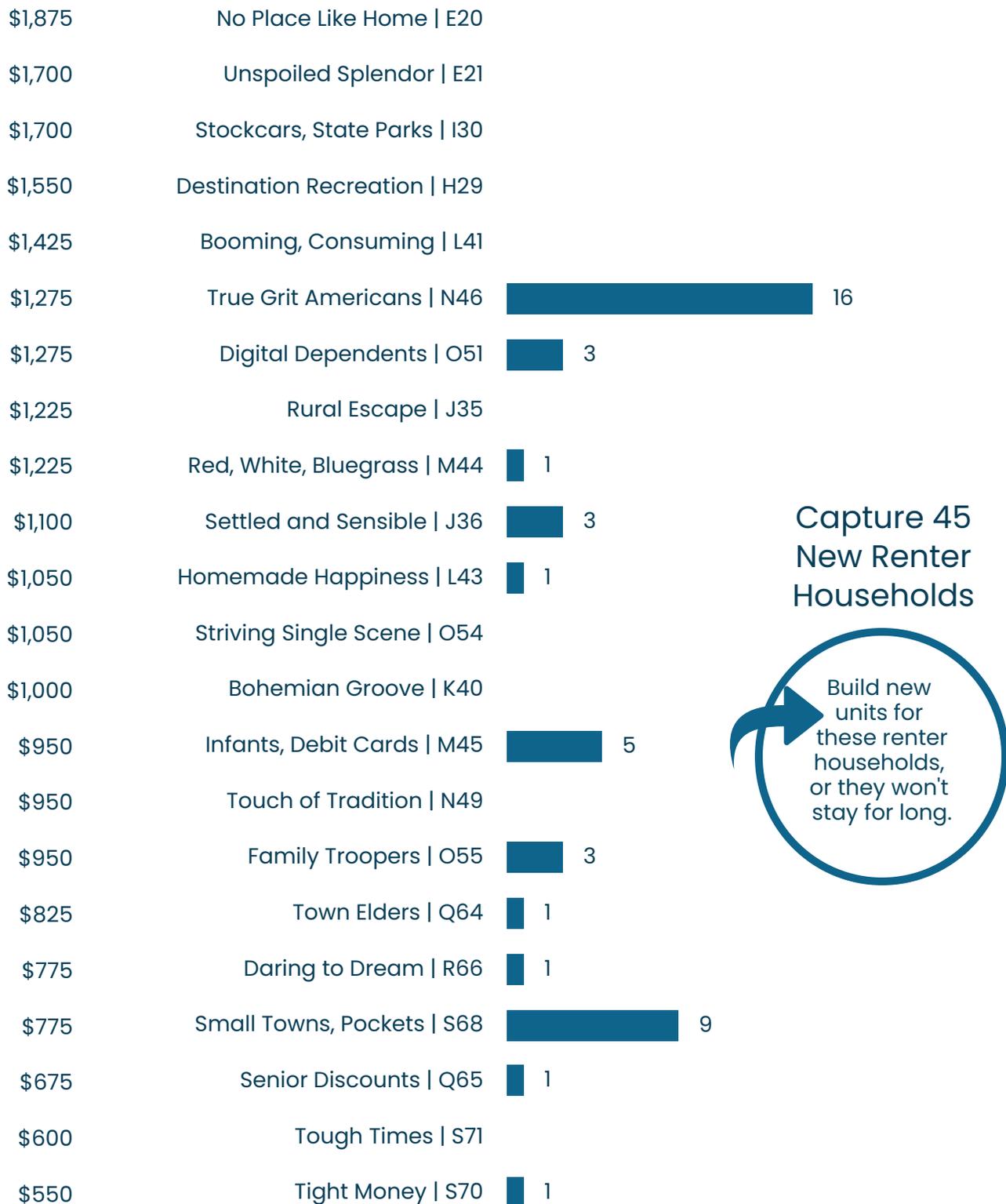
## Owner Capture with New Builds | Yr 2025



Source: Results of a Residential Target Market Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2025.

