

# Agenda

## Planning Commission



City of Kalamazoo

Thursday, November 6, 2025

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 meeting on September 4, 2025

**D. COMMUNICATIONS AND ANNOUNCEMENTS**

**E. PUBLIC HEARINGS**

1. P.C. #2025.05 a request from Stadium Drive #1, LLC to rezone 4301 Stadium Drive from RM-15 (Residential, Multi-Dwelling) & RS-5 (Residential, Single-Dwelling) to CC (Community Commercial)

**F. DISCUSSION/ACTION ITEMS**

1. P.C. #2025.06 Capital Improvement Plan - A request by the Community Planning and Economic Development Department to review the 2026 Capital Improvement Plan (CIP)

**G. REPORTS**

1. City Planner's Report
2. Site Plan Review List (2025)

**H. PUBLIC COMMENTS**

**I. CITY COMMISSION LIAISON COMMENTS**

**J. PLANNING COMMISSIONER COMMENTS**

**K. ADJOURNMENT**

City of Kalamazoo  
PLANNING COMMISSION  
Meeting Minutes  
September 4, 2025  
*DRAFT*

Members Present: Christine Dascenzo; Michelle Audette-Bauman; Mitchell Curtiss; Thomas Kostrzewa; Wendell Tolber

Members Excused: Zack Wilson; Jennifer Swan; Brian Pittelko

City Staff: Bobby Durkee, Assistant City Planner; Beth Cheeseman, Executive Administrative Assistant; Charlie Bear, Assistant City Attorney

**A. CALL TO ORDER/ROLL CALL**

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

Planner Durkee proceeded with roll call and determined there was a quorum.

**B. ADOPTION OF FORMAL AGENDA**

**Commissioner Curtiss confirmed with Planner Durkee that there were no changes to the agenda. The September 4, 2025 agenda was accepted by consensus as presented.**

**C. APPROVAL OF MINUTES**

**Commissioner Audette-Bauman, seconded by Commissioner Kostrzewa, moved approval of the July 9, 2025 minutes as presented. With a voice vote, the motion carried unanimously.**

**D. COMMUNICATIONS AND ANNOUNCEMENTS**

None.

**E. PUBLIC HEARINGS**

None.

**F. DISCUSSION/ACTION ITEMS**

1. Recommendation from the interview committee on candidate, Roland Bissonnette, to fill the vacant Planning Commissioner seat.

Commissioner Curtiss stated that he and Commissioner Tolber interviewed the candidate. Planner Durkee asked them to share their thoughts and perspective on the recommendation. He explained that the Planning Commission’s recommendation would go on to the City Commission. Planner Durkee intended to put the candidate recommendation on the September 15 City Commission agenda. If the candidate was approved,

he would conduct an orientation session with him and the vacancy could be filled for the October Planning Commission meeting. Planner Durkee added that he thought Mr. Bissonnette was a great candidate.

Commissioner Tolber thought Mr. Bissonnette embodied much of what is in the Master Plan and the values of Kalamazoo. His experience aligns with that as well. Commissioner Curtiss believed the candidate's heart was in right place and that he would make a great addition to the Commission. Commissioner Kostrzewa added that he knows Mr. Bissonnette very well; he was a former student. Mr. Bissonnette has a tremendous amount of experience in the world; he's been very active. He is also articulate, accurate, and not afraid to speak his opinion.

**Commissioner Tolber, seconded by Commissioner Kostrzewa, made a motion to recommend Roland Bissonnette to the City Commission to fill the vacant Planning Commissioner position.**

A roll call vote was taken, and the motion passed unanimously.

**G. REPORTS:**

1. City Planner's Report

Planner Durkee Asked Commissioner Curtiss to give an update about the partners meeting for IK 2035. Commissioner Curtiss said the process is moving forward. He said he is looking forward to a draft of stated values and goals coming soon. When those are published on the website, the Planning Commission will look at those. That is what they will hold as their criteria for voting once the Master Plan is adopted.

2. Site Plan List

Planner Durkee gave a brief update about the list.

**H. PUBLIC COMMENTS:**

Commissioner Curtiss gave the number for call-in comments.

There were no in-person or call-in comments.

**I. CITY COMMISSION LIAISON COMMENTS**

Commissioner Praedel gave an update on the City Manager search process. He shared that the subcommittee meets every week. The job was posted nationwide. Commissioner Praedel stated that within the first week of the job being posted, there were 14 applicants which increased to healthy pool of 20 applicants. Commissioner Praedel spoke about surveys, community group hosted input sessions, and a meet and greet on Tuesday, October 14 at the Catalyst Center from 5:00-6:30pm. He said they will

conduct finalist interviews on October 15 at 4:00pm, which can be watched online. The public can comment at that meeting. A decision on candidates will be made on October 20.

Dr. Kostrzewa asked if there were a predetermined number of finalists. Commissioner Praedel said there are typically three to five final candidates.

#### **J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS**

Congratulations to Commissioner Tolber on a new baby!

#### **K. ADJOURNMENT**

Commissioner Curtiss adjourned the meeting at 7:11 pm.



# Planning Commission Staff Report

Date: **11/6/2025**

Item: **E.1.**

City of Kalamazoo

**TO:** City of Kalamazoo Planning Commission

**FROM:** Reviewed by: Christina Anderson, AICP, City Planner  
Prepared by: Bobby Durkee, AICP, Assistant City Planner

**DATE:** November 6, 2025

**SUBJECT:** P.C. #2025.05 a request from Stadium Drive #1, LLC to rezone 4301 Stadium Drive from RM-15 (Residential, Multi-Dwelling) & RS-5 (Residential, Single-Dwelling) to CC (Community Commercial).

