

Agenda

Planning Commission

City of Kalamazoo



Thursday, December 1, 2022

7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of Minutes from the Planning Commission meetings of September 1, 2022 & November 3, 2022

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

1. P.C. #2022.11: 3650 Alvan Road. 3650 Alvan Road LCC is requesting to rezone the west 1.6 acres of the parcel from the Commercial - Community District (CC) to the Manufacturing- Limited District (M-1).
2. P.C. #2022.12: 435, 436 and 439 Westnedge Court. Odyssey Properties LLC, is requesting to rezone these lots from Residential - Multi Dwelling District (RM-36), Commercial - Neighborhood District (CN-1), and Commercial - Office District (CO) to Residential - Multi Dwelling District (RM-36).

F. DISCUSSION/ACTION ITEMS

1. P.C. #2022.13: Capital Improvement Plan. Request by Community Planning & Economic Development to review the 2023 C.I.P.

G. REPORTS

1. City Planner's Report
2. 2022 Site Plan List

H. PUBLIC COMMENTS

I. CITY COMMISSION LIASON COMMENTS

J. PLANNING COMMISSIONER COMMENTS

K. ADJOURNMENT

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
September 1, 2022
DRAFT

Members Present: David Burgess; Shardae Chambers; Jennifer Swan; Gregory Milliken, Chair; Brian Pittelko

Members Excused: Sakhi Vyas, Vice Chair; Mariah Phelps; Michael Harrison; James Pitts

City Staff: Pete Eldridge, Assistant City Planner; Beth Cheeseman, Executive Administrative Assistant; Chris Praedel, City Commissioner; Charlie Bear, Assistant City Attorney; Zach DuMont, AmeriCorps Service Member

A. CALL TO ORDER/ROLL CALL

Commissioner Milliken called the meeting to order at 7:00 p.m.

Planner Eldridge proceeded with roll call and determined that the aforementioned members were present.

B. ADOPTION OF FORMAL AGENDA

Commissioner Swan, seconded by Commissioner Chambers, moved approval of the September 1, 2022, Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

C. APPROVAL OF MINUTES

Commissioner Burgess brought forward a needed change in the wording of a motion in the August 4, 2022 minutes. He noted that the motion for removing the Wellhead Protection Overlay from the Zoning ordinance did not say it was a recommendation to the City Commission. He requested the wording of the motion be changed to reflect that.

Commissioner Burgess, seconded by Commissioner Swan, moved approval of the August 4, 2022, minutes as amended. With a voice vote, the motion carried unanimously.

D. COMMUNICATIONS AND ANNOUNCEMENTS

None.

E. PUBLIC HEARINGS

Commissioner Milliken shared how to call in for public comment.

1. PC #2022.09: Kalamazoo College is requesting to Amend Ordinance Section 50-1.2, Zoning District Map and approval of an updated Institutional Campus Master Plan Agreement

Planner Eldridge shared some background about Kalamazoo College as an Institutional Campus (IC). He said the IC category is listed as a special zone district in Chapter 2 of Appendix A of the zoning ordinance. Planner Eldridge stated that the purpose of IC is to accommodate large institutional uses in a campus setting, college, school, hospital, or religious assembly use. It was defined with the intention to promote development and allow for expansion of institutional use while minimizing adverse impacts to surrounding areas. He said they are often near and adjacent to neighborhoods. The IC zone area is similar to a Planned Unit Development (PUD) area. Planner Eldridge stated that the IC zone requires a Campus Master Plan. This plan includes how the campus will develop and grow, development standards, uses for the campus, an agreement between the City and the institution. The plan is required to be updated every 10 years. Approval process for the IC Master Plan is to go through Planning Commission and then to City Commission.

Planner Eldridge noted that Kalamazoo College became an Institutional Campus in 2012. Now in 2022, Kalamazoo College is seeking adoption of the renewal of their Campus Master Plan. He stated that the plan meets requirements within the IC zoning district, and it aligns with Imagine Kalamazoo 2025. Kalamazoo College has coordinated with the City for their street projects. Planner Eldridge noted that since 2012 Kalamazoo College has added 106 Thompson Street to the IC Zone. That property is used as their Admissions office.

Planner Eldridge shared that the City Attorney recommended an ordinance amendment/update to the Chapter 50 Zoning Code Map. They would like to move the ordinance and map from Appendix A to Chapter 50.

Commissioner Milliken clarified, and Planner Eldridge agreed, that the amendment of the zoning map and the renewal of the Institutional Master Plan both needed to be approved at the City Commission. He asked Planner Eldridge to speak to the conditions attached to the request.

The conditions are as follows:

- A. Stadium lighting is a permitted use on athletic fields for Kalamazoo College.
- B. Stadium light usage will adhere to provisions set forth in the Campus Plan.
- C. All lighting on the athletic field will be shielded.
- D. No outdoor storage of athletic equipment, accessories or maintenance equipment is permitted unless those items are in use.

Commissioner Milliken asked if the conditions were new or if they were present in 2012. Planner Eldridge stated that the condition of no outdoor storage of athletic equipment was new. There was already a limitation of stadium light usage, but now that standard was moving into the IC Master Plan. Planner Eldridge clarified for the Commissioners that they were updating the ordinance that ties to the Institutional Campus zoning and looking to accept the renewal of the campus Master Plan.

Commissioner Pittelko asked about other zoning code regulations for the usage of stadium lights. Planner Eldridge said there were no stadium lighting ordinances in place. Sites that have lighting are grandfathered in so they can continue to use the lighting. He said there was an effort made in 2011 to create a stadium lighting ordinance, but it didn't work out. That was why they shifted to create limitations in the IC ordinance.

Commissioner Burgess asked if shielding the stadium lights was the same illumination requirement as other things like parking lots and businesses. Planner Eldridge said it was, but it becomes more technical when the lights are elevated.

Ms. Susan Lindeman, Associate Vice President for Facilities Management at Kalamazoo College, came forward to speak to the application. She let Planning Commissioners know there was a letter of support from the Westmain Neighborhood Association submitted with the plan. She said the process to update the 2012 plan started about a year ago. Ms. Lindeman spoke about engagement events in January and May. She said that toward the end of May they had the opportunity to show the preliminary plan and get feedback before taking it to the Board of Trustees. Ms. Lindeman said campus feedback showed a need to update residence halls. That will require demolition and rebuilding. Students want more indoor and outdoor gathering spaces, better connectivity to campus from neighborhoods and other parts of the City. Ms. Lindeman stated that the College would like to think about how to reduce the number of cars on campus and improve accessibility. Finally, she said it was important to remain authentically K. Ms. Lindeman said they talked to the surrounding neighborhoods. The neighborhoods wanted the college to consider the historic nature of the area. They want the new construction to match the Georgian style. They were concerned about the houses along Monroe and Lovell and that whatever the College does there will fit the campus. The neighborhood also wants to improve connectivity between neighborhoods, City, and campus. Ms. Lindeman said there was also the ever present concern about parking in the area. Neighborhoods expressed a desire to have a better relationship with the campus – have use of the facilities, feel more welcome, and blur the lines between campus and the neighborhoods. Ms. Lindeman gave highlights of what they learned during engagement events. People felt unsafe crossing roads at Westmain and Douglas, Academy and W. Michigan, and Stadium and Lovell. These are areas where it is hard to get across and it creates a barrier between the campus and community. Ms. Lindeman said they asked what would feel welcoming along edges of campus. The feedback they received was landscaping, architectural features, and lighting. Bike lanes, safer crossings, and increased use of borders to make a more welcoming space were ways they can dovetail into Imagine Kalamazoo 2025. She showed a rendering of what they felt was appropriate for the space where the housing is along Monroe and Lovell. People were excited about food options and stormwater management in the area at Academy and W. Michigan. Ms. Lindeman stated they had a meeting with neighbors closest to the stadium to ask about their concerns. The main concerns expressed were about parking in the neighborhood, music and yelling, traffic going the wrong way, litter, and storage of equipment. Neighbors also voiced a desire for a set of guidelines in writing from the College of the resolution of these issues. Ms. Lindeman said they have addressed many of the items. The City has added signage and pavement markings. They are keeping music and yelling to a minimum for practices. The College has a new contract with grounds management to handle trash. They have cleaned up outside of the storage barns. Ms. Lindeman noted that the neighborhoods are also close to the WMU stadium, so there is noise and traffic not associated with Kalamazoo College.

Ms. Lindeman said they have increased light days from 60 to 75 occurrences annually on their soccer fields with no use between 11:00 pm and 5:30am. For the football field, light days increased from 30 to 35 occurrences annually. The field won't have use between 9:00pm and 5:30am with the exception of five occurrences until 11:00pm. She said they met with the West Main Hill and Stuart Neighborhoods with this plan. They heard that neighbors were pleased to have more people on campus. They did express concerns about parents buying homes for students in their neighborhoods.

Ms. Lindeman shared that the goals of the plan are to address housing and accessibility, stormwater management, and how to dovetail into the Imagine Kalamazoo plan. She showed a campus map and stated that they don't intend to change the building footprint on campus. They want to make a better connection from the fields to the main campus. Ms. Lindeman explained three phases of change for the campus. Phase I would be related to connectivity. They would like to build a new L-shaped residence hall along Westmain. They imagine crosswalks, activated ground floor spaces, new lighting, and stormwater management. This would feel less like an edge of a campus and more like a neighborhood street. Phase II would add crosswalks, landscaping, and bike lanes to Lovell Street. The College would like to replace those old houses

with something that would work with the way students live today. They imagine an elevated walkway. Phase III involves W. Michigan Avenue. They imagine a mixed-use space that would be open to the public, bike lanes, and a crossing from the Vine neighborhood to campus. They have proposed re-angling the end of Academy Street. This will be safer for vehicles and pedestrians. Ms. Lindeman said they want a more contiguous space for a mixed-use development with housing for upper classman. This will include improving a bike way through that space and working on water features.

Commissioner Milliken asked the applicant to speak about what had been accomplished from the previous plan. Ms. Lindeman said the athletics fields existed at that time but didn't have lighting. They built a new field house. The soccer and football fields received artificial turf. They made improvements to the baseball, softball, and practice fields. She mentioned the Arcus Center for Social Justice, the fitness and wellness center, and the new natatorium. They also turned a bed and breakfast into their Admissions/Welcome Center for students.

Commissioner Milliken opened the public hearing.

Ms. Lisa Presley, Treasurer of the Westmain Hill Neighborhood Association, said the Board appreciated how hard the College has worked to reach out to neighbors and the Association. Ms. Lindeman comes to each monthly board meeting and gives a report. This time there was a much greater effort by the college to engage with neighbors. Ms. Presley noted there was more concern about noise than lighting. She informed Planning Commissioners that the College will be monitoring to see how they can tweak the frequencies and the location of speakers to minimize the sound. They've been in communication with the City to look at issues around parking and the one-way street. Ms. Presley has noticed how much the College has worked to try to improve look of the stadium. She felt they have been responsive to the needs of the neighbors. As a result, the Board voted in support of the Master Plan and their use of the athletic fields.

Ms. Lia Gaggino said she was excited about the plan – she loves what they want to do with the edges. The change to Academy is brilliant and a nod to safety. She was also happy about their plan to maintain the character of Kalamazoo College. Ms. Gaggino expressed concern about their rental properties. She said they are not well maintained. The houses are in disrepair. They had to meet with the College to get them mowed. She indicated that many of the people renting on her street are faculty and would like to buy the houses. If they are looking to beautify the campus, it's important to take care of these properties. Ms. Gaggino also asked if they were increasing the number of hours for stadium lighting.

Ms. Linda Leonard said they don't hear noise from Angell Field, but there is a lot of noise coming from Western. She stated she is glad that houses will be taken down, but she expressed concern about the beautiful trees in front of Trowbridge. Ms. Leonard wondered what would happen to the grove behind the homes.

There were no phone comments.

Commissioner Milliken closed the public hearing.

Commissioner Pittelko asked if the two-way street conversion would extend up the Kalamazoo College side of Lovell. Planner Eldridge confirmed that would include all of W. Lovell.

Commissioner Milliken noted that there were some specific elements of the lighting and adding days or extending hours. He asked if those items were covered if the plan was adopted as written. Planner Eldridge

agreed that they were written into the plan. The College changed to occurrences vs. night usage for flexibility.

There was some confusion regarding the motions and if they needed to include the conditions. Planner Eldridge clarified that the conditions were listed in the ordinance. He explained that they could do one motion to recommend approval of the amended ordinance section and updated Institutional Campus Master Plan Agreement. That would cover everything because the conditions are embedded in the ordinance language.

Commissioner Pittelko, with support by Commissioner Burgess, moved to recommend approval to the City Commission of the amended ordinance section 50-1.02 Zoning District Map and to approve the Institutional Master Plan Agreement.

Commissioner Pittelko stated that the Master Plan was a well-crafted document. He thought it was a nice mix of ambition, aspirational goals, and practical goals to meet the needs of the neighborhood. Commissioner Pittelko thought it was crafted for the benefit of the College, neighborhood, and the City. He also appreciated their efforts to mitigate issues involving noise and light at the stadium.

Commissioner Burgess agreed that it was a beautiful document. It managed to be both wide and specific. He seemed happy with their due diligence in outreach to get community input. He felt they made some compromises as well.

Commissioner Milliken said there were a lot of things in the Master Plan – particularly turning edges out and utilizing the great footage. He felt they challenged themselves to create the plan and now they had the challenge to implement the plan. Commissioner Milliken noted that the plan meets the requirements of the zoning ordinance for the IC district. They are also taking the procedural step of bringing the zoning map into Chapter 50 from Appendix A.

A roll call vote was taken and passed unanimously.

Commissioner Milliken commented that this would go on to City Commission.

F. DISCUSSION/ACTION ITEMS

None.

G. REPORTS:

1. City Planner's Report

No updates.

2. 2022 Site Plan Review Spreadsheet

H. PUBLIC COMMENTS:

No in-person comments. No phone comments.

I. CITY COMMISSION LIAISON COMMENTS

Commissioner Praedel spoke about the Notre Dame school of Architecture team who came and examined downtown and researched how to create a more vibrant downtown. The team included an artist who did renderings. They did a gallery event while they were in Kalamazoo. He said the team will put together a final report. Commissioner Praedel announcing some staffing changes. Ms. Laura Lam had become the Chief Operating Officer of the City. Ms. Rebekah Kik was now an Assistant City Manager. Mr. Antonio Mitchell became the Director of CPED. Ms. Tanya Hewitt-Smith became the Diversity Equity and Inclusion Director. He informed the Planning Commissioners that they now had a communications Manager for the City. Commissioner Praedel shared that City Hall was lit in purple for National Recovery Month. He shared that the City Commissioners had a special COW meeting to talk about rate increases for water and sewer. Commissioner Praedel touched on how inflation has affected the City.

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Milliken encouraged everyone to check out the two-way conversion project and to enjoy the holiday weekend.

K. ADJOURNMENT

Commissioner Milliken adjourned the meeting at 8:07 pm.

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
November 3, 2022
DRAFT

Members Present: David Burgess; Shardae Chambers; Gregory Milliken, Chair; *Michael Harrison

Members Excused: Mariah Phelps; Jennifer Swan; Brian Pittelko; Sakhi Vyas, Vice Chair; James Pitts

City Staff: Pete Eldridge, Assistant City Planner; Beth Cheeseman, Executive Administrative Assistant; Chris Praedel, City Commissioner; Charlie Bear, Assistant City Attorney; Luis Pena, Historic Preservation Coordinator

A. CALL TO ORDER/ROLL CALL

Commissioner Milliken called the meeting to order at 7:03 p.m.

Planner Eldridge proceeded with roll call and determined that the aforementioned members were present.

Commissioner Milliken noted there was no quorum, so the Planning Commission would be unable to adopt the formal agenda or approve the minutes. He said they would continue with the meeting and address the Historic Preservation Commission's designation of City Hall. Commissioner Milliken said they would provide comments and offer a time for the public to comment.

Planner Eldridge shared that the next meeting of the Planning Commission would be December 1st.

B. ADOPTION OF FORMAL AGENDA

No adoption of formal agenda.

C. APPROVAL OF MINUTES

No approval of minutes.

D. COMMUNICATIONS AND ANNOUNCEMENTS

Planner Eldridge shared that two zoning applications and the annual review of the Capital Improvement Program (CIP) is on the agenda for December.

E. PUBLIC HEARINGS

None.

F. DISCUSSION/ACTION ITEMS

1. P.C. #2022.10: Kalamazoo City Hall, 241 W. South Street. Planning Commission review of the Historic Preservation Commission's proposed designation of Kalamazoo City Hall as a single resource local historic district.

Mr. Luis Pena, Historic Preservation Coordinator, gave a brief history of the establishment of the City of Kalamazoo. He noted that the current City Hall property was purchased in 1924. The new building was opened for business in 1931. Mr. Pena explained that City Hall is Art Deco architecture with symmetrical facades, fluted pilasters, and the repetition of geometric floral patterns. It was designed by Weary and Alford. Mr. Pena showed some historic photos.

Mr. Pena explained the outline of establishing a single resource local historic district.

1. Historic District Commission identifies a property/area deemed to be eligible to be designated a local historic district.
2. Study Committee begins the report.
3. Study Committee performs photographic inventory and research.
4. Study Committee evaluates resources using National Register of Historic Places criteria.
5. Study Committee prepares preliminary study report.
6. Public meeting is held for property owners within the area. Mr. Pena noted he had held a public meeting for the City Hall designation in September.
7. Study Committee officially transmits report to the Planning Commission, State Historic Preservation Office, Michigan Historical Commission, and State Historic Preservation Review Board.
8. They have 60 days after official transmittal to hold a public hearing.
9. Study Committee has up to one year after the public hearing to submit a final report including hearing minutes, comments from Planning Commission, State Historic entities to the City Commission.
10. City Commission has a first reading and then a public hearing regarding the proposal. They approve or reject the proposed historic district.

Mr. Pena explained that when a property is in a local historic district, they have to go before the HDC for any exterior changes. He also noted that City Hall will be under the Local Historic District protection as long as the designation stands.

*Commissioner Harrison came in after Mr. Pena had introduced himself.

Commissioner Burgess enjoyed reading the report. He thought he read that there was already an historic district that included this building. He wondered about the benefit of having an additional historic district for this building. Mr. Pena explained that the National Register designation is largely honorary and doesn't offer protection to buildings. They do offer an additional review step if federal funds will be used to alter a property. The National Register designation also allows access to federal tax credits. Mr. Pena said the local historic districts offer protection over a resource, so the property cannot be demolished or character

altering things can't be done on the property. Property owners can come before Historic District Commission and find out how to do projects in a way to respect the character. There is also a Michigan Historic Tax Credit program which allows people to get 25% tax credit for qualified expenses. Mr. Pena wasn't sure that would be applicable to this building because to qualify, it has to be revenue generating property.

Commissioner Burgess asked if there was protection for the interior of the building. Mr. Pena said it only applied to the exterior.

Commissioner Harrison said that Mr. Pena mentioned a Mr. Crane in his history of the building. He wondered if there was a correlation of Mr. Crane and Crane Park. Mr. Pena said that Mr. Crane was a planner from Chicago. He said he was not related to the Cranes in Kalamazoo or associated with the park.