# Aggressive Scenario | L'Anse Village

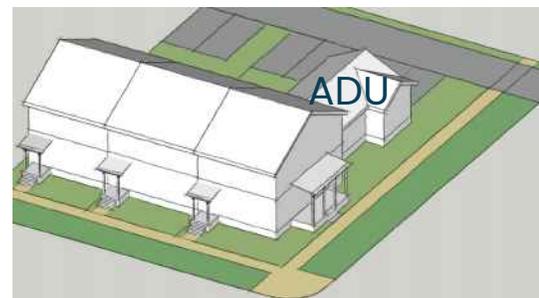
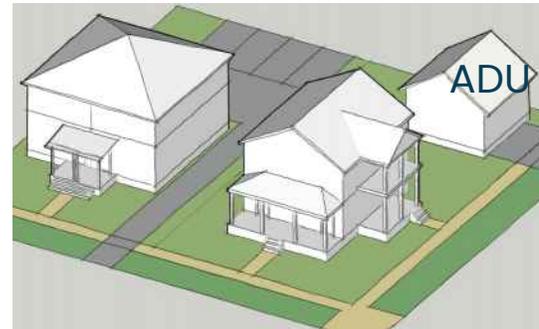
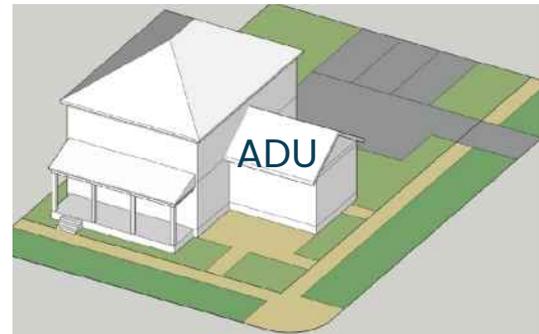
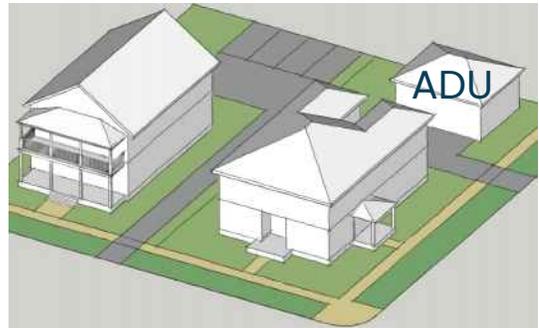
## Renter Capture with New Builds | Yr 2025



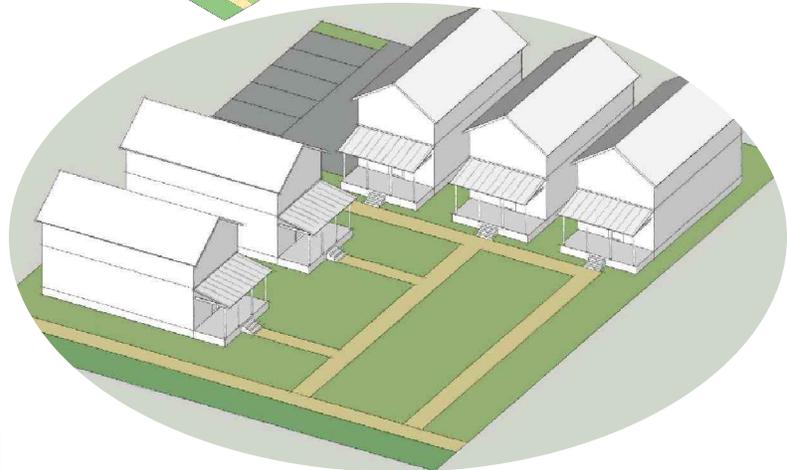
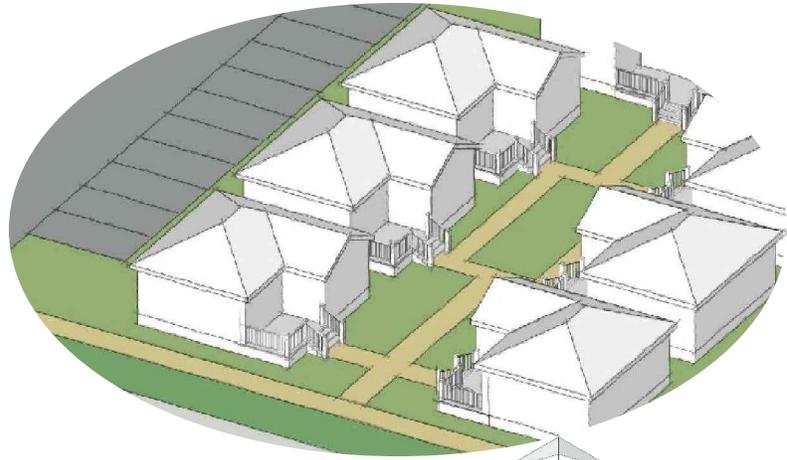
Source: Results of a Residential Target Market Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2025.