## BACKGROUND:

4301 Stadium Drive is an 18.8-acre parcel along the western border of the City of Kalamazoo at the corner of Drake Road and Stadium Drive. The parcel is wooded and slopes downwards towards the south-east with some ridges and slopes. The 18.8 acres is currently dual-zoned with Residential Multi-Dwelling (RM-15) zoning along the Stadium Drive frontage, and the majority of the area is zoned Residential Single-Dwelling (RS-5). The property is also zoned with the Natural Features Protection Overlay (NFP-O). The property was formerly comprised of three parcels, along the south boundary, with a now-removed dwelling and two vacant parcels, all of which have been combined into one parcel. These former parcels will be relevant to the background of this case and help demonstrate the current dual zoning.

In January 2020, the property owner requested a rezoning of the property to Community Commercial (CC) from the current residential zoning of the then three parcels and requested to remove the NFP-O District. The Planning Commission reviewed the requests at a public meeting and provided an unfavorable recommendation on the requests to the City Commission for their consideration. However, at the applicant's request, the case did not advance to the City Commission, and no action was taken by the legislative review body on that request. In September 2023 the applicant again applied to rezone the property from RM-15 and RS-5 to CC, but this time without the removal of the NFP-O District. That application was withdrawn before the public hearing by the Planning Commission.

The applicant reached out to City staff and held a pre-application meeting in August for the current request, which is to rezone the now vacant parcel of land zoned RM-15 & RS-5 to CC. There is no proposed change to the NFP-O District. The applicant, utilizing the City Public Participation Policy (PPP), held an informal meeting on their request to rezone on Thursday, October 30, 2025 at Anna Whitten Hall, Downtown KVCC campus. As provided in the PPP, the applicant sent notice to properties within 300 feet of 4301 Stadium Drive and to the Winchell

Neighborhood Association. City staff received a volume of written comments on the request to rezone, with direct communications to the Planning Commission included in this staff report. Included in the communications was an invitation to a meeting hosted by the Asylum Lake Preservation Association.

Per the City of Kalamazoo Zoning Ordinance, a property owner may request a rezoning of their property. It also specifies the review criteria by which a request is reviewed. The review criteria are the criteria by which the Planning Commission shall consider this request, which is not controlled by any single factor, according to 8.3 B(5) of the Zoning Ordinance.

### **STRATEGIC VISION ALIGNMENT:**

#### Strategic Goal Impact:

**Connected City** - A City networked for walking, biking, riding, and driving

**Environmental Responsibility** - A green and healthy City.

**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.

#### Master Plan:

The Future Land Use plan in the 2025 Master Plan describes the property as commercial and natural features.

### **COMMUNITY ENGAGEMENT:**

#### Appropriate Depth of Engagement

**Inform (one-way conversation)** – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

**Collaborate** (two-way conversation) - the community will have a chance to shape the project by providing feedback.

Discussion: The City of Kalamazoo provided notice of the public hearing to properties within 300 feet of the parcel and published the public hearing notice in the Tuesday, October 21, 2025, edition of the Kalamazoo Gazette, as the State requires for a rezoning request.

The applicant hosted a meeting at KVCC on the 30th, This informational meeting was noticed per the PPP. It was attended by approximately 50 individuals, where the applicant made themselves available to answer questions, receive comments, and hear concerns about the proposed rezoning and the history of earlier requests. At the meeting, David Rapp introduced himself as a commercial real estate developer from the Grand Rapids area who was in the due diligence period of a purchase agreement. Mr. Rapp was in attendance with Emily Palacios at the community participation meeting.

#### Engagement/Communication Tools

Notices, Newspaper notice

Developer hosted outreach a week before the public hearing

## **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 proposed rezoning request is consistent with the Master Plan and Strategic Vision of the City of Kalamazoo. The Future Land Use Plan in the 2025 Master Plan describes this property as commercial with natural features protection.**

**The 2025 Master Plan and Strategic Vision of the City create opportunities for connectivity, sustainable development, and creative regulations to support a wide variety of housing types, commercial and industrial users, and other land uses. The commercial and form-based districts of the Chapter 50 zoning code currently support the vision of the Master Plan and Strategic Vision.**

**This parcel's existing residential zones, primarily RS-5, are those that permit a very narrow range of uses, specifically supporting single-family homes on individual lots. The proposed zone district supports a much broader range of uses, including low-impact and high-intensity commercial uses, including the opportunity for a mix of uses that includes residential. These standards permit a broad range of options, and together with the NFP-O district, are consistent with the Future Land Use map. The proposed CC zoning, along with the existing NFP-O District, aligns the proposed zoning with the Future Land Use map in the 2025 Master Plan.**

**The Winchell Neighborhood Plan also discusses the future development of this parcel, emphasizing low-impact design, green design, and existing natural features. CC zoning, along with the NFP-O district, is not in conflict with this designation, as lower-impact design, green design, and working with the existing natural features are all possible with this designation. CC zoning dimensional standards are very flexible, which could make alignment with the NFP-O standards easier.**

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

**There are changed conditions to this property and surrounding vicinity which warrants a request to rezone to Commercial as shown on the 2025 Imagine Kalamazoo Future Land Use map. The Master Plan prioritizes alignment between streets and adjacent land uses. The majority of the Stadium Drive frontage in this vicinity is auto-oriented**

**commercial, reflective of the high-speed, high-volume suburban corridor that is Stadium Drive. The property also sits along two bus routes of K-Metro, which experience steady ridership numbers at the surrounding and adjacent bus stops. The automobile and transit volumes provide an ability to service higher capacity uses than the existing residential zoning.**

**The urbanization since the adoption of the 2025 Kalamazoo Master Plan accurately predicted the growth and changing land use pressures of the west side of the City and the impact of the land uses. Beyond the City limits, the BTR Park managed by Western Michigan has expanded, and new development has steadily increased along the Drake Road corridor both in the City of Kalamazoo and the Township of Oshtemo. The CC zone district, which now permits residential uses by right, could be developed consistent with the Master Plan vision, while the current zoning of residential would permit, by right, only low-impact or single-family residential uses, which do not align with the context of the corridor and adjacent streets of Stadium Drive and Drake Road.**

