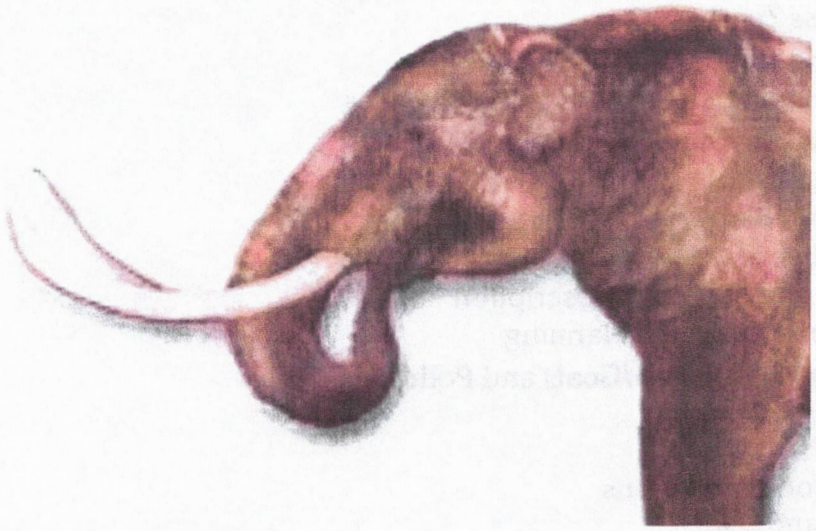
Master Plan

2021

Reviewed & Adopted 2026



Mastodon Township

1371 U.S. Hwy. 2 South
Crystal Falls, Michigan 49920
(906) 875-6232
https://www.mastodontownship.com

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Mission Statement:

The intent of the Mastodon Township's Master Plan is to prepare for anticipated change; preserve natural resources; ensure wise land use; protect our environment; preserve our quality of life; keep strong communities and foster new development.



US 2 Township Hall/Fire Dept.



Camp 5 Township Hall/Fire Dept.

Township Administrative Board (current as of March 2026)

Mastodon Township is governed by a Township Board consisting of a Supervisor, Clerk, Treasurer and two Trustees. The Township Board selects members for the Planning Commission along with members for the Zoning Board of Appeals and a Zoning Administrator.

The Planning Commission meets monthly or semi-monthly according to a published schedule. The Planning Commission is responsible for advising the Township Board on recreation facilities and programs based on the ideas from the Township residents.

Township Board

Name	Title	Term of Office
Chad Skinner	Supervisor	November 2024 - 2028
Karen Mallon	Clerk	November 2025 - 2028
Stacey Watters	Treasurer	November 2024 - 2028
Mike Bjork	Trustee	November 2024 - 2028
David Smith	Trustee	November 2024 - 2028

Planning Commission

Name	Title	Term of Office
Sherie Courchaine	Chairman	July 2025 - Dec 2028
Open	Vice-Chairman	
Ashlee Kinsey	Secretary	January 2024 - Dec 2028
Open	Member	
Mike Bjork	Board Liaison	November 2024 - 2028

Zoning Board of Appeals (ZBA)

Name	Title	Term of Office
Melissa Carswell	Chairman	Aug 2024-July 2027
Sheri Skrzyniarz	Secretary	April 2024 -March 2027
Sherie Courchaine	Plan Commission Liaison	February 2026 - Jan 2028
Michael Wheeler	Member	May 2025 - June 2027
Open Member	Member	April 2021 - March 2024

Chapter I

Introduction

The Purpose for Planning:

The land use planning authority is provided by Public Act 33 of 2008, the Michigan Planning Enabling Act (MCL 125.3801, *et seq*). The purpose of this Master Plan is to build the Township's future. The Planning Commission must work to develop a community consensus on the Township's planning goals and policies to prepare realistic plans for future growth. Once the goals have been determined, the land use tools outlined in the Master Plan and Zoning Ordinance are used by the Township leaders to shape the Township's future. To maintain its future vision, the Township must develop a strategy that balances the practical realities of its location with the character of the community and its ability to meet the demands of growth.

The Planning Commission must ensure that the Township's long-term character, as determined by the vision expressed in the Master Plan, does not adversely affect the social fabric of the Township, the environment or the availability of needed services.

Master plans usually look ahead 20 years with five-year updates. Goals are set with strategies to meet those goals. This helps the Township make decisions that are best for the long term.

Public Involvement and the Planning Process:

The Planning Commission has posted its regular monthly meeting schedule in the *Iron County Reporter*, at the township Office and online at mastodontownship.com to notify Township residents so they may be a part of the planning process. In October of 2017, 1076 surveys were mailed to Township property owners asking them for input on a number of questions that would serve as a guide for developing goals and strategies for the Master Plan (Appendix C).

The Planning Commission completed the Master Plan in 2021 with significant community input, establishing a clear vision and set of goals for what Mastodon Township could become over the next twenty years. Since its adoption, the Township has actively worked toward implementing the objectives and priorities identified in the Plan, and substantial progress has been made toward achieving the established goals and continues to work towards each goal.

Pursuant to the requirements of the Michigan Planning Enabling Act, the Planning Commission is required to review the Master Plan at least once every five years. In January 2026, the Planning Commission initiated this five-year review to evaluate progress, assess current conditions, and determine whether amendments are necessary to ensure the Plan continues to reflect the community's needs and long-term vision.

As part of this review process, demographic information within the Plan has been updated to reflect data from the 2020 U.S. Census, ensuring that planning decisions are informed by the most current and reliable population data available.

Chapter 2
Our Township

Historical Background:

The boundaries of Mastodon Township were established in 1885. While searching for iron ore deposits, large prehistoric bones were discovered thus the township was given the name Mastodon. Mastodon Township is the 3rd largest in Iron County.



Early surveyors noted the presence of iron ore outcroppings and an abundance of white pine. The area was populated by a few Native Americans from the Menominee and Chippewa (Ojibway) tribes. To a growing nation, the iron ore and lumber were much needed and so attracted many mining and lumber companies. The jobs created brought many European immigrants to the area and established the need for railroads to carry passengers and to haul iron ore. The Stager Train Depot was constructed in 1881 by Chicago Northwestern to serve that purpose. The settlement around the depot was referred to as Stager and the nearby lake's name was changed from Bass Lake to Stager Lake.

As news of huge ore deposits spread, more settlers flocked to this area and the Village of Alpha was platted and designed. The building lots sold fast. The business district in town even had a "round about" or Civic Circle as residents called it. The Alpha Train Depot soon followed as did the Porter School in 1914. The growing population required service industries and soon the town had a hotel, bank, several stores both grocery and mercantile, several bars and pool rooms, dance hall, theater, barber, and mechanic garage. A village government and fire department were formed to protect and serve the interests of the residents.

While Alpha continued to grow and develop, so too did the outlying regions. The rich soil attracted many settlers to areas such as Pentoga, the Buck Lake district, Dunn Location, and Camp Five. These areas also built school houses of their own to serve the local children. Pentoga had a train depot for passengers and for shipping potatoes from the large Kalla Walla and Kinney farms in this area. Other farms raised dairy cows and chickens to sell the milk and eggs.

Eventually the supply of white pine was depleted and the demand for iron ore lessened causing the shutdown of many local mines and logging operations. The boom was over and the population decreased as younger adults moved out to find work. Although the forest industry is still important here, modern methods and machines do not require as much human labor. Mines such as the Book, Judson, Balkan, Dunn, Alpha, and others were abandoned. There are no active mines in the township today. The farming that still exists is on a much smaller scale.

Fortunately the beauty and natural resources of this area are still enticing to many people. Tourism has become a major industry because of the excellent hunting, fishing, hiking, biking, off-road trails, snowmobiling, and just sheer beauty of this area. The forest industry is still big and many small businesses still operate. Mastodon Township continues to attract new people and many move to this area as they retire to enjoy the peace, serenity, and beauty.