# Section 1-G

# Accessory Dwelling Units Baraga County, Michigan



# Cottage Courtyards Baraga County, Michigan



# Small Detached Houses, Cottages Baraga County, Michigan



Cottage  
Narrow



Double  
Duplex



Cottage  
Wide



Cottage  
Wide



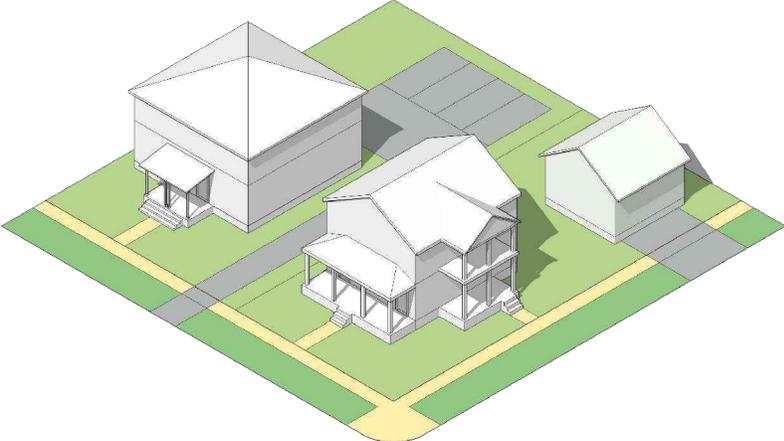
LandUseUSA  
UrbanStrategies



# Duplexes, Triplexes, Fourplexes Baraga County, Michigan



Apartment  
House



Double  
Duplex



Source: Exhibit prepared by LandUseUSA | Urban Strategies with permission from the Incremental Development Alliance and Opticos Design; 2025.

# Loft + Townhouse Buildings Baraga County, Michigan



Apartment  
House



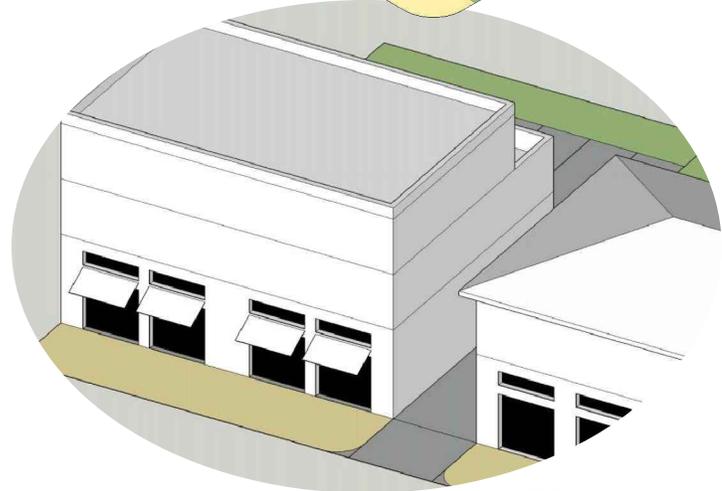
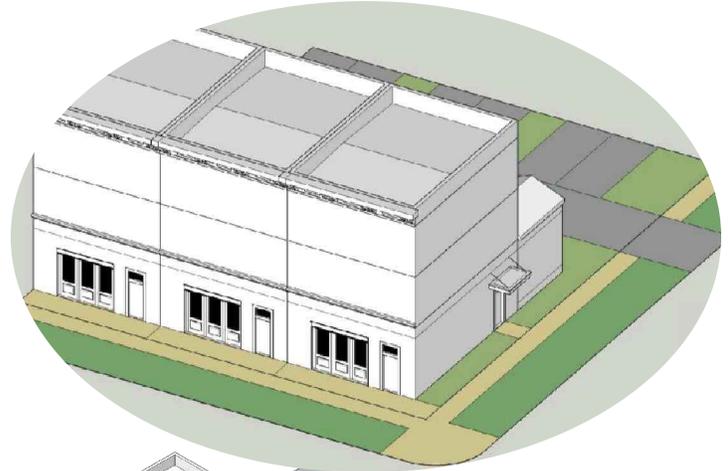
Rowhouse



