

Navy Street Work Group Facilitator Comments 8/18/2026

A. The City Council did not make a motion to create the work group and did not authorize the work group to negotiate with the Condo Association or other parties.

B. Motion to hire facilitator did not authorize facilitator to negotiate with the Condo Association or other parties.

C. Under Michigan's Open Meetings Act, a work group is advisory only, and it cannot legally perform a governmental function. City negotiations with a party are a governmental function.

D. Negotiations with the Condo Association can only be authorized by the City Council, although the City Council can delegate the task to a third party.

Navy Street Work Group Facilitator Recommendations 8/18/2026

1. The City Council accepts the Navy Street work group potential alternative road options for the Condo Association to consider.
2. The City Council authorizes the city attorney, Patrick Greeley, to provide the Navy Street work group with alternative street options to the Condo Association attorney, Matt Eliason, for review and feedback by the Condo Association.
3. The City Council authorizes the city attorney, Patrick Greeley, to provide the City Council with a legal opinion on the legality of constructing a city street on the recorded easement provided by the Condo Association developer for that purpose.
4. The City Council consider ending the Navy Street work group.
5. The City Council consider ending the facilitator appointment.
6. Once the City Council receives the legal opinion on the easement question and receives a response from the Condo Association on the alternative options, the City Council holds a public hearing and votes on proceeding or not proceeding with a street construction development project to provide access for a \$4.5 million 10-unit residential development and if approved consider funding the entire road construction with a residential tax increment financing plan paid for with the tax capture from the new project.
7. The City Council adopts a motion to thank the Navy Street work group for its participation having conducted 6 sessions and a walking tour on the city's waterfront.

Suggestions from the Navy Street Group

Options for Navy Street through Condo Association parcel

1. Build road/path on existing easement as delineated on original plans designed by condo developer.
2. Build road on existing easement and procure easement for public pedestrian walkway in front of garages.
 - a. Without path road could be narrower and would require a shorter wall.
3. Procure easement closer to the garage on the backside of the property.
 - a. By moving the easement closer to the garage a shorter retaining wall could be built easing associated costs and concerns.
 - b. This option could be done in conjunction with option 2 above. Further reducing the wall height and costs.
4. Procure easement or purchase land in front of garages and build road/path there.
 - a. Depending on acquisition costs could be cheaper than options above and completely eliminates the need for a retaining wall.
5. Alternative option: build road in front of garages and public pedestrian walkway behind.
6. Open to alternative suggestions.

GENERAL CONTRACTORS • INDUSTRIAL CONSTRUCTION • MARINE WORK • HEAVY EQUIPMENT RENTAL
TELEPHONE: 906-482-5450
FAX# 906-482-7822

YALMER MATTILA

Contracting
INC.

P.O. BOX 456
57 NORTH HURON STREET

HOUGHTON, MICHIGAN 49931-0456

August 19, 2011

Mr. Glenn Anderson
City Manager
City of Hancock
399 Quincy Street
Hancock, MI 49930

Dear Glenn:

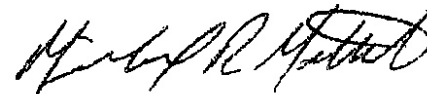
As per our discussion we are applying for a revised property split on the property west of Portage Lake Condos (Exhibit #1 attached).

This new proposed split will give the Condo Association room to put snow in the winter.

Please forward to Mr. Matt Arko.

Thank you.

Very truly yours,



Michael R. Mattila
President & CEO

MRM/lw

Enclosures

c. File

An Equal Opportunity Employer



City of Hancock Parcel Division Application

(906) 482-0144

You **MUST** answer all questions and include all attachments, or this will be returned to you. Bring or mail to City of Hancock at the above address. Please contact Matt Arko at the phone number above with any questions.

Approval or a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (Sec 102e&f).
Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulation.

Please be advised that all divisions will require a adequate and accurate legal description of the Parent, Child and Parent Parcel without the child attached to this application. PLEASE ALLOW 45 DAYS FOR APPROVAL.!!

TWO COPIES OF THE APPLICATION AND ALL SUPPORTING DOCUMENT ARE REQUIRED.

1. LOCATION OF PROPERTY TO BE SPLIT: Navy Street, West of Portage Lake Condominiums

2. PARENT PARCEL IDENTIFICATION NUMBER: 31-051-310-003-00 / 31-051-310-003-50

3. PROPERTY OWNER INFORMATION:

Name: Yalmer Mattila Contracting, Inc.

Address: 57 North Huron St., PO Box 456

City: Houghton

Phone: (906) 482-5450

State: MI zip: 49931-0456

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

A. Number of new Parcels 4

B. Intended use (residential, commercial, etc.)

C. Each proposed parcel if 10 acres or less, has a depth to width ratio of 4 to 1

D. Each parcel has a width of 100± feet (not less than required by ordinance)

E. Each parcel has an area of _____ acres (not less than required by ordinance)

F. The division of each parcel provides access as follows: (check one)

a) ☐ Each new division has frontage on an existing public road
Name of road: _____

b) ☒ A new public road, proposed road name: Navy Street Extended

c) ☐ A new private road, proposed road name: _____

G. Describe or attach a legal description for each proposed new parcel and remaining parent parcel. This provision must be provided or application will be denied.

H. Future Divisions being transferred from the parent parcel to another parcel. Indicate number transferred 4 ?. See section 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 § 4) of the statute.)

3. ATTACHMENTS - All the following attachments **MUST** be included. Letter each attachment as shown:

A. An adequate and accurate scale drawing for the proposed division(s) of the parent parcel showing:

- (1) Current boundaries(as of March 31, 1997)
- (2) All previous divisions made after March 31st, 1997 (indicate when made or none)
- (3) The proposed division(s), and
- (4) Dimensions of the proposed divisions, and
- (5) Existing and proposed road easement right-of-way(s), and
- (6) Easements for public utilities from each parcel that is a development site to existing public utility facilities, and
- (7) Any existing improvements (buildings, wells, septic system, driveways, etc.)

5. IMPROVEMENTS - Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel or indicate none)

6. LOCAL REQUIREMENTS - Please contact local Zoning Official for local requirements.

7. AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections:

I agree the statement:, made above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further I agree to give permission for officials of the municipality to enter the property where this parcel division is, proposed for purpose of inspection. Finally. I understand this is only a parcel division conveying only certain rights under the applicable local land division ordinance and the State Land Division Act and does not include any representation or conveyance of rights.

Finally, even if this division is approved, understand local ordinances and state acts change from time to time, and if changed the divisions made here must comply with the new requirement. (apply for division approval again) unless deeds representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to law are made.