**The intersection of Drake Road and Stadium Drive varies from some of the smaller node or CC-2 zoned multi-use or commercial intersections. Intersections such as Parkview and Oakland or Portage and E Cork serve adjacent neighborhoods at a scale and use appropriate for neighborhood level scale, with adjacent residential areas closely connected by intersecting streets, walkability, and the potential to serve daily and community needs. This intersection is a regional crossing served by high speed traffic, multiple transit lines, and limited and dense adjacent residential areas, highlighting the alignment of CC as the most appropriate zone of the commercial zones in the Zoning Ordinance.**

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

**The parcel is located at one of the busiest intersections in the City, on Stadium Drive, a fast auto-oriented commercial corridor. There are not many large undeveloped parcels in the City, and fewer are located as this one is. The CC District allows for a wide range of commercial and mixed uses, which are appropriate for the Stadium Drive corridor. The NFP-O District serves to support development (of any type) while supporting the preservation and enhancement of a site's natural features.**

**Protecting the features with sustainable and equitable development are community needs outlined in the Strategic Vision. Under the current zoning, only residential uses such as houses, limited duplexes, sports and recreation, and other low-impact uses are permitted. If zoned CC, the protections to the natural features are still in place, and the zone district permits higher density, which is supported by available road capacity and transit in areas where the infrastructure exists. The ability to permit the uses and density along this frontage supports the long-term needs of the community as outlined in the Strategic Vision.**

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 proposed rezoning is compatible with existing and proposed uses surrounding the subject land. Per the Zoning Ordinance, the "RS" districts are intended to accommodate the development of primarily single-family dwelling units on individual lots and promote owner-occupied housing. This land use is not compatible with surrounding land uses, which include multifamily housing and large-scale retail and restaurant uses or the adjacent streets, both as the streets function today and as they are designated in the Master Plan (Street Type map). To the west, the land in Oshtemo Township is zoned for business uses and is owned by Western Michigan University (between Drake Road and the US-131 interchange).**

**The existing zoning designation of NFP-O is intended to guide site development, balancing growth and redevelopment with the protection of our existing natural features. The language and standards of the NFP Ordinance demonstrate the good governance application of the Strategic Vision, demonstrating the communities' ability to guide, manage, and ensure the development standards are implemented feasibly with the increased intensity and range of uses the CC zone would permit. The standards as they exist provide regulatory review and standards to ensure practical protection of natural features on and near the property, which can permit the density and uses in a way that also preserves natural features. The CC zone district supports compatible development with the surrounding Stadium Drive land use and development. The NFP-O zone district supports the existing natural features and the adjacency of the Asylum Lake Preserve. These districts work together to support the dual contexts of this property.**

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

**The rezoning of this parcel as requested would result in a logical and orderly development pattern. The development pattern of Stadium Drive is auto-oriented commercial on a fast, highly traveled street. CC zone district supports the continuation of this pattern. Any future development on this site would be governed by both the CC zone district standards, which allow for maximum flexibility, zero setback, and increased density, with the protections of the NFP-O zone district standards. CC and the NFP- O zone districts would strike a balance to create a flexible, market-driven approach to the property while keeping the existing natural features and adjacent preserve in mind.**

**RECOMMENDATION:**

It is recommended that the Planning Commission provide a favorable recommendation to the City Commission to rezone 4301 Stadium Drive from RM-15 & RS-5 to CC.



45 Ottawa Avenue SW  
Suite 1100  
P.O. Box 306  
Grand Rapids, MI 49501-0306



**JONATHON J. ANDERSH**  
Attorney at Law

616.831.1973  
616.831.1701 fax  
andershj@millerjohnson.com

Received  
8-26-2025

August 26, 2025

**VIA EMAIL AND CERTIFIED U.S. MAIL**

City of Kalamazoo  
Community Planning & Economic Development  
245 N. Rose Street  
Suite 100  
Kalamazoo, Michigan 49007  
Email: eldridgep@kalamazoocity.com

Re: Application for Rezoning 4301 Stadium Drive

Dear Planning Commission:

We submit this application for the rezoning of 4301 Stadium Drive, Kalamazoo, Michigan (Parcel ID: 06-30-157-001) on behalf of Stadium Drive #1, LLC, a Michigan limited liability company (the "Applicant") As indicated in the enclosed application, the Applicant requests to rezone the property from the current RM-15: Residential, Multi-Dwelling District and RS-5: Residential Single-Dwelling District to CC: Community Commercial District.

Please find enclosed the following materials related to the requested rezoning:

1. Planning Commission Application
2. Review Sheet
3. Filing Fee of \$561.00

We submit this application with the request that the matter be included on the Planning Commission's agenda for the upcoming meeting scheduled for October 2, 2025. Please do not hesitate to contact me if you require additional information for your review of this application or would like to discuss this matter further.

Sincerely,

MILLER JOHNSON

By

Jonathon J. Andersh

cc: Bobby Durkee, AICP, Assistant City Planner (durkeer@kalamazoocity.org)  
Emily C. Palacios (palaciose@millerjohnson.com)



## PLANNING COMMISSION APPLICATION GUIDELINES

The Planning Commission (PC) reviews applications for the requests listed below. All of the below requests, except for Special Use Permits, must also be reviewed by the City Commission for final approval.