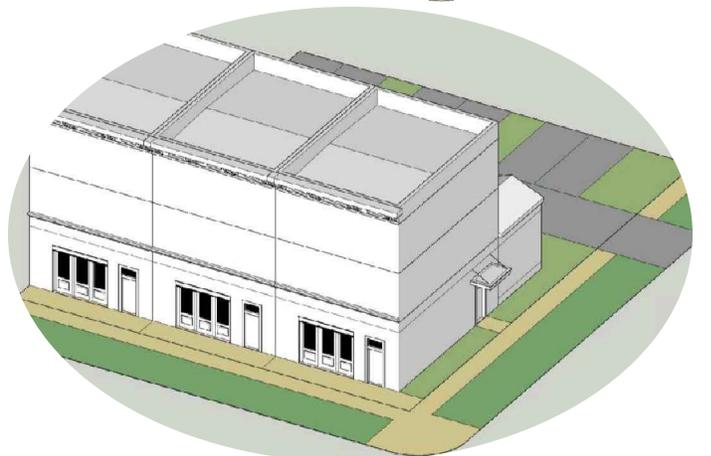
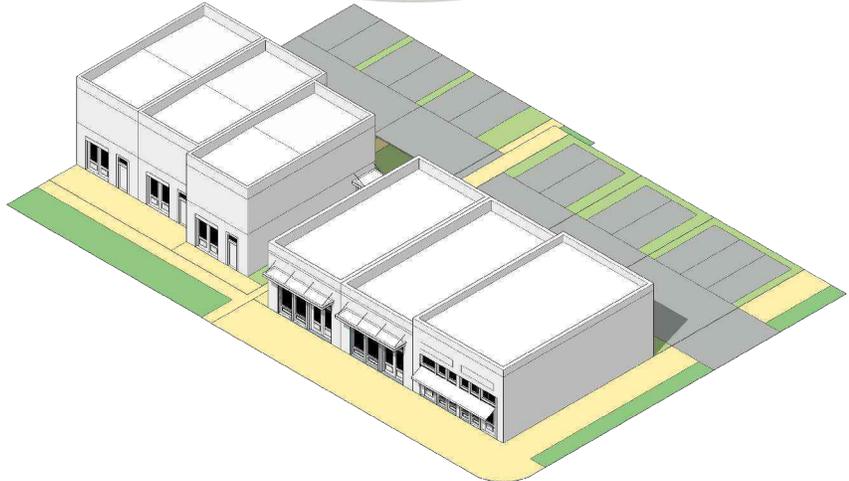
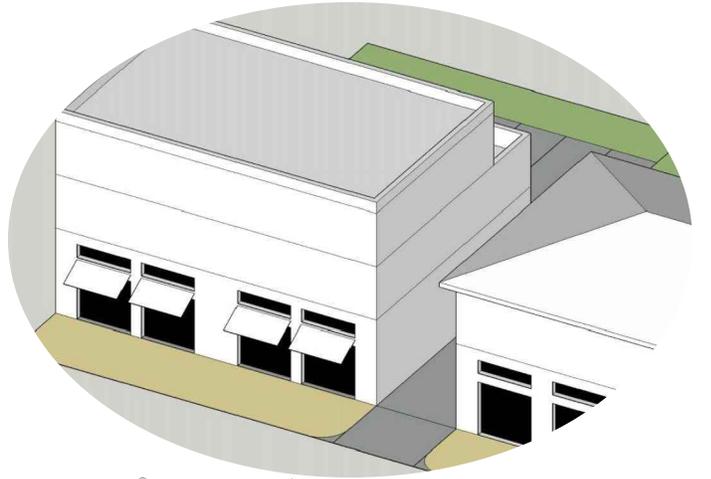
Townhouse