Property Owner's or Agents

Signature: Michael R. Mattila

Date: August 19, 2011

Return Completed Application To:

NOTE! This application includes two (2) tax parcels.
31-051-310-003-00 / 31-051-310-003-50

Matt Arko
56990 Calumet Ave
Calumet, MI 49913

For official use only: Reviewers Actions:

Applications: ☒ Approved ☐ Denied

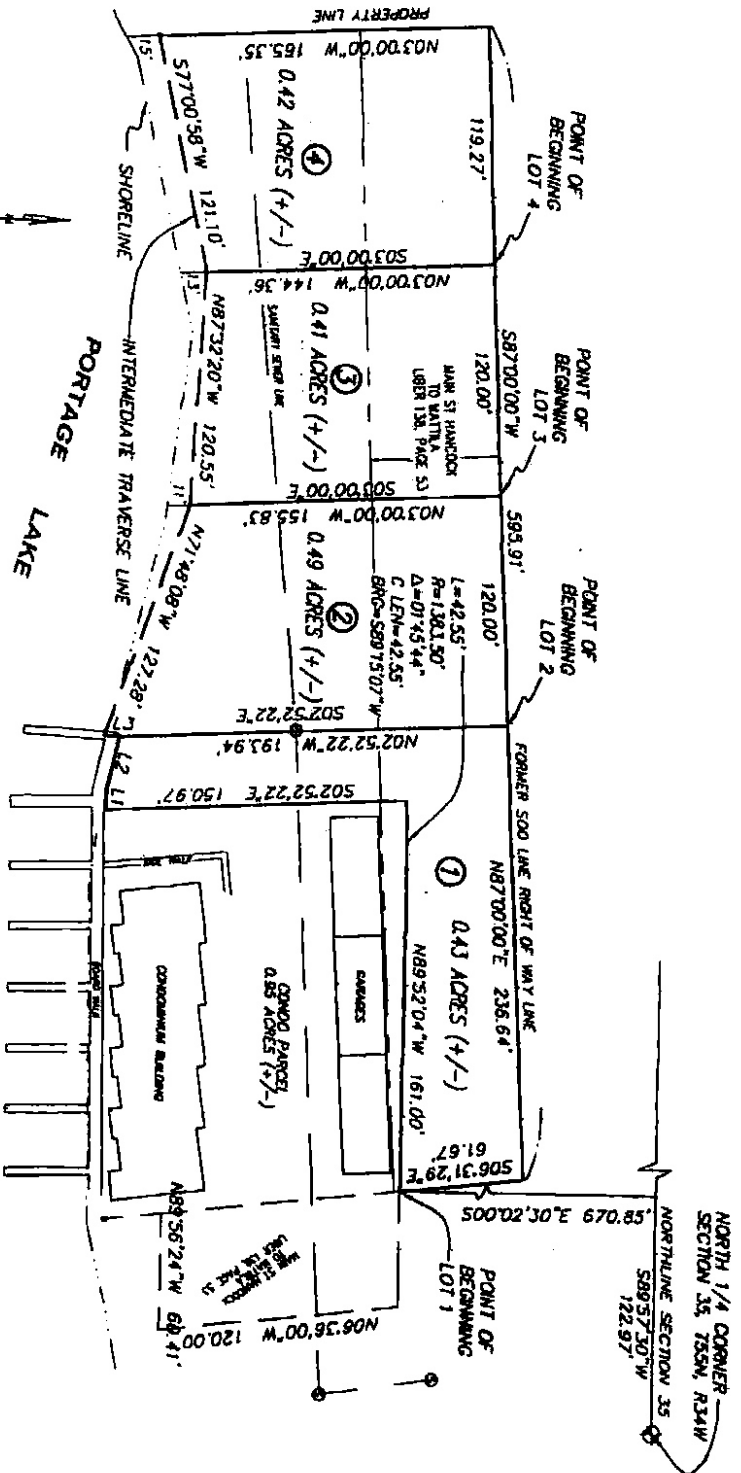
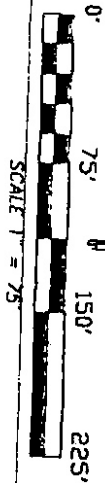
Date: 9/2/2011

Signature: Matthew J. Arko
Matthew J. Arko, Assessor

Parent Parcel Number: _____

Child Parcel Number: _____

NOTE:
THIS EXHIBIT WAS PREPARED FROM AVAILABLE
SURVEY INFORMATION AND DEEDS OF RECORD.
A BOUNDARY SURVEY WAS NOT PERFORMED



EXHIBIT

#1



100 PORTAGE STREET
HOUGHTON, MI 49931
(906) 482-4810

FOR: PORTAGE LAKESIDE CONDO
GOV. LOT 2, SECTION 35, T55N,
R34W, CITY OF HANCOCK
HOUGHTON COUNTY, MICHIGAN

PROJECT No: U31-11115
DATE: 2-22-11
DRAWN: JWW
DWG: 2011 CONDO MAP
REVISED:

OTHER OFFICES IN: MARQUETTE, IRON MOUNTAIN, SAULT STE. MARIE, & MARINETTE, WI.

August 16, 2011

Project No.: Pending

For: Portage Lakeside Condominium Association,

Lot description, adjacent to Portage Lakeside Condominiums, Hancock, Michigan

Lot 1:

A parcel of land situated in part of Government Lot 2, Section 35, Township 55 North, Range 34 West, City of Hancock, Houghton County, Michigan described as follows:

Commencing at the North Quarter corner of Section 35; then S89°57'30"W, along the North Section line, 122.97 feet; then S00°02'30"E 670.85 feet to the Point of Beginning; then N89°52'04"W 161.00 feet; then 42.55 feet along a 1383.50 foot radius curve to the left with a delta angle of 01°45'44" and a chord bearing S89°15'07"W 42.55 feet; then S02°52'22"E 150.97 feet; then S89°17'20"W 10.28 feet; then N77°10'32"W 28.14 feet; then N02°55'22"W 193.94 feet; then N87°00'00"E 236.64 feet; then S06°31'29"E 61.67 feet to the Point of Beginning, containing 0.43 acres, more or less.

Subject to all exceptions, restrictions, reservations and conditions contained in prior conveyances of record.