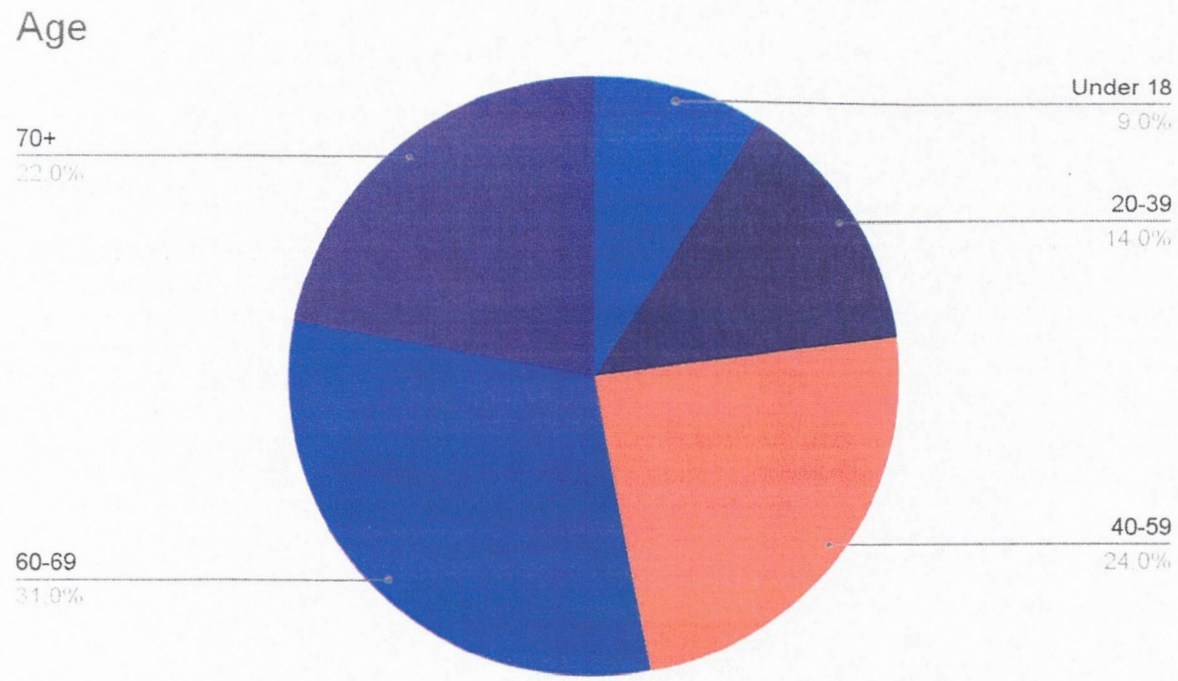
Population Characteristics

Demographic and Housing Profile Update ***(2020 U.S. Census and American Community Survey Five-Year Estimates)***

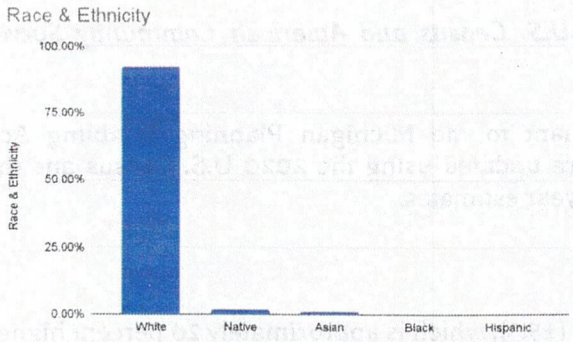
As part of the five-year review conducted pursuant to the Michigan Planning Enabling Act, demographic, housing, and socioeconomic data were updated using the 2020 U.S. Census and the most recent American Community Survey (ACS) five-year estimates.

Population & Age

The median age in Mastodon Township is 62.2 years (±5.5), which is approximately 20 percent higher than the median age in Iron County and approximately one and one-half times the median age of Michigan. The Township population is approximately 53 percent female. The Township population is predominantly White (approximately 92.2%), with limited racial and ethnic diversity relative to county and state averages. I.4 The Township's comparatively older population profile has direct implications for housing, infrastructure, transportation, accessibility, recreation, and service provision. In addition, approximately 17.8 percent of the Township population has veteran status, a rate significantly higher than both county and state averages. The Planning Commission recognizes that this demographic characteristic may influence service needs and community priorities.



Ethnicity



Mastodon township is 92.2% White, with limited racial and ethnic diversity relative to county and state averages.

HOUSEHOLD STATISTICS:

According to data from the Census Reporter and the United States Census Bureau (2020 Census), the Township contains approximately 358 households (±65). The average household size is approximately 2.0 persons, which is generally consistent with Iron County and slightly lower than the overall average for the Michigan.

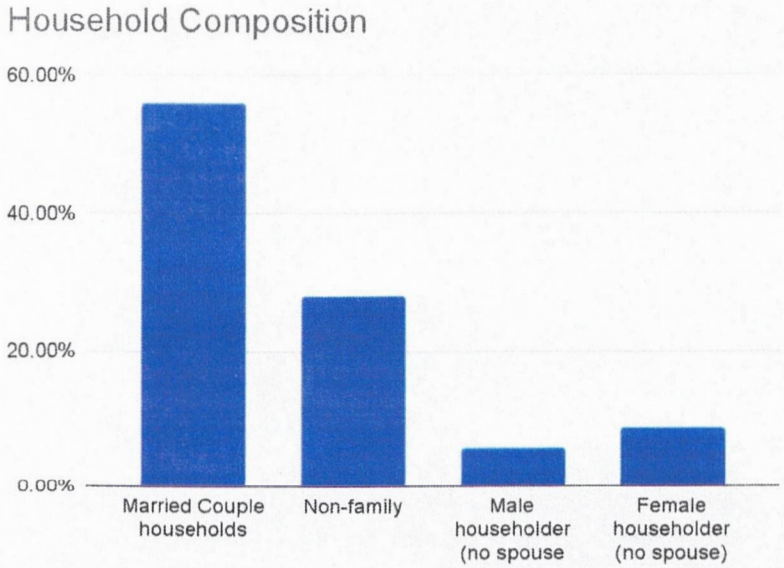
Married-couple households comprise approximately 56 percent of all households, while non-family households account for approximately 28 percent. Overall, the Township's household composition aligns closely with county-level trends, indicating a stable residential base with relatively limited population turnover.

Households

- Total Households: 358 (±65)
  Persons per Household: Approximately 2.0
  Similar to Iron County (2.1)
- Lower than Michigan (2.4)

Household structure generally mirrors county trends, though the Township reflects a slightly higher proportion of non-family households compared to county and state averages.

Approximately 94.1 percent of occupied housing units within the Township are owner-occupied, a rate that exceeds both county and statewide homeownership levels.



Single-unit detached structures account for approximately 91 percent of the housing stock, reflecting the Township's predominantly rural and low-density residential character.

The median value of owner-occupied housing units is approximately $124,000. This figure is modestly higher than the median for Iron County, yet remains substantially lower than the statewide median for Michigan.

A notable share of the Township's housing stock is valued at under $100,000, underscoring the continued importance of housing preservation, rehabilitation, and ongoing property maintenance to sustain neighborhood stability and long-term housing quality.

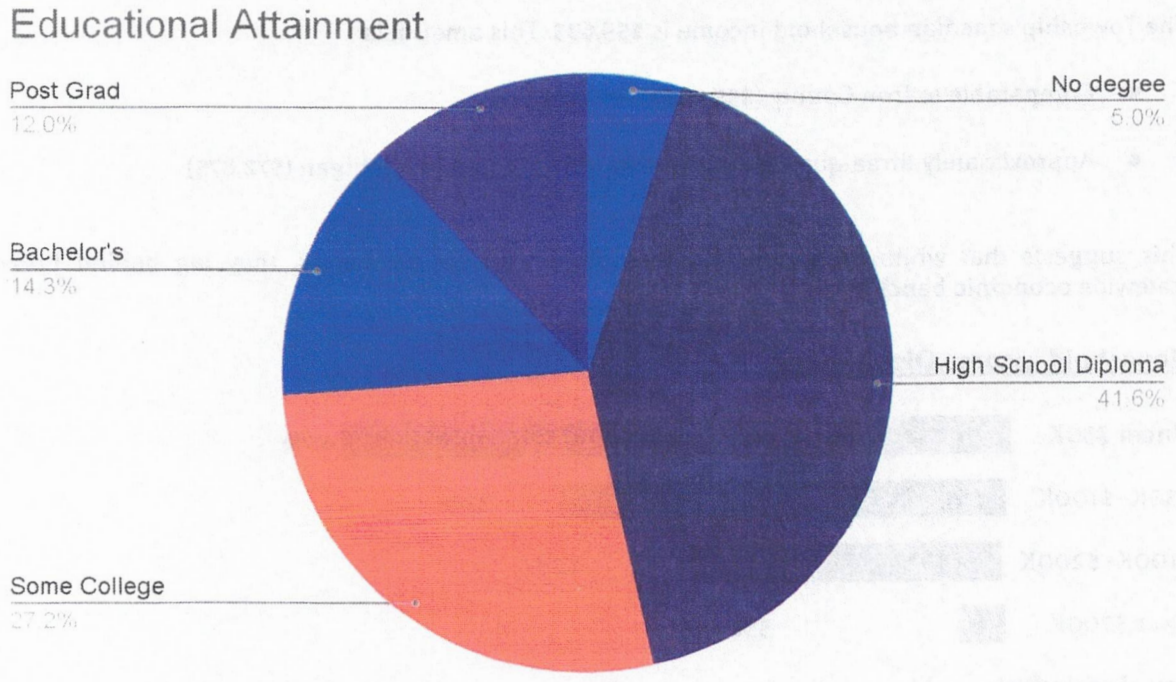
Approximately 96 percent of Township residents resided in the same home one year prior to the survey period. Only 3.6 percent of residents reported relocating within the previous year, indicating limited residential mobility and reinforcing the presence of a stable, long-term population base.