# Lofts over Waterfront Retail Baraga County, Michigan

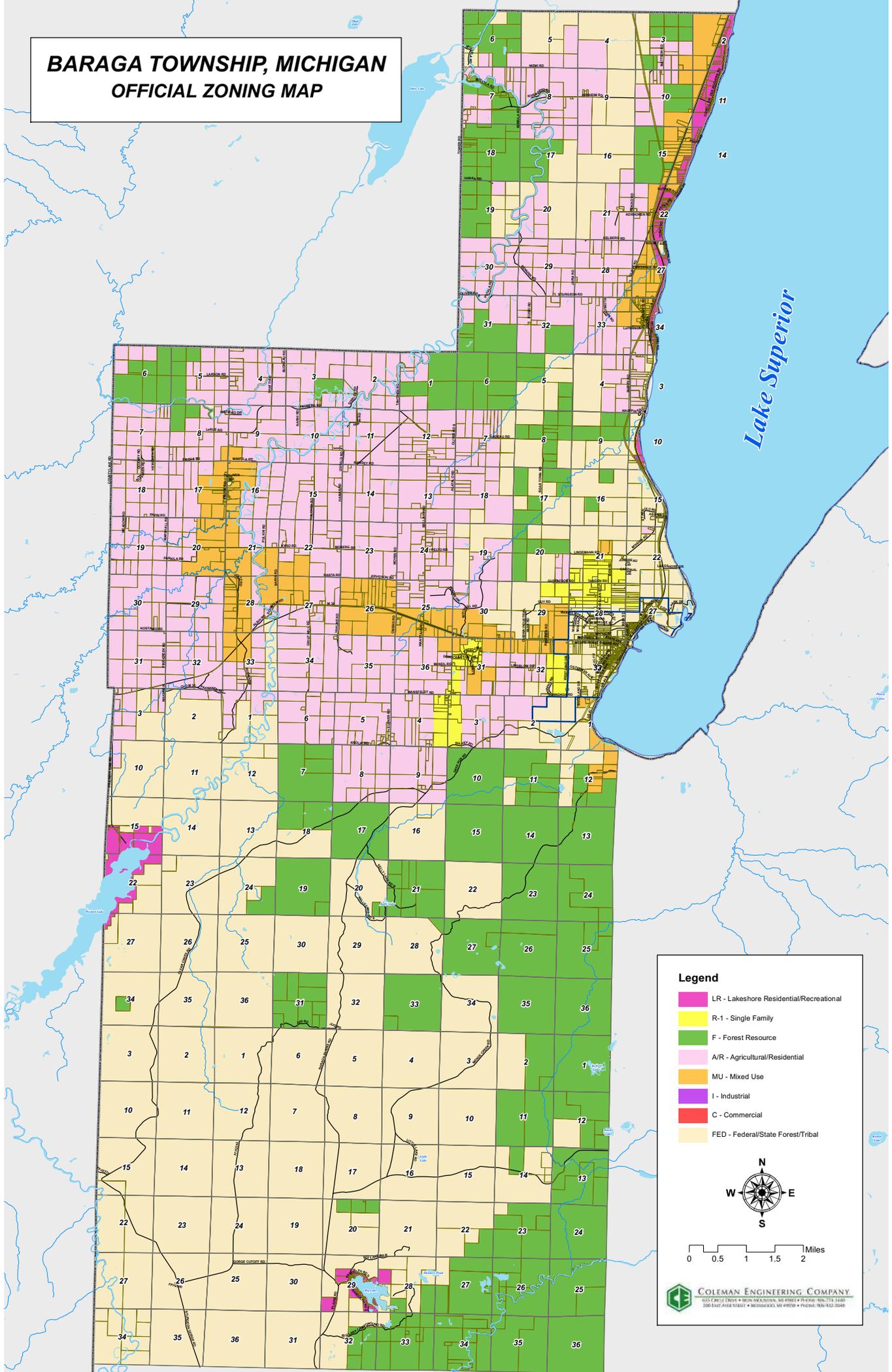


# Lofts above Small Businesses Baraga County, Michigan



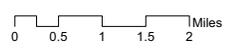
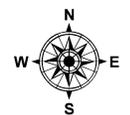
# Section 1-H

