



EXPERIENCE *Allegan*

Nestled on the banks of the Kalamazoo River, the charming and historic town of Allegan offers an inland adventure to those visiting and moving to West Michigan.

Allegan is home to the Old Iron Bridge, constructed in 1886, and celebrates its importance to the town with the annual Bridgefest celebration every June. Enjoy yourself on the picturesque Riverfront with two 600' long zip lines over the river, a newly installed splash pad, and a stage that features regular entertainment. Wander into the heart of the Downtown to find specialty stores and antique shops, a selection of bars and grills, a coffeehouse, and upscale dining.

Allegan is a historic community in the western Lower Peninsula of Michigan, situated 20 miles northwest of Kalamazoo, 20 miles southeast of Holland, and 40 miles southwest of Grand Rapids. Centrally located in the region, Allegan attracts residents and visitors employed in the Grand Rapids, Kalamazoo, and Holland markets. Allegan has a population of approximately 5,000; it is located inside Allegan County, which has population of approximately 116,000 and is coterminous with the Holland Micropolitan Statistical Area.

Allegan's history is tied to industry and manufacturing, and its largest private sector employer today is Perrigo Corp., a pharmaceutical manufacturer. In addition to industry,

Allegan is the Allegan County seat, and its revitalized riverfront area attracts locals and tourists seeking recreation and entertainment. Downtown Allegan features local businesses and restaurants, including artisan retail, antiques, and an active historic movie theater.

The City of Allegan is a full service city, with its own hospital, 24 hour police, fire, and emergency service coverage, and its own state of the art drinking water plant and water resource recovery plant.

In regards to education, the City is home to Allegan Public Schools, a school system committed to excellence both in and out of the classroom and part of the larger Allegan Area Educational Service Agency that offers education programs from Early Childhood to the Technical Education Center and even has a connection with Lake Michigan College.



LEARN MORE AT:
cityofallegan.org

Things To Do

DOWNTOWN

Rollin' on the River - A weekly, Friday night concert series held on the Riverfront Stage beginning the second Friday of June and ending on the last Friday of August. Each concert features high-octane performers from surrounding West Michigan area spanning rock, folk, blues, country, R&B, and other genres. The free event offers two hours of live music, food and alcoholic beverages available for purchase.

Allegan Event Center - Sky Trail® ropes course with Sky Rail™ ziplines: Explore over 50 rope elements on 2 levels of ropes courses standing over 30' high.

Allegan Event Zip - Two 600' Ziplines spanning the Kalamazoo river. Ascending the North Tower on the Riverfront Plaza guests zip across the river and back for an exciting round trip experience.

Skydive Allegan - Skydive from the Allegan City Airport. We operate a fully modern skydiving center, catering to skydivers from their first jump to the highest experience levels.

Allegan County Fair - Held annually in September, it is among the largest and most popular county fairs in Michigan. Featuring nationally-famous entertainers and attracting over 250,000 visitors during its week-long run.

Regent Theatre - The refurbished 1919 Regent Theatre (one of few remaining single screen Art Deco movie theaters in the country) is run by the City of Allegan and shows first run movies seven nights a week, with afternoon matinees also offered on weekends. The Regent partners with area businesses and individuals to sponsor various year-round film series.

Bridgefest - On the second Saturday of June, annually since the 1980s, Allegan's Old Iron Bridge and the start of summer, is celebrated. The all-day festival features activities for kids and adults, music and entertainment, food and beverages, fireworks, and more.

July 3 Jubilee - This patriotic festival features a parade, food, live music, activities, and fireworks on the 3rd of July.

Good Times at the Gazebo - For over 30 years, this event has offered free Saturday night concerts from July to August. Enjoy a quieter counterpart to Rollin' on the River by featuring acoustic, folk, country, jazz, and blues acts.

Festive Fridays - Every Friday in December before Christmas, enjoy extended shopping hours coupled with free horse-drawn wagon rides, hot chocolate, "Fa La La Fridays" movies at the Regent Theatre, and visit with Santa! Each week features a different Downtown-wide event.

NYE! - Ring in the New Year with Michigan's largest NYE Ball Drop. Hosted on the Allegan Riverfront, the event offers food, hot beverages, beer, music, activities, and fireworks at the stroke of midnight!

Escape Allegan - Escape Allegan is perfect for friends, family, corporate team building or a fun date night idea. Players have 60 minutes to solve a series of puzzles and riddles using clues, hints and strategy to complete the objectives at hand and escape.