- **Rezoning** – a change to the zoning of a property to a different zone district.
- **Text Amendments** – a change to the wording of the Zoning Ordinance. Note, City staff will take the lead in updating the Zoning Ordinance to ensure that edits to any one section do not conflict with others.
- **Special Use Permit** – a review of a land use which is allowed in a certain zone districts but requires review and approval to ensure specific criteria are met.
- **Planned Unit Development (PUD)** - a use of land where residential, open space and commercial uses may be clustered in a pre-planned development
- **Preliminary Subdivision** - a review of a preliminary subdivision layout.
- **Right-of-Way Vacation** – to vacate or remove a section of public street or alley.

### Staff

Bobby Durkee, AICP, Assistant City Planner - 269-337-8173 or [durkeer@kalamazoo.org](mailto:durkeer@kalamazoo.org)

### Application Process

**Step 1: Pre-Application Meeting.** Before completing any application, schedule a meeting with the Assistant City Planner. At this meeting, staff will review the proposed request, provide any applicable Zoning Ordinance information, include suggestions for completing the application and public engagement. Applications will not be received or noted as complete if this meeting has not occurred.

**Step 2: Application.** Please complete general application form and review sheet for specific type of request. Also include any supporting information, plan, or map. Applications are available in person at the Community Planning & Economic Development (CPED) Offices at 245 N Rose Street, Suite 100 or online at [www.kalamazoo.org/planningzoningforms](http://www.kalamazoo.org/planningzoningforms).

**Step 3: Application Fee.** Fee Schedule available at [www.kalamazoo.org/cpdfeeschedule/file](http://www.kalamazoo.org/cpdfeeschedule/file)

**Step 4: Completed Application.** Please email application and information to [eldridgep@kalamazoo.org](mailto:eldridgep@kalamazoo.org). The application can be mailed or drop off with the application fee at CPED offices (245 N Rose Street, Suite 100). Complete applications are due four (4) weeks before the scheduled meeting date.

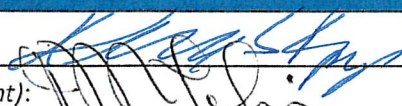

**Step 5: The Planning Commission Schedule & Deadlines.** Planning Commission meetings are held on the 1<sup>st</sup> Thursday of each month at 7 pm. These meetings are virtual until further notice and can be watched on the [City's Facebook page](#) and [YouTube Channel](#). The list of meeting dates can be found at [www.kalamazoo.org/planning](http://www.kalamazoo.org/planning).

**Step 6: Notice and Outreach.** Summary of activities conducted which align with the Public Participation Plan ([www.imaginekalamazoo.com/plans](http://www.imaginekalamazoo.com/plans)): outreach to neighborhood association (if one) and adjacent property owners, including door knocking, letters, or a meeting. It is recommended that this feedback is relayed to the Assistance City Planner before Public Hearing Notices are mailed 10 days before the meeting.

**Step 7: Required Attendance at Meeting.** The applicant or representative of the applicant is required to attend the meeting.



**PLANNING COMMISSION APPLICATION**

APPLICANT INFORMATION		
Name: Stadium Drive #1, LLC		Mailing Address:
City:	State:	ZIP Code:
Phone: 313.672.6934	Email: palaciose@millerjohnson.com	Preferred Contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> 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: Not Applicable		Mailing Address:
City:	State:	ZIP Code:
Phone:	Email:	Preferred Contact: <input type="checkbox"/> Email <input type="checkbox"/> Phone
PROPERTY INFORMATION		
Property Address(s): 4301 Stadium Drive		
Parcel Identification Number(s): 06-30-157-001	Zone District ( <a href="http://kalamazoocity.org/maps">kalamazoocity.org/maps</a> ):	
TYPE OF REQUEST		
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Planned Unit Development (PUD)	
<input type="checkbox"/> Text Amendment (Chapter(s) _____, Section(s) _____)	<input type="checkbox"/> Preliminary Subdivision	
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Right of Way Vacation	
Description: Rezoning of property from RM-15 and RS-5 to CC, Community Commercial.		
ATTACHMENTS		
<input checked="" type="checkbox"/> \$ 561 Fee	<input checked="" type="checkbox"/> Completed Review Sheet	
<input type="checkbox"/> 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: 		Date: 8-26-25
Signature of Owner (if different than applicant): 		Date: 8-25-25



PLANNING COMMISSION

**REZONING/TEXT AMENDMENT REVIEW SHEET**

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

Rezoning of 4301 Stadium Drive (PIN 06-30-157-001) from RM-15 and RS-5 to CC, Community Commercial.

**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?

To allow development consistent with "Commercial" Future Land Use Plan designation that applies to the property. The current zoning does not permit the property to be developed in the manner contemplated by the City's Master Plan.

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

The rezoning would implement the City's 2025 Master Plan as the Future Land Use Map designates the property for commercial use.

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

By designating the Stadium Drive corridor for future commercial use, the City has signaled that the highest and best use of the land within this corridor, from a community perspective, is some form of commercial use, not residential use and not vacant land. Many of the properties within the Stadium Drive corridor have been developed or redeveloped for commercial uses in recent years. Rezoning this property to Community Commercial will allow it to be developed in a similar manner to other properties along the corridor. The property cannot be developed consistent with the Master Plan without a rezoning.

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

The City designated this property as best suited to commercial development in its 2025 Master Plan. The designation demonstrates the City's determination that there is a community need for commercial land uses in this location and that it is in the general public's interest for the Stadium Drive corridor to be developed for commercial purposes. The CC zoning classification, specifically, allows this property – which is bounded by commercial development to the North and West, Asylum Lake Preserve to the South, and Stadium Drive Apartments to the East – to be developed in a thoughtful manner that will provide an appropriate transition between these uses.

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

With the exception of this property and the apartment complex immediately to the East, all property fronting Stadium Drive between Drake Road and Rambling Road is zoned CC, Community Commercial. The Stadium Drive corridor has been the focus of commercial development and redevelopment for decades, and, consistent with the City's land use goals and policies, continues to be.