Commissioner Milliken agreed that the historic photos were fun. He was impressed with the construction techniques they employed then and the underground parking. Commissioner Milliken wondered why this and why now. As far as the why, Mr. Pena thought this is a good example of showing they are trying to protect resources and properties they value in Kalamazoo. He believes it is a fine piece of architecture. As far as the why now, Mr. Pena said he inherited the project and the Study Committee finished up just as he was starting. He noted that this is a great building at the heart of the City. Commissioner Milliken thought that this proposal was in keeping with the goals of the Master Plan. He thought it was good to set this as an example.

G. REPORTS:

1. City Planner's Report
2. 2022 Site Plan Review Spreadsheet

H. PUBLIC COMMENTS:

None.

I. CITY COMMISSION LIAISON COMMENTS

Commissioner Praedel reminded everyone that election day was on Tuesday. He said the City of Kalamazoo had two locations for early voting opportunities: WMU Bernhard Center and City Hall. Commissioner Praedel shared that both sites are open to all City voters. He said it was incredibly important to vote. It is one of the few days in the world that the wealthy and poor have the same power.

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Harrison shared how people can research candidates to see how to vote. Tuesday is an important day.

Commissioner Burgess shared that any registered voter in the City can go to the City Clerk's office, ask for an absentee ballot, and vote there.

Commissioner Phelps said if they get an absentee ballot, turn it in at the local Clerk's office. There is not time to put it in the mail.

Commissioner Milliken said you can use the drop boxes too. He also mentioned the temporary street furniture in Winchell. Commissioner Milliken thanked the City for notifying them about tests they were doing and completing the tests. There are two temporary roundabouts in a couple intersections and several bump outs. It is up for debate if they work, but that's why they run the test. The idea is to put in something that is cheap and evaluate if it works. Then they either try something else or put in permanent structures. Commissioner Milliken thought the roundabouts were exceptional and work well.

K. ADJOURNMENT

Commissioner Milliken adjourned the meeting at 7:35 pm.



Planning Commission Staff Report

Date: **12/1/2022**

Item: **E.1.**

City of Kalamazoo

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: December 1, 2022

SUBJECT: P.C. #2022.11: 3650 Alvan Road. 3650 Alvan Road LCC is requesting to rezone the west 1.6 acres of the parcel from the Commercial - Community District (CC) to the Manufacturing - Limited District (M-1).

BACKGROUND:

The subject parcel is 3.5 acres. On the east end, it has been improved with a 2000 square foot commercial building and parking lot constructed in 2020, which currently contains a marihuana retailer. The rest of the parcel is vacant. The applicant would like to divide the parcel into two and rezone the unimproved lot to M-1 to accommodate a marihuana grow facility.

As background, this parcel was part of a rezoning which was initiated for this area by the city in 2018. The rezoning occurred to better align the zone with the existing land uses which include hotels, restaurants, car sales and other retail businesses. A total of 37 parcels were rezoned from M-1 to CC in 2018, 3650 Alvan Road was one of these parcels.

What makes this property unique is that it is adjacent to commercially developed properties fronting Sprinkle Road and E. Corks Street but also abuts industrial uses on Saidla Road. Directly west of 3650 Alvan Road is the Old Dominion Freight Transport facility, which is in the M-1 District. The proposed rezoning would extend the existing M-1 District east from the trucking facility to include the newly created 1.6-acres lot. The other surrounding land uses include a warehouse/storage building to the north and a hotel to the south.

The Future Land Use Map identifies the subject property as commercial. But this parcel is on the line of transition with parcels in the M-1 District to the west.

STRATEGIC VISION ALIGNMENT:



Economic Vitality - A supportive infrastructure for growing businesses and stabilizing the local economy for the benefit of all.

Strategic Goal and Master Plan 2025 Alignment:

This rezoning touches on the Strategic Goal of Economic Vitality. The rezoning will allow for industrial development of the proposed 1.6 acre parcel. The rezoning does not align precisely with the Future Land Use Map, but the west end of the parcel is adjacent to an industrial use and the east 1.9 acres of the parcel will remain in the CC District.

COMMUNITY ENGAGEMENT:

Inform (one-way conversation) – the community will be made aware of the project.\

Appropriate Depth of Engagement:

Notice of the public hearing was published in the Kalamazoo Gazette and notices sent to all property owners within 300 feet of the subject property on November 16, 2022. Public notice was also sent to the Milwood Neighborhood Association. The applicant has also communicated his intent to rezone with the Old Dominion Freight Company and Modern Woodman Financial (directly south of the marihuana retail shop).

Engagement/Communication Tools:

The Kalamazoo Gazette notice and letters were mailed out.

FINDINGS:

The Planning Commission's role is to make a recommendation to the City Commission regarding the proposed zoning changes. When considering the request, the following should be considered per Chapter 8 of the Zoning Ordinance:

1. The extent to which the amendment is consistent with the Master Plan 2025 and Strategic Vision.

This parcel is quite large at 3.5 acres. The east end, closest to Sprinkle Road, has been developed with a retail sales use which aligns with the CC District. However, the west end of the site is abutting an industrial use and has no visibility from Sprinkle Road. The Future Land Use Map identifies the entire parcel as commercial. Allowing for the rezoning of the west end M-1 District will have no negative impact on existing commercial developments in this area. Further, the rezoning will spur development of the west end of this parcel.

2. The extent to which there are changed conditions that require an amendment.

The Master Plan 2025 has identified this area as being able to support intensive commercial development along the Sprinkle Road and E. Cork Street corridors. To the west of this area is industrial in nature and this parcel abuts that dividing line with the M-1 District. It should be noted that prior to 2018 this parcel was zoned M-

1. If the development plan for this parcel had been far enough along in 2018, this parcel could have been split and the west end not rezoned.

3. The extent to which the proposed amendment addresses a demonstrated community need.

The rezoning of the west end of the parcel supports more industrial development in this area which aligns with the uses on Saidla Road.

4. The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this Ordinance will maintain or improve compatibility among uses and will ensure efficient development within the City.

The rezoning will allow for new development that is compatible with the adjacent land use to the west. There is sufficient space to provide a buffer between the commercial uses to the south and east.

5. The extent to which the proposed amendment would result in a logical and orderly development pattern.

The proposed rezoning extends the existing M-1 District approximately 340 feet further to the east along Alvan Road. The east-west dividing line between commercial and industrial zoning varies widely from Miller Road to I-94. This rezoning is a logical extension of the industrial development along Saidla Road.

RECOMMENDATION:

It is recommended that the Planning Commission recommend approval of the rezoning request to the City Commission.



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo-city.org

PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION			
Name: <u>TOM FARRELL</u>		Mailing Address: <u>10922 Portage Rd.</u>	
City: <u>Portage</u>		State: <u>MI</u>	ZIP Code: <u>49002</u>
Phone: <u>269 217 6330</u>	Email: <u>FARRELL@REFINEMI.COM</u>	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY OWNER INFORMATION			
If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.			
Name: <u>3650 ALVAN LLC.</u>		Mailing Address: <u>3650 ALVAN Rd.</u>	
City: <u>Kalamazoo</u>		State: <u>MI</u>	ZIP Code: <u>49001</u>
Phone: <u>269 217 6330</u>	Email: <u>FARRELL@REFINEMI.COM</u>	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY INFORMATION			
Property Address(s): <u>3650 ALVAN Rd Kalamazoo MI 49001 (drawing enclosed)</u>			
Parcel Identification Number(s):		Zone District (kalamazoo-city.org/maps): <u>CC</u>	
TYPE OF REQUEST			
☒ Rezoning ☐ Text Amendment (Chapter(s) _____, Section(s) _____) ☐ Special Use Permit		☐ Planned Unit Development (PUD) ☐ Preliminary Subdivision ☐ Right of Way Vacation	
Description: <u>PROPERTY To be divided per drawing.</u>			
ATTACHMENTS			
☐ \$ _____ Fee		☐ Completed Review Sheet	
☐ Other documents or engagement information <i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant: <u>Tom Farrell</u>		Date: <u>10/28/22</u>	
Signature of Owner (if different than applicant):		Date:	



PLANNING COMMISSION

REZONING/TEXT AMENDMENT REVIEW SHEET

Please describe the rezoning or text amendment change: (may also provide on a separate sheet):

The property was previously zoned M-1, this was changed to CC zoning in 2018. The application is requesting that the property be divided as shown on the attached drawing & to rezone the westerly portion back to M-1.

Review Criteria for Rezoning/Text Amendments

The Planning Commission will review all rezoning and text amendments using the following criteria. Please reach out to staff if you have any questions.

What is the purpose of the requested change?

The westerly portion of the property cannot be reasonably developed as a CC use. The highest and best use of property is M-1.

How does the rezoning or text amendment align with the Master Plan 2025 and Strategic Vision?

The proposed use of the westerly portion of the property aligns with neighboring uses & is supported by neighbors. The master plan designation was recently changed and the proposed rezoning does not align with it.



Community Planning & Economic Development

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Are there conditions which have changed that require this rezoning or text amendment?

Yes. The property to the east is a marijuana provision center.

How does the rezoning or text amendment change address a demonstrated community need?

The new use and zoning classification will complement surrounding uses. It will also create 15-20 new jobs.

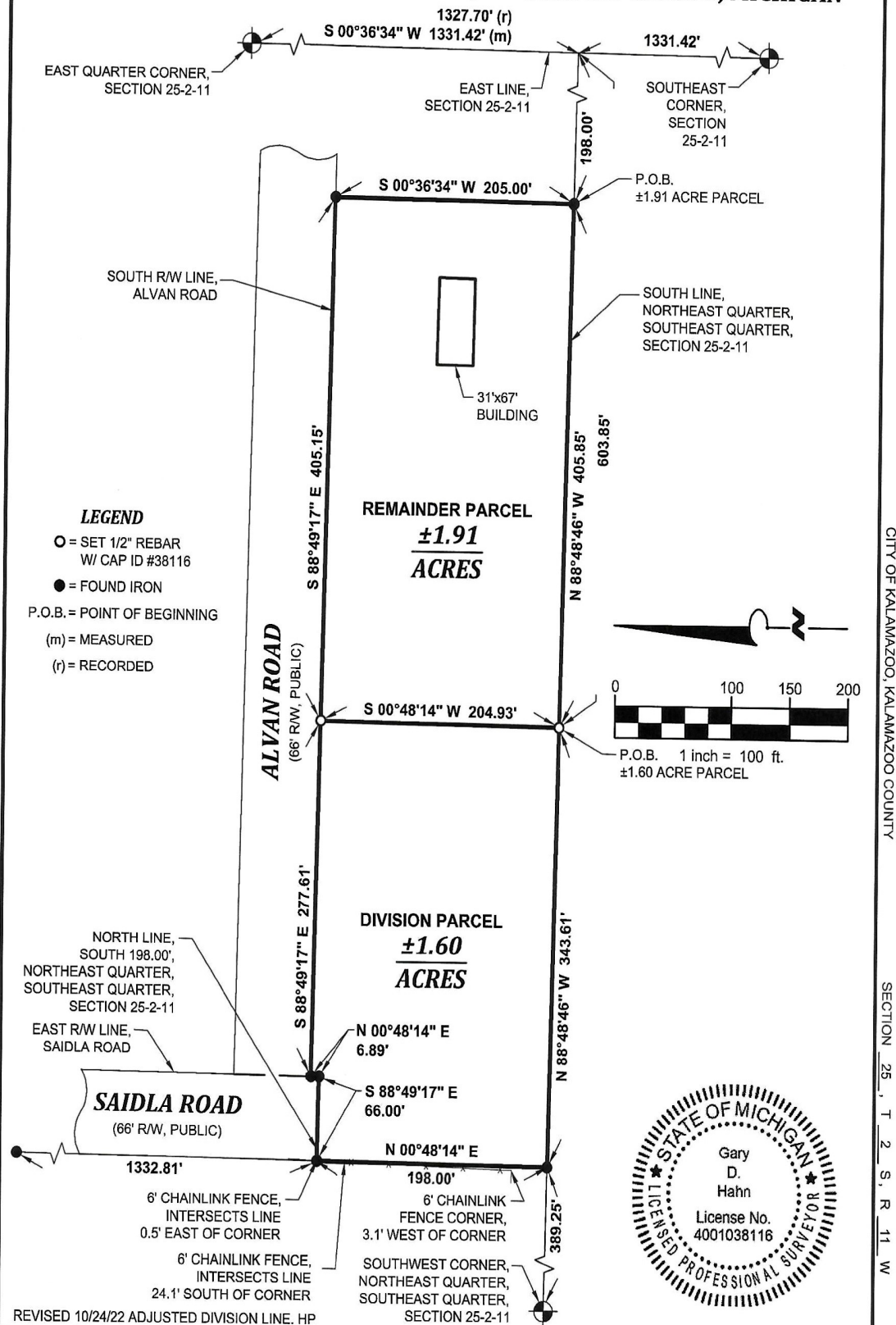
How will the rezoning be compatible with existing and future land use surrounding the subject property?

The proposed use will be consistent with surrounding uses & compatible with other uses in the area. The proposed project would also include a 3.5 acre buffer and greenspace area between it and the use to the east.

Will the proposed rezoning or text amendment result in a logical and orderly development pattern?

Yes. See above.

**BOUNDARY SURVEY FOR LAND DIVISION
IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH,
RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN**



W+ WIGHTMAN BENTON HARBOR KALAMAZOO ALLEGAN ROYAL OAK 269.927.0100 269.327.3532 269.673.8465 248.791.1371 www.gowightman.com	CLIENT: THOMAS FARRELL	 GARY D. HAHN PS - 4001038116
	JOB No: 214402	
	DATE: DECEMBER 2, 2021	
	SCALE: 1" = 100'	
	DRAWN BY: ACE	
	CHECKED BY: ACK	

CITY OF KALAMAZOO, KALAMAZOO COUNTY

SECTION 25, T 2 S, R 11 W

A-214402-R1

**BOUNDARY SURVEY FOR LAND DIVISION
IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH,
RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN**

LEGAL DESCRIPTION OF PARENT PARCEL AS PROVIDED:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF KALAMAZOO, CITY OF KALAMAZOO.

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 25, TOWN 2 SOUTH, RANGE 11 WEST, CITY AND COUNTY OF KALAMAZOO, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 2 SOUTH, RANGE 11 WEST; THENCE SOUTH 1327.7 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE WEST 198.0 FEET ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING; THENCE NORTH 205.0 FEET PARALLEL WITH SAID EAST LINE TO THE SOUTH LINE OF ALVAN ROAD RIGHT- OF-WAY ACCORDING TO THE DEED RECORDED IN LIBER 1597, PAGE 65, KALAMAZOO COUNTY RECORDS; THENCE WEST 682.39 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE SAID LA ROAD RIGHT-OF-WAY, ACCORDING TO THE DEED RECORDED IN LIBER 1553, PAGE 199, KALAMAZOO COUNTY RECORDS; THENCE SOUTHERLY 7 FEET, MORE OR LESS, ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SOUTH 198.0 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25; THENCE WEST 66.0 FEET ALONG SAID NORTH LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 198.00 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25 TO SAID SOUTH LINE; THENCE EAST 749 FEET ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION OF DIVISION PARCEL:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 00° 36' 34" WEST ON THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 1331.42 FEET (RECORDED AS 1327.70 FEET) TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 88° 48' 46" WEST ON SAID SOUTH LINE 603.85 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 88° 48' 46" WEST ON SAID SOUTH LINE 343.61 FEET; THENCE NORTH 00° 48' 14" EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 198.00 FEET TO THE NORTH LINE OF THE SOUTH 198.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 88° 49' 17" EAST ON SAID NORTH LINE 66.00 FEET; THENCE NORTH 00° 48' 14" EAST PARALLEL WITH SAID WEST LINE 6.89 FEET TO THE SOUTH RIGHT OF WAY LINE OF ALVAN ROAD; THENCE SOUTH 88° 49' 17" EAST ON SAID SOUTH RIGHT OF WAY LINE 277.61 FEET; THENCE SOUTH 00° 48' 14" WEST PARALLEL TO SAID WEST LINE 204.93 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.60 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



REVISED 10/24/22 ADJUSTED DIVISION LINE. HP

W+ WIGHTMAN
BENTON HARBOR KALAMAZOO ALLEGAN ROYAL OAK
269.927.0100 269.327.3532 269.673.8465 248.791.1371
www.gowightman.com

CLIENT: THOMAS FARRELL
JOB No: 214402
DATE: DECEMBER 2, 2021
SCALE:
DRAWN BY: ACE
CHECKED BY: ACK

Gary D. Hahn
GARY D. HAHN PS - 4001038116

CITY OF KALAMAZOO, KALAMAZOO COUNTY

SECTION 25, T 2 S, R 11 W

A-214402-R1

BOUNDARY SURVEY FOR LAND DIVISION
IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH,
RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

LEGAL DESCRIPTION OF REMAINDER PARCEL:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 00° 36' 34" WEST ON THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 1331.42 FEET (RECORDED AS 1327.70 FEET) TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 88° 48' 46" WEST ON SAID SOUTH LINE 198.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 88° 48' 46" WEST ON SAID SOUTH LINE 405.85 FEET; THENCE NORTH 00° 48' 14" EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 204.93 FEET TO THE SOUTH RIGHT OF WAY LINE OF ALVAN ROAD; THENCE SOUTH 88° 49' 17" EAST ON SAID SOUTH RIGHT OF WAY LINE 405.15 FEET; THENCE SOUTH 00° 36' 34" WEST PARALLEL TO SAID EAST SECTION LINE 205.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.91 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING IN MICHIGAN.

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 3, P.A. 132 OF 1970, AS AMENDED.

WITNESS TIES

SOUTHEAST CORNER, SECTION 25-2-11
CORNER REMOVED DURING BRIDGE CONSTRUCTION. UTILIZED COORDINATES OF CORNER
LOCATION DETERMINED PRIOR TO CONSTRUCTION.