Splash Pad - Built in 2018, this free park amenity can fit up to 100 people and offers a refreshing cool down during the hot summer months. Don't think the splash pad is just for kids — at night, the fountains shoot from the ground with radiant LED lights for a brilliant display against the backdrop of the LED-lit Iron Bridge.





Explore

ADVENTURE AWAITS



Whet your appetite for adventure! Take on the Allegan Mountain Bike & Hiking Trail, grind a rail at the skate park or toss discs at the disc golf course at Jaycee Park. Try your swing at the Pickle Ball Courts, explore the sprawling Allegan State Game Area, canoe or kayak the Kalamazoo, or visit the ropes course located in the Allegan Event Center.

Lake Allegan - Located just outside of the City of Allegan. The water is safe for swimming and boating which makes it a great place to fish and swim.



Allegan State Game Area - nearly 50,000 acres of family fun. Two campgrounds with over 20 miles of hiking trails as well as canoe routes. The State Game Area also offers the Allegan County Equestrian Trail System: a 60-mile network of trails designated for equestrian use.

Wild West Ranch - Beautiful scenic trails surrounded by woods. Horses available for all types of riders, from the young or beginner to the experienced rider.



Bittersweet Ski Resort - Only 20 minutes from Allegan. Bittersweet is in the scenic Kalamazoo River Valley is Southwest Michigan's premier ski area. Skier friendly, night skiing, complete snow making and grooming, huge lift capacity and friendly helpful staff to make your visit pleasurable.

TriPonds - TriPonds offers excellence in family camping. Come and enjoy 90 acres of beautiful shade trees, hiking trails, peaceful ponds, spacious fields, large lots, friendly staff and clean facilities.



Paddle the KaZoo - The Kalamazoo River is 130 miles long from Lake Michigan to Albion. The Kalamazoo River offers short to long paddling trips with access to many launch sites. The current along the western part of the river gives a steady pace to float leisurely along without strenuous paddling.

Gun Lake Casino - 17 miles outside of Allegan resides Gun Lake Casino. There are over 2,000 of hottest slot machines and 47 of your favorite table games. Guests must be 21 or older to game.

Arts & Culture

The Allegan Arts Scene strives to stimulate interest and participation in the arts, offering summer camps for children, a county-wide high school arts scholarship program, adult activities and events in literary, dramatic, musical and visual arts.

ALLEGAN AREA ARTS COUNCIL strives to initiate and stimulate interest and participation in the arts for the Allegan area by promoting all artistic endeavors, including emphasis on music, drama and literature, improving and expanding its scholarship program that serves all county high school band, choral, art and literature students, and more.