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

Yes, because it will complete the pattern of CC, Commercial zoning along the Stadium Drive corridor between Drake and Rambling Roads consistent with the recommendation of the City's current future land use plan. Any development on the property will be subject to additional planning reviews, studies and permitting, which will ensure a pattern of logical and orderly development.



Received  
8-28-2025

## PLANNING COMMISSION APPLICATION GUIDELINES

The Planning Commission (PC) reviews applications for the requests listed below. All of the below requests, except for Special Use Permits, must also be reviewed by the City Commission for final approval.

- **Rezoning** – a change to the zoning of a property to a different zone district.
- **Text Amendments** – a change to the wording of the Zoning Ordinance. Note, City staff will take the lead in updating the Zoning Ordinance to ensure that edits to any one section do not conflict with others.
- **Special Use Permit** – a review of a land use which is allowed in a certain zone districts but requires review and approval to ensure specific criteria are met.
- **Planned Unit Development (PUD)** - a use of land where residential, open space and commercial uses may be clustered in a pre-planned development
- **Preliminary Subdivision** - a review of a preliminary subdivision layout.
- **Right-of-Way Vacation** – to vacate or remove a section of public street or alley.

### Staff

Bobby Durkee, AICP, Assistant City Planner - 269-337-8173 or [durkeer@kalamazoo-city.org](mailto:durkeer@kalamazoo-city.org)

### Application Process

**Step 1: Pre-Application Meeting.** Before completing any application, schedule a meeting with the Assistant City Planner. At this meeting, staff will review the proposed request, provide any applicable Zoning Ordinance information, include suggestions for completing the application and public engagement. Applications will not be received or noted as complete if this meeting has not occurred.

**Step 2: Application.** Please complete general application form and review sheet for specific type of request. Also include any supporting information, plan, or map. Applications are available in person at the Community Planning & Economic Development (CPED) Offices at 245 N Rose Street, Suite 100 or online at [www.kalamazoo-city.org/planningzoningforms](http://www.kalamazoo-city.org/planningzoningforms).

**Step 3: Application Fee.** Fee Schedule available at [www.kalamazoo-city.org/cpdfeeschedule/file](http://www.kalamazoo-city.org/cpdfeeschedule/file)

**Step 4: Completed Application.** Please email application and information to [eldridgep@kalamazoo-city.org](mailto:eldridgep@kalamazoo-city.org). The application can be mailed or drop off with the application fee at CPED offices (245 N Rose Street, Suite 100). Complete applications are due four (4) weeks before the scheduled meeting date.



**Step 5: The Planning Commission Schedule & Deadlines.** Planning Commission meetings are held on the 1<sup>st</sup> Thursday of each month at 7 pm. These meetings are virtual until further notice and can be watched on the [City's Facebook page](#) and [YouTube Channel](#). The list of meeting dates can be found at [www.kalamazoo-city.org/planning](http://www.kalamazoo-city.org/planning).

**Step 6: Notice and Outreach.** Summary of activities conducted which align with the Public Participation Plan ([www.imaginekalamazoo.com/plans](http://www.imaginekalamazoo.com/plans)): outreach to neighborhood association (if one) and adjacent property owners, including door knocking, letters, or a meeting. It is recommended that this feedback is relayed to the Assistance City Planner before Public Hearing Notices are mailed 10 days before the meeting.

**Step 7: Required Attendance at Meeting.** The applicant or representative of the applicant is required to attend the meeting.