Lot 2:

A parcel of land situated in part of Government Lot 2, Section 35, Township 55 North, Range 34 West, City of Hancock, Houghton County, Michigan described as follows:

Commencing at the North Quarter corner of Section 35; then S89°57'30"W, along the North Section line, 122.97 feet; then S00°02'30"E 670.85 feet; then N06°31'29"W 61.67 feet; then S87°00'00"W 236.64 feet to the Point of Beginning; then S02°52'22"E 193.94 feet; then S03°29'55"W 7.96 feet to an intermediate traverse line running along the shore of Portage Lake; then N71°48'08"W, along said traverse line, 127.28 feet; then N03°00'00"W 155.63 feet; then N87°00'00"E 120.00 feet to the Point of Beginning, containing 0.49 acres, more or less, property extends to the edge of water of Portage Lake and includes all applicable riparian rights.

Subject to all exceptions, restrictions, reservations and conditions contained in prior conveyances of record.

Lot 3:

A parcel of land situated in part of Government Lot 2, Section 35, Township 55 North, Range 34 West, City of Hancock, Houghton County, Michigan described as follows:

Commencing at the North Quarter corner of Section 35; then S89°57'30"W, along the North Section line, 122.97 feet; then S00°02'30"E 670.85 feet; then N06°31'29"W 61.67 feet; then S87°00'00"W 356.64 feet to the Point of Beginning; then S03°00'00"E 155.83 feet to an intermediate traverse line running along the shore of Portage Lake; then N87°32'20"W, along said traverse line, 120.55 feet; then N03°00'00"W 144.36 feet; then N87°00'00"E 120.00 feet to the of beginning, containing 0.41 acres, more or less, property extends to the edge of water of Portage Lake and includes all applicable riparian rights.

Subject to all exceptions, restrictions, reservations and conditions contained in prior conveyances of record.

Lot 4:

A parcel of land situated in part of Government Lot 2, Section 35, Township 55 North, Range 34 West, City of Hancock, Houghton County, Michigan described as follows:

Commencing at the North Quarter corner of Section 35; then S89°57'30"W, along the North Section line, 122.97 feet; then S00°02'30"E 670.85 feet; then N06°31'29"W 61.67 feet; then S87°00'00"W 476.64 feet to the Point of Beginning; then S03°00'00"E 144.36 feet to an intermediate traverse line running along the shore of Portage Lake; then S77°00'58"W, along said traverse line, 121.10 feet; then N03°00'00"W 165.35 feet; then N87°00'00"E 119.27 feet to the of beginning, containing 0.42 acres, more or less, property extends to the edge of water of Portage Lake and includes all applicable riparian rights.

Subject to all exceptions, restrictions, reservations and conditions contained in prior conveyances of record.

685

CONVEYANCE OF EASEMENT

Now comes YALMER MATTILA CONTRACTING, INC., a Michigan corporation, PO Box 456, Houghton, MI 49931, (Grantor), in consideration of the sum of One (\$1.00) Dollar conveys to CITY OF HANCOCK, a Michigan municipal corporation, 399 Quincy Street, Hancock, MI 49930, (Grantee) a permanent easement exclusively for public roadway and utility purposes, over and across the below described real property. The Grantee is hereby granted the right to construct, maintain, improve, control, reconstruct and modify a public roadway (including but not limited to the right to conduct on the easement parcel necessary excavation, fill, grade alteration, stabilizing, paving, drainage activity, and vegetation removal, placement and control as deemed necessary in the good faith discretion of Grantee) over the easement parcel.

This easement shall be assignable to Grantee's successors and assigns and shall be binding upon Grantor's successors and assigns.

The easement parcels are further described as:

That part of Government Lot 2, Section 35, T55N, R34W, City of Hancock, Houghton County, Michigan, commencing at the North 1/4 corner of said Section 35, thence along the North Section line S 89 degrees 57' 30" W 557.29 feet, thence S 00 degrees 02' 30" E 696.77 feet to the Point of Beginning, thence Westerly 168.32 feet along the arc of a 1383.50 foot radius curve to the left whose chord bears S 75 degrees 15' 22" W 168.22 feet (I=6 degrees 58' 15"), thence N 03 degrees 00' 00" W 34.17 feet, thence N 87 degrees 00' 00" E 164.70 feet to the Point of Beginning, subject to any rights of way or easements of record, containing 2604 sq. ft. of land, more or less.

AND

That part of Government Lot 2, Section 35, T55N, R34W, City of Hancock, Houghton County, Michigan, commencing at the North 1/4 corner of said Section 35, thence along the North Section line S 89 degrees 57' 30" W 557.29 feet, thence S 00 degrees 02' 30" E 696.77 feet to the Point of Beginning, thence Westerly 168.32 feet along the arc of a 1383.50 foot radius curve to the left whose chord bears S 75 degrees 15' 22" W 168.22 feet (I=6 degrees 58' 15"), thence N 03 degrees 00' 00" W 34.17 feet, thence N 87 degrees 00' 00" E 164.70 feet to the Point of Beginning, subject to any rights of way or easements of record, containing 2604 sq. ft. of land, more or less.

686

In witness whereof, the Grantor has executed this easement
on the 3 day of December, 1996.

Signed in the Presence of:

YALMER MATTILA CONTRACTING, INC.

Linda K. Wilmers
Linda K. Wilmers

Nancy J. Lohela
Nancy J. Lohela

STATE OF MICHIGAN

County of Houghton

Martin P. Iskra
By: MARTIN P. ISKRA
President

Michael R. Mattila
By: MICHAEL R. MATTILA
Secretary

) SS.

The foregoing instrument was acknowledged before me
this 3 day of December, 1996, by Martin P. Iskra and
Michael R. Mattila, the President and Secretary of Yalmer Mattila
Contracting, Inc., a Michigan corporation, on behalf of the
corporation.

Susan M. Hainault
Notary Public
Houghton County, Michigan
My commission expires: _____
SUSAN M. HAINAULT
Notary Public, Houghton County, MI
My Commission Expires Sept. 15, 11

Prepared by:
Don R. Hiltunen
Attorney at Law
701 Hancock Street
Hancock, MI 49930

ARMORY/
LAHTI
PROPERTY



CURVE	#	RADIUS	LENGTH	CHORD	BEARING	DELTA
	1	1983.50'	72.00'	75.99'	S84°30'43"W	0°13'27"
	2	2016.50'	236.97'	236.94'	N68°43'53"E	06°14'29"
	3	1363.50'	275.07'	274.61'	S84°28'14"W	1°12'29"
	4	1583.50'	168.32'	168.22'	S75°15'22"W	05°58'15"
	5	1418.50'	144.99'	144.96'	N49°02'02"E	00°14'56"

21

NANCY FENILI 08/07/97 16:02 #
HOUGHTON COUNTY 99.00
DE 140/ 423 PAU Fee: 99.00
Page 1 of 46

423

MASTER DEED

PORTAGE LAKESIDE CONDOMINIUMS

Houghton County Condominium Subdivision Plan No. 2

This Master Deed is made and executed on August 6, 1997, by YALMER MATTILA CONTRACTING, INC., a Michigan corporation ("Developer"), 57 N. Huron Street, Houghton, Michigan 49931.