EAST QUARTER CORNER, SECTION 25-2-11		
HARRISON MONUMENT IN MONUMENT BOX		
MAG NAIL IN THE NORTHEAST FACE OF POWER POLE	S 28° E	94.92'
"X" IN THE SOUTHEAST CORNER OF GAS STATION SIGN POST BASE	N 76° E	71.11'
60D NAIL SOUTHWEST FACE POWER POLE	N 70° W	50.74'
60D NAIL IN SOUTHEAST FACE POWER POLE	S 33° W	88.81'
CENTER/TOP BOLT ON HYDRANT	S 37° E	93.37'
SOUTHWEST CORNER OF BRICK BANK BUILDING	S 38° E	218.98'



REVISED 10/24/22 ADJUSTED DIVISION LINE. HP

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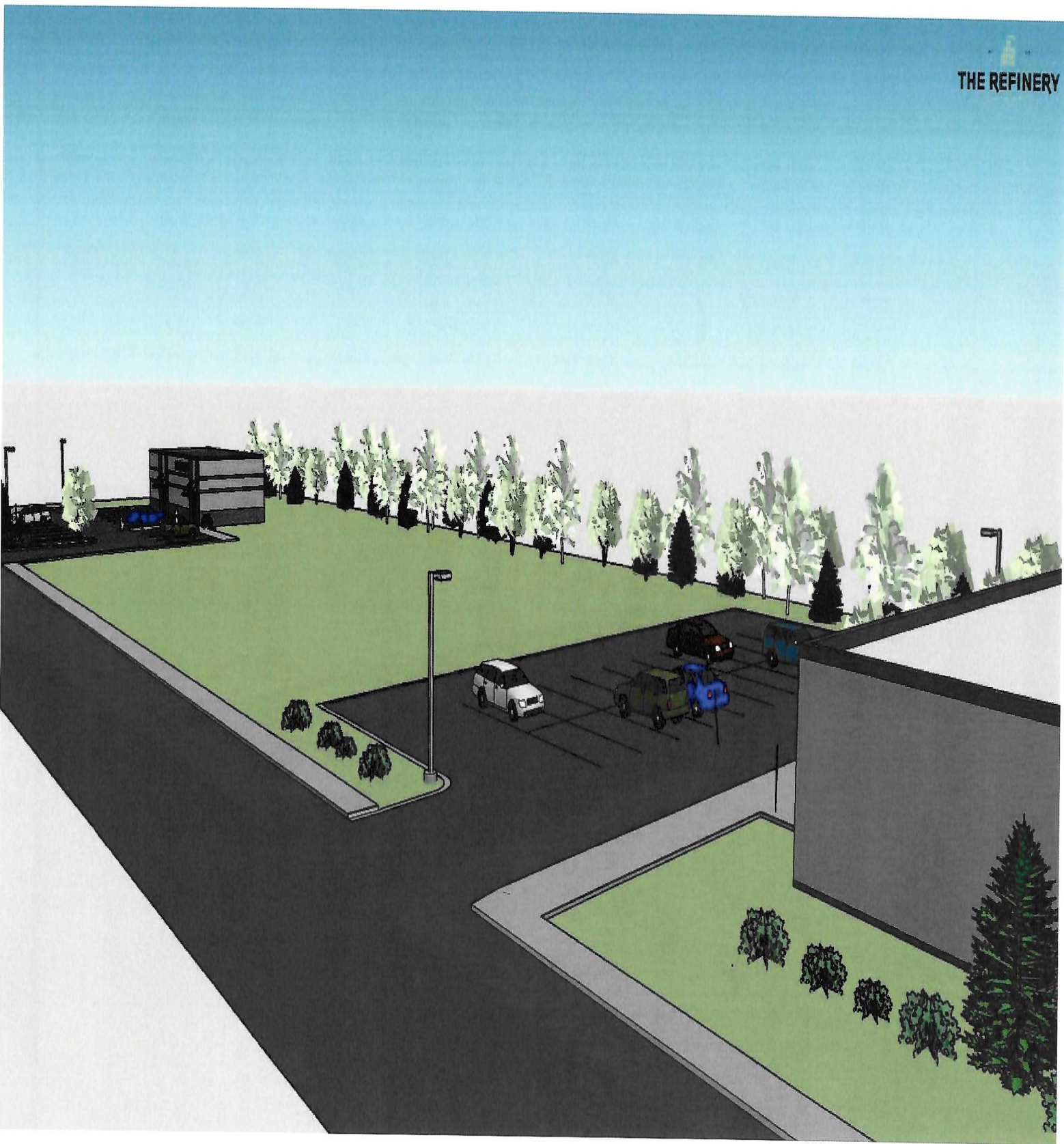
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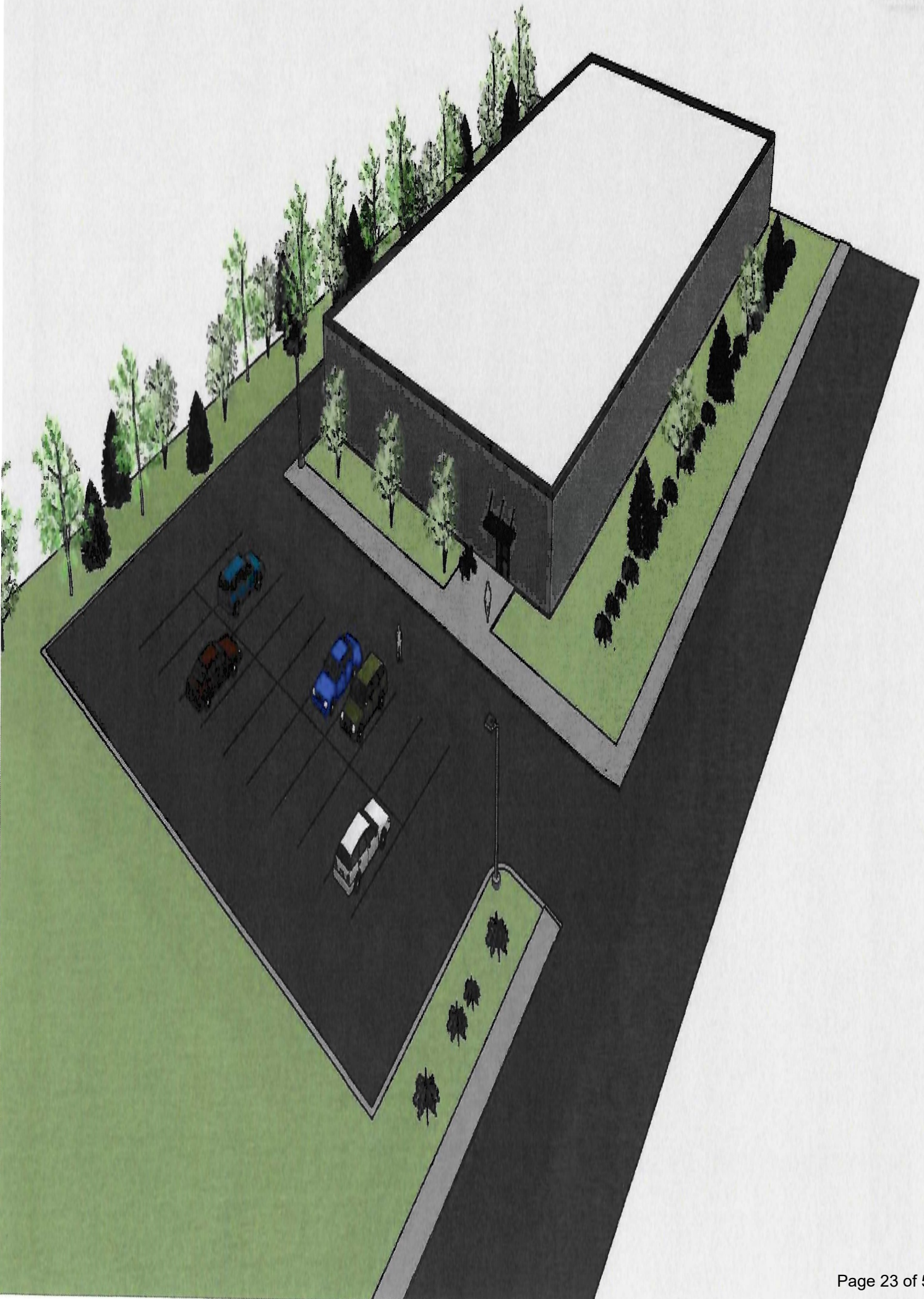
Gary D. Hahn
GARY D. HAHN
PS - 4001038116

CITY OF KALAMAZOO, KALAMAZOO COUNTY

SECTION 25, T 2 S, R 11 W

A-214402-R1





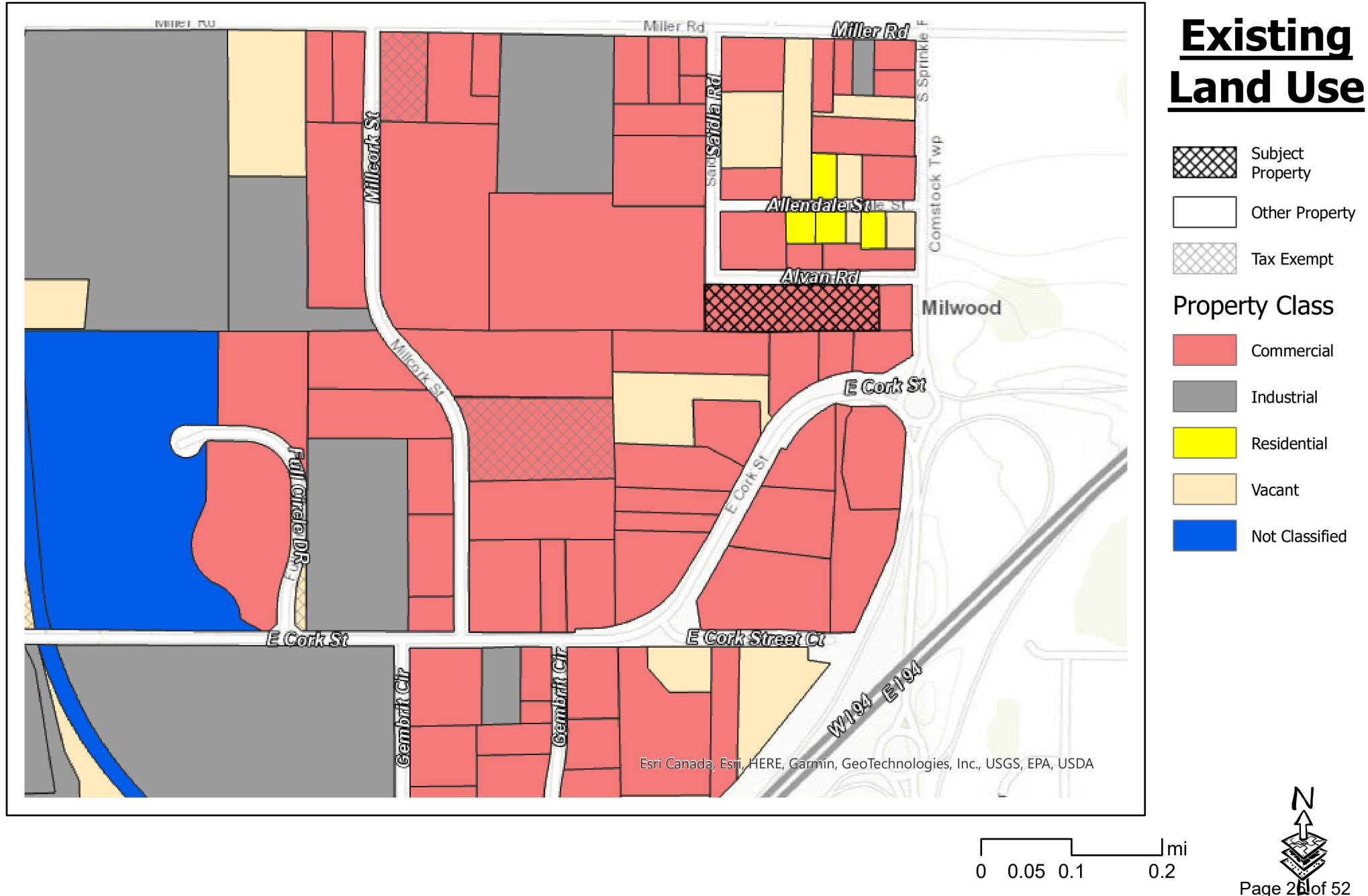


Rezoning from Commercial-Community (CC) to Manufacturing-Limited (M-1)



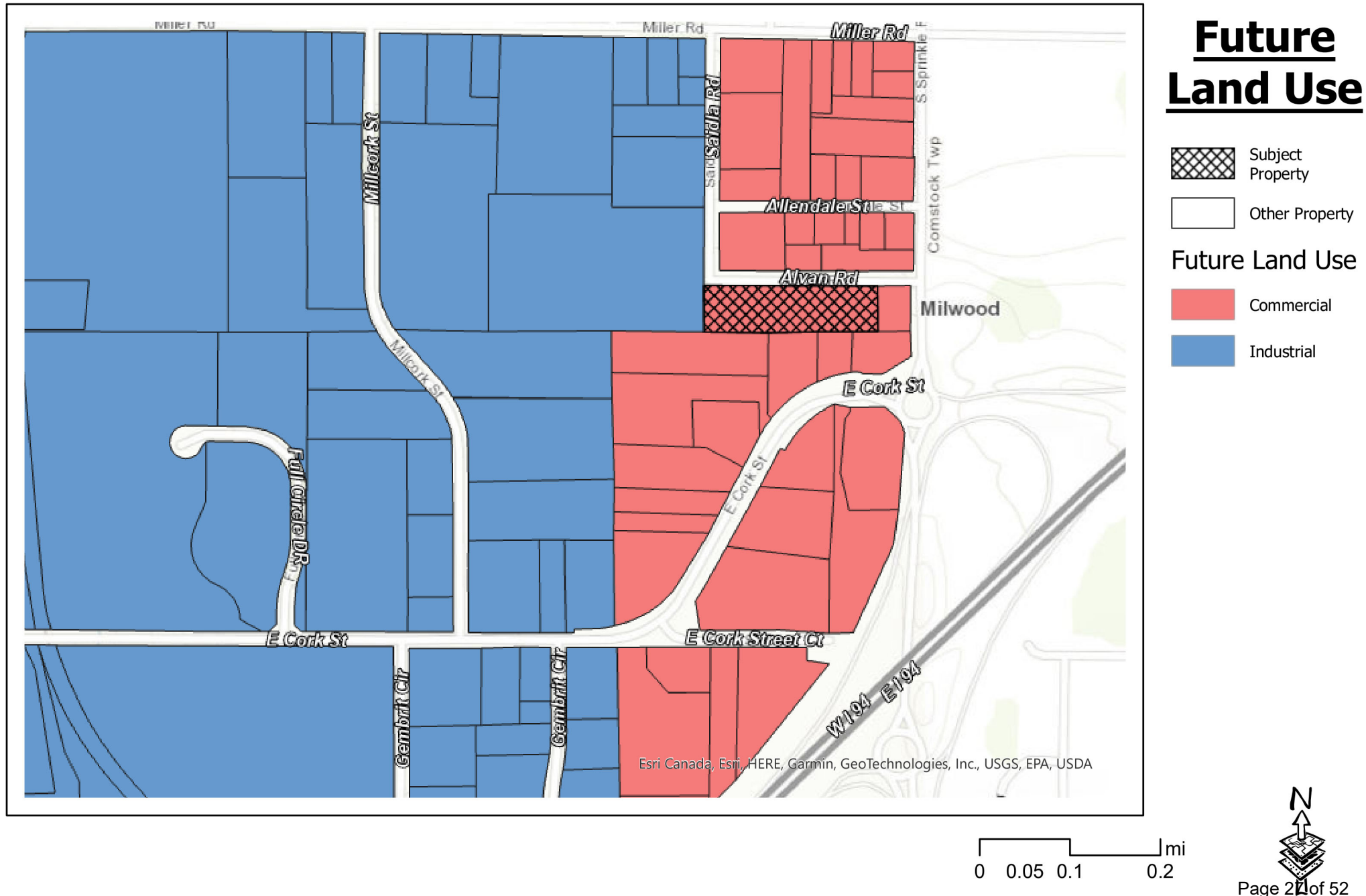
P.C. #2022.11: 3650 Alvan Road (west 1.6 acres)

Rezoning from Commercial-Community (CC) to Manufacturing-Limited (M-1)



P.C. #2022.11: 3650 Alvan Road (west 1.6 acres)

Rezoning from Commercial-Community (CC) to Manufacturing-Limited (M-1)



P.C. #2022.11: 3650 Alvan Road (west 1.6 acres)

Rezoning from Commercial-Community (CC) to Manufacturing-Limited (M-1)



Aerial

-  Subject Property
-  Other Property

2018

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

0 0.05 0.1 0.2 mi





Planning Commission Staff Report

Date: **12/1/2022**

Item: **E.2.**

City of Kalamazoo

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: December 1, 2022

SUBJECT: P.C. #2022.12: 435, 436 and 439 Westnedge Court. Odyssey Properties LLC, is requesting to rezone these lots from Residential - Multi Dwelling District (RM-36), Commercial - Neighborhood District (CN-1), and Commercial - Office District (CO) to Residential - Multi Dwelling District (RM-36).

BACKGROUND:

The property owner for these three residentially improved lots has brought this request forward as all three lots have more than one zoning district mapped on them. The predominate zoning of the three, CN-1 District, does not reflect the current or envisioned use for this area. It also has resulted in financing difficulties for the owner and has raised concerns about the ability to rebuild if these residential structures were destroyed.

435 and 436 Westnedge Court are duplexes. These structures were built in 1910 and 1918 respectively. 439 Westnedge Court is one dwelling unit constructed in 1913. All three are certified rental properties under the City of Kalamazoo Rental Housing Program. The lots' shape and sizes are more typical of residential lots than commercial lots. The lots are bordered by commercial buildings to the west and north. Residential uses exist to the east along Osborne Street, to the south, and to the west of 439 Westnedge Court.

The Future Land Use Map identifies all three of these lots as Medium Density Residential. Rezoning of these parcels to the RM-36 District will not only align the residential land use with the appropriate zone district but also the development regulations for the RM-36 District fit the existing property improvements, resulting in conforming residential uses.

STRATEGIC VISION ALIGNMENT:



Complete Neighborhoods - residential areas that support the full range of people's daily needs

Strategic Vision, Master Plan 2025 and Vine Neighborhood Plan Alignment:

This rezoning aligns with the Complete Neighborhood goal of the Strategic Vision. The rezoning will protect the residential character of these lots which are within the Vine Historic District. The rezoning also aligns with the Future Land Use Map which identifies these lots as R2, Medium Density Residential. Lastly, the rezoning is supported by the Vine Neighborhood Plan, which has a stated goal of providing stable, affordable housing.

COMMUNITY ENGAGEMENT:

Inform (one-way conversation) – the community will be made aware of the project.

Appropriate Depth of Engagement:

Notice of the public hearing was published in the Kalamazoo Gazette and notices sent to all property owners within 300 feet of the subject properties on November 16, 2022. A notice was also sent to the Vine Neighborhood Association. The applicant has also reached out to the Vine Neighborhood Association to explain his intent to rezone.

Engagement/Communication Tools:

The Kalamazoo Gazette notice and mailings to property owners.

FINDINGS:

The Planning Commission's role is to make a recommendation to the City Commission regarding the proposed zoning changes. When considering the request, the following should be considered per Chapter 8 of the Zoning Ordinance:

1. The extent to which the amendment is consistent with the Master Plan 2025 and Strategic Vision.

The rezoning is consistent with the Strategic Vision as this rezone will preserve the residential use of these lots. The Future Land Use Map designation of R2, Medium Density Residential, aligns with this rezoning. The two duplexes and one single-family dwelling will all have conforming status as a result of this rezoning.

2. The extent to which there are changed conditions that require an amendment.

The residences are nonconforming uses due to the current zoning. If destroyed, they would not be allowed to be re-established. This creates difficulties related to the sale and financing of these residential uses and could lead to disinvestment.