**PLANNING COMMISSION APPLICATION**

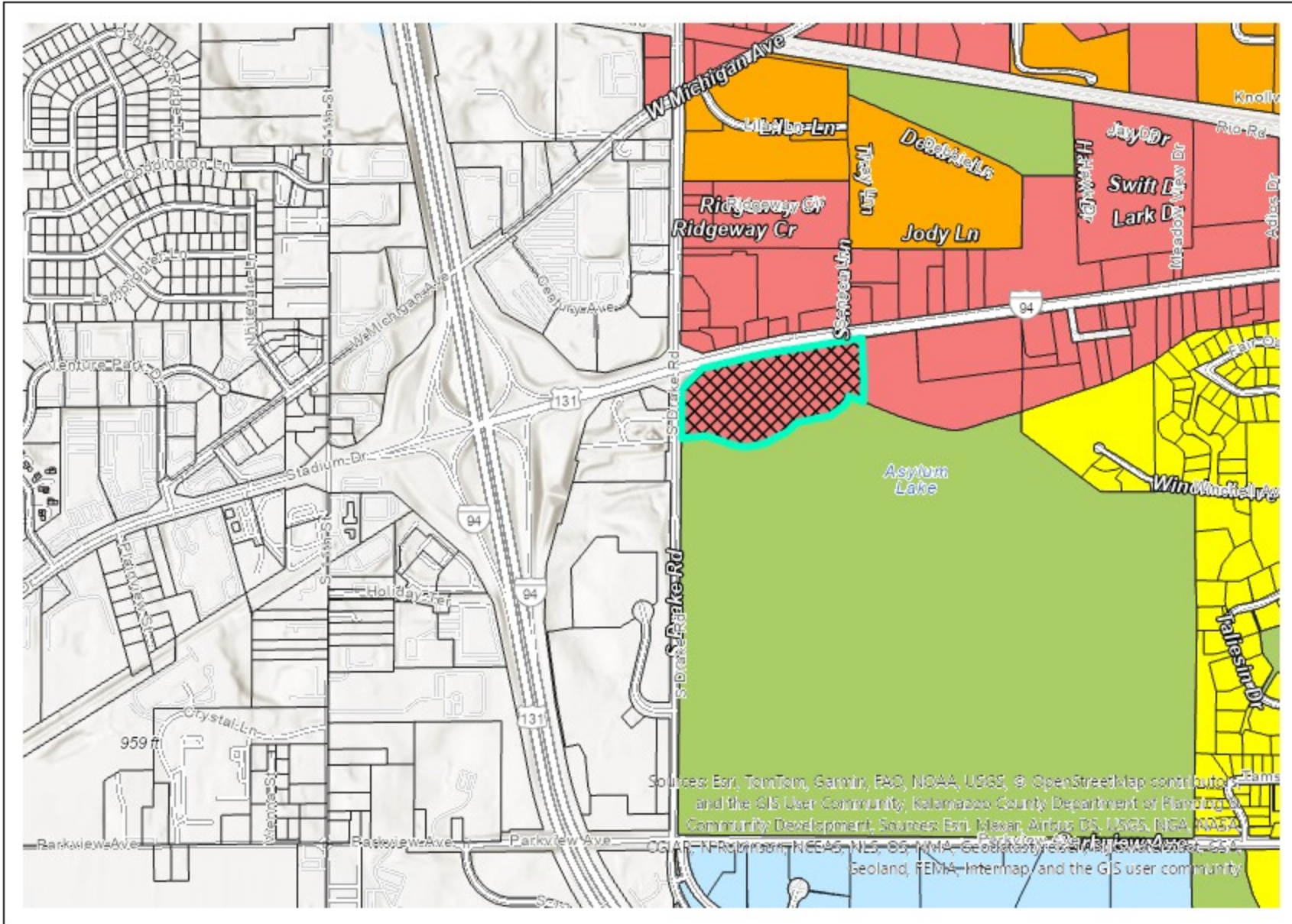
APPLICANT INFORMATION		
Name: Stadium Drive #1, LLC		Mailing Address: 100 W. Michigan Ave., Ste. 200
City: Kalamazoo	State: MI	ZIP Code: 49007
Phone: 313.672.6934	Email: palaciouse@millerjohnson.com	Preferred Contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Phone
PROPERTY OWNER 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: DNS Stadium Drive LLC		Mailing Address: 16915 Cleveland Rd.
City: Granger	State: IN	ZIP Code: 46530
Phone: 574.277.8877	Email: haji@driveandshine.com	Preferred Contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Phone
PROPERTY INFORMATION		
Property Address(s): 4301 Stadium Drive		
Parcel Identification Number(s): 06-30-157-001		Zone District ( <a href="http://kalamazoo.org/maps">kalamazoo.org/maps</a> ): RM-15 & RS-5
TYPE OF REQUEST		
<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Text Amendment (Chapter(s) _____, Section(s) _____) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Right of Way Vacation		
Description: Rezoning of property from RM-15 and RS-5 to CC, Community Commercial.		
ATTACHMENTS		
<input checked="" type="checkbox"/> \$ 561 Fee		<input checked="" type="checkbox"/> Completed Review Sheet
<input type="checkbox"/> 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: 		Date: 8-26-25
Signature of Owner (if different than applicant): 		Date: 8-25-25















# P.C. #2025.05 - 4301 Stadium Drive Rezoning from RM-15 & RS-5 to CC

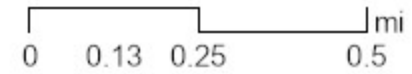


## Future Land Use

-  Subject Property
-  Subject Property
-  Other Property

- ### FLU Category
-  Campus
  -  Commercial
  -  Open Space/  
Parks
  -  R1-Residential
  -  R3-Residential

Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Kalamazoo County Department of Planning & Community Development, Sources: Esri, Maxar, Airbus DS, NOAA, NASA, CGAR, NPS, Robinson, NCEAS, NLS, BS, WMA, Geobase, GeoEye, AeroGRID, IGN, Esri, DeLorme, FEMA, Intermap, and the GIS user community



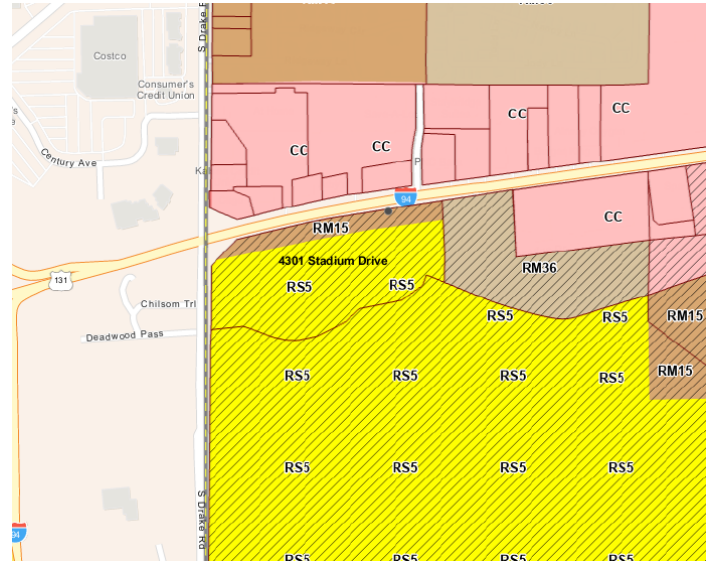
# PUBLIC PARTICIPATION MEETING

## 4301 Stadium Drive

**What:** Stadium Drive #1, LLC invites members of the public to express any comments or questions related to the requested rezoning of 4301 Stadium Drive

**When:** Thursday, October 30, 2025  
6:00 – 7:30 p.m.

**Where:** Anna Whitten Hall - 128  
Kalamazoo Valley Community  
College  
202 North Rose Street  
Kalamazoo, MI 49007



### Application Details:

- Stadium Drive #1, LLC has applied to rezone 4301 Stadium Drive from its current zoning designation of Residential, Multi-Dwelling (RM-15) and Residential, Single-Dwelling (RS-5) to Community Commercial District (CC).
- Application materials are available for public review at the City of Kalamazoo's Community Planning and Economic Development Department.