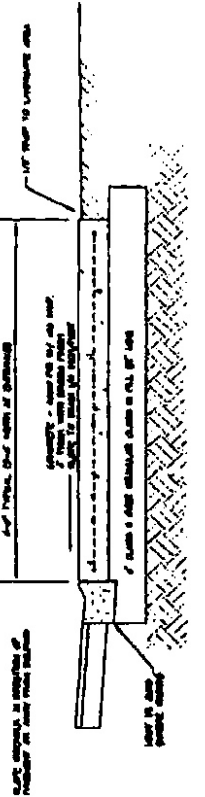
Upon recording this Master Deed, the Condominium By-Laws attached as Exhibit A, the Condominium Subdivision Plan attached as Exhibit B, and the Property Description attached as Exhibit C, the Developer establishes the real property described in Exhibit C, together with the improvements now and to be located on that property and its appurtenances, as a condominium under the provisions of the Michigan Condominium Act, to be named PORTAGE LAKESIDE CONDOMINIUMS and declares that PORTAGE LAKESIDE CONDOMINIUMS shall, after such establishment, be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved and in all other ways utilized, subject to the provisions of that act and to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations set forth in this Master Deed and the exhibits thereto, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its successors and assigns, and all persons acquiring or owning an interest in the PORTAGE LAKESIDE CONDOMINIUMS, and their heirs, successors, representatives and assigns.

ARTICLE I

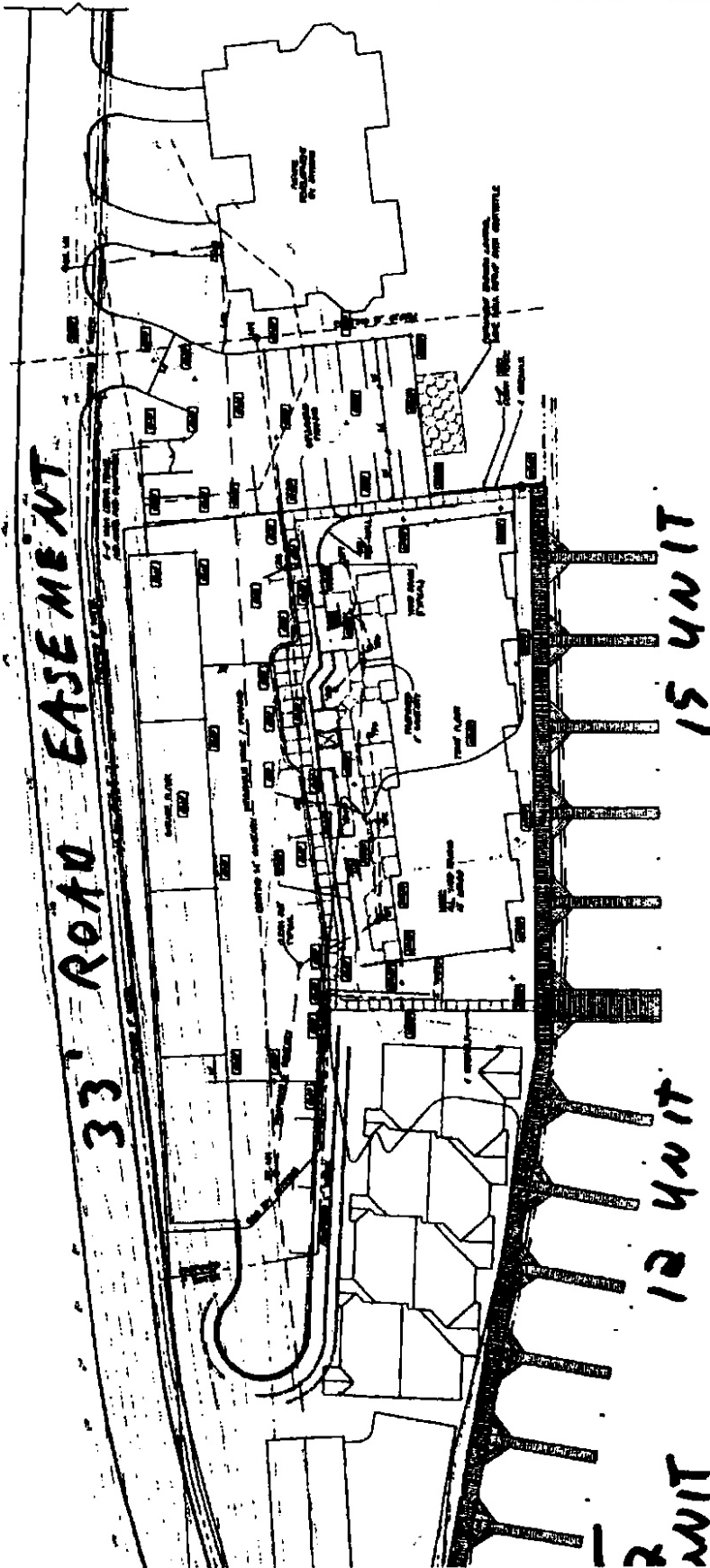
TITLE AND NATURE

The Condominium shall be known as PORTAGE LAKESIDE CONDOMINIUMS of Houghton County, Condominium Subdivision Plan No. 2. The buildings and units contained in the Condominium, including the number, boundaries, dimensions and volume of each unit therein are set forth completely in the Condominium Subdivision Plan attached as Exhibit B hereto. Each building contains individual units for residential purposes only, and each unit is capable of individual use, having its own entrance from and exit to a common element of the Condominium. Each co-owner in the Condominium shall have an exclusive right to his or her unit and shall have undivided and inseparable rights to share with other co-owners the common elements of the Condominium as are designated by the Master Deed. Each co-owner shall have voting rights in the PORTAGE LAKESIDE CONDOMINIUMS ASSOCIATION as set forth in this deed and in the Condominium By-Laws, Corporate By-laws and Articles of Incorporation of the Association. Nothing in this Master Deed shall be construed to impose upon the Developer any contractual or other legal obligation to build, install or

8/20/88



TYPICAL CONCRETE SIDEWALK SECTION
10' WIDE



L A K E

SITE GRADING PLAN

GRAPHIC SCALE

0 10 20 30 40 50 60 70 80 90 100

[illegible]

A-13

24

DEPARTMENT OF THE ARMY

DETROIT DISTRICT, CORPS OF ENGINEERS

BOX 1027

DETROIT, MICHIGAN 48231-1027

January 27, 1997

IN REPLY REFER TO

Construction-Operations Division
Regulatory Branch
File No. 91-061-014-3A

Bruce Lahti, President
Carmody-Lahti Real Estate, Inc.
P.O. Box 388
Hancock, Michigan 49930

Dear Mr. Lahti:

Reference our Public Notice dated April 15, 1996 concerning the application by Yalmer Mattila Contracting Incorporated for a Department of the Army permit to construct a boardwalk, piers, and place riprap shore protection in Portage Lake Ship Canal at Hancock, Michigan, and your comment letters dated May 3, 1996, and June 20, 1996.