3. The extent to which the proposed amendment addresses a demonstrated community need.

The longevity of these housing units is in jeopardy if each remains classified as nonconforming. The need for stable affordable housing remains high and this rezoning will help ensure future investment in these residential units.

4. The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this Ordinance will maintain or improve compatibility among uses and will ensure efficient development within the City.

The surrounding land uses are predominately residential. The subject properties are in the Vine Historic District. The age of these structures demonstrates that this area of the Vine Neighborhood has been a residential area for over 100 years.

5. The extent to which the proposed amendment would result in a logical and orderly development pattern.

There are residential uses to the west, south and east. Rezoning of the subject properties will be a logical expansion of the RM-36 District.

RECOMMENDATION:

It is recommended that the Planning Commission recommend approval of the rezoning request to the City Commission.



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoocity.org

PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION			
Name: Jacob Tardani		Mailing Address: 2609 Bruce Dr	
City: Kalamazoo		State: MI	ZIP Code: 49008
Phone: (269) 873-4203	Email: jake@odysseyprops.com		Preferred Contact: ☒ Email ☐ Phone
PROPERTY OWNER INFORMATION			
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>			
Name:		Mailing Address:	
City:		State:	ZIP Code:
Phone:	Email:		Preferred Contact: ☐ Email ☐ Phone
PROPERTY INFORMATION			
Property Address(s): 435 S Westnedge Ct, 436 S Westnedge Ct, 439 S Westnedge Ct			
Parcel Identification Number(s): 06-22-165-013, 06-22-165-012 06-22-165-011		Zone District (kalamazoocity.org/maps):	
TYPE OF REQUEST			
☒ Rezoning ☐ Text Amendment (Chapter(s) _____, Section(s) _____) ☐ Special Use Permit		☐ Planned Unit Development (PUD) ☐ Preliminary Subdivision ☐ Right of Way Vacation	
Description: Seeking to have 435 S Westnedge Ct, 436 S Westnedge Ct, and 439 S Westnedge Ct rezoned to RM-36 Zoning District.			
ATTACHMENTS			
☐ \$ 550 _____ Fee		☒ Completed Review Sheet	
☐ Other documents or engagement information <i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant: <i>Jacob Tardani</i>		Date: 11/2/2022	
Signature of Owner (if different than applicant):		Date:	



PLANNING COMMISSION

REZONING/TEXT AMENDMENT REVIEW SHEET

Please describe the rezoning or text amendment change: (may also provide on a separate sheet):

Review Criteria for Rezoning/Text Amendments

The Planning Commission will review all rezoning and text amendments using the following criteria. Please reach out to staff if you have any questions.

What is the purpose of the requested change?

How does the rezoning or text amendment align with the Master Plan 2025 and Strategic Vision?

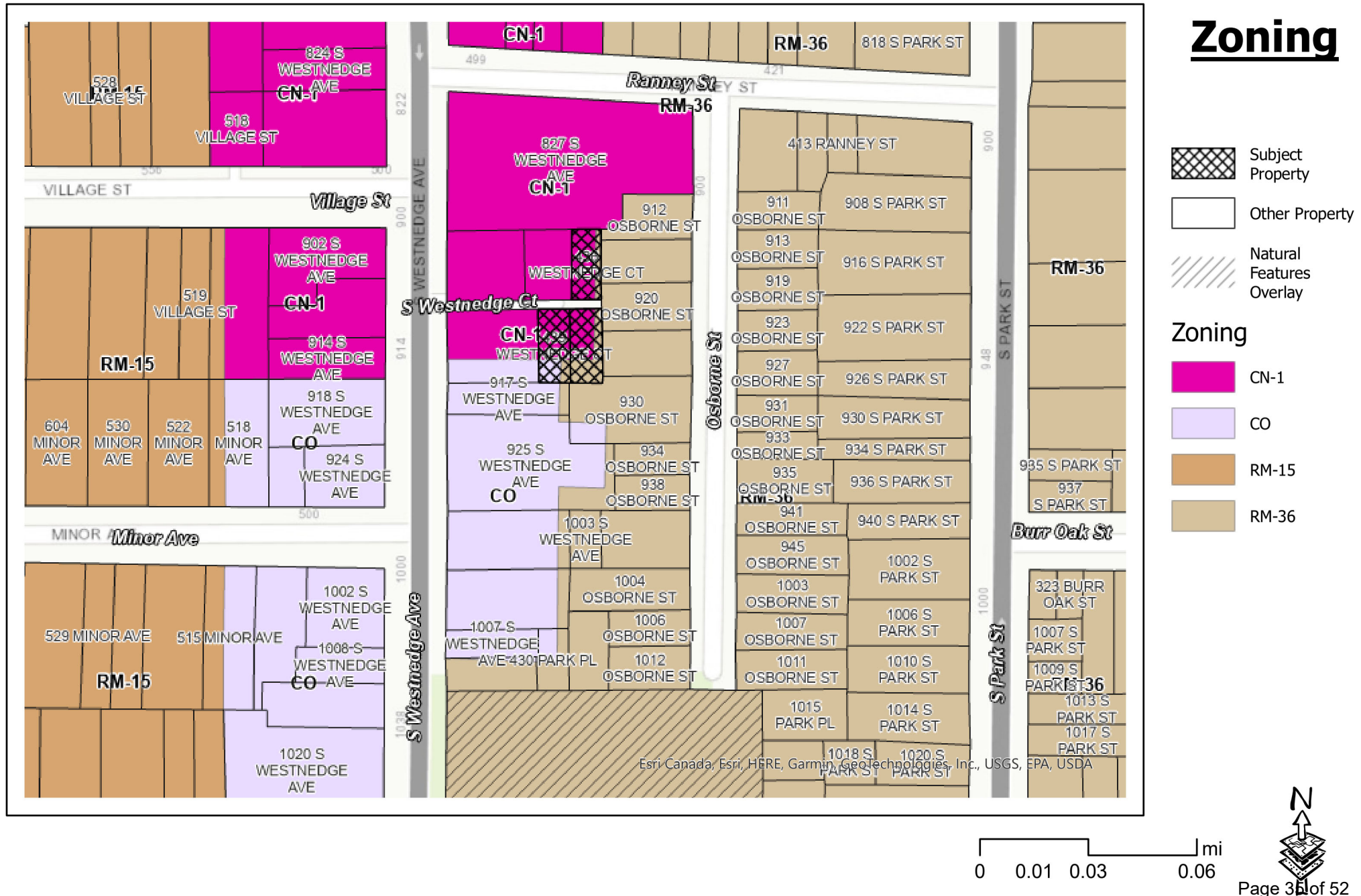
Are there conditions which have changed that require this rezoning or text amendment?

How does the rezoning or text amendment change address a demonstrated community need?

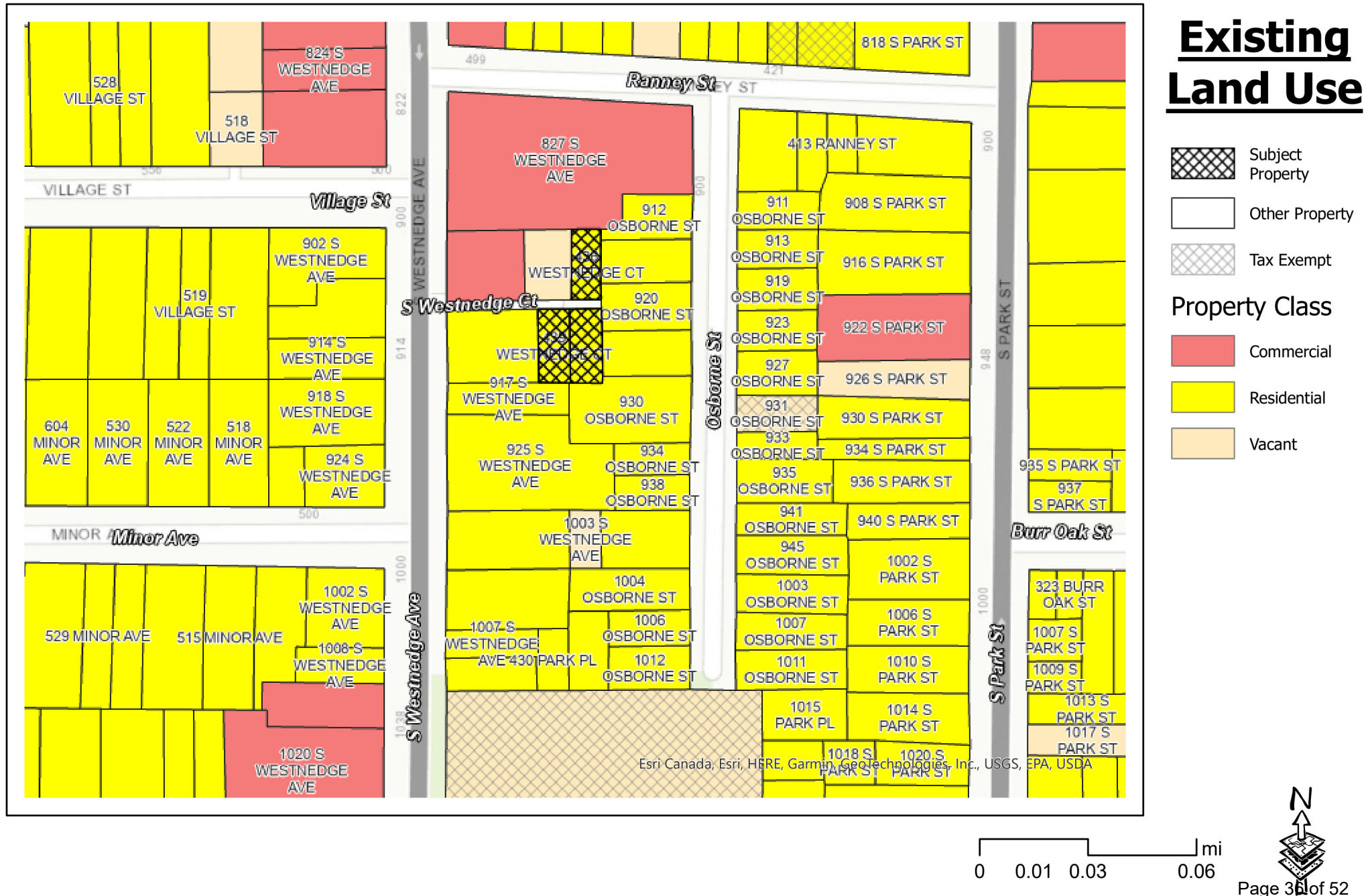
How will the rezoning be compatible with existing and future land use surrounding the subject property?

Will the proposed rezoning or text amendment result in a logical and orderly development pattern?

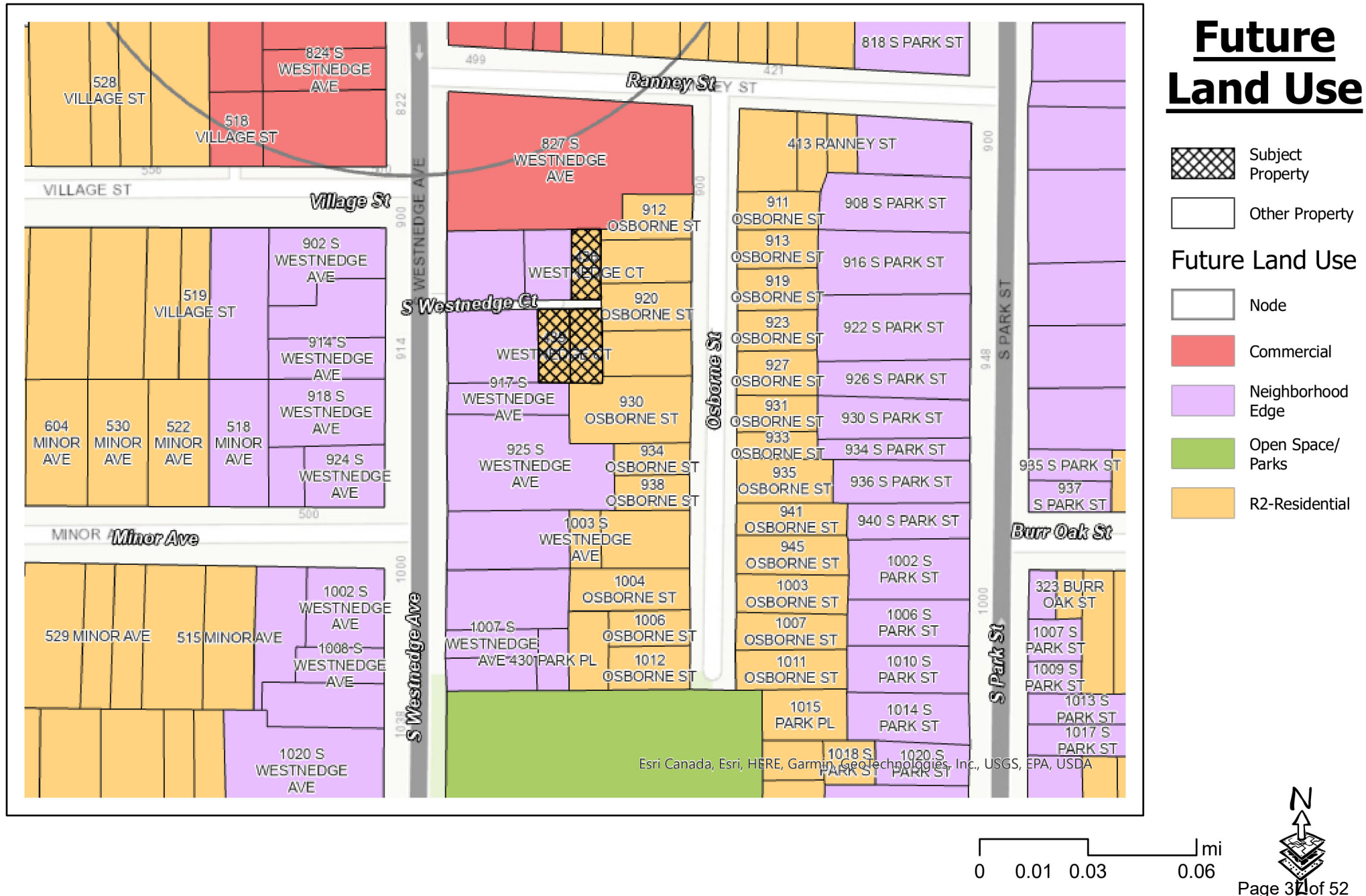
P.C. #2022.12: 435, 436, and 439 Westnedge Court Rezone from RM-36, CO, and CN-1 to RM-36



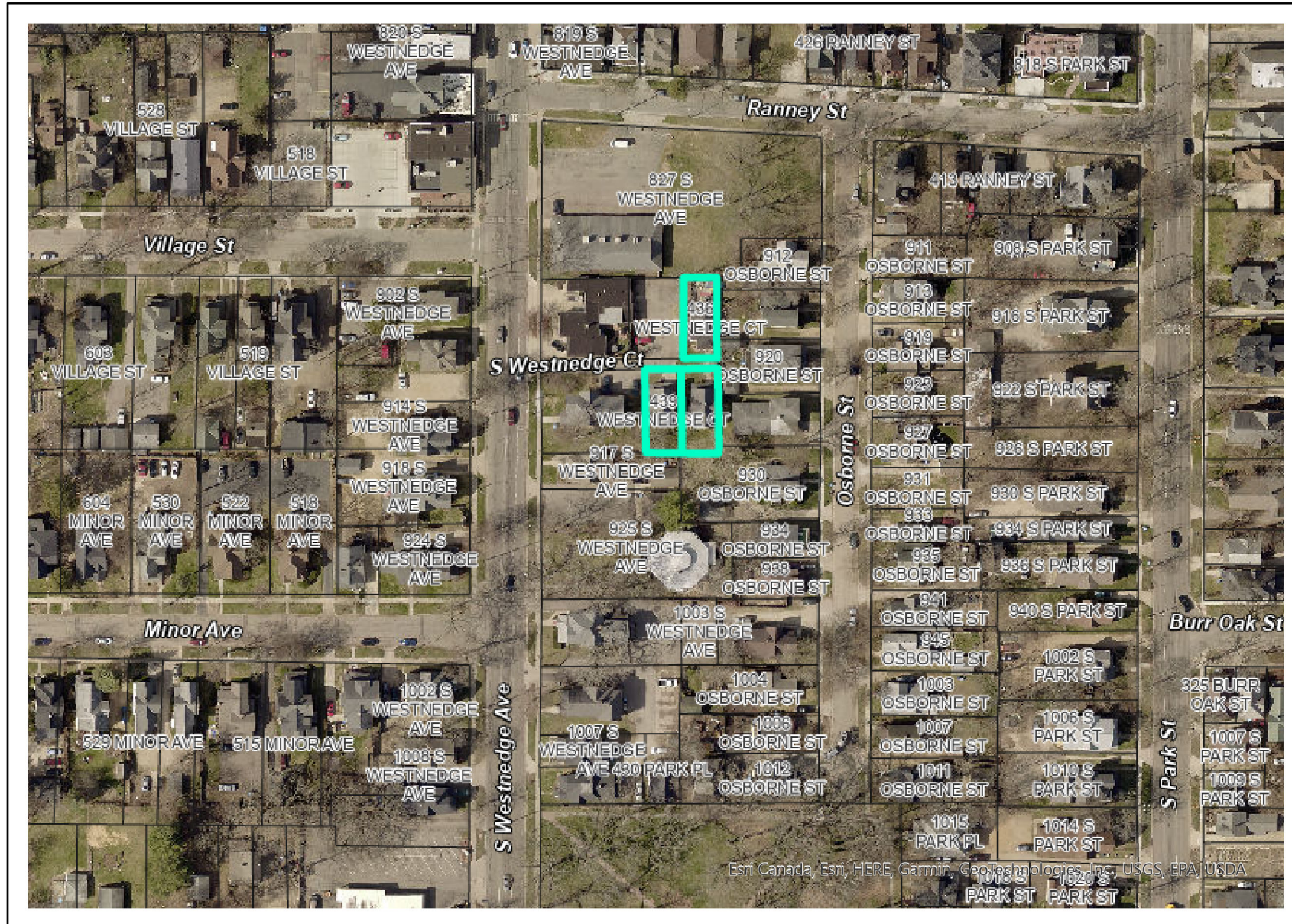
P.C. #2022.12: 435, 436, and 439 Westnedge Court Rezone from RM-36, CO, and CN-1 to RM-36



P.C. #2022.12: 435, 436, and 439 Westnedge Court Rezone from RM-36, CO, and CN-1 to RM-36



P.C. #2022.12: 435, 436, and 439 Westnedge Court
Rezone from RM-36, CO, and CN-1 to RM-36



Aerial

-  Subject Property
-  Other Property
- 2018
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

0 0.01 0.03 0.06 mi





Planning Commission Staff Report

Date: **12/1/2022**

Item: **F.1.**

City of Kalamazoo

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: December 1, 2022

SUBJECT: P.C. #2022.13: Capital Improvement Plan (CIP). Request by Community Planning & Economic Development to review the 2023 C.I.P.