### Please direct any questions or comments to:

Miller Johnson, 100 W. Michigan Avenue, Suite 200, Kalamazoo, Michigan 49007  
Attn: Emily Palacios



# Asylum Lake Policy and Management Council

Landscape Services • Western Michigan University • Kalamazoo MI 49008-5324

Asylum Lake Policy and  
Management Council

TO: Planning Commission and City Commission, City of Kalamazoo  
DATE: October 10, 2025

Peter Strazdas (Chair)  
Chair, ALPMC

David DeBack  
City of Kalamazoo  
Environmental Concerns  
Committee

Chris Bovid  
Oakland Drive/Winchell  
Neighborhood Association

Jay Emerson  
Parkwyn Village  
Neighborhood Association

Mark Frever  
WMU Landscape Services

Lynn Heasley  
WMU Campus Planning and  
Finance Council

Steve Kienle  
Parkview Hills Neighborhood  
Association

John Kreuzer  
Asylum Lake Preservation  
Association

David Lemberg  
College of Arts and Sciences

Matt Reeves  
Department of Geological and  
Environmental Sciences

Tiffany Schriever  
WMU Biological Services

Cybel Shattuck  
Department of Comparative  
Religion; Institute of the  
Environment and Sustainability

Mike Weis  
Kalamazoo Wild Ones

Mark Weiss  
WMU Environmental Health  
and Safety

Todd Barkham (alternate)  
WMU Campus Planning and  
Finance Council

Judy Huxman (alternate)  
Asylum Lake Preservation  
Association

Paul LaFerriere (alternate)  
Kalamazoo Wild Ones

Keith Pung (alternate)  
WMU Environmental Specialist

Tom Sauber  
WMU Natural Areas Manager  
Ex-officio

Amy Thomas  
Recording Secretary

The Asylum Lake Policy and Management Council (ALPMC) opposes the proposed zoning change for the parcel at the southeastern corner of Stadium and Drake (4301 Stadium Drive), directly adjacent to the Asylum Lake Preserve. This proposed rezoning threatens permanent harm to the Asylum Lake Preserve.

This proposed rezoning is in direct conflict with the Conservation Purposes for the Asylum Lake Preserve as outlined in the Declaration of Conservation Restrictions, the first of which is to "Promote Ecosystem Integrity and Natural Aesthetics." This zoning change is also inconsistent with Section II.1 of the Management Framework, stating "Special attention should be given to water quality in Asylum Lake and protection of the Asylum Lake watershed", which includes Asylum Lake, Little Asylum Lake, Cherry Creek, Willow Lake, Lime Kiln Lake, and Lake Hill 'n Brook, thus affecting the Winchell, Parkwyn, Parkview Hills, Oakwood, and Hill 'n Brook neighborhoods.)

Initiated by the ALPMC, construction has been completed on a stormwater treatment system and an associated chloride removal research project. Both projects aim to provide comprehensive protection for Asylum Lake and its watershed. The projects were made possible with a \$550,000 grant from the state of Michigan, along with \$225,000 from the ALPMC endowment fund held in the Kalamazoo Foundation. This rezoning and subsequent commercial development will cause changes to stormwater run-off and traffic that may exceed design standards and capacity of the Asylum Lake stormwater treatment system.

The City's Guidelines for Zoning Map Changes contains specific criteria requiring:

1. Convincing documentation that all uses permitted under the proposed change would be in the general public's interest and not merely in the interest of an individual or small group. Does the zoning change address a community need?
2. Convincing documentation that all uses permitted under the proposed district would be appropriate in the area included in the proposed change.
3. Convincing demonstration that the character of the area or neighborhood will not be adversely affected by any use permitted in the proposed district change. Is this proposed change compatible with the surrounding properties?

It is our opinion that the proposed zoning change meets none of these criteria. In addition to not meeting the requirements for rezoning, the designation of Commercial would be in direct opposition to the intent of the Natural Features Protection Overlay as stated in Article 6 -Zoning standards 50-6.1 and 50-6.2:

*The NFP Overlay District is intended to protect natural features in the City of Kalamazoo, specifically wetlands, water resources, trees, woodlands, flood plains, slopes, natural heritage areas, and habitat corridors.*

Rezoning to Commercial will have a permanent negative impact on the Preserve. It will lead to the loss of wildlife habitat, placing a greater strain on Preserve habitats and increasing light, noise, and visual pollution. These realities of development will lead to loss of biodiversity and negatively affect the experience of visitors who come to the Preserve to relax and refresh.

Commercial zoning would allow businesses such as car washes or gas stations to be perched above and adjacent to this nature preserve. The potential harm to the Preserve is incompatible with the City of Kalamazoo's stated intent to protect the designated natural areas that help make the City attractive to citizens and visitors alike.

In addition, the large amount of fill material needed to create a buildable area on that site would likely exceed the limits of the slope and runoff protections contained in the Natural Features Protection Overlay. Changing the structure of the land above the Preserve, and that close to the lake itself, risks permanent harm to the lake.

The Asylum Lake Preserve is a community treasure that adds much-needed green space to an area of the City that is deficient in outdoor recreation space. In addition, the presence of a large, undeveloped, and partially forested parcel within the City will help mitigate the effects of a warming climate. The City has adopted a resolution recognizing the threat of climate change. The ALPMC hopes that the City will stand by its declaration and do all it can to protect the Asylum Lake Preserve and other natural areas for the benefit of all its citizens.

We, the ALPMC, urge you to reject the proposed zoning change.