Education and Workforce Characteristics

Approximately 95 percent of residents age 25 and older have attained a high school diploma or higher, indicating a generally well-educated adult population.

An estimated 26.3 percent of residents hold a bachelor's degree or higher. This rate exceeds the average for Iron County but remains below the statewide average for Michigan. Overall, the Township's educational attainment levels support workforce stability while reflecting opportunities for continued economic diversification and skills development.

Educational attainment exceeds county averages and remains relatively strong for a rural community, though it is somewhat lower than statewide rates for bachelor's degree attainment.



Economic Data

Per Capita Income

The Township's per capita income is **$36,745 (±$3,622)**. This figure is:

- Slightly higher than Iron County ($34,784 ±$2,327)
- Approximately 90 percent of the statewide figure for Michigan ($40,735 ±$166)

Overall, per capita income levels are competitive within the region but remain below statewide averages.

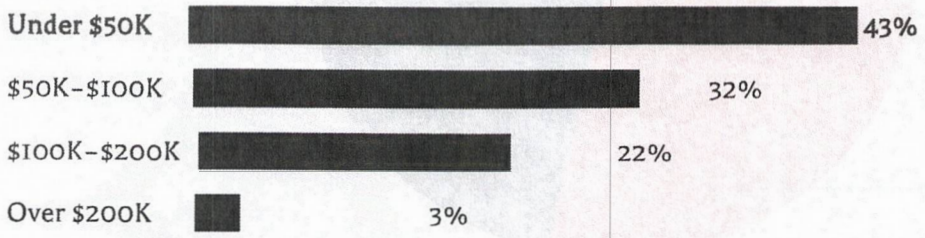
Median Household Income

The Township's median household income is **$55,625**. This amount is:

- Comparable to Iron County ($55,940)
- Approximately three-quarters of the statewide median in Michigan ($72,875)

This suggests that while household incomes align with county trends, they lag behind broader statewide economic benchmarks.

Household Income Distribution



Key observations:

- A substantial share (43%†) of households earn under $50,000 annually.
- Approximately 22%† of households earn between $100,000 and $200,000 — about 25 percent higher than the rate in Iron County (17.7%†), but below the statewide rate (25.9%).
- Higher-income households (over $200,000) comprise a relatively small proportion of the Township.

The distribution reflects a predominantly moderate-income community with limited upper-income concentration.

Poverty Status

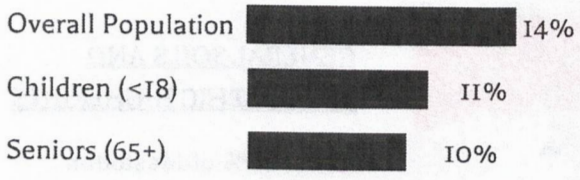
Approximately 14.4% of Township residents live below the poverty line. This rate is:

- Roughly 80 percent of the rate in Iron County (17%)
- About 10 percent higher than the statewide rate in Michigan (13.2%)

Poverty by Age Group

- **Children (Under 18):** 11% below poverty
- **Seniors (65+):** 10% below poverty

Poverty by Age Group



While overall poverty is slightly above the statewide average, child and senior poverty rates are comparatively moderate. However, high margins of error warrant cautious interpretation.

The Township's economic profile reflects:

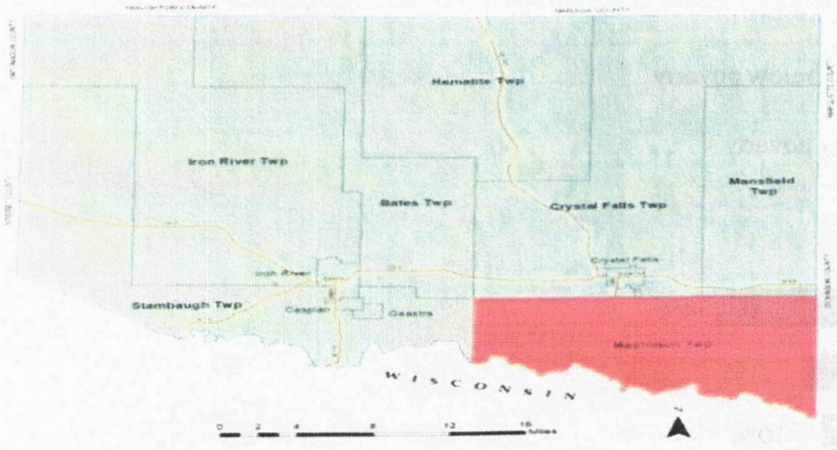
- Income levels consistent with county averages but below statewide benchmarks.
- A moderate concentration of households under $50,000 annually.
- Poverty rates slightly above the state average, though below county levels.
- Strong reliance on personal vehicles for commuting.

Overall, the data indicate a stable, moderate-income rural community with limited income stratification and modest commuting distances.

Geographical Setting:

Mastodon Township is made up of approximately 83,789 acres or126.6 sq. miles of land and 8.8 square miles of water. Included in the Township's total acreage is the Village of Alpha (517 acres); Wisconsin Electric properties (8,071 acres), State of Michigan properties (20,356 acres) and Michigan Department of Natural Resources properties (2,304 acres).

Mastodon Township is located in the southeast corner of Iron County in Michigan's Western Upper Peninsula with the Brule River forming its southern boundary. The Township is bordered by Crystal Falls and Mansfield Townships to the north, Bates and Stambaugh Townships to the west, Dickinson County to the east and Florence County, Wisconsin to the south.

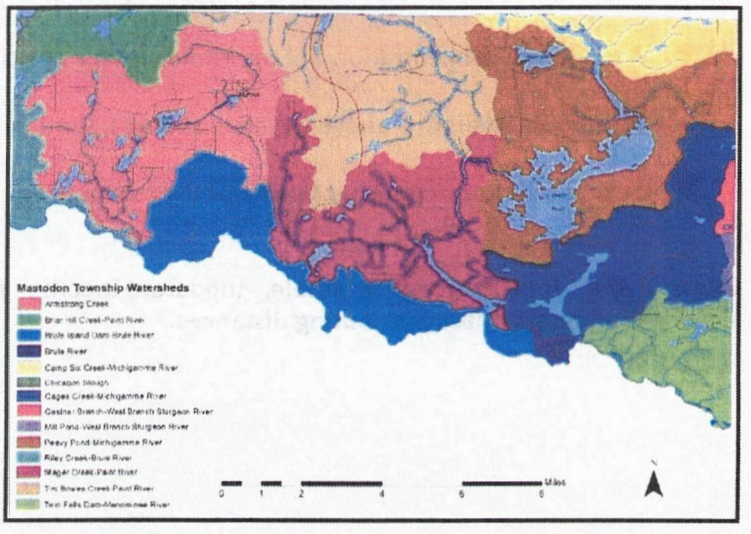


The travel time from Mastodon Township to larger cities: Escanaba and Marquette, Michigan 1.5 hours; Green Bay, Wisconsin 2.5 hours; Chicago, Illinois and Minneapolis, Minnesota 6 hours.