# BARAGA TOWNSHIP, MICHIGAN OFFICIAL ZONING MAP

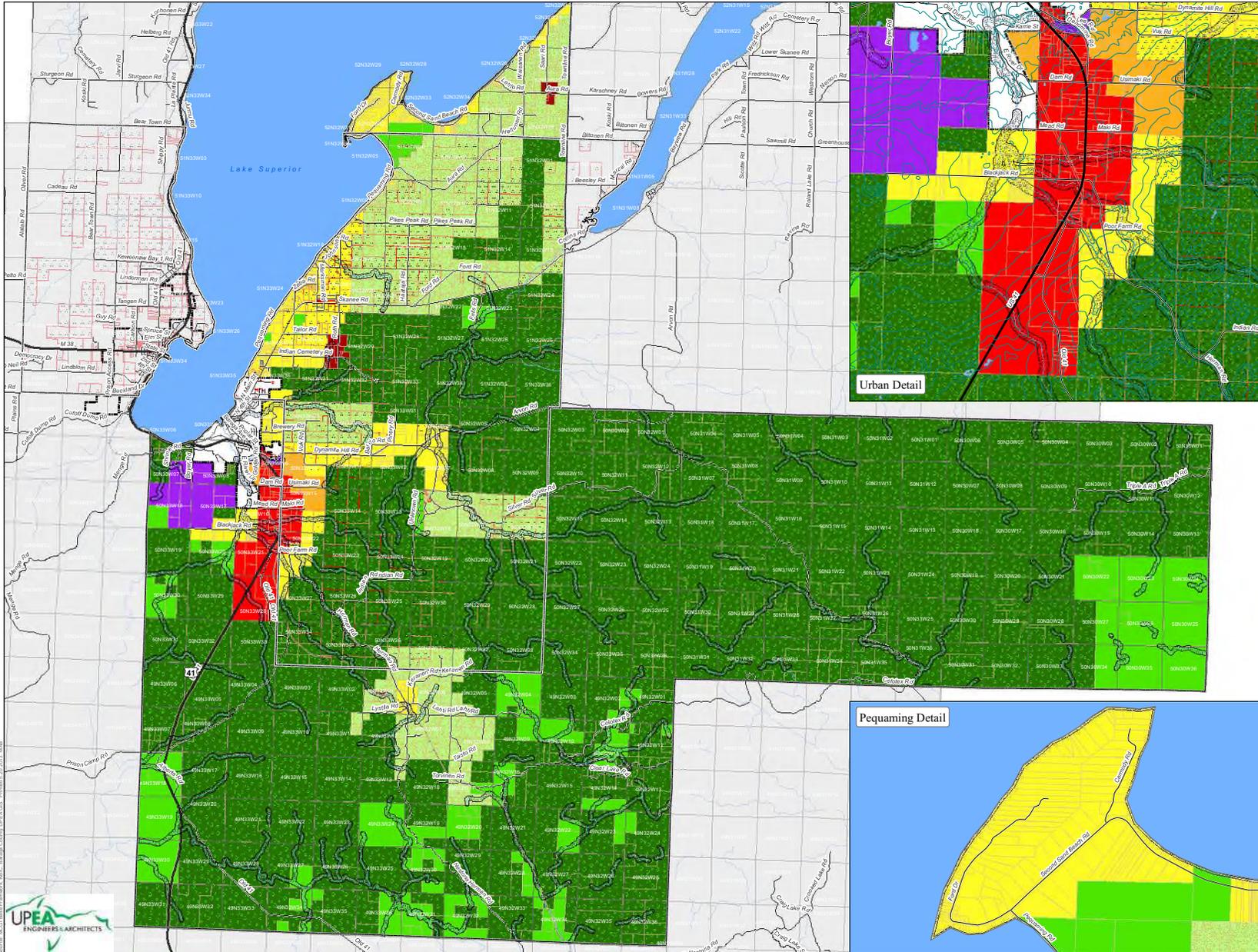


Lake Superior

- Legend**
- LR - Lakeshore Residential/Recreational
  - R-1 - Single Family
  - F - Forest Resource
  - A/R - Agricultural/Residential
  - MU - Mixed Use
  - I - Industrial
  - C - Commercial
  - FED - Federal/State Forest/Tribal







# Zoning Map

## L'Anse Township Master Plan Update

### Legend

- L'Anse Reservation
- L'Anse Township Boundary
- Township Resource Protection Overlay
- Roads
- baraga\_plss\_sections
- Parcels
- KBIC Ownership
- L'Anse Township Zoning District**
- Agricultural District
- Conservation/Recreation
- Corridor Mixed Use
- Forest Resource
- General Industrial
- Residential
- Mixed Density Residential
- Mixed Use Cluster