Please find enclosed a copy of the applicant's response to your concerns regarding an access road. The applicant has now submitted a modified plan that locates the road the entire length of his property from east to west. It appears that your interests have been addressed. Therefore, please provide any comments you may have, if appropriate, concerning the applicant's response within 15 days of the date of this letter. We will interpret a lack of response as meaning that your concerns have been resolved.

Should you have questions or need additional time to prepare your response, please contact me at (313) 226-2221. Please refer to File Number: 91-061-014-3A.

Sincerely,

ORIGINAL SIGNED BY

James DeMunnik
Project Manager
Permit Evaluation Section A

Enclosure

Copy furnished

M. Mattila
City of Hancock
J. McCarthy
A. Wisti
MDEQ, Les Thomas (96-15-1341-1)

YALMER MATTILA

Contracting

INC.

P.O. BOX 443
57 NORTH HURON STREET

HOUGHTON, MICHIGAN 49931-044

January 21, 1997

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Department of the Army
Detroit District, Corps of Engineers
Construction-Operations Division
Regulatory Branch
P.O. Box 1027
Detroit, MI 48231-1027

Attention: Mr. James DeMunnik
Project Manager
Permit Evaluation Section A

RE: File No. 91-061-014-3A

Gentlemen:

In response to your letter dated January 6, 1997, we are enclosing the following information:

- A. 8½" X 11" drawings with cross sections of proposed project including roadway, shoreline and temporary access road during construction
- B. A written narrative of project changes that have taken place since our public notice of April 16, 1996
- C. In response to the Carmody-Lahti Real Estate letter from Mr. Andrew H. Wisti, P.C., dated December 23, 1996, we agree there should be a road, highway, and/or street constructed servicing the lakeshore.

We, at Yalmer Mattila Contracting, have done our part in making this roadway a reality by granting the City use of the public roadway/utility easement that goes the entire east to west length of our property and stops at the Carmody-Lahti property line to our west.

COPIES TO BE MAINTAINED
IN THE OFFICE OF THE
CITY ENGINEER

An Equal Opportunity Employer

Detroit District, Corps of Engineers
Page 2
January 21, 1997

Also, the information furnished to you by us thus far, does not go beyond Yalmer Mattila Contracting's proposed project; we feel that any roadway plans or other developments should be between the property owner and the City of Hancock, not Yalmer Mattila Contracting.

The City of Hancock, its elected public officials and Planning Commission have done a great job in preparing the City for the future, and I am sure the decision and arrangements they make regarding the waterfront development will be made with the best interest of the individual property owners and city residences in mind.

In response to the public hearing request, we don't feel it is necessary at this time inasmuch as we have answered every single concern of every letter which has been addressed to the Corps of Engineers that we at Yalmer Mattila Contracting, Inc. have any control over. We can't control anyone else as to what they do with their property nor would we want to do that. The request for a public roadway/utility easement across our property was made and that has been granted to the City of Hancock.

We would respectfully request the Corps of Engineers' approval of our permit application as soon as possible so that this project can proceed without any further delay.

Thank you.

Very truly yours,

YALMER MATTILA CONTRACTING, INC.

A handwritten signature in black ink, appearing to read "Michael R. Mattila".