BACKGROUND:

The City Administration assembles a five-year Capital Improvement Plan annually for major expenses planned for non-recurring physical expenditures such as land, buildings, public infrastructure and equipment. The C.I.P is required by the Michigan Planning Enabling Act for all cities in Michigan.

A presentation will be given to the Planning Commission on December 1st by James Baker, Director of Public Services.

It is the role of the Planning Commission to review the alignment of the C.I.P. with the Master Plan 2025. The Planning Commission then provides a recommendation to the City Commission.

STRATEGIC VISION ALIGNMENT:



Good Governance- Ensuring the City organization has the capacity and resources to effectively implement the community's Strategic Vision in a way that is sustainable over the long term.

Strategic Goal Impact:

The C.I.P. aligns with the Good Governance goal of the Strategic Vision. The C.I.P. provides a look forward to major capital expenses necessary to operate the city for the next five years.

COMMUNITY ENGAGEMENT:

Inform (one-way conversation) – the community will be made aware of the project.

Appropriate Depth of Engagement

The community is informed of the C.I.P. presentations at both the Planning Commission and the City Commission.

Engagement/Communication Tools:

Public presentations

FINDINGS:

RECOMMENDATION:

It is recommended that the Planning Commission recommend approval of the C.I.P. to the City Commission.

CITY OF KALAMAZOO
GENERAL CAPITAL IMPROVEMENT FUND
CAPITAL IMPROVEMENT PROGRAM
2023 - 2027

PROJECT		START YEAR	FUNDING SOURCE	PRIOR BUDGET	AMENDED 2022	2023	2024	2025	2026	2027	TOTAL PROJECT BUDGET
General Capital Improvement Projects											
PUBLIC SAFETY											
cip0200032	NEW STATION #2 (ALCOTT)	2014	BOND	5,543,014	4,500,000	-	-	-	-	-	10,043,014
cip0200046	KDPS FACILITY UPGRADES PROGRAM	2019	BOND	-	-	-	-	500,000	500,000	500,000	1,500,000
cip0200051	PUBLIC SAFETY HEAVY EQUIPMENT	2022	BOND	-	1,306,430	650,000	650,000	850,000	700,000	-	4,156,430
cip0200052	SOFTWARE UPGRADES	2022	RESERVES	-	350,000	450,000	-	-	-	-	800,000
TOTAL PUBLIC SAFETY				5,543,014	6,150,000	1,100,000	650,000	1,350,000	1,200,000	500,000	16,499,444
PARKS AND RECREATION											
cip03xxxxx	FARMERS MARKET EVENT BUILDING	2023	PRIVATE	-	-	1,000,000	-	-	-	-	1,000,000
cip03xxxxx	FARMERS MARKET EVENT BUILDING	2023	ARPA	-	-	1,000,000	1,000,000	1,000,000	-	-	3,000,000
cip03xxxxx	FARMERS MARKET EVENT BUILDING	2023	BOND	-	-	-	1,000,000	1,000,000	-	-	2,000,000
cip0300067	VERBURG PARK IMPROVEMENTS	2019	BOND	-	-	225,000	248,000	-	-	-	473,000
cip0300068	MILHAM PARK IMPROVEMENTS	2019	BOND	248,000	-	200,000	1,252,000	-	-	-	1,700,000
cip0300068	MILHAM PARK IMPROVEMENTS	2019	STATE	-	-	-	300,000	-	-	-	300,000
cip0300073	EMERALD PARK IMPROVEMENTS	2022	BOND	-	8,000	200,000	-	-	-	-	208,000
cip0300073	EMERALD PARK IMPROVEMENTS	2022	PRIVATE	-	-	50,000	-	-	-	-	50,000
cip04xxxxx	STATION 5 PARKING LOT PAVING	2023	BOND	-	-	50,000	-	-	-	-	50,000
cip03xxxxx	PARKS IMPROVEMENT PROGRAM	2024	BOND	-	-	-	100,000	1,000,000	500,000	500,000	2,100,000
TOTAL PARKS AND RECREATION				248,000	8,000	2,725,000	3,900,000	3,000,000	500,000	500,000	10,881,000
INFORMATION TECHNOLOGY											
cip0500077	ERP SYSTEM UPGRADE	2022	RESERVES	-	100,000	500,000	-	-	-	-	600,000
cip05xxxxx	IT IMPROVEMENTS PROGRAM	2023	BOND	-	-	450,000	450,000	450,000	500,000	500,000	2,350,000
TOTAL INFORMATION TECHNOLOGY				-	100,000	950,000	450,000	450,000	500,000	500,000	2,950,000
COMMUNITY, PLANNING AND ECONOMIC DEVELOPMENT											
TOTAL COMMUNITY, PLANNING AND ECONOMIC DEVELOPMENT				-	-	-	-	-	-	-	-
PUBLIC SERVICES											
cip0600041	CITY WIDE FACILITY IMPROVEMENTS	Annual	BOND	173,900	500,000	750,000	1,000,000	1,000,000	1,500,000	1,500,000	6,423,900
cip0600042	CROSTOWN FACILITY REPURPOSING	2024	BOND	-	-	400,000	250,000	-	-	-	650,000
cip0600039	FLEET HEAVY EQUIPMENT	Annual	BOND	2,390,000	500,000	890,000	550,000	500,000	750,000	500,000	6,080,000
TOTAL PUBLIC SERVICES				2,563,900	1,000,000	2,040,000	1,800,000	1,500,000	2,250,000	2,000,000	13,153,900
TOTAL GENERAL CAPITAL IMPROVEMENT PROJECTS											
TOTAL GENERAL CAPITAL IMPROVEMENT PROJECTS				8,354,914	7,258,000	6,815,000	6,800,000	6,300,000	4,450,000	3,500,000	43,484,344
TOTAL GENERAL CAPITAL IMPROVEMENT PROJECTS BY FUNDING SOURCE											
ARPA			ARPA	-	-	1,000,000	1,000,000	1,000,000	-	-	3,000,000
BOND			BOND	-	6,814,430	3,815,000	5,500,000	5,300,000	4,450,000	3,500,000	44,534,344
FOUNDATION FOR EXCELLENCE			FFE	-	-	-	-	-	-	-	-
PRIVATE/LOCAL GRANTS			PRIVATE	-	-	1,050,000	-	-	-	-	1,050,000
STATE GRANTS			STATE	-	-	-	300,000	-	-	-	300,000
FEDERAL GRANTS			FEDERAL	-	-	-	-	-	-	-	-
CAPITAL LEASE			LEASE	-	-	-	-	-	-	-	-
WORKING CAPITAL (RESERVES)			RESERVES	-	450,000	950,000	-	-	-	-	1,850,000
TOTAL BY FUNDING SOURCE					7,264,430	6,815,000	6,800,000	6,300,000	4,450,000	3,500,000	47,734,344

CITY OF KALAMAZOO
MAJOR STREETS FUND
CAPITAL IMPROVEMENT PROGRAM
2023 - 2027

PROJECT		START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2022	AMENDED 2022	2023	2024	2025	2026	2027	TOTAL PROJECT BUDGET
mst0100000	MAJOR STREETS CONTINGENCY	ANNUAL	BOND	314,909	250,000	84,132	254,025	254,025	254,025	254,025	254,025	1,669,166
mst0100002	SCATTERED SITES	ANNUAL	BOND	203,895	100,000	100,000	103,220	106,544	109,974	113,515	117,170	854,317
mst0100171	DRAKE ROAD SHARED USE PATHWAY	2015	LOCAL	81,000	-	-	-	-	-	-	-	81,000
mst0100171	DRAKE ROAD SHARED USE PATHWAY	2015	BOND	-	-	-	-	-	-	-	-	-
mst0100186	CORK (PORTAGE TO SPRINKLE)	2019	BOND	3,851,851	-	-	-	-	-	-	-	3,851,851
mst0100189	HOWARD ST PEDESTRIAN IMPROVEMENTS	2019	BOND	395,057	-	-	-	-	-	-	-	395,057
mst0100189	HOWARD ST PEDESTRIAN IMPROVEMENTS	2019	RESERVES	12,243	-	-	-	-	-	-	-	12,243
mst0100212	PARKVIEW AVE (OAKLAND TO GREENLEAF)	2022	BOND	805,160	200,000	200,000	-	-	-	-	-	1,005,160
mst0100214	BURDICK & NORTH (TRAFFIC SIGNAL UPGRADE)	2023	BOND	-	-	-	11,500	230,000	-	-	-	241,500
mst0100220	PORTAGE ST (CORK - STOCKBRIDGE)	2029	BOND	-	-	-	-	-	-	-	-	-
mst0100220	PORTAGE ST (CORK - STOCKBRIDGE)	2029	FEDERAL	-	-	-	-	-	-	-	-	-
mst0100222	MILLER RD (EMERALD TO SPRINKLE)	2022	BOND	507,213	570,000	576,556	-	-	-	-	-	1,083,768
mst0100222	MILLER RD (EMERALD TO SPRINKLE)	2022	STATE	-	375,000	345,137	-	-	-	-	-	345,137
mst0100223	RANSOM STREET (WALBRIDGE TO BURDICK)	2022	BOND	-	225,000	225,000	1,850,000	-	-	-	-	2,075,000
mst0100228	CROSSTOWN BRIDGE	2025	FEDERAL	-	-	-	-	-	-	1,360,000	-	1,360,000
mst0100229	PATERSON BRIDGE	2021	BOND	328,035	800,828	1,153,698	-	-	-	-	-	1,481,733
mst0100229	PATERSON BRIDGE	2021	FEDERAL	-	3,203,313	3,203,313	-	-	-	-	-	3,203,313
mst0100234	OAKLAND - (KILGORE - PARKVIEW)	2021	BOND	-	-	-	-	86,130	251,400	-	-	337,530
mst0100234	OAKLAND - (KILGORE - PARKVIEW)	2021	STATE	-	-	-	-	-	375,000	-	-	375,000
mst0100238	DRAKE RD (PARKVIEW - STADIUM)	2026	BOND	88,875	-	-	-	-	-	131,835	-	220,710
mst0100238	DRAKE RD (PARKVIEW - STADIUM)	2026	FEDERAL	-	-	-	-	-	-	-	-	-
mst0100241	PORTER STREET (FRANK - PATERSON)	2030	BOND	50,000	125,000	(11,040)	-	-	-	-	-	38,960
mst0100251	STADIUM DR (RAMBLING - LOVELL)	2021	J TRANSFER	205,200	3,200,000	2,636,600	-	-	-	-	-	2,841,800
mst0100251	STADIUM DR (RAMBLING - LOVELL)	2021	FEDERAL	-	1,600,000	1,600,000	-	-	-	-	-	1,600,000
mst0100259	ROSE ST (CEDAR - KALAMAZOO)	2021	BOND	300,000	-	-	-	-	-	-	-	300,000
mst0100260	SAFE ROUTES TO SCHOOL	2021	BOND	80,000	-	-	-	72,000	-	-	-	152,000
mst0100260	SAFE ROUTES TO SCHOOL	2021	STATE	-	-	-	-	319,000	-	-	-	319,000
mst0100261	MDOT SAFETY PROGRAM	2021	BOND	50,000	700,000	700,000	-	-	-	-	-	750,000
mst0100262	S WESTNEDGE AVE (CORK/WHITES - LOVELL)	2022	BOND	-	203,409	203,409	-	-	-	-	-	203,409
mst0100262	S WESTNEDGE AVE (CORK/WHITES - LOVELL)	2022	FEDERAL	-	-	-	1,361,299	-	-	-	-	1,361,299
mst0100262	S WESTNEDGE AVE (CORK/WHITES - LOVELL)	2022	J TRANSFER	-	-	-	2,141,148	-	-	-	-	2,141,148
mst0100263	KILGORE RD (OAKLAND - WESTNEDGE)	2021	BOND	25,000	525,000	857,153	-	-	-	-	-	882,153
mst0100265	WHITES RD (OAKLAND - WESTNEDGE)	2022	BOND	-	194,750	194,750	2,000,000	-	-	-	-	2,194,750
mst0100265	WHITES RD (OAKLAND - WESTNEDGE)	2022	FEDERAL	-	-	-	1,670,000	-	-	-	-	1,670,000
mst0100267	PORTAGE ST (KILGORE - CORK)	2022	BOND	-	70,000	70,000	-	-	-	-	-	70,000
mst0100268	CORK ST (WESTNEDGE - LOVERS)	2022	BOND	-	-	-	-	-	-	170,610	-	170,610
mst0100268	CORK ST (WESTNEDGE - LOVERS)	2022	FEDERAL	-	-	-	-	-	-	-	-	-
mst0100269	WALBRIDGE ST (KALAMAZOO - PATERSON)	2023	BOND	-	-	-	-	-	-	-	106,657	106,657
mst0100270	MAPLE ST (PARK - BURDICK)	2023	BOND	-	-	19,000	248,400	-	-	-	-	267,400
mst0100271	MICHIGAN - MAIN/MICHIKAL-KALAMAZOO/UND RAISE	2023	TBD	-	-	-	-	-	-	9,573,515	-	9,573,515
mst0100271	MICHIGAN - MAIN/MICHIKAL-KALAMAZOO/UND RAISE	2023	FEDERAL	-	-	-	2,030,000	-	-	5,296,000	-	7,326,000
mst0100271	MICHIGAN - MAIN/MICHIKAL-KALAMAZOO/UND RAISE	2023	J TRANSFER	-	-	-	-	-	-	1,319,410	-	1,319,410

CITY OF KALAMAZOO
MAJOR STREETS FUND
CAPITAL IMPROVEMENT PROGRAM
2023 - 2027

PROJECT		START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2022	AMENDED 2022	2023	2024	2025	2026	2027	TOTAL PROJECT BUDGET
mst0100272	REED ST (PORTAGE - FULFORD)	2029	BOND	-	-	-	-	-	-	-	-	-
mst0100273	LOVELL ST (BURROWS - STADIUM)	2029	BOND	-	-	-	-	-	-	-	-	-
mst0100283	W. MICHIGAN - DRAKE TO HOWARD	2022	BOND	-	95,000	76,000	350,000	-	-	-	-	426,000
mst0100285	DOUGLAS AVE - KALAMAZOO TO KAAF	2027	FEDERAL	-	-	-	-	-	-	-	687,360	687,360
mst0100286	HOWARD ST - STADIUM TO OAKLAND	2023	BOND				175,000					175,000
mst0100286	HOWARD ST - STADIUM TO OAKLAND	2023	FEDERAL				320,000					320,000
mst0100287	PORTER STREET - KALAMAZOO TO FRANK	2023	BOND				288,611					288,611
mst0100288	TWO WAY CONVERSION OVERSIGHT RAISE	2023	BOND	-	-	813,000		-	-	-	-	813,000
mst0100288	TWO WAY CONVERSION OVERSIGHT RAISE	2023	FEDERAL				300,000					300,000
mst0100289	W. MICHIGAN - LOVELL TO W. MAIN	2022	BOND			18,900						18,900
mst0100289	W. MICHIGAN - LOVELL TO W. MAIN	2022	J TRANSFER			563,400	208,846					772,246
mst0100290	LOVELL-OAKLAND TO PORTAGE (RAISE)	2023	FEDERAL				1,065,000	-	-	-	-	1,065,000
mst0100291	SOUTH ST - OAKLAND TO PITCHER (RAISE)	2023	FEDERAL				856,700	-	-	-	-	856,700
mst0100292	W MAIN ST - DOUGLAS TO MICHIGAN (RAISE)	2023	FEDERAL				415,000	-	-	-	-	415,000
mst0100292	W MAIN ST - DOUGLAS TO MICHIGAN (RAISE)	2023	BOND				-	-	1,326,328	1,326,328	-	2,652,656
mst0100293	KALAMAZOO-MICHIKAL TO UNDIVIDED (RAISE)	2024	TBD				-	5,829,136	-	-	-	5,829,136
mst0100293	KALAMAZOO-MICHIKAL TO UNDIVIDED (RAISE)	2024	J TRANSFER				-	244,742	-	-	-	244,742
mst0100293	KALAMAZOO-MICHIKAL TO UNDIVIDED (RAISE)	2024	FEDERAL				-	3,680,000	-	-	-	3,680,000
mst0100294	KALAMAZOO/DOUGLAS-WESTNEDGE/MAIN (RAISE)	2024	BOND				-	1,591,340	1,591,340	-	-	3,182,680
mst0100295	MICHIKAL ST-PARKLET DEVELOPMENT (RAISE)	2026	FEDERAL				-	-	-	80,374	-	80,374
mst0100296	MICH (HARRISON-E MICH/RIVERVIEW) (RAISE)	2027	FEDERAL				-	-	-	-	61,907	61,907
mst0100297	PARK-DIV @ WESTNEDGE TO MICHIGAN (RAISE)	2027	FEDERAL				-	-	-	-	158,716	158,716
mst0100298	WESTNEDGE-MICHIGAN TO DUNKLEY (RAISE)	2027	FEDERAL				-	-	-	-	106,600	106,600
mst0100299	STADIUM-LOVELL TO MICHIGAN INTCHG (RAISE	2028	FEDERAL									-
mst0100300	PARK ST-MICHIGAN AVE TO DUNKLEY (RAISE)	2028	FEDERAL									-
mst01xxxx	SAFE STREETS PLAN DEVELOPMENT	2023	BOND				40,000	-	-	-	-	40,000
mst01xxxx	PARCHMOUNT - CLARNIN TO CITY LIMIT	2023	BOND				87,600	-	-	-	-	87,600
mst01xxxx	MICHIGAN AVE - W MICHIGAN AVE TO HARRISON	2023	BOND				350,000	-	-	-	-	350,000
mst01xxxx	NORTH ST - WESTNEDGE TO BURDICK	2023	BOND				70,800	-	-	-	-	70,800
mst01xxxx	PARKVIEW AVE - DRAKE TO TAMSIN	2023	BOND				67,320	230,718	-	-	-	298,038
mst01xxxx	PARKVIEW AVE - DRAKE TO TAMSIN	2023	FEDERAL				-	258,882	-	-	-	258,882
mst01xxxx	HOWARD ST - STADIUM TO MICHIGAN	2023	BOND				112,530	344,800	-	-	-	457,330
mst01xxxx	HOWARD ST - STADIUM TO MICHIGAN	2023	FEDERAL				-	473,600	-	-	-	473,600
mst01xxxx	HOWARD ST - OAKLAND TO PARK	2023	BOND				77,717	-	-	-	-	77,717
mst01xxxx	CROSSTOWN - WESTNEDGE TO BRONSON	2023	BOND				74,085	-	530,400	-	-	604,485
mst01xxxx	BURDICK ST - MILLVIEW TO CROSSTOWN	2023	BOND				72,435	-	526,800	-	-	599,235
mst01xxxx	BRONSON - CROSSTOWN TO WHITES	2023	BOND				117,975	-	858,000	-	-	975,975
mst01xxxx	MILLS ST - KINGS HWY TO E MICHIGAN	2023	BOND				-	-	46,695	339,600	-	386,295
mst01xxxx	BRONSON - WHITES TO KILGORE	2023	BOND				225,600	-	-	-	-	225,600
mst01xxxx	SIGNAL OPTIMIZATION PROJECT	2023	BOND				50,000	-	-	-	-	50,000
mst01xxxx	MAIN STREET CULVERT REPLACEMENT ARCADIA CREEK	2023	BOND				100,000	-	-	-	-	100,000
mst01xxxx	MAIN STREET CULVERT REPLACEMENT ARCADIA CREEK	2023	FEDERAL				-	-	1,000,000	-	-	1,000,000