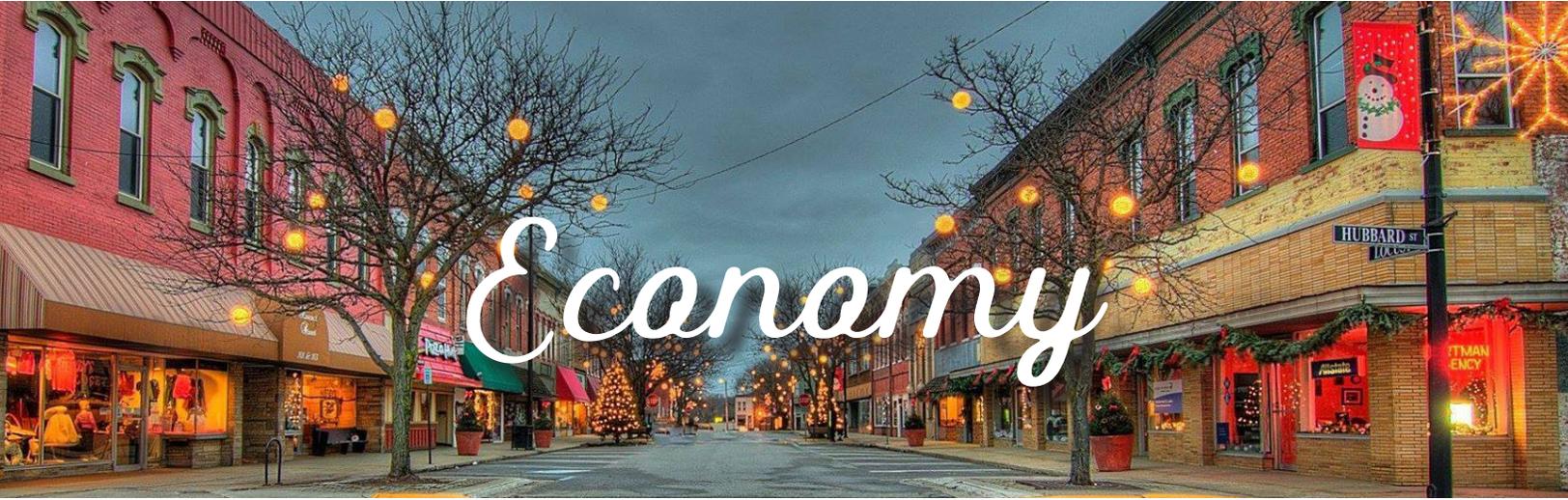


THE ALLEGAN COMMUNITY PLAYERS are one of the oldest community theatres in the state of Michigan. They are dedicated to producing quality entertainment. Based in downtown Allegan, the stage productions are held at the historic Griswold Auditorium and at the state-of-the-art Allegan Performing Arts Center.

THE GRISWOLD AUDITORIUM is a historic performance venue and event center built in 1929 through a \$100,000 bequest from lumber baroness Marilla Griswold. Her dream was to provide a place for the Allegan community to come together, experience a variety of entertainment and most of all, enjoy themselves. The 600-seat auditorium, with a stage lit up under the word of William Shakespeare; "All The World's A Stage," looks much the same as it did in 1929 and serves as the home of Michigan's oldest theatre company, the Allegan Community Players. The dark wood moldings, open floor plans, and numerous multi-pane windows reflect the classic Arts & Crafts or Craftsman architecture.



THE REGENT THEATRE is a one-screen, art deco theater that first started showing movies in 1919. It is currently owned by the City of Allegan and features first-run, new release films in state of the art digital projection. On the outside, the Regent boasts a glittering neon marquee that has acted as a beacon in historic downtown Allegan since its installation in the 1930s. As you enter the chrome-handled doors into the tiled lobby, you're greeted by the glass-encased ticket booth, complete with a working, original ticket dispenser. The scent of freshly popped popcorn will guide you to the old-fashioned concession stand where you can purchase quality snacks at a reasonable price.



ENDLESS OPPORTUNITY



Since its beginning, Allegan has been known as a community where an eclectic mix of businesses and industries thrive. Leading the way in manufacturing is the Perrigo Company, which remains as one of the largest employers in West Michigan today. Perrigo is a diverse company to work for, and they employ people of all educational backgrounds. Its presence as the world's largest manufacturer of over-the-counter pharmaceutical products is felt in the region, as well as in Allegan's Highland Industrial Park, where the company has built two of its major facilities.



Along with Perrigo, various other companies have chosen to call the industrial park "home," and these businesses have helped the Industrial Park grow to 100% capacity over the past decade. Outside of the park, other manufacturers serve as assets to the Allegan economy as well, helping to lead the way in job growth in the years to come.



As the county seat of Allegan County, Allegan is more than just a center for manufacturing; it is also a hub for public services. All seven of Allegan Public Schools' buildings are located within a mile of the city limits, and all of Allegan County's facilities are also located throughout the area. Allegan General Hospital continues to be one of the community's largest employers, and various nonprofits in Downtown Allegan provide support services for these three major public entities as well.





PUBLIC K-12

Allegan High School
Alternative High School
L.E. White Middle School
Dawson Elementary
North Ward Elementary
Pine Trails Elementary
West Ward Elementary

TRADE SCHOOLS

Allegan County Area Technical & Educational Center
JL Murphy School- Cosmetology
Michigan Career & Technical Institute

COLLEGES & UNIVERSITIES

(with in an hour of Allegan)

Kendall College of Art and Design of Ferris University
Michigan State University- Grand Rapids
Western Michigan University
Aquinas College
Calvin College
Cooley Law School
Cornerstone University
Hope College
Kalamazoo College
Grand Rapids Community College
Lake Michigan College - South Haven
Central Michigan University - Grand Rapids
Grand Valley State University
Davenport University