Michael R. Mattila
Chief Executive Officer

MRM/lw

Enclosures

c. File

PROJECT CHANGE NARRATIVE 01/15/97

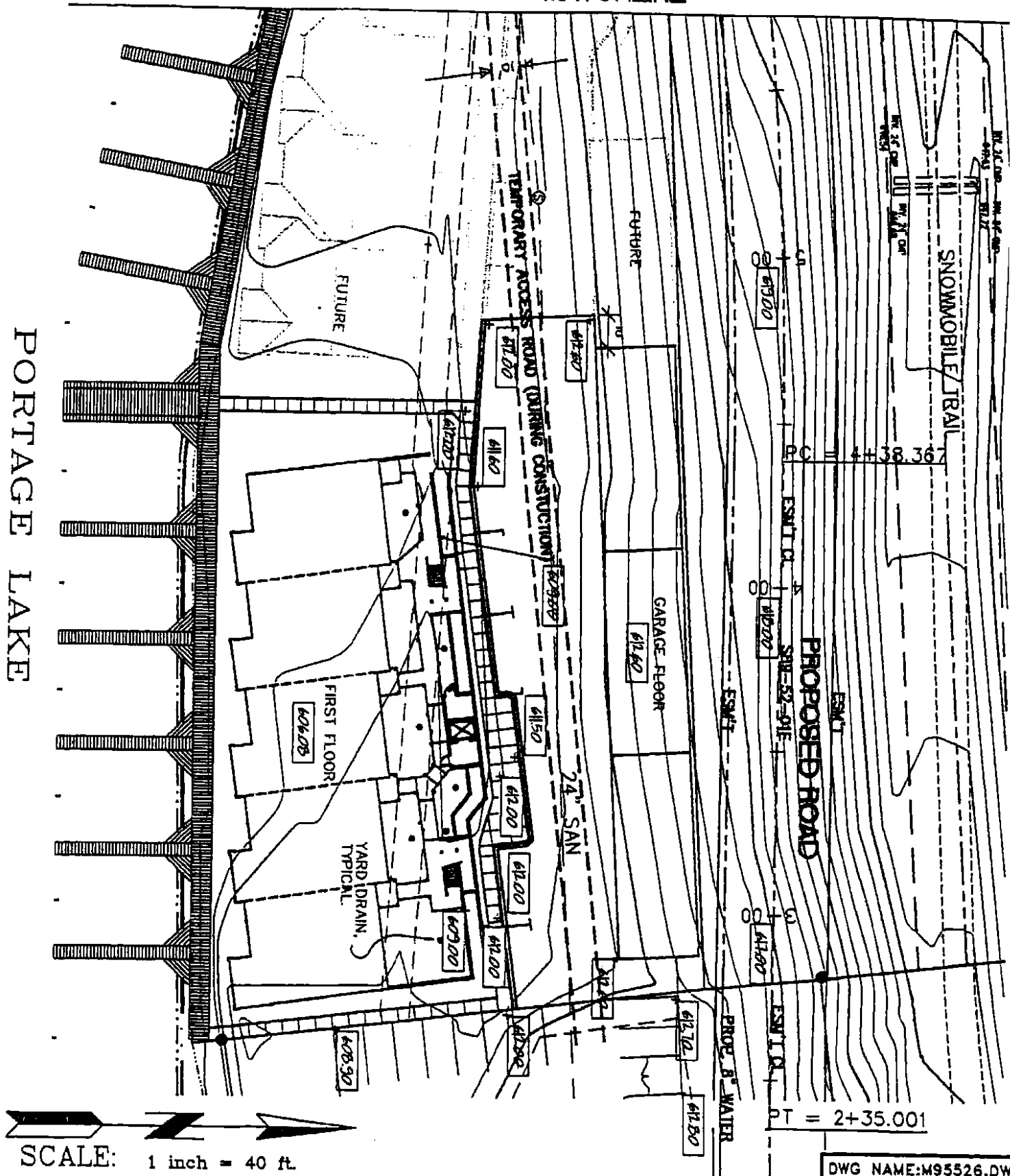
RE: YALMER MATTILA, INC. PORTAGE LAKE CONDOMINIUM PROJECT,
HANCOCK, MICHIGAN

The following changes have occurred since the public notice dated April 15, 1996:

1. The proposed road centerline has moved to the north at the west boundary of the site. Instead of the road intersecting the Carmody/Lahti parcel at the west end of the project site at an elevation of 612.00 as previously proposed, it will intersect the parcel at an elevation of 620.00. The corrected location of the proposed road is shown on the site plan.
2. A proposed temporary access road will be constructed at the west end of the Yalmer Mattila, Inc. property to allow for access to the adjoining parcel of land. This temporary access road is also shown on the site plan. The temporary access road will remain on the Yalmer Mattila, Inc. parcel until either the road is extended through the Carmody/Lahti parcel to the west at elevation 620 or until the location of the temporary access road is developed.

The balance of the project remains unchanged.

MATCHLINE



**U.P. ENGINEERS &
ARCHITECTS, INC.**

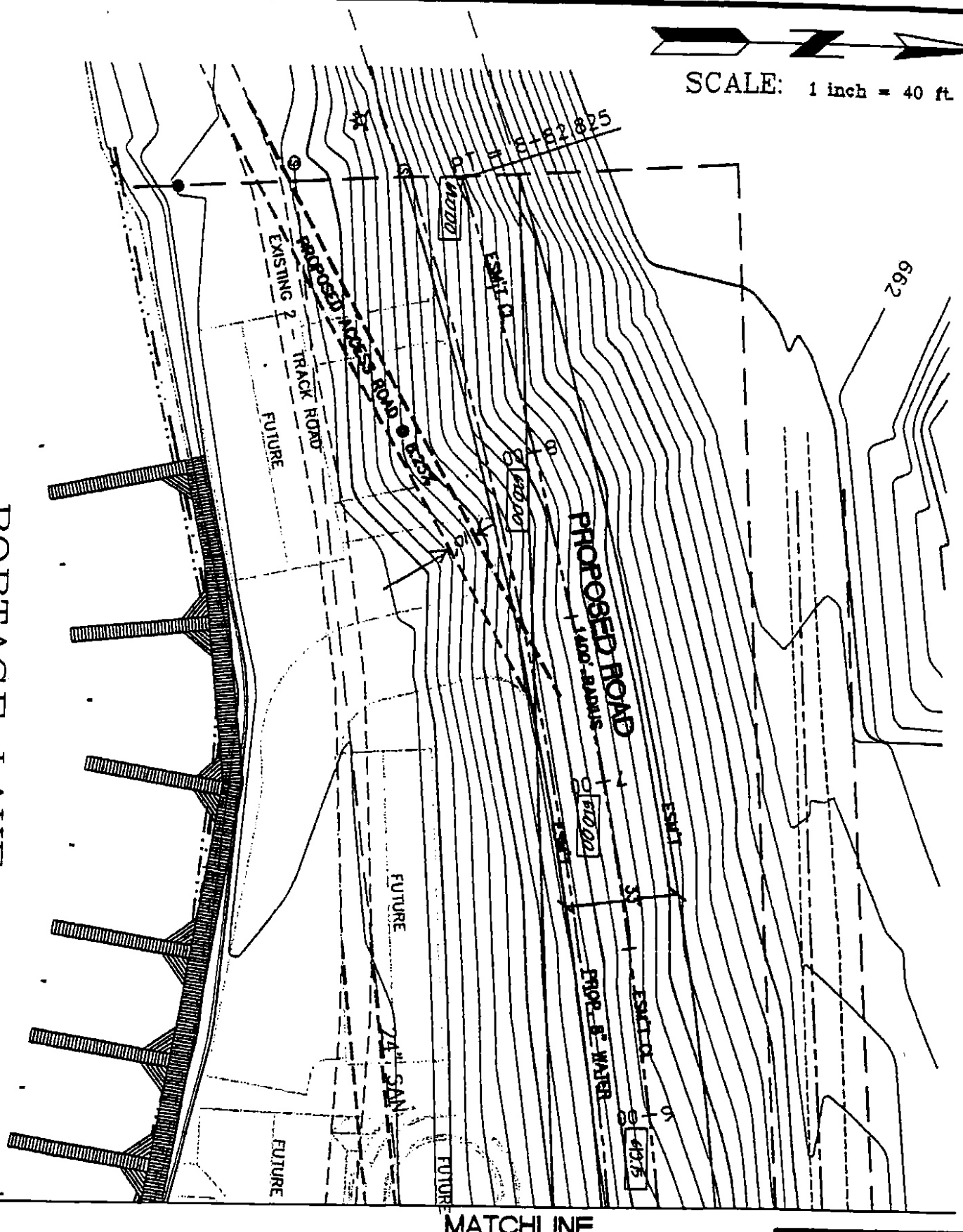
Houghton Norway Escanaba Marquette Sault Ste. Marie

PORTAGE LAKE CONDOMINIUMS
HANCOCK, MICHIGAN

DRAWN: C.E.T.