CITY OF KALAMAZOO
MAJOR STREETS FUND
CAPITAL IMPROVEMENT PROGRAM
2023 - 2027

PROJECT		START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2022	AMENDED 2022	2023	2024	2025	2026	2027	TOTAL PROJECT BUDGET	
mst01xxxx	WESTNEDGE AVE - MICHIGAN AVE TO DUNKLEY	2027	FEDERAL				-	-	-	-	106,600	106,600	
mst01xxxx	GULL RD BRIDGE CPM OVER KZOO RIVER	2024	BOND				-	38,880	48,600	-	-	87,480	
mst01xxxx	GULL RD BRIDGE CPM OVER KZOO RIVER	2024	FEDERAL						307,800			307,800	
mst01xxxx	MAJOR STREET PROGRAM		BOND				-	288,508	1,109,565	1,088,816	2,777,401	5,264,290	
mst01xxxx	MAJOR STREET PROGRAM		FEDERAL				-	-	-	-	743,040	743,040	
TOTAL CAPITAL IMPROVEMENT PROJECTS					7,298,438	12,437,300	13,629,008	17,094,810	14,048,305	8,335,927	21,054,028	5,119,476	86,579,991

TOTAL CAPITAL IMPROVEMENT PROJECTS BY FUNDING SOURCE

BOND	BOND	6,999,994	4,058,987	5,280,557	6,726,817	3,242,945	6,653,127	3,424,729	3,255,253	35,583,423
FUNDING TO BE DETERMINED	TBD	-	-	-	-	5,829,136	-	9,573,515	-	15,402,651
JURISDICTIONAL TRANSFER PROJECT	J TRANSFER	205,200	3,200,000	3,200,000	2,349,994	244,742	-	1,319,410	-	7,319,346
FOUNDATION FOR EXCELLENCE	FFE	-	-	-	-	-	-	-	-	-
PRIVATE/LOCAL GRANTS	LOCAL	81,000	-	-	-	-	-	-	-	81,000
STATE GRANTS	STATE	-	375,000	345,137	-	319,000	375,000	-	-	1,039,137
FEDERAL GRANTS	FEDERAL	-	4,803,313	4,803,313	8,017,999	4,412,482	1,307,800	6,736,374	1,864,223	27,142,191
CAPITAL LEASE	LEASE	-	-	-	-	-	-	-	-	-
WORKING CAPITAL (RESERVES)	RESERVES	12,243	-	-	-	-	-	-	-	12,243
TOTAL BY FUNDING SOURCE		7,298,438	12,437,300	13,629,008	17,094,810	14,048,305	8,335,927	21,054,028	5,119,476	86,579,991

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CITY OF KALAMAZOO
LOCAL STREETS FUND
CAPITAL IMPROVEMENT PROGRAM
2023 - 2027

| PROJECT | | START YEAR | FUNDING SOURCE | PRIOR BUDGET | ADOPTED 2022 | AMENDED 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | TOTAL PROJECT BUDGET |
|------------------------------------|--|------------|----------------|--------------|--------------|--------------|-----------|-----------|---------|-----------|-----------|----------------------|
| Ist0100000 | BUDGET HOLDING - ACCOUNTING USE ONLY | ANNUAL | BOND | 63,244 | - | - | 51,900 | 53,900 | 55,900 | 58,000 | 60,200 | 343,144 |
| Ist0100002 | SCATTERED SITES | ANNUAL | BOND | 100,000 | 100,000 | 59,000 | 103,220 | 106,544 | 109,974 | 113,516 | 117,171 | 709,424 |
| Ist0100227 | ACADEMY CULVERT REPLACEMENT | 2018 | BOND | - | 50,000 | 50,000 | 1,600,000 | - | - | - | - | 1,650,000 |
| Ist0100256 | GEMBRIT CIRCLE | 2021 | BOND | 100,000 | 112,000 | 112,000 | 135,547 | - | - | - | - | 347,547 |
| Ist0100279 | INKSTER BRIDGE | 2020 | BOND | 157,512 | - | - | 560,000 | - | - | - | - | 717,512 |
| Ist0100279 | INKSTER BRIDGE | 2020 | STATE | - | - | - | - | 840,000 | - | - | - | 840,000 |
| Ist0100301 | W. MAPLE STREET AND CULVERT | 2022 | BOND | - | 30,000 | 30,000 | - | - | - | - | - | 30,000 |
| Ist0100353 | BARNARD AVE - EDGEWOOD - HAZEL | 2022 | BOND | - | 58,573 | 58,573 | - | - | - | - | - | 58,573 |
| Ist0100354 | DUKE ST - KILGORE - DENWAY | 2022 | BOND | - | 175,719 | 58,719 | 274,161 | - | - | - | - | 332,880 |
| Ist0100362 | PREVENTATIVE IMPROVEMENTS | 2022 | BOND | - | - | 67,000 | 310,000 | 309,700 | - | 329,900 | 340,500 | 1,357,100 |
| Ist0100363 | EXCHANGE PLACE - ROSE TO MALL | 2022 | BOND | - | - | 21,000 | 210,000 | - | - | - | - | 231,000 |
| Ist01xxxxx | FRATERNITY DR - DEAD END OR START TO W. MICHIGAN | 2023 | BOND | - | - | - | 475,000 | - | - | - | - | 475,000 |
| Ist01xxxxx | JOHN ST - LAKE TO CROSSTOWN | 2023 | BOND | - | - | - | 64,800 | - | - | - | - | 64,800 |
| Ist01xxxxx | MORELAND ST - NOTTINGHAM TO WINTON | 2023 | BOND | - | - | - | 147,600 | - | - | - | - | 147,600 |
| Ist01xxxxx | N SAGE ST - STONEBROOKE T W MAIN | 2023 | BOND | - | - | - | 110,400 | - | - | - | - | 110,400 |
| Ist01xxxxx | WINCHELL AVE - DEAD END OR START TO RAMBLING | 2023 | BOND | - | - | - | 178,800 | - | - | - | - | 178,800 |
| Ist01xxxxx | THOMPSON - W MAIN TO 400FT SOUTH | 2023 | BOND | - | - | - | 300,000 | - | - | - | - | 300,000 |
| Ist01xxxxx | LOCAL STREET PROGRAM | | BOND | - | - | - | - | 800,000 | 764,000 | 836,400 | 836,400 | 3,236,800 |
| TOTAL CAPITAL IMPROVEMENT PROJECTS | | | | 420,756 | 526,292 | 456,292 | 4,521,428 | 2,110,144 | 929,874 | 1,337,816 | 1,354,271 | 11,130,580 |

TOTAL CAPITAL IMPROVEMENT PROJECTS BY FUNDING SOURCE

| | | | | | | | | | | |
|----------------------------|----------|---------|---------|---------|-----------|-----------|---------|-----------|-----------|------------|
| BOND | BOND | 420,756 | 526,292 | 456,292 | 4,521,428 | 1,270,144 | 929,874 | 1,337,816 | 1,354,271 | 10,290,580 |
| FOUNDATION FOR EXCELLENCE | FFE | - | - | - | - | - | - | - | - | - |
| PRIVATE/LOCAL GRANTS | LOCAL | - | - | - | - | - | - | - | - | - |
| STATE GRANTS | STATE | - | - | - | - | 840,000 | - | - | - | 840,000 |
| FEDERAL GRANTS | FEDERAL | - | - | - | - | - | - | - | - | - |
| CAPITAL LEASE | LEASE | - | - | - | - | - | - | - | - | - |
| WORKING CAPITAL (RESERVES) | RESERVES | - | - | - | - | - | - | - | - | - |
| TOTAL BY FUNDING SOURCE | | 420,756 | 526,292 | 456,292 | 4,521,428 | 2,110,144 | 929,874 | 1,337,816 | 1,354,271 | 11,130,580 |

| CITY OF KALAMAZOO | | | | | | | | | | | | |
|------------------------------------|---|------------|----------------|--------------|--------------|--------------|------------|-----------|-----------|------------|-----------|----------------------|
| WASTEWATER FUND | | | | | | | | | | | | |
| CAPITAL IMPROVEMENT PROGRAM | | | | | | | | | | | | |
| 2023 - 2027 | | | | | | | | | | | | |
| PROJECT | | START YEAR | FUNDING SOURCE | PRIOR BUDGET | ADOPTED 2022 | AMENDED 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | TOTAL PROJECT BUDGET |
| GENERAL CAPITAL | | | | | | | | | | | | |
| wwr0100000 | BUDGET HOLDING - ACCOUNTING USE ONLY | 2009 | BOND | 587,484 | - | (24,500) | - | - | - | - | - | 562,984 |
| wwr0100079 | ASSET MGMT-MOBILE WORK ORDER | 2011 | BOND | 120,893 | - | - | - | - | - | - | - | 120,893 |
| wwr0100163 | LIFT STATIONS RADIOS | 2016 | BOND | 194,746 | - | - | - | - | - | - | - | 194,746 |
| wwr0100179 | SOLIDS HANDLING PROCESS-UPGRADE | 2017 | BOND | 11,813,859 | 315,000 | 315,000 | - | - | - | - | - | 12,128,859 |
| wwr0100196 | TERTIARY PROCESS UPGRADE | 2019 | BOND | 8,100,000 | 8,600,000 | 8,600,000 | 11,000,000 | - | - | - | - | 27,700,000 |
| wwr0100201 | RAW PUMP REPLACEMENT | 2018 | BOND | 98,800 | - | - | - | - | - | - | - | 98,800 |
| wwr0100201 | RAW PUMP REPLACEMENT | 2018 | GRANT | 98,800 | - | - | - | - | - | - | - | 98,800 |
| wwr0100206 | ALTERNATE FORCE MAIN & GRIT SYSTEM | 2018 | BOND | 139,016 | - | - | - | - | - | 431,250 | 3,881,250 | 4,411,300 |
| wwr0100212 | CLARIFIER DRIVES & SWEEPS (5-8) | 2018 | BOND | 325,495 | - | - | 115,000 | 2,951,000 | 5,902,000 | 5,902,000 | - | 15,195,495 |
| wwr0100216 | MOTOR CONTROL CENTER (MCC) UPGRADES | 2019 | BOND | - | 150,000 | 150,000 | - | 268,500 | 268,500 | 268,500 | 243,750 | 1,199,250 |
| wwr0100220 | SCHIPPERS DAM & CULVERT REPLACEMENT | 2019 | BOND | 350,000 | - | - | 450,000 | 200,000 | - | - | - | 1,000,000 |
| wwr0100221 | ACADEMY CULVERT REPLACEMENT | 2019 | BOND | - | - | - | - | - | 200,000 | - | - | 200,000 |
| wwr0100223 | POWER STATION SWITCHGEAR | 2019 | BOND | 1,323,659 | 1,500,000 | 1,850,000 | - | - | - | - | - | 3,173,659 |
| wwr0100224 | SCHIPPERS (STA 5) LATERAL BACKWASH CONN | 2019 | BOND | 326,900 | - | - | - | - | - | - | - | 326,900 |
| wwr0100225 | MORRIS ROSE LIFT STATION IMPROVEMENT | 2019 | BOND | 192,000 | - | - | - | - | - | - | - | 192,000 |
| wwr0100228 | REAL TIME DECISION SUPPORT SYSTEM (RT-DSS) | 2019 | BOND | 900,000 | 1,900,000 | 1,900,000 | 1,600,000 | 720,000 | 780,000 | - | - | 5,900,000 |
| wwr0100230 | BAR SCREEN 4 | 2024 | BOND | - | - | - | - | 780,000 | - | - | - | 780,000 |
| wwr0100231 | FINE SCREEN PROCESS UPGRADE | 2019 | BOND | - | - | - | - | - | - | - | - | - |
| wwr0100232 | KWRP ADMIN HVAC UPGRADE | 2027 | BOND | - | - | - | - | - | - | - | 215,000 | 215,000 |
| wwr0100233 | WAR ROOF REPLACEMENT & EQUIP REMOVAL | 2025 | BOND | - | - | - | - | - | 90,000 | 1,170,000 | - | 1,260,000 |
| wwr0100234 | PLANT FIBER CONNECTION | 2026 | BOND | - | - | - | 161,000 | - | - | - | - | 161,000 |
| wwr0100235 | SLUDGE CAKE STORAGE SILOS | 2024 | GRANT | - | - | - | - | - | - | - | - | - |
| wwr0100236 | SLUDGE STORAGE & THICKENING | 2024 | GRANT | - | - | - | - | - | - | - | - | - |
| wwr0100237 | WW SCADA SYSTEM UPGRADE (2021-2024) | 2023 | BOND | - | - | - | 150,000 | 649,350 | 649,350 | 649,350 | - | 2,098,050 |
| wwr0100239 | KWRP INTERCEPTOR BIOFILTRATION ODOR CONTROL | 2020 | BOND | 4,215,350 | - | - | - | - | - | - | - | 4,215,350 |
| wwr0100240 | SCUM HANDLING | 2024 | BOND | - | - | - | - | 90,000 | - | 1,170,000 | - | 1,260,000 |
| wwr0100241 | VACTOR/HAULED WASTE RECEIVING FACILITY | 2024 | GRANT | - | - | - | - | - | - | - | - | - |
| wwr0100242 | KWRP STAFF LOCKER ROOM & PC/IT/ELEC BLDG | 2024 | BOND | - | - | - | - | - | - | - | 250,000 | 250,000 |
| wwr0100243 | METER & SAMPLING STATION IMPROVEMENTS | 2025 | BOND | 38,900 | - | - | - | - | - | - | - | 38,900 |
| wwr0100244 | PLANT EXTERIOR LIGHTING UPGRADE | 2025 | BOND | - | - | - | - | - | - | - | - | - |
| wwr0100245 | TERTIARY SCREW PUMP #2 | 2025 | BOND | - | 100,000 | 100,000 | - | 65,000 | 845,000 | - | - | 1,010,000 |
| wwr0100246 | SECONDARY BLOWER #1 & #4 (CONTROLS) | 2025 | BOND | - | - | - | - | - | 25,000 | 325,000 | - | 350,000 |
| wwr0100247 | INTERCEPTOR ACCESS ROAD - SPRING VALLEY | 2025 | BOND | - | - | - | - | - | - | - | - | - |
| wwr0100248 | WWTP TRUCK SCALE/BUILDING | 2021 | BOND | 57,000 | 693,000 | 693,000 | - | - | - | - | - | 750,000 |
| wwr0100250 | BLDG #5 MASONRY RESTORATION | 2022 | BOND | - | - | 322,560 | - | - | - | - | - | 322,560 |
| wwr01xxxxx | KWRP SUSTAINABLE RESIDUAL BIOSOLIDS | 2023 | BOND | - | - | - | 116,667 | 116,667 | 116,667 | - | - | 350,000 |
| wwr01xxxxx | BLDG 24 MEP SYSTEMS | 2024 | BOND | - | - | - | - | - | - | - | - | - |
| wwr01xxxxx | LIFT STATION IMPROVEMENTS PROGRAM | 2023 | BOND | - | - | - | 200,000 | 500,000 | 200,000 | 200,000 | 400,000 | 1,500,000 |
| wwr01xxxxx | KWRP EMERGENCY COMMUNICATION SYSTEM | 2026 | BOND | - | - | - | - | - | - | 20,000 | 260,000 | 280,000 |
| TOTAL GENERAL CAPITAL | | | | 28,882,902 | 13,258,000 | 13,906,060 | 13,792,667 | 6,340,517 | 9,076,517 | 10,656,100 | 9,790,000 | 92,444,762 |
| SEWER MAIN CONSTRUCTION & OVERHEAD | | | | | | | | | | | | |
| wwr0200000 | BUDGET HOLDING - ACCOUNTING USE ONLY | 2008 | BOND | (85,123) | - | - | - | - | - | - | - | (85,123) |
| wwr0200002 | SEWER CONSTRUCTION CONTINGENCY | 2006 | BOND | 1,604,704 | 500,000 | 150,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 4,254,704 |
| wwr0200061 | SEWER TRENCHLESS REHAB PROGRAM | 2019 | BOND | 2,196,855 | 1,500,000 | 1,500,000 | 1,100,000 | 1,100,000 | 1,175,000 | 1,225,000 | 1,400,000 | 9,696,855 |