GENERAL SOILS AND GEOGRAPHIC HIGHLIGHTS

About 42% of Mastodon Township's soil falls into the category of Karlin-Sarona-Vilas Association. The terrain is nearly level to hilly, excessively drained to well drained, loamy and sandy soils. This association is mainly used as woodland where the major management concerns are seedling mortality and equipment limitation. Some areas are used as cropland with the major concerns being drought and water erosion.

Land that is nearly level to hilly, well drained, loamy soils on outwash plains and stream terraces makes up about 20% of the Township. The surface layer of the Padus-Pence Association is typically very dark grayish brown fine sandy loam about 7 inches thick. The top one inch is composed of black, partially decomposed organic material. This association is used mainly as woodland with the major management concern being equipment limitation. Some areas are used as cropland with the concern of water erosion.



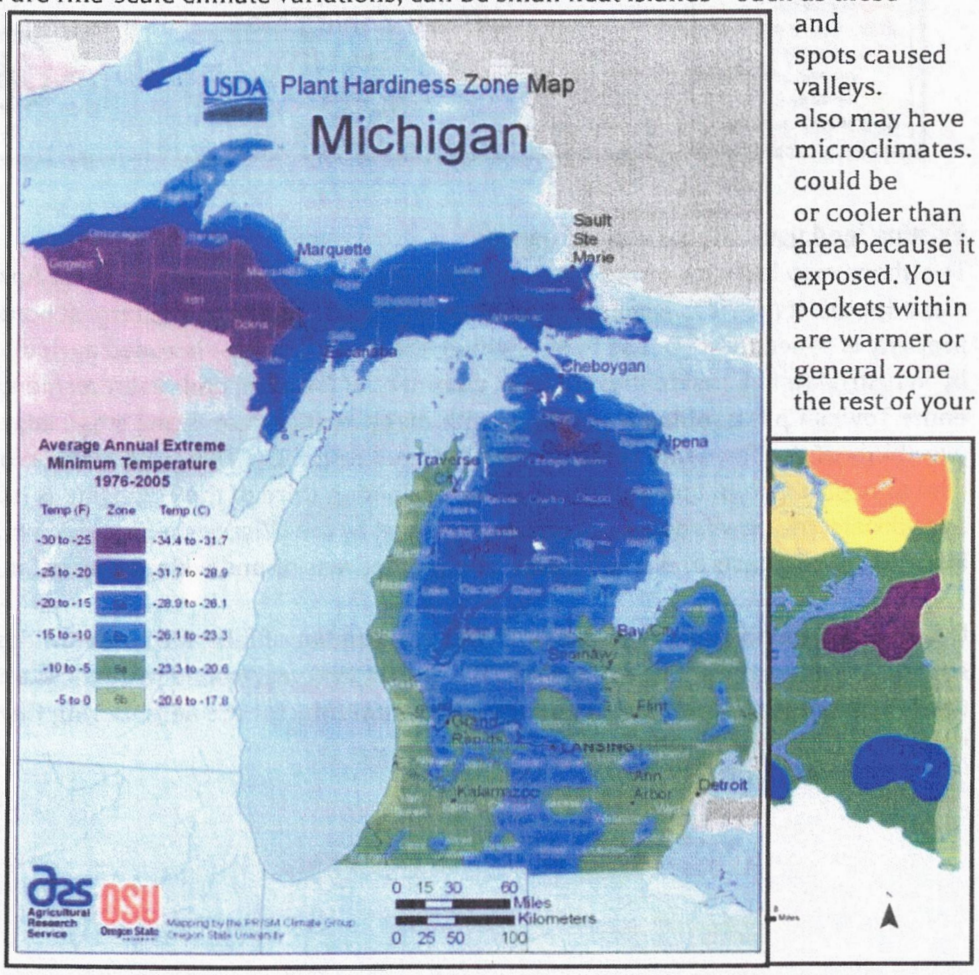
Watersheds

This USGS map shows the Township's watershed areas. Areas of land that drains all the streams and rainfall to a common outlet such as the outflow of a reservoir or any point along a stream channel. Ridges and hills that separate two watersheds are drainage divides. Watersheds consist of surface water, lakes, streams, reservoirs and wetlands. This also includes all the underlying ground water. Watersheds are important because the streamflow and the water quality of a river are affected by things, human-induced or not, happening in the land area "above" the river-outflow point.

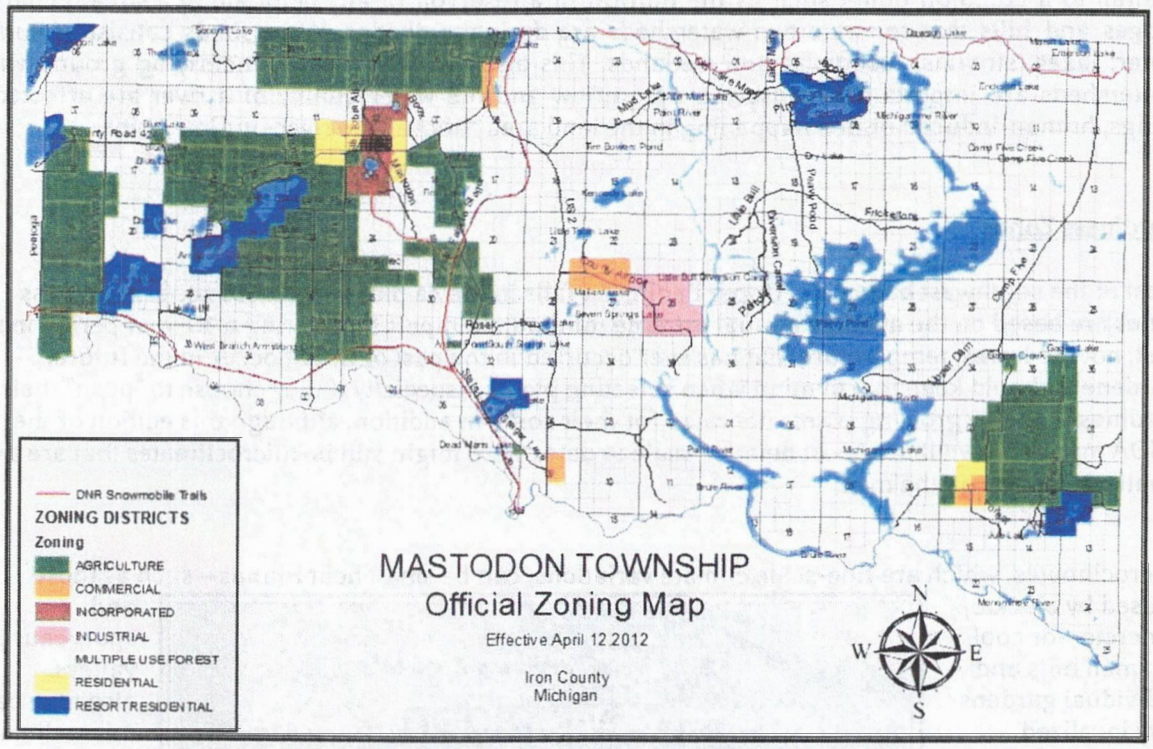
Hardiness Zones

Most of the southwest half of the Upper Peninsula falls in the 4a plant hardiness zone. Hardiness zones are based on the average annual extreme minimum temperature during a 30-year period in the past, not the lowest temperature that has ever occurred in the past or might occur in the future. Gardeners should keep that in mind when selecting plants, especially if they choose to "push" their hardiness zone by growing plants not rated for their zone. In addition, although this edition of the USDA map is drawn in the most detailed scale to date, there might still be microclimates that are too small to show up on the map.

Microclimates, which are fine-scale climate variations, can be small heat islands—such as those caused by blacktop and concrete—or cool spots caused by small hills and valleys. Individual gardens also may have very localized microclimates. Your entire yard could be somewhat warmer or cooler than the surrounding area because it is sheltered or exposed. You also could have pockets within your garden that are warmer or cooler than the general zone for your area or for the rest of your yard, such as a sheltered area in front of a south-facing wall or a low spot where cold air pools first. No hardiness zone map can take the place of the detailed knowledge that gardeners pick up about their own gardens through hands-on experience.