DATE: 01-16-97

JOB No: M61-95526



SCALE: 1 inch = 40 ft.

MATCHLINE

DWG NAME:M95526.DWG



**U.P. ENGINEERS &
ARCHITECTS, INC.**

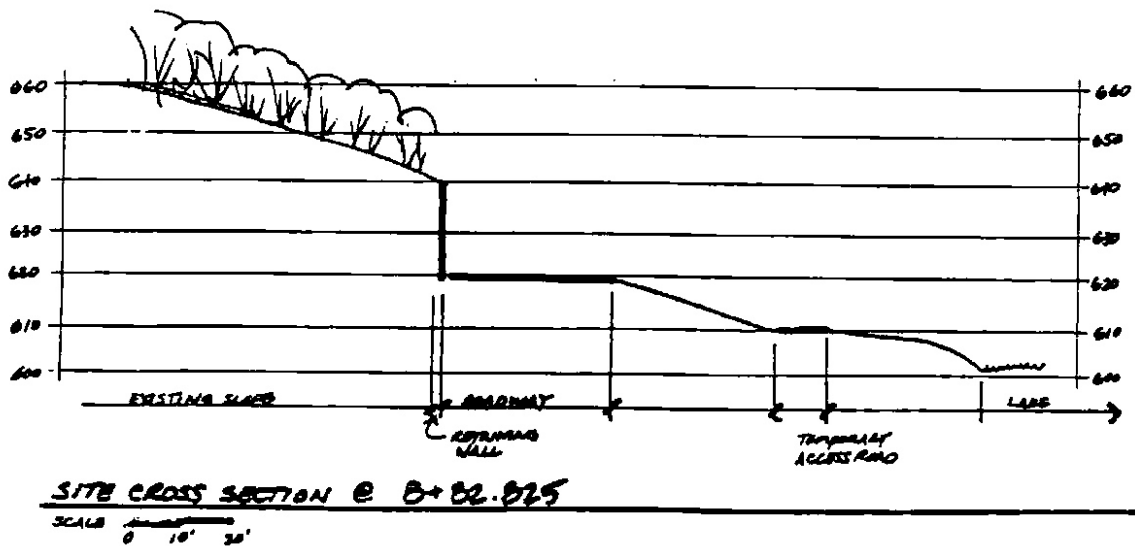
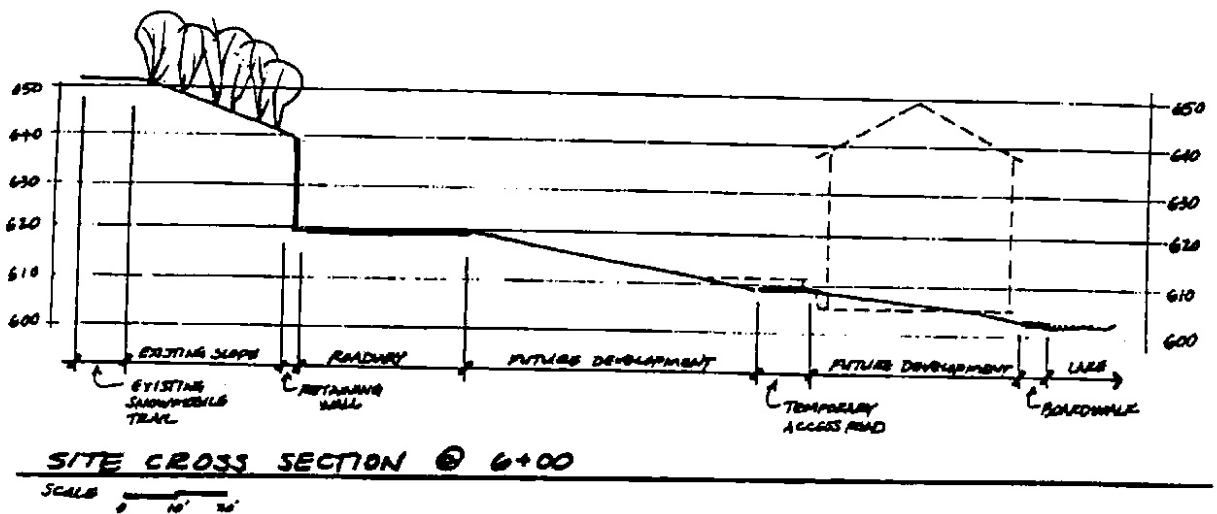
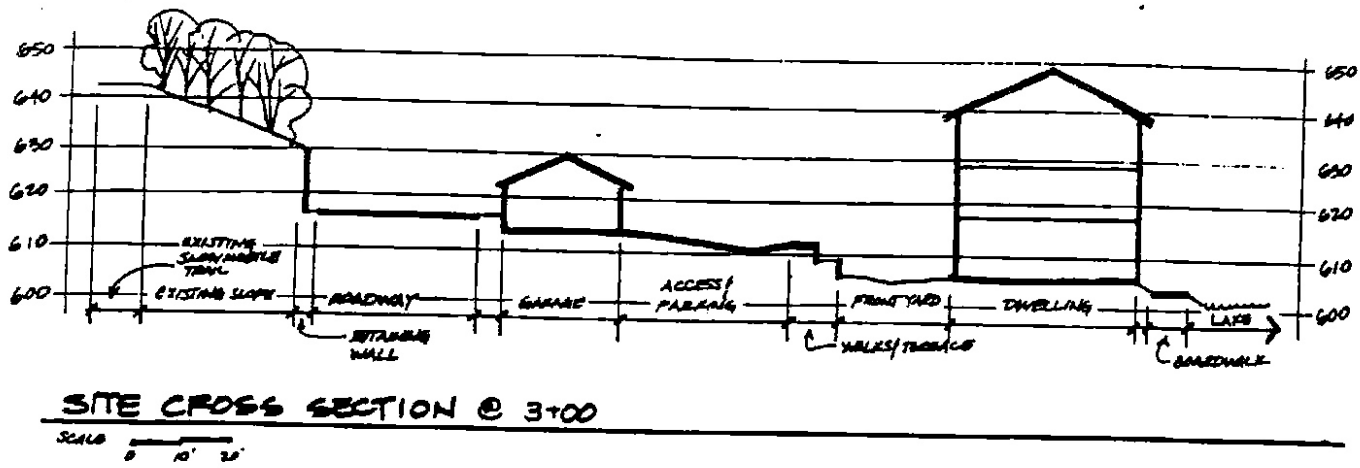
Houghton Norway Escanaba Marquette Sault Ste. Marie

PORTAGE LAKE CONDOMINIUMS
HANCOCK, MICHIGAN

DRAWN: C.E.T.