### AMENDMENT

| DATE | ORD. NO.: | FROM: | TO: |
|------|-----------|-------|-----|
|      |           |       |     |
|      |           |       |     |
|      |           |       |     |

This is to certify that this is the Official Zoning Map referred to in Section 3.03 of the Zoning Ordinance of L'Anse Township, Michigan. Adopted \_\_\_\_\_, 2013

Township Supervisor \_\_\_\_\_

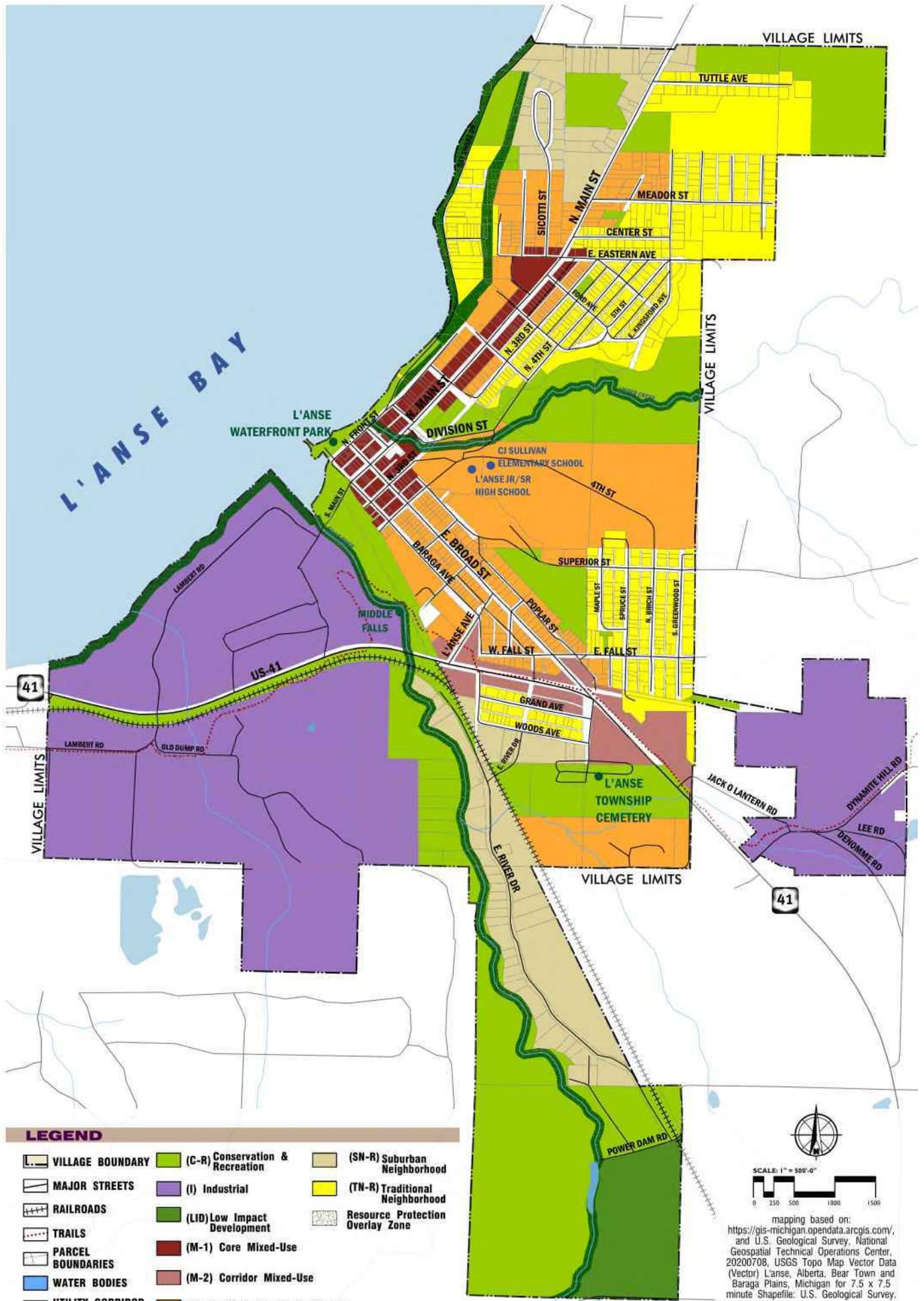
Township Clerk \_\_\_\_\_



0 5,700 11,400 Feet

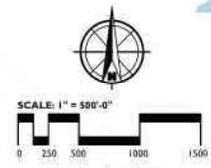


Source: MDCI Data Framework, MDCI, Baraga County, UPEA & Associates, 2013, 2013, MDCI