Chapter 3
Land Use



Existing land use patterns and influences

The above map is a view of the Township's zoning map as it has existed since April 12, 2012 when it was adopted. It provides a snapshot of current land use patterns. The largest percentage of Township property is zoned multiple use forest (white); the second largest is zoned agricultural (green) followed by industrial (pink), residential (yellow), commercial (orange) and resort residential (dark blue). The entire Township is a rolling topography with many rivers, streams and small lakes. Approximately two-thirds of the Township is historically centered round the Village of Alpha, which occupies a total land area of less than one square mile. The remaining third of the Township is isolated from this area by hydroelectric power dam backwaters managed by the Wisconsin Electric Company. The Township is a mixture of forests and small farms with major areas of undeveloped woodlands and lakes.

Developed areas include: the Village of Alpha, a number of lakeside communities which began as seasonal residences that have gradually developed into year-round residences and an isolated area, Camp 5, which developed as a bedroom-type community for the neighboring City of Iron Mountain, located in Dickinson County.

Chapter 4
Roadways and Recreation Plan

Roads and Development

Running through the center of the Township, major roadways U.S. Highway 2 and County Road 424, provides residents and travelers easy access to M-69 going east; U.S. 141 to the north and U.S. Highway 2 West. It's a short drive to the two major retail/service/health care areas of the City of Crystal Falls and the City of Iron River. Further to the south and east is Iron Mountain/Kingsford which is about a 30-minute drive.

Recreation Plan

In 2017, 122.4 million visitors traveled to Michigan, spending $24.7 billion in the state. The potential for tourism in Mastodon Township and the desire from property owners for recreational planning and development directs the Planning Commission to develop a separate Recreational Plan. This Plan would encompass the Township's existing parks: Stager Lake Park, Buck Lake Park, Camp 5 Area and an opportunity to explore possibilities with "Wilderness Shores" managed by WE Energies. Collaboration with the Village of Alpha with maintenance of the Anderson Ball Field/Pavilion, tennis/basketball courts and Balkan Mine Pit project will also be given consideration.

GOAL – Mastodon Township to develop a separate recreation plan.

Regarding their five to ten year vision for the Township, they would like to see it as being a destination for outdoor enthusiast, tourism, with natural resources preserved.

Chapter 5
Public Services

Services and Facilities Description

General Government

Mastodon Township operates under an elected Board that meets once a month. With a limited tax base and local resources, the Township relies on Iron County for services including law enforcement, emergency and medical services, and utilities.

The following boards and commissions are responsible for local government:

Township Board: consisting of a supervisor, clerk, treasurer and two trustees are elected to serve a four year term; meet once a month.

Planning Commission: formed under the Michigan Planning Enabling Act of 2008, the commission is responsible for developing and maintaining: the Master Plan, the Recreation Plan and the Zoning Ordinance. Responsible for site plan reviews. Meeting schedule dependent on scope of projects.

Zoning Administrator: administers the provisions of the Township's Zoning Ordinance.

Zoning Board of Appeals: meets as needed and is the arbiter of disputes or questions on interpreting and enforcing the Zoning Ordinance.

Board of Review: State mandated appointed body that meets at least annually to reevaluate property tax assessments upon the requests of individual taxpayers.

Volunteer Fire Department: provides fire and emergency response, including mutual aid, to Mastodon Township from two department locations. The base location being at the Township Hall on U.S. Highway 2 South and the satellite location at the Camp 5 Hall on the eastern side of the township.

Public Works: responsibilities of the department include property maintenance at both township halls and ground keeping at the township parks.

Chapter 6

Implementation/Goals and Policies

Township Character

Mastodon Township will be a community of planned diversity offering a balance between residential, agricultural, multiple use forest and employment, business and recreational opportunities while preserving its natural quiet rural setting.

GOAL – The character of Mastodon Township will remain primarily multiple use forest and agricultural land with homes in rural settings.

POLICIES

1. The Township will adopt and implement ordinance provisions whose purpose is to foster the establishment of residential and business developments that maintain rural character and preserve agricultural and forest land.

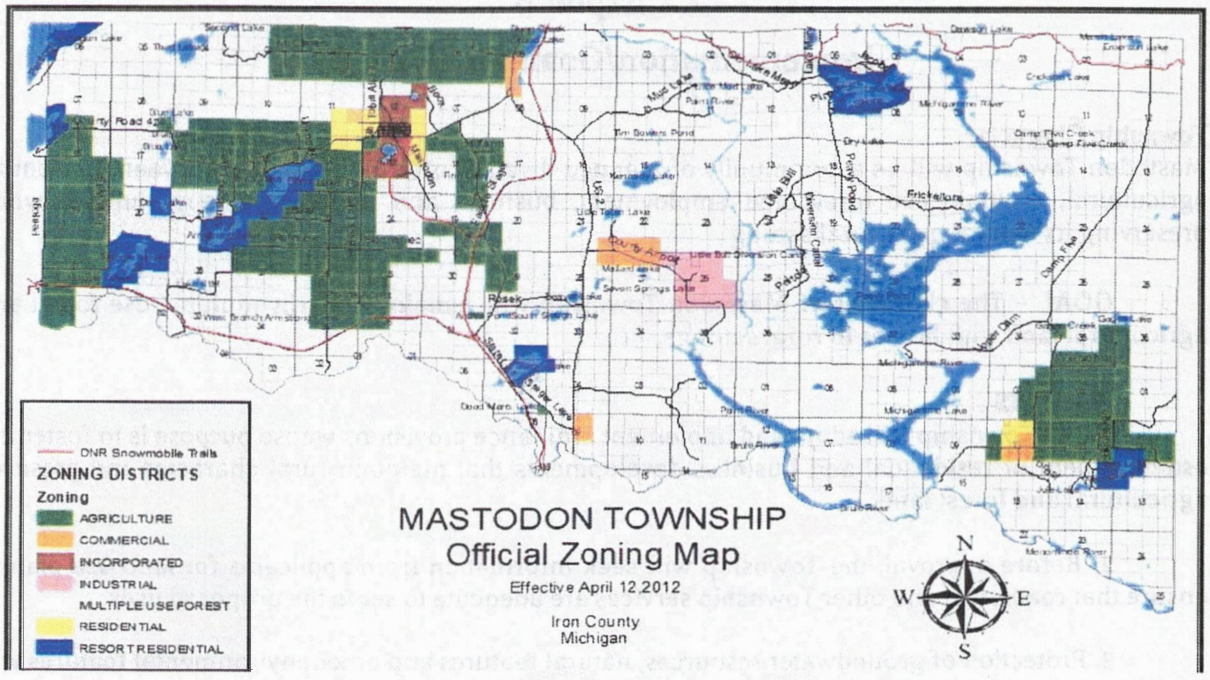
2. Before approval, the Township will seek information from applicants for land use plan to ensure that roads, fire and other Township services are adequate to serve the proposed uses.

3. Protection of groundwater resources, natural features and other environmental features will be a primary consideration of the Township when reviewing land use plan.

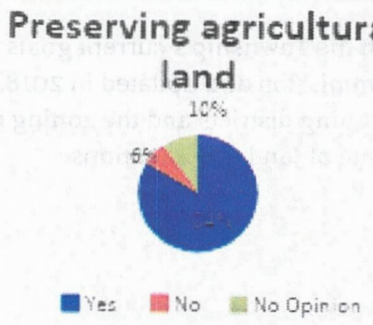
Zoning Plan

Mastodon Township's existing Zoning) ordinance is consistent with the Township's current goals for development. Adopted in 2012, it was reviewed by the Planning Commission and updated in 2018. New development should be planned in accordance with existing zoning districts and the zoning map at the time of this plan's adoption, as these represent the current state of land use intentions.

Plan Recommendations



Future Land Use



Township Survey Question #9 Results

Is preserving the existing agricultural land within Mastodon Township important to you?

Survey Comments: need organic farming; we need to encourage small family, organic farms. MSU Extension, Forest Park, Bay De Noc etc.to educate people;

What survey respondents liked most about owning property in Mastodon Township is the quiet setting of nature, wildlife, waterways and recreational opportunities including hunting and fishing. Recreational opportunities leaned toward non-motorized with bike trails, hiking trails and ski trails.

Explore a land use change to accommodate the potential for growth in Mastodon Township for single family dwellings and small scale farming by making available smaller parcel land division in specified agricultural districts.