| CITY OF KALAMAZOO
WASTEWATER FUND
CAPITAL IMPROVEMENT PROGRAM
2023 - 2027 | | | | | | | | | | | | |
|--|---|------------|----------------|--------------|--------------|--------------|------------|------------|------------|------------|------------|----------------------|
| | PROJECT | START YEAR | FUNDING SOURCE | PRIOR BUDGET | ADOPTED 2022 | AMENDED 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | TOTAL PROJECT BUDGET |
| wwr0200063 | INTERCEPTOR ROAD ACCESS-ARCADIA CREEK | 2019 | BOND | - | - | - | - | - | - | - | - | - |
| wwr0200065 | RANSOM ST INTERCEPTOR UPGRADE | 2022 | BOND | - | 150,000 | 150,000 | - | - | - | - | - | 150,000 |
| wwr0200065 | RANSOM ST INTERCEPTOR UPGRADE | 2022 | GRANT | - | - | - | 4,950,000 | 3,300,000 | - | - | - | 8,250,000 |
| wwr0200066 | NEWTON CT SANITARY SEWER REPLACEMENT | 2019 | BOND | 20,000 | - | - | 262,500 | - | - | - | - | 282,500 |
| wwr0200067 | FELLOWS CT SANITARY SEWER REPLACEMENT | 2019 | BOND | 20,000 | - | - | 262,500 | - | - | - | - | 282,500 |
| wwr0200073 | MICHIGAN AVE SANITARY SEWER | 2020 | BOND | - | 50,000 | 50,000 | 42,000 | 500,000 | - | - | - | 592,000 |
| wwr0200074 | WESTNEDGE (PIONEER-CROSSTOWN) SEWER | 2022 | BOND | - | - | 24,500 | 321,750 | - | - | - | - | 346,250 |
| wwr0200075 | 6-INCH SEWER UPGRADE PROGRAM | 2024 | BOND | - | - | - | - | 90,000 | 660,000 | - | - | 750,000 |
| wwr0200077 | JOHN ST K-ZOO SIPHON REPLACEMENT | 2022 | BOND | - | 100,000 | 100,000 | 1,050,000 | 350,000 | - | - | - | 1,500,000 |
| wwr0200078 | ROSE ST SANITARY (CEDAR TO VINE) | 2022 | BOND | - | 75,000 | 75,000 | - | - | - | 93,750 | 687,500 | 856,250 |
| wwr0200079 | N. WESTNEDGE SANITARY(ELIZABETH TO MABLE) | 2022 | BOND | - | 150,000 | 150,000 | - | 26,250 | 192,500 | - | - | 368,750 |
| wwr02xxxxx | REV WRIGHT CT (CHURCH to BURDICK) | 2023 | BOND | - | - | - | 461,125 | - | - | - | - | 461,125 |
| wwr02xxxxx | SEWER EXTENSION PROGRAM | 2023 | BOND | - | - | - | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 750,000 |
| wwr02xxxxx | VINE STREET TRUNK CAPACITY INCREASE (PARK-JASPER) | 2023 | BOND | - | - | - | - | 60,000 | - | - | 450,168 | 510,168 |
| wwr02xxxxx | W. DUTTON SANITARY (PARK TO S. BURDICK) | 2024 | BOND | - | - | - | - | 90,000 | 660,000 | - | - | 750,000 |
| wwr02xxxxx | ACKER LN SANITARY | 2024 | BOND | - | - | - | - | 73,125 | 536,250 | - | - | 609,375 |
| wwr02xxxxx | ENGLESIDE TERRACE SANITARY | 2025 | BOND | - | - | - | - | - | 195,750 | 1,435,500 | - | 1,631,250 |
| TOTAL SEWER MAIN CONSTRUCTION & OVERHEAD | | | | 3,756,436 | 2,525,000 | 2,199,500 | 9,099,875 | 6,239,375 | 4,069,500 | 3,404,250 | 3,187,668 | 31,956,604 |
| SEWER LEADS | | | | | | | | | | | | |
| wwr0400001 | SEWER CONNECTION CONTINGENCY | 2006 | BOND | - | 30,000 | 30,000 | - | - | - | - | - | 30,000 |
| wwr0400051 | LEAF COMPOST SITE | 2019 | BOND | 134,100 | - | - | - | - | - | - | - | 134,100 |
| wwr0400052 | GPI EFFLUENT SERVICE REALIGNMENT | 2023 | BOND | - | - | - | 1,720,000 | - | - | - | - | 1,720,000 |
| TOTAL SEWER LEADS | | | | 134,100 | 30,000 | 30,000 | 1,720,000 | - | - | - | - | 1,884,100 |
| TOTAL WASTEWATER CAPITAL IMPROVEMENT PROJECTS | | | | 32,773,438 | 15,813,000 | 16,135,560 | 24,612,542 | 12,579,892 | 13,146,017 | 14,060,350 | 12,977,668 | 126,285,465 |
| Wastewater Capital Outlay - Operating | | | | | | | | | | | | |
| 590-536 | WASTEWATER ADMINISTRATION | ANNUAL | OPERATING | | 54,000 | 54,000 | 60,000 | 60,000 | 60,000 | 60,000 | 60,000 | 354,000 |
| 590-541 | WASTEWATER COLLECTIONS | ANNUAL | OPERATING | | - | - | - | - | - | - | - | - |
| 590-543 | WASTEWATER PLANT MAINTENANCE | ANNUAL | OPERATING | | 800,000 | 800,000 | 525,000 | 525,000 | 525,000 | 525,000 | 525,000 | 3,425,000 |
| 590-544 | WASTEWATER PROCESS CONTROLS | ANNUAL | OPERATING | | 500,000 | 500,000 | 260,000 | 260,000 | 260,000 | 260,000 | 260,000 | 1,800,000 |
| 590-545 | WASTEWATER ENVIRONMENTAL SERVICES | ANNUAL | OPERATING | | - | - | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 40,000 |
| 590-580 | CITY FLEET | ANNUAL | OPERATING | | 465,000 | 465,000 | 260,000 | 260,000 | 260,000 | 260,000 | 260,000 | 1,765,000 |
| TOTAL CAPITAL OUTLAY - OPERATING | | | | | 1,819,000 | 1,819,000 | 1,113,000 | 1,113,000 | 1,113,000 | 1,113,000 | 1,113,000 | 7,384,000 |
| TOTAL WASTEWATER CAPITAL IMPROVEMENT PROJECTS AND CAPTIAL OUTLAY | | | | 32,773,438 | 17,632,000 | 17,954,560 | 25,725,542 | 13,692,892 | 14,259,017 | 15,173,350 | 14,090,668 | 133,669,465 |
| TOTAL CAPITAL IMPROVEMENT PROJECTS AND OPERATING CAPITAL OUTLAY BY FUNDING SOURCE | | | | | | | | | | | | |
| REVENUE BONDS AND RESERVES | | | BOND | 32,674,638 | 15,813,000 | 16,135,560 | 19,662,542 | 9,279,892 | 13,146,017 | 13,629,100 | 9,096,418 | 113,624,165 |
| CONTRIBUTIONS IN AID OF CAPITAL | | | CIA | - | - | - | - | - | - | - | - | - |
| GRANTS | | | GRANT | 98,800 | - | - | 4,950,000 | 3,300,000 | - | 431,250 | 3,881,250 | 12,661,300 |
| WASTEWATER OPERATING REVENUE | | | OPERATING | - | 1,819,000 | 1,819,000 | 1,113,000 | 1,113,000 | 1,113,000 | 1,113,000 | 1,113,000 | 7,384,000 |
| TOTAL BY FUNDING SOURCE | | | | 32,773,438 | 17,632,000 | 17,954,560 | 25,725,542 | 13,692,892 | 14,259,017 | 15,173,350 | 14,090,668 | 133,669,465 |

CITY OF KALAMAZOO
WATER FUND
CAPITAL IMPROVEMENT PROGRAM
2023 - 2027

| PROJECT | | START YEAR | FUNDING SOURCE | PRIOR BUDGET | ADOPTED 2022 | AMENDED 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | TOTAL PROJECT BUDGET |
|--|--|------------|----------------|--------------|--------------|--------------|-----------|------------|------------|-----------|-----------|----------------------|
| WATER SOURCE AND PUMPING | | | | | | | | | | | | |
| wat0100012 | WELL REPLACEMENT PROGRAM | ANNUAL | BOND | 432,081 | 300,000 | 300,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 5,732,081 |
| wat0200000 | WATER SOURCE AND PUMPING PROGRAM | ANNUAL | BOND | | | | 275,000 | 275,000 | 275,000 | 250,000 | 250,000 | 1,325,000 |
| wat0200073 | STA #11 UPGRADES | 2019 | BOND | 400,000 | 650,000 | 650,000 | - | - | - | - | - | 1,050,000 |
| wat0200077 | PHOSPHATE UPGRADE | 2021 | BOND | 6,350,661 | - | 2,500,000 | - | - | - | - | - | 8,850,661 |
| wat0200078 | STATION ROADWAY IMPROVEMENTS | ANNUAL | BOND | 190,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 | 610,000 |
| wat0200081 | STA #39 GENERATOR | 2021 | BOND | - | - | 37,000 | 600,000 | - | - | - | - | 637,000 |
| wat0200083 | STA #5 BOOSTER PUMP HOUSE REPLACEMENT | 2018 | BOND | 2,627,000 | 4,000,000 | 4,000,000 | 6,000,000 | 5,000,000 | - | - | - | 17,627,000 |
| wat0200098 | CENTRAL PUMP STATION GENERATORS | 2020 | BOND | - | - | - | - | 150,000 | 2,000,000 | - | - | 2,150,000 |
| wat0200100 | STA#25 GENERATOR | 2020 | BOND | - | 100,000 | 63,000 | 600,000 | - | - | - | - | 663,000 |
| wat0200101 | STA#4 UPGRADES | 2020 | BOND | 200,000 | 200,000 | 200,000 | 200,000 | 400,000 | - | - | - | 1,000,000 |
| wat0200103 | STATION FACILITY UPGRADES | ANNUAL | BOND | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 350,000 |
| wat0200105 | STA#9 FLOW CONTROL UPGRADE | 2019 | BOND | - | 100,000 | 100,000 | 100,000 | 300,000 | 500,000 | - | - | 1,000,000 |
| wat0200112 | STA #11 GENERATOR | 2022 | BOND | - | 600,000 | 600,000 | - | - | - | - | - | 600,000 |
| wat0200116 | STATION GENERATOR INSTALLATIONS | ANNUAL | BOND | 268,000 | 328,000 | 578,000 | 338,000 | 348,000 | 358,000 | 369,000 | 380,000 | 2,639,000 |
| wat0200119 | BLAKESLEE GROUND STORAGE TANK REPL. | 2022 | BOND | - | - | - | - | - | - | - | 450,000 | 450,000 |
| wat0200120 | WATER STATION 45 CONSTRUCTION | 2025 | BOND | - | - | - | - | - | 150,000 | 2,000,000 | - | 2,150,000 |
| wat02xxxxx | STATION 26 REPLACEMENT | 2023 | BOND | - | | | 120,000 | 1,500,000 | | | | 1,620,000 |
| wat02xxxxx | STATION 29 CHLORINE GAS CONVERSION | 2024 | BOND | - | | | | 50,000 | 500,000 | | | 550,000 |
| wat02xxxxx | CENTRAL PUMP STATION FILTRATION EXPANS. | 2023 | BOND | | | | 265,000 | 2,500,000 | 9,000,000 | | | 11,765,000 |
| wat02xxxxx | CENTRAL PUMP STA SAND FILTER MEDIA REPL. | 2024 | BOND | | | | 75,000 | 1,000,000 | | | | 1,075,000 |
| wat02xxxxx | STATION 6 UPGRADES | 2024 | BOND | - | | | | 100,000 | | 1,000,000 | | 1,100,000 |
| TOTAL WATER SOURCE AND PUMPING | | | | 10,517,742 | 6,398,000 | 9,148,000 | 9,693,000 | 12,743,000 | 13,903,000 | 4,739,000 | 2,200,000 | 62,943,742 |
| WATER INFRASTRUCTURE - FUNDED BY CONTRIBUTIONS IN AID OF CAPITAL | | | | | | | | | | | | |
| wat0300002 | SMALL SERVICES - NEW CONNECTIONS | ANNUAL | CIA | - | 1,030,000 | 1,030,000 | 1,061,000 | 1,093,000 | 1,126,000 | 1,160,000 | 1,190,000 | 6,660,000 |
| wat0300178 | BIG ROCK DR - M43 (W) to M43 (E) | 2022 | CIA | - | | | 1,500,000 | - | - | - | - | 1,500,000 |
| TOTAL WATER INFRASTRUCTURE FUNDED BY CIA | | | | - | 1,030,000 | 1,030,000 | 2,561,000 | 1,093,000 | 1,126,000 | 1,160,000 | 1,190,000 | 8,160,000 |
| WATER INFRASTRUCTURE | | | | | | | | | | | | |
| wat0500000 | WATER MAIN PROGRAM | ANNUAL | BOND | 4,954 | - | - | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 2,504,954 |
| wat0500002 | VALVE IMPROVEMENT PROGRAM | ANNUAL | BOND | 645,992 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 1,395,992 |
| wat0500342 | COOPER TOWNSHIP WATER MAIN | 2019 | DWRF | 254,358 | - | - | - | - | - | - | - | 254,358 |
| wat0500351 | 33RD ST WATER MAIN | 2020 | BOND | 5,339,500 | 500,000 | 420,000 | 700,000 | - | - | - | - | 6,459,500 |
| wat0500352 | FELLOWS COURT WATER MAIN REPLACEMENT | 2019 | BOND | 20,000 | - | - | 150,000 | - | - | - | - | 170,000 |
| wat0500354 | NEWTON COURT WATER MAIN REPLACEMENT | 2019 | BOND | 20,000 | - | - | 150,000 | - | - | - | - | 170,000 |
| wat0500359 | NEW COOPER TOWNSHIP WATER MAIN(DWRF) | 2019 | DWRF | 18,897,250 | - | 273,959 | - | - | - | - | - | 19,171,209 |
| wat0500362 | ANGLING RD-CULVERT REPLACEMENT | 2019 | BOND | 40,000 | 300,000 | 300,000 | - | - | - | - | - | 340,000 |
| wat0500364 | RANSOM STREET RECONSTRUCTION | 2020 | BOND | - | 200,000 | 200,000 | 2,000,000 | 2,000,000 | - | - | - | 4,200,000 |
| wat0500379 | RICHLAND WATER MAIN PROJECT (DWRF) | 2020 | DWRF | 3,327,298 | - | (214,923) | - | - | - | - | - | 3,112,375 |
| wat0500393 | WESTNEDGE - CORK TO CROSSTOWN | 2022 | BOND | - | 400,000 | 400,000 | 6,000,000 | - | - | - | - | 6,400,000 |
| wat0500394 | WHITES (OAKLAND - WESTNEDGE) | 2022 | BOND | - | 300,000 | 300,000 | 4,500,000 | - | - | - | - | 4,800,000 |
| wat0500396 | ACADEMY STREET CULVERT MAIN | 2024 | BOND | - | - | - | 250,000 | - | - | - | - | 250,000 |
| wat0500398 | I 94 - US 131 TO STADIUM | 2021 | BOND | 140,000 | - | 100,000 | - | - | - | - | - | 240,000 |
| wat0500399 | LOVERS LANE - I 94 TO KILGORE | 2021 | BOND | 100,000 | 600,000 | 600,000 | - | - | - | - | - | 700,000 |
| wat0500400 | ANNUAL LEAD SERVICE REPLACEMENT | ANNUAL | BOND | 500,000 | 1,500,000 | 2,000,000 | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 10,000,000 |

CITY OF KALAMAZOO
WATER FUND
CAPITAL IMPROVEMENT PROGRAM
2023 - 2027

| PROJECT | | START YEAR | FUNDING SOURCE | PRIOR BUDGET | ADOPTED 2022 | AMENDED 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | TOTAL PROJECT BUDGET |
|--|--|------------|----------------|--------------|--------------|--------------|------------|------------|------------|------------|------------|----------------------|
| wat0500401 | LAKE STREET - SHAKESPEARE TO OLMSTEAD | 2021 | BOND | 186,667 | - | 2,500,000 | - | - | - | - | - | 2,686,667 |
| wat0500402 | HYDRANT REPLACEMENT PROGRAM | ANNUAL | BOND | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 1,050,000 |
| wat0500408 | BALCH STREET (PARK - BURDICK) | 2022 | BOND | | | | 1,500,000 | - | - | - | - | 1,500,000 |
| wat0500409 | BURDICK STREET (REED - CROSSTOWN) | 2022 | BOND | | | | 150,000 | 2,500,000 | - | - | - | 2,650,000 |
| wat0500410 | NORTHSIDE #1 NON-COPPER SVC (DWRP 22) | 2022 | DWRF | - | - | 4,890,000 | - | - | - | - | - | 4,890,000 |
| wat0500412 | NORTHSIDE #2 NON-COPPER SVC (DWRP 23) | 2022 | DWRF | - | | | 20,200,000 | - | - | - | - | 20,200,000 |
| | | | | | | | | | | | | |
| wat0500422 | PORTER ST (KAL - RANSOM) WATER MAIN REPL | | BOND | | | | 1,000,000 | | | | | 1,000,000 |
| wat0500424 | KALAMAZOO AVENUE - DOUGLAS TO HARRISON | | BOND | | | | 1,500,000 | 4,000,000 | | | | 5,500,000 |
| wat0500431 | NORTHSIDE EPA NON-COPPER SVC REPL | | FEDERAL | | | | 1,000,000 | | | | | 1,000,000 |
| wat05xxxx | TRANSMISSION OVERSIZING PROGRAM | 2024 | BOND | - | | | - | 500,000 | 500,000 | 500,000 | 500,000 | 2,000,000 |
| wat05xxxx | PRAIRIE - BLAKESLEE TO ALAMO WATER | 2023 | BOND | | | | 30,000 | 300,000 | | | | 330,000 |
| wat05xxxx | MILWOOD WATER MAIN LINING | 2023 | BOND | | | | 1,750,000 | | | | | 1,750,000 |
| wat05xxxx | KALAMAZOO AIRPORT WATER MAIN LOOPING | 2023 | BOND | | | | 150,000 | | | | | 150,000 |
| wat05xxxx | MI AVE - DOUGLAS TO HARRISON/KALAMAZOO | 2023 | BOND | | | | 500,000 | | 1,500,000 | 4,500,000 | | 6,500,000 |
| wat05xxxx | US 131 - OVER KL AVENUE | 2023 | BOND | | | | 300,000 | | | | | 300,000 |
| wat05xxxx | ABBY FARMS TRANSMISSION MAIN OVERSIZING | 2023 | BOND | | | | 500,000 | | | | | 500,000 |
| wat05xxxx | BURDICK STREET - CROSSTOWN TO VINE | 2023 | BOND | | | | 150,000 | | 1,500,000 | | | 1,650,000 |
| wat05xxxx | BURDICK STREET - VINE TO LOVELL | 2024 | BOND | | | | | 150,000 | | 1,500,000 | | 1,650,000 |
| wat05xxxx | NORTHSIDE LEAD 2 & WM (DWRP23) | 2024 | DWRF | | | | | 10,000,000 | 10,000,000 | | | 20,000,000 |
| wat05xxxx | 2024/25 VINE, STUART, DOWNTOWN LEAD | 2024 | DWRF | | | | | 5,000,000 | 5,000,000 | | | 10,000,000 |
| wat05xxxx | 2026 MILWOOD LEAD | 2026 | DWRF | | | | | | | 5,000,000 | | 5,000,000 |
| wat05xxxx | 2026 WESTNEDGE HILL/BRONSON BLVD LEAD | 2026 | DWRF | | | | | | | 5,000,000 | | 5,000,000 |
| wat05xxxx | 2027 WEST MAIN HILL LEAD | 2027 | DWRF | | | | | | | | 10,000,000 | 10,000,000 |
| wat05xxxx | WATER INFRASTRUCTURE PROGRAM | | BOND | | | | | 2,500,000 | 7,780,000 | 14,527,500 | 20,525,000 | 45,332,500 |
| wat0600469 | LEAD SERVICES-CITY OF KALAMAZOO (DWRP20) | 2020 | DWRF | 9,528,585 | - | - | - | - | - | - | - | 9,528,585 |
| TOTAL WATER INFRASTRUCTURE | | | | 39,154,604 | 4,075,000 | 12,044,036 | 44,755,000 | 29,225,000 | 28,555,000 | 33,302,500 | 33,300,000 | 220,336,139 |
| WATER GENERAL CAPITAL | | | | | | | | | | | | |
| wat0800000 | WATER GENERAL CAPITAL PROGRAM | ANNUAL | BOND | 769,935 | 500,000 | 500,000 | 250,000 | 250,000 | 250,000 | 250,000 | 250,000 | 2,519,935 |
| wat0800046 | CENTRAL PUMP STATION ROOF REPLACEMENT | 2019 | BOND | 690,765 | - | - | - | 100,000 | - | - | - | 790,765 |
| wat0800048 | ROOF REPLACEMENT PROGRAM | ANNUAL | BOND | 50,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 200,000 |
| wat08xxxx | LUCITY UPGRADE | 2023 | BOND | | | | 250,000 | 250,000 | | | | 500,000 |
| wat08xxxx | MOBILE SCADA ATENNA TOWER | 2023 | BOND | | | | 500,000 | | | | | 500,000 |
| TOTAL WATER GENERAL CAPITAL | | | | 1,510,700 | 525,000 | 525,000 | 1,025,000 | 625,000 | 275,000 | 275,000 | 275,000 | 4,510,700 |
| | | | | | | | | | | | | |
| TOTAL WATER CAPITAL IMPROVEMENT PROJECTS | | | | 51,183,045 | 12,028,000 | 22,747,036 | 58,034,000 | 43,686,000 | 43,859,000 | 39,476,500 | 36,965,000 | 295,950,581 |
| Water Capital Outlay - Operating | | | | | | | | | | | | |
| 591-536 | WATER ADMINISTRATION | ANNUAL | OPERATING | - | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 180,000 |
| 591-904 | WATER GENERAL CAPITAL | ANNUAL | OPERATING | - | | - | - | - | - | - | - | - |
| 591-561 | WATER PUMPING/SUPPLY | ANNUAL | OPERATING | 51,500 | - | - | - | - | - | - | - | 51,500 |
| 591-562 | WATER DISTRIBUTION | ANNUAL | OPERATING | 3,089,613 | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 12,089,613 |
| 591-538 | WATER BUILDING SERVICES | ANNUAL | OPERATING | 27,482 | - | - | - | - | - | - | - | 27,482 |
| 591-580 | CITY FLEET | ANNUAL | OPERATING | 1,117,800 | 870,000 | 870,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 5,987,800 |
| TOTAL CAPITAL OUTLAY - OPERATING | | | | 4,286,395 | 2,400,000 | 2,400,000 | 2,330,000 | 2,330,000 | 2,330,000 | 2,330,000 | 2,330,000 | 18,336,395 |