DATE: 01-16-97

JOB No: M61-95526



OWNER: YALMER MATTILA CONTRACTING, INC.
HOUGHTON, MICHIGAN
A/E: U.P. ENGINEERS & ARCHITECTS, INC.
4151-95526 1.16.97 SKD

PORTAGE LAKE
CONDOMINIUMS
HARTCOCK, MICHIGAN

GENERAL CONTRACTORS • INDUSTRIAL CONSTRUCTION • MARINE WORK • HEAVY EQUIPMENT RENTAL
TELEPHONE: AREA CODE 906-482-5450
FAX# 906-482-7822

YALMER MATTILA

Contracting
INC.

P.O. BOX 443
57 NORTH HURON STREET

HOUGHTON, MICHIGAN 49931-0443

January 15, 1996

Mr. Gordon Hellman, Chairman
City of Hancock Planning Commission
1230 Minnesota Street
Hancock, Michigan 49930

Dear Mr. Hellman:

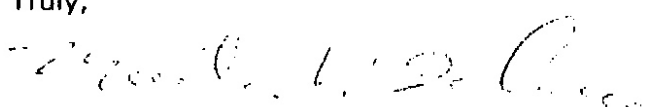
Enclosed please find a preliminary condominium development plan for 600 feet of the waterfront property owned by the undersigned developer, adjacent to the downtown and west of Montezuma Street. This document is submitted for planning commission review and approval at your January 22, 1996 meeting.

The proposal is to build a development consisting of 29 single-family dwelling units. The first building constructed will be the easterly complex consisting of 15 dwelling units. The dock construction will also proceed at the same time. As the initial 15 units are sold, the second building complex of 12 units would be constructed. The two duplex units at the far east end of the parcel would be built on a demand basis. The garages would be built along with the condominium living units.

The project includes the development of a public parking area within the Montezuma Street right-of-way at the east end of the project. This parking area would be used by the public as well as the condominium complex for visitor over-flow parking. During the winter, it is proposed to use the east portion of the Montezuma Street right-of-way as a storage area for snow removed from the condominium complex. The developer will be requesting, under separate letter, the City of Hancock Downtown Development Authority to reimburse the developer for the site development costs related to the road construction, water main extension, and public parking area development. These costs are estimated to be \$285,000.

Should you have any questions or comments, please do not hesitate to contact the undersigned. I will be present at your January 22 meeting to answer questions. Thank you for your assistance with this matter.

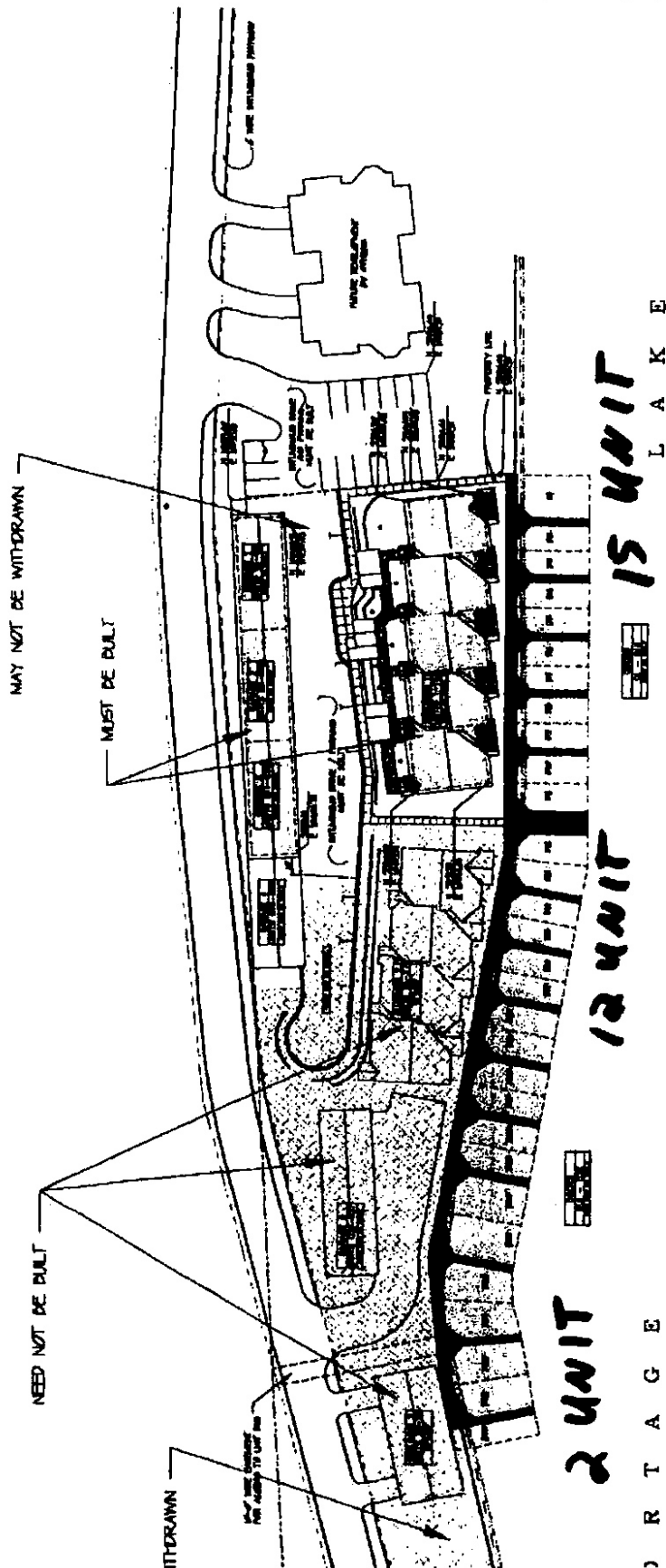
Truly,


Martin P. Iskra
President

MPI:bbn
Enclosure
cc: Glenn Anderson, City Manager

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PORTAGE LAKESIDE
CONDOMINIUMS MASTER DEED
RECORDED 8/07/1997



SITE PLAN

STYCE, MICHAEL



2 UNIT

PROPOSED. DATE MAY 3, 1968

A1.2

PORTAGE LAKE CONDOMINIUMS
HANCOCK, MICHIGAN

U.S. ENGINEERS & ARCHITECTS INC.
WASHINGTON, D.C. 20004