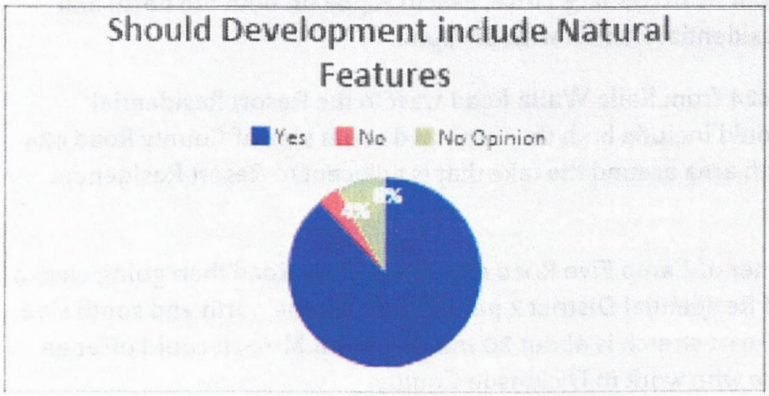
GOAL - The Township will contain an appropriate mixture of land uses, including: multiple use forest, commercial/industrial, agricultural uses and homes in rural settings.

POLICIES

1. Review of land use and zoning changes will include considering how the proposed development preserves the rural character of the township.

2. Areas of dissimilar land uses will be separated by adequate landscaping, open space or other means to limit conflicts between uses.

3. New commercial/industrial development should be designed to reflect the rural character of Mastodon Township, with uses necessary for daily needs of the neighborhood and limited sizes of buildings and parking areas.



Township Survey Question #3 Results

When development comes to our Township, should developers be required to incorporate the natural features of the site into their final plans?

Survey Comments: Yes! As stated above cluster style development can be very effective for saving many natural existing features; But not to the point where it prevents the developers from developing the area.

4. Expand the existing Commercial District by changing the zoning districts bordering current Commercial District properties and exploring the potential of adding commercial/industrial properties in the vicinity of the airstrip off Airport Road.

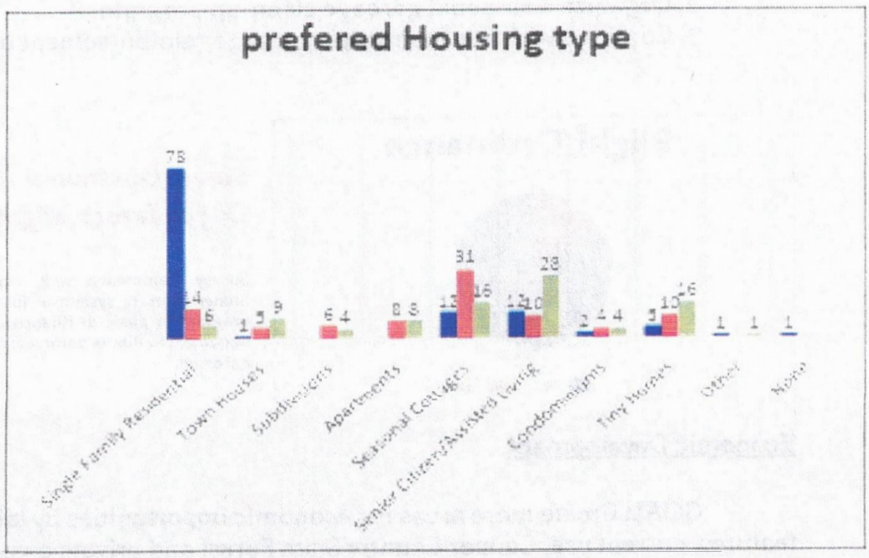
Residential Housing

Housing Survey Question

What type of housing would you prefer to have built in our Township during the next ten years? Rank your top three choices with 1 being of the highest importance.

*Chart note: Series 1 = 1st choice, Series 2 = 2nd choice, and Series 3 = 3rd choice

Survey Comments: Housing growth in the next ten years was directed to: single family residence, seasonal cottages and senior housing/assisted living. Development on waterfront properties leaned heavily toward single family residence and seasonal cottages with controls to regulate and limit environmental impact.



GOAL: To accommodate the potential residential growth of Mastodon Township in the agricultural district and taking into consideration land features, access to utilities, services, and current use.

POLICY: The Township would create a new zoning district, DISTRICT A2 (Agriculture) with the minimum acreage of five (5) acres with a single-family dwelling. The Agriculture/Residential District would be established to encourage agriculture and its related uses as the principal use of the land. The specific intent is to facilitate the proper use of lands best suited to agriculture by preventing the mixing of residential and rural uses for small scale farming.

1. Along County Road 424 from Rysberg Drive, east to Alpha on both the north and south side of the road to the Residential District west of Alpha.

2. Along County Road 424 from Kalla Walla Road west to the Resort Residential District on Indian Lake. This would include both the north and south side of County Road 424 and Treeline Drive and the north area around the lake that is adjacent to Resort Residential District.

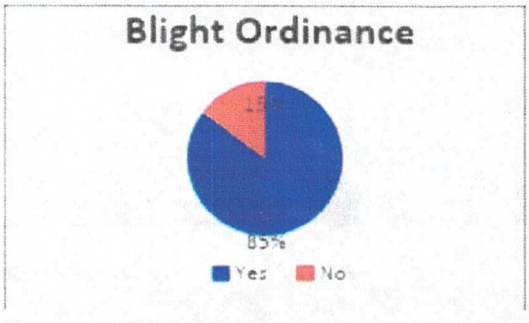
3. Beginning at the corner of Camp Five Road and Lower Dam Road then going east to the Dickinson County line. Add Residential District 2 parcels on both the north and south side. As the Camp Five Road's south-east stretch is about 20 minutes from M-95, it could offer an opportunity for growth for those who work in Dickinson County.

Environmental

GOAL – Mastodon Township will protect and maintain a healthy, safe and clean environment.

POLICIES

1. Create a blight ordinance.
2. Organize a seasonal garbage clean-up program.
3. Continue with the Township's garbage reimbursement program.



Survey Question #
Do you favor a blight ordinance in Mastodon Township?

Survey Comments: with common sense goals; maybe offer assistance to homeowners (a system of just punitive fines does not work;) clean up by having program in place to finance or physical one to clean up; should not be too heavy handed; one that is enforced; remove old abandoned buildings; as long as it can be enforced.

Economic Development

GOAL: Create more areas for economic opportunities by taking into consideration land features, current use, Copper Country State Forest and private ownership.

POLICIES: The Township would give consideration to expanding the existing Commercial District. It would be beneficial to expand the Commercial District to three, 40 acre parcels going north, one 40 acre parcel deep on both sides of U.S. Highway 2 at the Florence County border.

GOAL: Create an area for commercial/light industry opportunities with access to air shipping and major roadways. The area should be away from residential so as not to create a conflict of land use.

POLICIES: The Township will explore the possibilities of trading all or part of the 202 acres of Township owned property in T42N R33W Section 7 for State owned property off the County Airport Road T42N R32W Section 27 or Section 28 accessing U.S. Highway 2.

POLICIES: The Township will Collaborate with the County on a feasibility study for using the old airport for shipping (UPS, USPS, FedEx, etc.).

GOAL: Create an opportunity for retail businesses to fill the needs of visitors and residents: general store, restaurant, tourist services/retail, etc.

POLICIES: Collaborate with the Village of Alpha to put in place tools for a retail/service business hub.

Roads and Development

GOAL – The Township will pursue road development policies that foster a safe and efficient transportation network appropriate for a rural community.

POLICIES:

1. In cooperation with the County, the Township will develop and maintain a priority review system for maintaining and/or paving streets, considering such factors as resident desires, traffic volumes, roadway function, land use, safety and other appropriate elements.

2. The Township will encourage land development along major roadways that reduces the number of access points for individual uses.

GOAL – The Township will pursue road development policies that foster recreational opportunities.

POLICIES

1. The Township will assess the condition of access roads to recreational sites.

2. The Township will identify grant opportunities for dedicated project funding.

GOAL: Improve Camp 5 Road giving residents and visitors better access to Iron County rather than diverting them to Dickinson County.

POLICY: Mastodon Township Board would set aside Road Fund money and invest in road improvements with the Iron County Road Commission.

GOAL: Improve access to recreational sites for residents and tourists

POLICY: Township Board will assess what improvements could be made to the south end of Lake Mary Road giving access to WE Energy's "Wilderness Shore" sites 22, 27 and 10 that include boat launching, fishing access some being handicapped accessible.