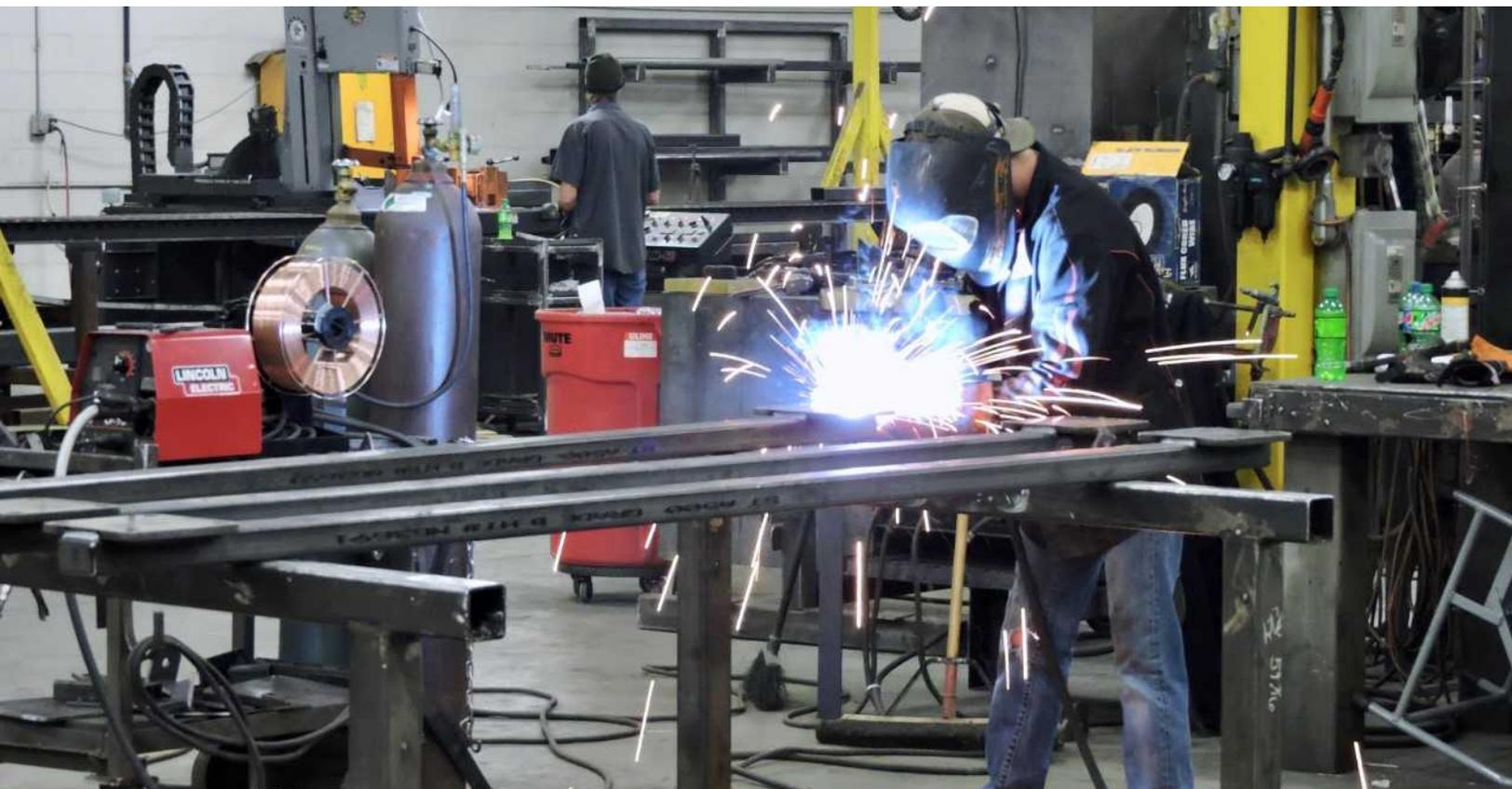
REDEVELOPMENT READY COMMUNITY

Allegan has been certified in the Redevelopment Ready Communities program by the Michigan Economic Development Corporation. The RRC certification recognizes the city's development regulations and processes as up-to-date, clear, and predictable, as determined by a rigorous external assessment.

The City of Allegan and the Michigan Economic Development Corporation are committed to ensure that all available incentives may be leveraged to ensure developers can achieve a quality outcome.