CITY OF KALAMAZOO
WATER FUND
CAPITAL IMPROVEMENT PROGRAM
2023 - 2027

| PROJECT | START YEAR | FUNDING SOURCE | PRIOR BUDGET | ADOPTED 2022 | AMENDED 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | TOTAL PROJECT BUDGET |
|---|------------|----------------|--------------|--------------|--------------|------------|------------|------------|------------|------------|----------------------|
| TOTAL WATER CAPITAL IMPROVEMENT PROJECTS AND CAPTIAL OUTLAY | | | 55,469,440 | 14,428,000 | 25,147,036 | 60,364,000 | 46,016,000 | 46,189,000 | 41,806,500 | 39,295,000 | 314,286,976 |
| TOTAL CAPITAL IMPROVEMENT PROJECTS AND CAPITAL OUTLAY BY FUNDING SOURCE | | | | | | | | | | | |
| REVENUE BONDS AND RESERVES | | BOND | 19,175,555 | 10,998,000 | 16,768,000 | 34,273,000 | 27,593,000 | 27,733,000 | 28,316,500 | 25,775,000 | 179,634,055 |
| DWRF BONDS | | DWRF | 32,007,491 | - | 4,949,036 | 20,200,000 | 15,000,000 | 15,000,000 | 10,000,000 | 10,000,000 | 107,156,526 |
| CONTRIBUTIONS IN AID OF CAPITAL | | CIA | - | 1,030,000 | 1,030,000 | 2,561,000 | 1,093,000 | 1,126,000 | 1,160,000 | 1,190,000 | 8,160,000 |
| PRIVATE/LOCAL GRANTS | | LOCAL | - | - | - | - | - | - | - | - | - |
| STATE GRANTS | | STATE | - | - | - | - | - | - | - | - | - |
| FEDERAL GRANTS | | FEDERAL | - | - | - | 1,000,000 | - | - | - | - | 1,000,000 |
| WATER OPERATING REVENUE | | OPERATING | 4,286,395 | 2,400,000 | 2,400,000 | 2,330,000 | 2,330,000 | 2,330,000 | 2,330,000 | 2,330,000 | 18,336,395 |
| TOTAL BY FUNDING SOURCE | | | 55,469,440 | 14,428,000 | 25,147,036 | 60,364,000 | 46,016,000 | 46,189,000 | 41,806,500 | 39,295,000 | 314,286,976 |

**CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST**

| Year 2022 | Project Address | Project Description | Applicant | Property Owner | Pre-App. Received | Pre-App. Meeting | Pre-App. Approval Date | Date Site Plan Rec. | Fee | Committee Meet. Date | Design Review | Site Plan Review Status | Final Site Plan Approval Date | Final Inspect. | Process Issues |
|-----------|----------------------|---|---|---|-------------------|------------------|------------------------|---------------------|----------|----------------------|---------------|-------------------------|-------------------------------|----------------|---|
| PSP22-001 | 719 N Burdick | New Mixed Use Building | Young Kings & Queens | Young Kings & Queens | 10/29/2021 | 11/17/2021 | 11/17/2021 | 1/5/2022 | \$500 | 2/2/2022 | NA | Site Plan Approved | 2/17/2022 | | Easements |
| PSP22-002 | 2839 Millcork | Cell Antenna Colocation | Crown Castle USA, INC | Sprint Spectrum, LLC | 11/7/2021 | NA | 12/22/2021 | 1/7/2022 | \$250 | 2/2/2022 | NA | Site Plan Approved | 2/4/2022 | | |
| PSP22-003 | 4401 Siesta St | Cell Antenna Colocation | Tara Jones / SBA Communications | City of Kalamazoo | 11/18/2021 | 12/15/2021 | 12/15/2021 | 1/10/2022 | \$250 | 2/9/2022 | NA | Site Plan Approved | 2/11/2022 | | |
| PSP22-004 | 519 W Willard St | Cell Antenna Colocation | Haley Law Firm, LLC | Cellco | 12/13/2021 | 1/5/2022 | 1/5/2022 | 1/17/2021 | \$250 | 2/9/2022 | NA | Site Plan Approved | 2/11/2022 | | |
| PSP22-005 | 1505 N Burdick St | Change of Use to add retail auto parts store | Nelson Nave, AIA | Northside Association for Community Development | 1/13/2022 | 1/26/2022 | 1/26/2021 | 2/11/2022 | \$250 | 3/9/2022 | NA | Project Under Review | 5/17/2022 | | |
| PSP22-006 | 4221 S Westnedge Ave | Change of Use to cat café (Kennel) | Kzoo Cat Café | Kzoo Cate Café | 1/24/2022 | 2/9/2022 | 2/9/2022 | 2/22/2022 | \$250 | 3/16/2022 | NA | Site Plan Approved | 3/29/2022 | | |
| PSP22-007 | 4305 Portage St | Change of Use To Marihuna Retailer | JEK Properties, LLC | JEK Properties, LLC | 10/14/2021 | 10/27/2021 | 10/27/2021 | 3/17/2022 | \$250 | 4/6/2022 | NA | Site Plan Approved | 5/4/2022 | | |
| PSP22-008 | 530 S Rose St | New Senior Housing | Hurley & Stewart | PGJ Development, LLC | 11/16/2021 | 12/16/2021 | 12/16/2021 | 3/22/2022 | \$500 | 4/20/2022 | NA | Project Under Review | 7/12/2022 | | |
| PSP22-009 | 2605 E Kilgore Rd | Building Addition to Zoetis Facility | Zoetis | Zoetis | 12/2/2021 | 2/2/2022 | 2/2/2022 | 3/29/2022 | \$500 | 4/27/2022 | NA | Site Plan Approved | 6/29/2022 | | |
| PSP22-010 | 855 S Drake Rd | New Modular Building | Jed Dingens | Calvary Baptist Church | 1/5/2022 | 2/9/2022 | 2/9/2022 | 3/30/2022 | \$500 | 5/4/2022 | NA | Site Plan Approved | 6/17/2022 | | |
| PSP22-011 | 105 E Walnut | Cell Antenna Colocation | LCC Telecom Services | South Mall Limited Dividend | NA | NA | NA | 5/11/2022 | \$250 | 6/1/2022 | NA | Site Plan Approved | 6/3/2022 | | |
| PSP22-012 | 2001 Fulford | Cell Antenna Colocation | LCC Telecom Services | The Trinity Group, LLC | NA | NA | NA | 5/11/2022 | \$250 | 6/1/2022 | NA | Site Plan Approved | 6/3/2022 | | |
| PSP22-013 | 440 W Kalamazoo Ave | New Building for ISK | AR Engineering | Integrated Serices of Kalamazoo | 3/7/2022 | 3/23/2022 | 3/23/2022 | 4/29/2022 | \$500 | 6/1/2022 | DDRC | Site Plan Approved | 8/23/2022 | | |
| PSP22-014 | 1827 Reed | Cell Antenna Colocation | Haley Law Firm | Reed 1827, LLC | 12/30/2021 | 1/19/2022 | 1/19/2022 | 5/8/2022 | \$250 | 6/1/2022 | NA | Site Plan Approved | 6/10/2022 | | |
| PSP22-015 | 813 W Kilgore | Cell Antenna Colocation | American Tower | City of Kalamazoo | NA | NA | Na | 5/12/2022 | \$250 | 6/8/2022 | NA | Site Plan Approved | 6/15/2022 | | |
| PSP22-016 | 519 W Willard St | Cell Antenna Colocation | American Tower | Cellco | 3/29/2022 | 4/13/2022 | 4/13/2-22 | 5/12/2022 | \$250.00 | 6/8/2022 | NA | Site Plan Approved | 6/15/2022 | | |
| PSP22-017 | 1827 Reed | Cell Antenna Colocation | American Tower | Reed 1827, LLC | 3/29/2022 | 4/13/2022 | 4/13/2022 | 5/12/2022 | \$250.00 | 6/8/2022 | NA | Site Plan Approved | 6/21/2022 | | |
| PSP22-018 | 219 W South St | Rebuild Parking Lot and Sidewalk | Byce and Associates | Park Club | 3/29/2022 | 4/13/2022 | 4/13/2022 | 5/20/2022 | \$250.00 | 6/22/2022 | DDRC | Site Plan Approved | 7/21/2022 | | Removed Outdoor Area |
| PSP22-019 | 1802 E Main St | Redevelop Building for Restaurant Use | Kalamazoo Eastside Neighborhood Association | Kalamazoo Eastside Neighborhood Association | 4/6/2022 | 4/27/2022 | 4/27/2022 | 5/27/2022 | \$250.00 | 6/29/2022 | NA | Site Plan Approved | 6/30/2022 | | |
| PSP22-020 | 508 Harrison | New Mixed Use Development | Byce and Associates | Kalamazoo Brownfield Authority | 5/9/2022 | 5/18/2022 | 5/18/2022 | 6/1/2022 | \$500.00 | 6/29/2022 | NFP | Project Under Review | | | Land Division |
| PSP22-021 | 519 W Willard St | Cell Antenna Colocation (Increase Tower Height) | American Tower | Cellco | 12/20/2021 | 1/5/2022 | 1/5/2022 | 4/28/2022 | \$250.00 | 6/29/2022 | NA | Site Plan Approved | 9/28/2022 | | Special Inspections For Install Required |
| PSP22-022 | 440 E North St | Rebuild Parking Lot and Right of Way Work | Wightman | Trophy House Grill, LLC | 4/4/2022 | 4/20/2022 | 4/20/2022 | 6/10/2022 | \$250.00 | 7/13/2022 | NA | Site Plan Approved | 9/15/2022 | | Building Addition Work Removed from Scope of Work |
| PSP22-023 | 1601 E Main St | New Mixed Use Development | Kalamazoo County Land Bank | Kalamazoo County Land Bank | 9/3/2021 | 9/22/2021 | 9/22/2022 | 6/10/2022 | \$500.00 | 7/13/2022 | NA | Site Plan Approved | 11/17/2022 | | FDC and internal Access of Building / Buildings |
| PSP22-024 | 3419 S Burdick | Cell Antenna Colocation | Crown Castle USA, INC | Sweet Real Estate Company | NA | NA | NA | 6/13/2022 | \$250.00 | 7/20/2022 | NFP | Site Plan Approved | 7/22/2022 | | |
| PSP22-025 | 3820 Stadium Dr | Building Addition to Seelye Kia | Bosch Architecture | Seeco Investments, LLC | 2/2/2022 | 2/16/2022 | 2/16/2022 | 6/20/2022 | \$500.00 | 7/13/2022 | NA | Site Plan Approved | 9/2/2022 | | Lot Combination Required |

**CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST**

| Year 2022 | Project Address | Project Description | Applicant | Property Owner | Pre-App. Received | Pre-App. Meeting | Pre-App. Approval Date | Date Site Plan Rec. | Fee | Committee Meet. Date | Design Review | Site Plan Review Status | Final Site Plan Approval Date | Final Inspect. | Process Issues |
|-----------|---------------------------------|---|---------------------------------|------------------------------|-------------------|------------------|------------------------|---------------------|----------|----------------------|-----------------|-------------------------|-------------------------------|----------------|------------------------------------|
| PSP22-026 | 251 Mills St | Cell Antenna Collocation | Telecad Wireless | City of Kalamazoo | NA | NA | NA | 6/13/2022 | \$250.00 | 7/20/2022 | NFP | Site Plan Approved | 7/22/2022 | | |
| PSP22-027 | 1233 Edgemoor | Cell Antenna Collocation | CellCo Partnership | City of Kalamazoo | NA | NA | NA | 6/21/2022 | \$250.00 | 7/27/2022 | NA | Site Plan Approved | 7/29/2022 | | |
| PSP22-028 | 203 N Rose St | Add Floors and Residential Units to Existing Building | Bosch Architecture | 19 Props, LLC | 6/2/2022 | 6/15/2022 | 6/15/2022 | 7/20/2022 | \$500.00 | 8/17/2022 | DDRC | Project Under Review | | | |
| PSP22-029 | 4401 Siesta St | Cell Antenna Collocation | Telecad Wireless | City of Kalamazoo | NA | NA | NA | 7/18/2022 | \$250.00 | 8/17/2022 | NA | Site Plan Approved | 8/26/2022 | | |
| PSP22-030 | 3921 Oakland Dr | Site Clearing & Regrading | Hurley & Stewart | Oakland Finance Company, LLC | 6/14/2022 | 6/22/2022 | 6/22/2022 | 7/14/2022 | \$250.00 | 8/17/2022 | NFP | Site Plan Approved | 10/27/2022 | | ZBA for NFP |
| PSP22-031 | 4333 S Westnedge | Parking Lot Expansion | Discount Tire | Reinall Thomas Corp | 3/14/2022 | 4/6/2022 | 4/6/2022 | 7/27/2022 | \$250.00 | 8/31/2022 | NA | Site Plan Approved | 10/7/2022 | | Admin Adjustment |
| PSP22-032 | 3522 S Sprinkle (3500 Van Rick) | New KRESA School | Wightman | KRESA | 6/28/2022 | 7/20/2022 | 7/20/2022 | 8/10/2022 | \$500.00 | 9/7/2022 | NA | Site Plan Approved | 10/4/2022 | | |
| PSP22-033 | 1023 Riverview | New Office & Coffee Shop | Spencer O'Dell / AR Engineering | Corney Jackson | 12/17/2021 | 1/12/2021 | 1/12/2022 | 8/10/2022 | \$500.00 | 9/7/2022 | NFP/RFO Overlay | Project Under Review | | | |
| PSP22-034 | 315 E Frank | New Mixed Use Development | Bogan Developments | City of Kalamazoo Brownfield | 6/23/2022 | 7/20/2022 | 7/20/2022 | 8/12/2022 | \$500.00 | 9/14/2022 | NA | Project Under Review | | | Road and Easement Width |
| PSP22-035 | 251 Mills St | Cell Antenna Collocation | AT & T Mobility | City of Kalamazoo | NA | NA | NA | 8/15/2022 | \$250.00 | 9/14/2022 | NFP | Site Plan Approved | 9/22/2022 | | |
| PSP22-036 | 1616 E Main St | New Mixed Use Building | Kalamazoo County Land Bank | Kalamazoo County Land Bank | 4/29/2022 | 5/11/2022 | 5/11/2022 | 8/12/2022 | \$500.00 | 9/21/2022 | NA | Project Under Review | | | FDC & Building Separation / Access |
| PSP22-037 | 718 N Burdick St | Redevelop Building into Apartments | Kyle Gulau | Kyle Gulau | 4/22/2022 | 5/4/2022 | 5/4/2022 | 8/22/2022 | \$250.00 | 9/21/2022 | NA | Project Under Review | | | |
| PSP22-038 | 1609 Whites Rd | New Maintenance Buildings for Kalamazoo Country Club | Byce and Associates | CD-1909, LLC | 7/21/2022 | 8/10/2022 | 8/10/2022 | 8/19/2022 | \$500.00 | 9/28/2022 | NFP | Project Under Review | | | |
| PSP22-039 | 813 W Kilgore | Cell Antenna Collocation | AT & T Mobility | City of Kalamazoo | NA | NA | NA | 8/23/2022 | \$250.00 | 9/21/2022 | NFP | Site Plan Approved | 9/30/2022 | | |
| PSP22-040 | 1367 Portage St | New Marihuana Retailer | Simple AG, LLC | Supercool Holdings, LLC | 6/9/2022 | 6/23/2022 | 6/23/2022 | 8/17/2022 | \$250.00 | 9/28/2022 | Southtown | Project Under Review | | | |
| PSP22-041 | 3505 Emerald Dr | Cell Antenna Collocation | Crown Castle USA, INC | Consumers Energy | NA | NA | NA | 9/1/2022 | \$250.00 | 9/28/2022 | NA | Site Plan Approved | 10/11/2022 | | |
| PSP22-042 | 447 W North St | Tiny Homes & Office Building | Byce and Associates | NACD | 6/13/2022 | 6/23/2022 | 6/23/2022 | 9/15/2022 | \$500.00 | 10/18/2022 | NA | Project Under Review | | | |
| PSP22-043 | 4401 Siesta St | Cell Antenna Collocation | SBA Network Services | City of Kalamazoo | NA | NA | NA | 9/13/2022 | \$250.00 | 10/26/2022 | NFP | Site Plan Approved | 11/10/2022 | | |
| PSP22-044 | 2634 Mt Olivet | Cell Antenna Collocation | Crown Castle USA, INC | City of Kalamazoo | NA | NA | NA | 9/30/2022 | \$250.00 | 11/9/2022 | NA | Project Under Review | | | |
| PSS22-045 | 600 E Mosel | New Canopy Building | City of Kalamazoo | City of Kalamazoo | NA | NA | NA | 10/26/2022 | \$500.00 | 11/30/2020 | NFP | Project Under Review | | | |
| PSP22-046 | 3100 Stadium | Cell Antenna Collocation | SBA Network Services | City of Kalamazoo | NA | NA | NA | 10/28/2022 | \$250.00 | 11/30/2022 | NFP | Project Under Review | | | |
| PSP22-047 | 4401 Siesta St | Cell Antenna Collocation | SBA Network Services | City of Kalamazoo | NA | NA | NA | | | | NFP | Project Under Review | | | |
| PSP22-048 | 3650 Alvan | Parking Lot Expansion | Art Bates, Architect | 3650 Alvan, LLC | 8/15/2022 | 8/31/2022 | 8/31/2022 | 11/16/2022 | \$250.00 | 12/7/2022 | NA | Project Under Review | | | ZBA Approval |
| | | | | | | | | | | | | | | | |
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