GOAL: Create a new access to the isolated east side of Mastodon Township's Camp 5 area; create access to the potential shipping airstrip; increase the flow of commerce into Iron County that would divert to Dickinson County; give better access for emergency services; present tourists an opportunity to more readily explore areas of "Wilderness Shores" and being close enough to support business services in Mastodon Township.

POLICY: Township Board will explore building a road that connects the Airport Road to the Upper Dam Road. This long-term future project needs to identify collaborating partners such as: Iron County Road Commission, WE Energies, businesses, WUPPDR, State and Federal grant opportunities. This project will hinge on the trading of Township property and the airstrip shipping feasibility study.

Service Capacities/Deficiencies

GOAL - The Township will facilitate in maintaining and/or acquiring public services that are needed for our rural community.

POLICIES

1. The Township will maintain fire protection by means of a volunteer fire department and/or mutual aid.

2. The Township Fire Department would update communication devices for promptness and accuracy in emergency response time.

3. The Township Fire Department would research ways to maintain and retain the optimal number of volunteers to provide coverage to the Township property owner.

4. The Township Fire Department would work to obtain a Fire Rating standard by means of educational opportunities, training, equipment and volunteers.

GOAL: Garbage, Cell, Internet

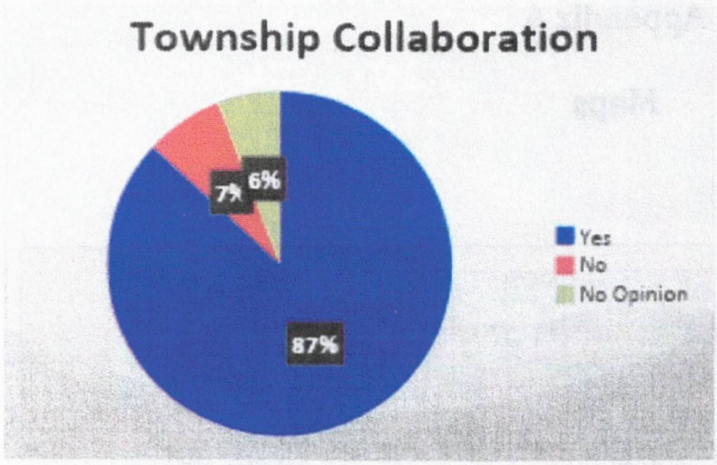
POLICIES

1. The Township will facilitate opportunities for garbage collection and/or disposal.

2. The Township will collaborate with neighboring municipalities, the Iron County Chamber and Economic Development Corporation and/or independent businesses, in an effort to offer better cell phone and internet connectivity.

Municipal Collaboration

GOAL: Mastodon Township to collaborate with surrounding Iron County municipalities to increase growth opportunities.



Collaboration Survey Question

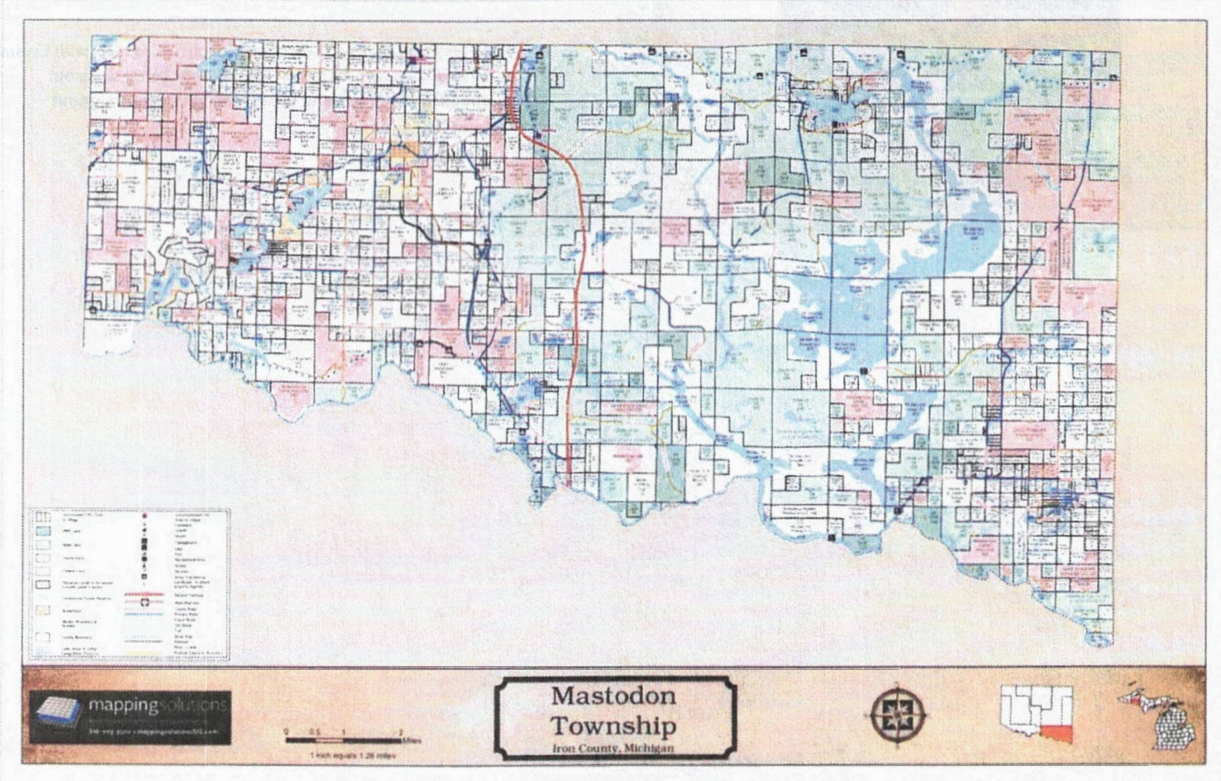
Would you support the Township collaborating with neighboring communities by sharing resources to create economic and/or recreational opportunities?

Survey Comments: Civic consolidate, fire/rescue, with Crystal Falls if costs are shared. This is already being done but should continue extend bike/walking trails throughout township and county.