**LEGEND**

- |                                |                                 |                                  |
|--------------------------------|---------------------------------|----------------------------------|
| VILLAGE BOUNDARY               | (C-R) Conservation & Recreation | (SN-R) Suburban Neighborhood     |
| MAJOR STREETS                  | (I) Industrial                  | (TN-R) Traditional Neighborhood  |
| RAILROADS                      | (LID) Low Impact Development    | Resource Protection Overlay Zone |
| TRAILS                         | (M-1) Core Mixed-Use            |                                  |
| PARCEL BOUNDARIES              | (M-2) Corridor Mixed-Use        |                                  |
| WATER BODIES                   | (M-R) Mixed Density Residential |                                  |
| UTILITY CORRIDOR (MI GIS DATA) |                                 |                                  |



mapping based on:  
<https://gis-michigan.opendata.arcgis.com/>,  
 and U.S. Geological Survey, National  
 Geospatial Technical Operations Center,  
 20200708, USGS Topo Map Vector Data  
 (Vector) L'Anse, Alberta, Bear Town and  
 Baraga Plains, Michigan for 7.5 x 7.5  
 minute Shapfile: U.S. Geological Survey.

**EXISTING ZONING MAP**

# Municipal Master Plans and Zoning Ordinances

## Self-Evaluation Checklist | Baraga County, Michigan

| Count | Description of Generalized Recommendations  | Baraga Township          | Baraga Village           | L'Anse Township          | L'Anse Village           |
|-------|---|--------------------------|--------------------------|--------------------------|--------------------------|
| 1     | Prepare a building typology or pattern book of approved housing formats.          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2     | Create design standards for 2-4 unit, and single-stair buildings as urban infill. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3     | Create design standards for cottages and ADU's around shared courtyards.          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4     | Allow single-family home conversion to a duplex or triplex, by right.             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5     | Allow backyard cottages and accessory dwellings in all residential zones.         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6     | Legalize, promote slab and small starter homes in all residential zones.          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7     | Allow, promote modular homes as alternatives to stick-built construction.         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8     | Have provisions in place for Planned Unit Developments (PUD's).                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9     | Eliminate minimum lot size requirements in existing neighborhoods.                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10    | Remove or reduce parking requirements, all housing formats, building sizes.       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11    | Reduce minimum set-back requirements from the public street frontages.            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12    | Conduct "stress tests" to ensure that desired building formats are indeed legal.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13    | Encourage urban street grids that connect new and existing neighborhoods.         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14    | Discourage the development of cul-de-sacs and dead-end streets.                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15    | Meet with prospective developers and provide a permitting guidebook.              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Continued on page 2.

# Municipal Master Plans and Zoning Ordinances

## Self-Evaluation Checklist | Baraga County, Michigan

| Count | Description of Generalized Recommendations  | Baraga Township                     | Baraga Village                      | L'Anse Township                     | L'Anse Village                      |
|-------|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 16    | Reduce permit approval timeline to 30 days from completed application.            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 17    | Streamline the permitting process; reduce the number of approval steps.           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 18    | Ensure that the Municipal Master Plan has been updated within past 5 years.       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 19    | Ensure that the Master Plan is easily discoverable and retrievable online.        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20    | Ensure that the Zoning Ordinance is discoverable and retrievable online.          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21    | Ensure that the Zoning Map is easily discoverable and retrievable online.         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22    | Offer incentives: density bonuses, tax abatements, low cost land, infrastructure. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 23    | Cross-tabulate other housing policies, identify and address any inconsistencies.  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 24    | Prepare a Housing Strategic Plan that addresses obstacles and impediments.        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 25    | Consider regulating Short Term Rentals (STR) with a limited number of permits.    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |

Sources: Includes some standardized recommendations by the Incremental Development Alliance, Neighborhood Evolution, Strong Towns Academy, the Congress for the New Urbanism, and CIB Planning (Community Image Partners). Checklist, exhibit, and some initial observations provided by LandUseUSA | Urban Strategies; 2025.