Such incentives include:

- Negotiable land purchase price to ensure support of an excellent development proposal.
- Brownfield assessment grants are available through the county, and may provide up to \$10,000 towards preparation of a Baseline Environmental Assessment (BEA), or Phase I and II ESA.
- Brownfield TIF is available through the City of Allegan Economic Development Corporation (EDC)/ Brownfield Redevelopment Authority (BRA) to support remediation, due care, and other activities for any environmental conditions found on the site.
- Allegan's designation as a Core Community gives further flexibility to use the existing brownfield incentives for functionally obsolete sites with no environmental contamination.
- Michigan Community Revitalization Program grants or loans may be available to fill financial gaps. MEDC and the city are committed to partnering with the selected developer to ensure this tool is used effectively.



SERVICE PROVIDERS

GAS:
Michigan Gas Utilities
800-401-6402

ELECTRIC:
Consumers Energy
800-805-0490

SEWER & WATER:
City of Allegan
Doug Sweeris
269-686-1117

TELEPHONE/CABLE/INTERNET:

CHARTER
888-438-2427

FRONTIER COMMUNICATIONS
269-273-0383

ECONOMIC DEVELOPMENT COORDINATION:
City of Allegan
Joel Dye, City Manager
(269) 673-5511 ext 229

PUBLIC WORKS:
City of Allegan
Aaron Haskin
269-686-1115

REGIONAL ECONOMIC DEVELOPMENT SERVICES:
Lakeshore Advantage
(616) 772-5226

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION:
Sue DeVries, Community Action Team Specialist
(616) 430-0208

BUILDING INSPECTION SERVICES:
Bret Rietkerk, Professional Code Inspections of MI
(616) 877-2000

ZONING REVIEW SERVICES:
Lori Castello, Professional Code Inspections of MI
(616) 877-2000

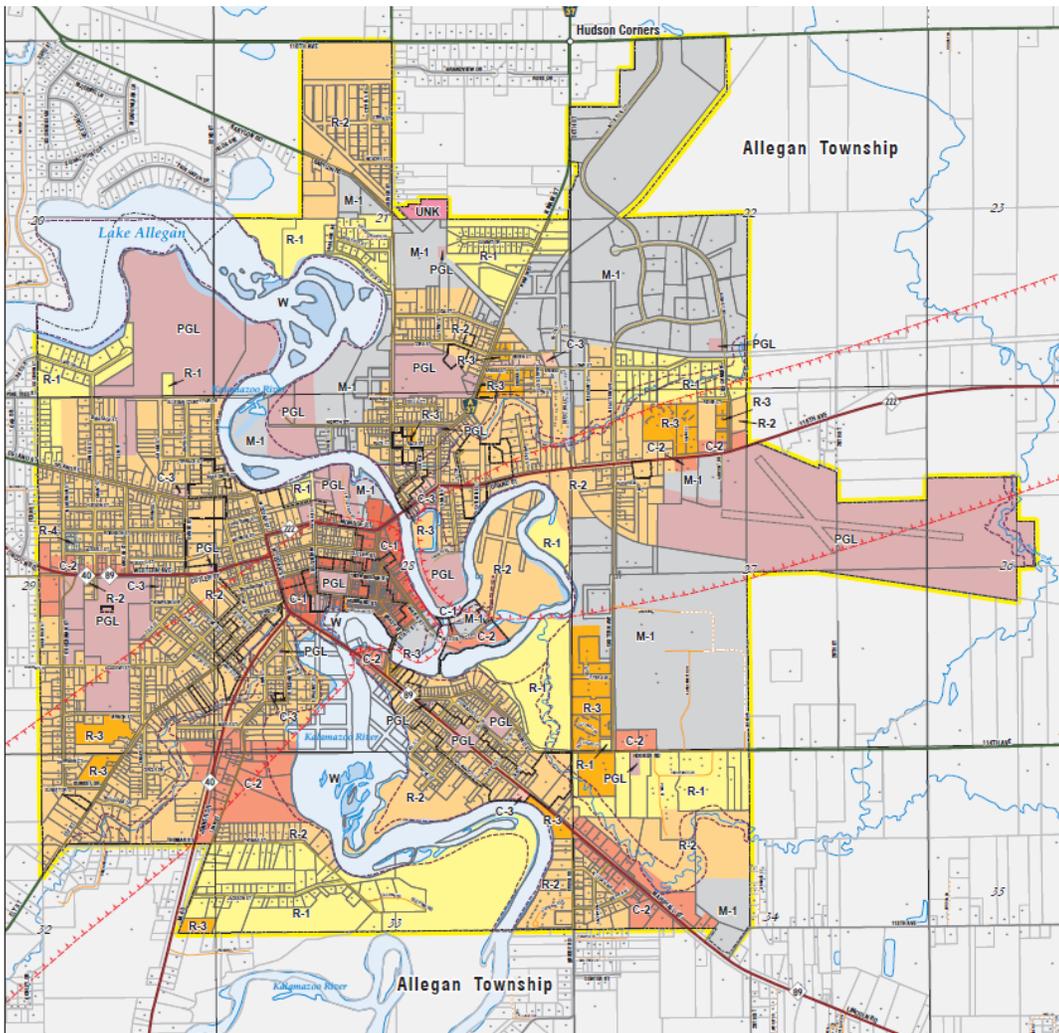
HISTORIC PRESERVATION:
Lori Castello, Professional Code Inspections of MI
(616) 877-2000