Appendix A

Maps

Plat Map – 2017

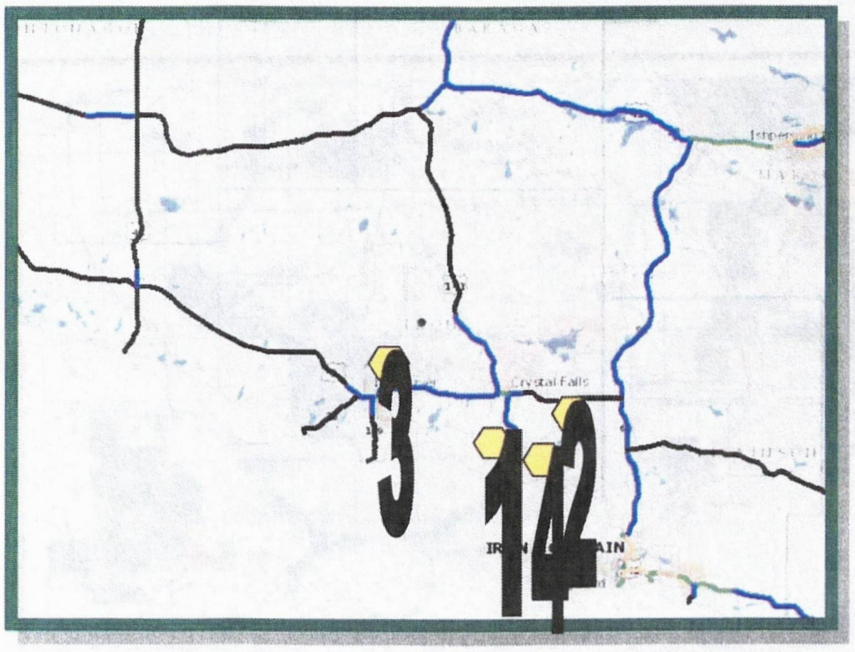


Natural Features

Request submitted to Jim W. – GIS Map

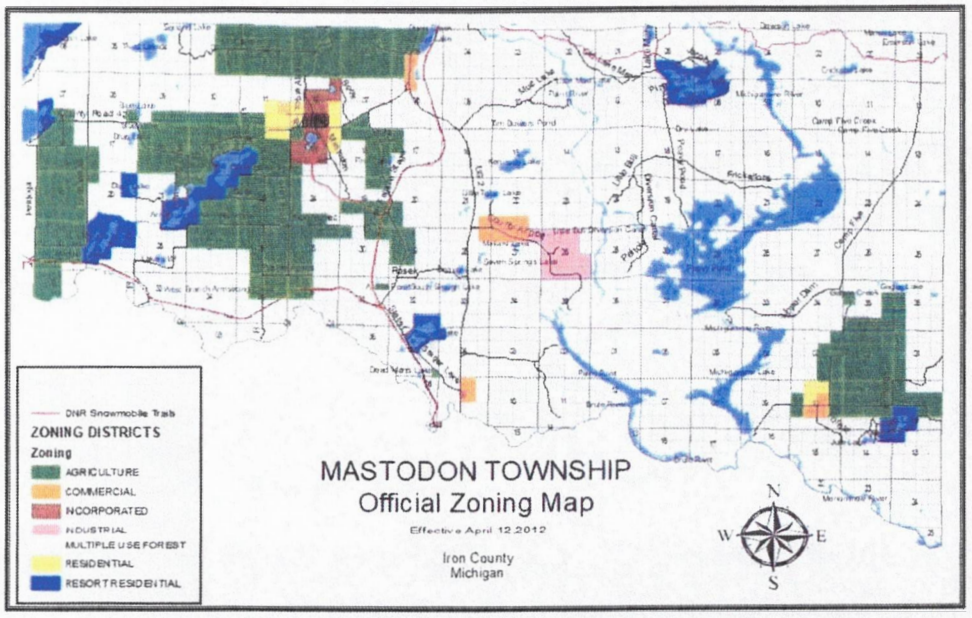
Traffic counts/road network

Annually Daily Traffic Map—ADAT

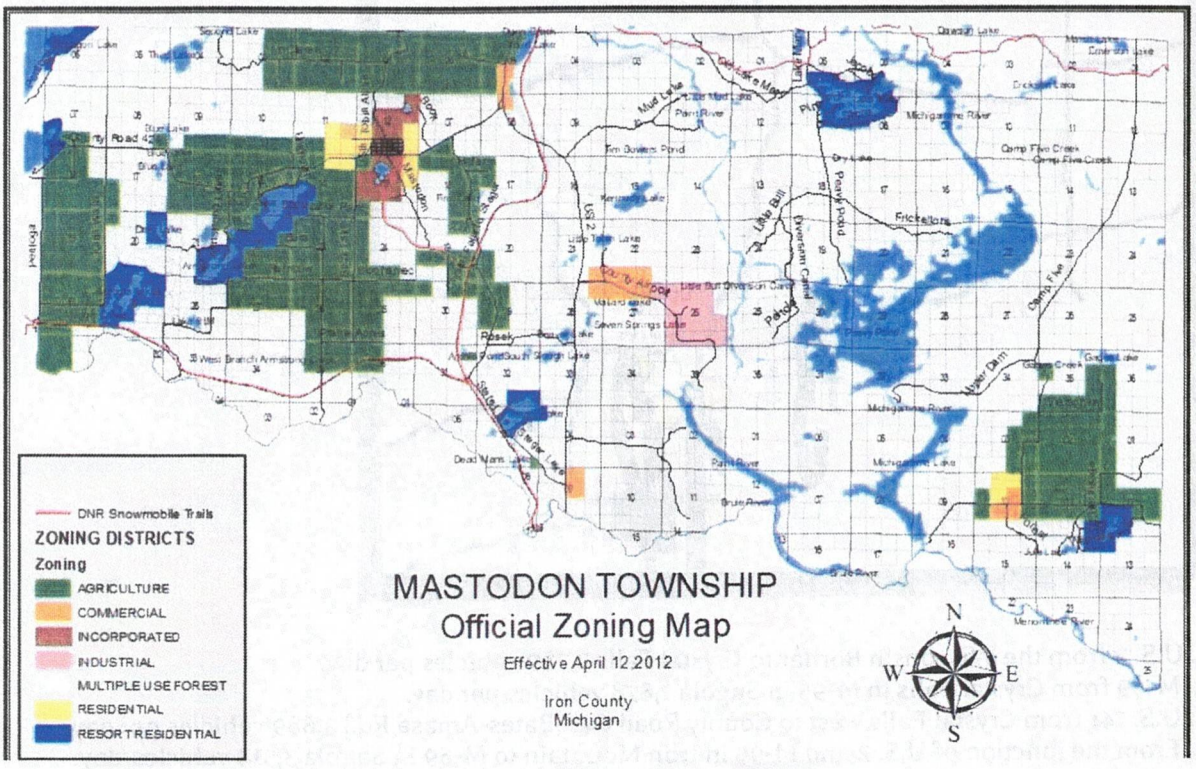


1. U.S. 2 from the Wisconsin Border to Crystal Falls 2,789 vehicles per day.
2. M-69 from Crystal Falls to M-95 in Sagola 1,878 vehicles per day.
3. U.S. 141 from Crystal Falls west to County Road 643 [Bates-Amasa Rd.] 3,689 vehicles per day.
4. From the junction of U.S. 2 and M-95 in Iron Mountain to M-69 in Sagola 3,514 vehicles/day.

Existing Land Use



Future Land Use



Appendix B

Survey Results

Mastodon Township
Comprehensive Master Plan Survey Results

The following is a narrative compilation of the master plan survey results.

The Mastodon Township Planning Commission mailed 1076 surveys to township property owners. Of the 1076 property owners, 593, about half reside in Alpha, Crystal Falls (49920) and the Iron Mountain/Kingsford area (499/489). The other 483 consisted of: mix states west (43), Illinois (104), Wisconsin (208), misc. Michigan (72) and mix states east 953). Here are the opinions from 135 responders.

Who were the people who returned the surveys? They were 50+ years of age who have owned property in the township for 11-29 years. A majority of them are retired.

What they like most about owning property in Mastodon Township is the quiet setting of nature, wildlife, waterways and recreational opportunities including hunting and fishing. What they liked least was the lack of services like: garbage collection, internet and cell. Also taxes as they applied to non-resident property owners.

Regarding their five year vision for the Township, they would like to see it as being a destination for outdoor enthusiast, tourism, with natural resources preserved. They also see the need for service type small businesses like: grocery store, gas station, restaurant, out-door recreation/tourism related businesses, garbage service and businesses where a person could make a living wage. A big concern was the lack of reliable internet service which directly impacts all the aforementioned.

Over the next ten years a growth in resort/recreational/seasonal tourism. They would also like to see improvement in Alpha's economic future and esthetics. There were some that hoped the area would stay the same. Housing growth in the next ten years was directed to: single family residence, seasonal cottages and senior housing/assisted living.

Development on waterfront properties leaned heavily toward single family residence and seasonal cottages with controls to regulate and limit environmental impact.

Business development focused on recreation, commercial, tourism and high tech. Their concern seemed to focus on low environmental impact while being able to enjoy the quality of quiet nature. They like the idea of development including natural features with 88% supporting this as part of a site plan. 59% said they felt that business needed to be controlled in a residential setting regarding noise and traffic.

When asked if they favored regulating medical marijuana dispensary operations, 67% agreed. Yet the comments were 50/50 split on whether the township should allow medical marijuana businesses at all.

As far as the township collaborating with neighboring communities by sharing resources to create economic and/or recreational opportunities, 87% supported this idea. This is also supported by many comments regarding the condition of the Village of Alpha.

Perhaps the airstrip feasibility study question should have included some clarification so as not to be confused with an airport feasibility study. None-the-less 57% supported the idea.

84% felt that preserving agricultural land was important. They see the need for organic farming and to encourage small family farms.

85% see the need for a blight ordinance with common sense goals. Having a program in place to assist in clean-up efforts and remove abandoned buildings.

Recreational opportunities leaned toward non-motorized with bike trails, hiking trails and ski trails. There were a number of comments about development of the Alpha pit and getting more use out of the ball field. Of the 135 people who returned the surveys only 33 used the facilities at Buck Lake Park and 43 at Stager Lake Park. The Camp 5 recreation site had only 18. The Planning Commission Board questioned if residents were aware of the improvements made at the parks and thought it would be a good idea if the Township Board made available information to be included in the Chamber's recreation flyers.