MICHIGANWORKS!
Michelle Krcatovich, Talent Development Specialist
(269) 686-5079 ext 4176

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION
Karen Hinkle, Business Manager
(517) 243-2362

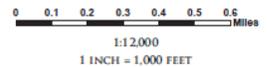
ALLEGAN AREA CHAMBER OF COMMERCE:
Tim Perrigo, Executive Director
(269) 673-2479

CITY ZONING



OFFICIAL ZONING MAP

AS AMENDED THROUGH MAY 13, 2008



ALL ZONING MAPS ARE SUBJECT TO CHANGE. PLEASE CHECK WITH CITY OFFICIALS FOR UPDATES.

MAP LEGEND

ZONING: CITY OF ALLEGAN

- C-1 CENTRAL BUSINESS DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- C-3 RESTRICTED COMMERCIAL DISTRICT
- M-1 MANUFACTURING DISTRICT
- PGL PUBLIC/GOVERNMENTAL LANDS DISTRICT
- R-1 SINGLE-FAMILY RESIDENTIAL-LOW DENSITY
- R-2 SINGLE-FAMILY RESIDENTIAL-MEDIUM DENSITY
- R-3 MULTI-FAMILY DWELLING UNITS
- R-4 MOBILE HOME RESIDENTIAL DISTRICT
- WATER
- UNKNOWN ZONING

HISTORIC DISTRICTS

WELLHEAD PROTECTION ZONE

APPROXIMATE FLOODZONE BOUNDARY*

*NOTES: SOUNDED FROM ORIGINAL FEMA FLOOD INSURANCE MAPS (FIMAS) AND SHEETNOT NUMBER AND DATE (DATE) OF THE LOCATION OF THE READING. THE FLOODZONE BOUNDARY IS CLEARLY BEING REVISED BY FEMA USING MORE PRECISE DATA. DEPENDS THE LOCATION OF THIS BOUNDARY WILL KEEP CHANGE IN THE FUTURE.

THIS IS TO CERTIFY THE ZONING MAP DATED 5/13/2008 TO WHICH THE SIGNATURE IS ATTACHED IS THE OFFICIAL CITY OF ALLEGAN ZONING MAP DEVELOPED PURSUANT TO THE MICHIGAN ZONING ENABLING ACT, PUBLIC ACT 130 OF THE PUBLIC ACTS OF 2006 AS AMENDED, AND AS APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEGAN, WITH THE FOLLOWING REVISIONS:

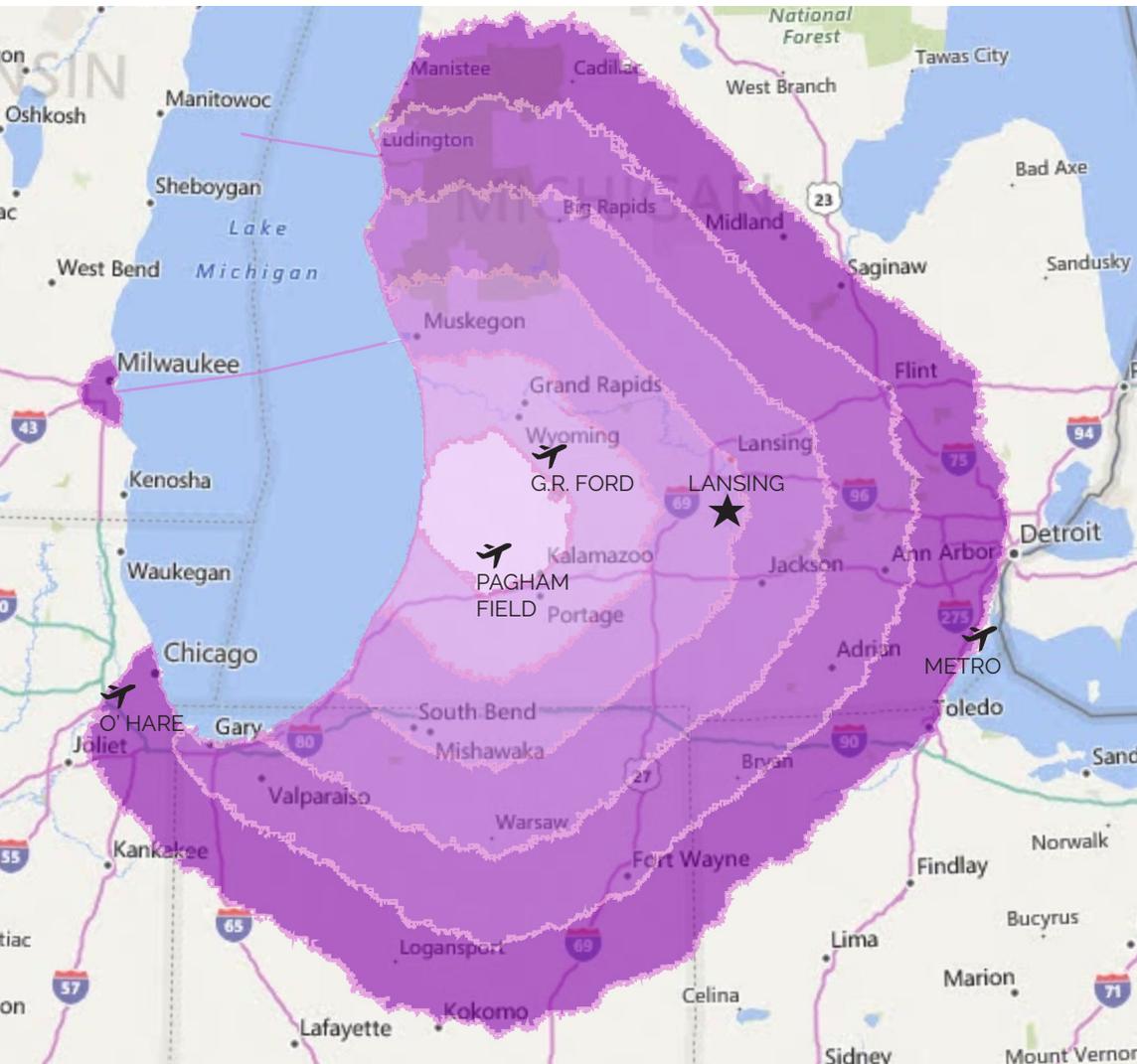
REFNO.	SECTNO.	FROM ZONE	TO ZONE	REVISION DATE

CERTIFIED BY: _____
CLERK OF THE CITY OF ALLEGAN



ALLEGAN COUNTY LAND INFORMATION SERVICES ASSUMES NO LIABILITY FOR RESULTS OR CONCLUSIONS DRAWN FROM THE USE OF THIS DATA. MAP CREATED APRIL 17, 2014.

Access to Markets



NEIGHBORING CITIES & INTERSTATES:

- 10 miles from US 131
- 22 miles from I-196
- 23 miles to Holland
- 24 miles from I-94
- 27 miles to Kalamazoo
- 37 miles to Grand Rapids
- 79 miles to Lansing
- 25 miles to the Lake Michigan Shoreline

AIRPORTS:

- Padgham Field, Allegan
- G.R. Ford Intl. Airport, Grand Rapids
- Detroit Metropolitan Airport, Detroit
- O' Hare International Airport, Chicago

SHIPPING:

- 1 Day USPS to SW MI
- 2 Day USPS to SE MI, IN, IL & OH
- LTL Access points
- Air Freight Access



PADGHAM FIELD

The City of Allegan maintains this general utility airport licensed by the Michigan Aeronautics Commission.

The main runway 11/29 is 4,300 feet x 75 feet. The runway is paved and includes a parallel paved taxiway. Runway 11/29 is plowed during the winter months. The crosswind turf runway 15/33 is 1,830 feet x 150 feet with a displaced threshold of 530 feet on the 15 end. This runway is not maintained in the winter months.

24 hour credit card access fuel (100 LL) is provided at the Airport.