Sincerely,

Peter Strazdas  
ALPMC Chair

---

*The Asylum Lake Preserve was established in 2004, when the WMU Board of Trustees adopted the governing documents and established the Asylum Lake Policy and Management Council (ALPMC) to oversee the property. This action was the culmination of many years of work by the community to protect the Asylum Lake property as a community resource dedicated to preserving ecosystem integrity, advancing education and research, and providing opportunities for passive recreation. The work of ALPMC is supported by an endowment at the Kalamazoo Community Foundation created through a cooperative partnership of the City of Kalamazoo, the Foundation, community members, and the University. The ALPMC is a 14-member Council dedicated to upholding the Declaration of Conservation Restrictions, composed of WMU administrators, faculty, and representatives from six community organizations.*

# You are invited

**Dear Planning Commission member,**

The Asylum Lake Preservation Association (ALPA) is holding an open public meeting on Thursday, October 23, 2025. The location is at the Kalamazoo Public Library, downtown branch, in the Van Deusen room, 3rd floor. We will begin the meeting at 5:30 pm.

The purpose of the meeting is to share what information we have concerning the application for rezoning on the parcel at 4301 Stadium Drive.

ALPA recognizes you, as a commission, know this is the third attempt by the owner at getting the zoning changed from residential to Community Commercial. This is restated to set the intention of the community meeting.

We would like to personally invite you to join your community to hear first hand the voluminous objections to the requested change. To speak personally with citizens to help you make your decision. It would be wonderful if you would join us.

**Respectfully,**

**ALPA**

John Kreuzer, Josh Kieser, Wendy Denning, Dok Stevens, David Nessius, Sherry Sims, Sharon Koole, Judy Huxmann

## Durkee, Bobby

---

**From:** Pamela O'Connor <phoc508@gmail.com>  
**Sent:** Monday, October 20, 2025 10:21 AM  
**To:** Anderson, Christina; Durkee, Bobby  
**Cc:** Praedel, Chris  
**Subject:** Comments on an upcoming Planning Commission Meeting Agenda Item

**Categories:** Important

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planners Anderson & Durkee,

Please share my comments below with the Planning Commission membership at its next meeting, and make this communication part of the permanent record for that meeting. Thank you!

"Dear Planning Commission Members,

Please act to Deny the pending petition to amend current zoning and construct a car wash on all of the subject parcels on or or near the southeast corner of Drake Road and Stadium Drive.

I am sorry it's present owner did not do their due diligence before buying the property, but I now add my voice to that of many others who seek to protect the Kalamazoo treasure known as the Asylum Lake Preserve and its flora, fauna and water.

Kalamazoo has said "No" twice. The disaster risk is too high and that part of Kalamazoo has plenty of car washes. There are at least FOUR within a 2.3 mile drive. and TWO within a half mile, and one of those is only 3/10s of a mile away. This is not a matter of serving an underserved area.

More to the point, however, is that what is being proposed flies in the face of proper transitional zoning practice.

In this case, that means that you don't put commercial development adjacent to a precious, long-standing nature preserve that includes a large body of water beneath a steep incline at the property-in-question's southern edge. And the larger, even more threatening context here is that the subject body of water, in turn, feeds a large waterway and watershed, including lakes to the south and east, threatening a much larger area than appears at first glance.

The commercial creep that has already been allowed along the north and northeast sides of this incredible resource is enough. Actually re-stated, it is too much; and it needs to STOP there, now and forever.

The best possible end of this story should be a chapter about how the title to this irreplaceable resource and its adjacent undeveloped property came to be placed under a permanent conservation easement.

Thank you for hearing my opinion.

Sincerely,  
Pamela Hall O'Connor  
500 Revel Run, Apt 3030  
Kalamazoo, MI 49001"

Pam O'Connor / 500 Revel Run, Apt. 3030, Kalamazoo, MI 49001 / 269-342-4608 / [phoc508@gmail.com](mailto:phoc508@gmail.com)

making time visible...

## Durkee, Bobby

---

**From:** Mayor  
**Sent:** Thursday, October 23, 2025 3:04 PM  
**To:** Durkee, Bobby  
**Subject:** FW: Regarding the requested zoning change at Stadium and Drake

**Categories:** Important

For your review.

*Neena*

Neena Porter  
Administrative Support Coordinator  
City Manager Office

---

**From:** Deborah Rose <deborah.rose525@gmail.com>  
**Sent:** Thursday, October 23, 2025 2:27 PM  
**To:** Mayor <mayor@kalamazoocity.org>; Hess, Jeanne <hessj@kalamazoocity.org>; Cooney, Don <cooneyd@kalamazoocity.org>; Decker, Qianna <deckerq@kalamazoocity.org>; Hoffman, Stephanie <hoffmans@kalamazoocity.org>; Praedel, Chris <praedelc@kalamazoocity.org>; Wilson, Alonzo <wilsona@kalamazoocity.org>  
**Subject:** Regarding the requested zoning change at Stadium and Drake

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Anderson, Vice Mayor Hess, Commissioners Cooney, Decker, Hoffman, Praedel, and Wilson:

I am writing to express my fervent opposition to the request to rezone the properties at the corner of Stadium and Drake. The Asylum Lake area and its immediate environs are not just ordinary dirt. This area is one of Kalamazoo's most valuable natural resources. The lake and surrounding wild land are free and readily accessible to any resident. Many residents make use of the property during all seasons.

The harmful effects of rezoning will not change regardless of how many times this or any other developer appears before you. Those effects have been enumerated and well documented, and are in direct conflict with the Natural Features Protections Overlay goals and objectives as well as the wishes of many residents. Any development of these properties, whether for commercial or high density residential use, will cause irreparable and permanent adverse effects to air, soil, and water conditions of the Asylum Lake area, not to mention the pressures on flora and fauna in the area and great loss to the Kalamazoo community at large.

Residents of Kalamazoo have been doing their best to protect this area for well over 50 years. It must not be developed. Once damaged, the area can never be returned to its current state. The highest and best use of this land is to keep it wild. Remember that the meaning of asylum is a refuge, a haven, a sanctuary, a condition of being safe or being protected.

Please do not go down in Kalamazoo history as the commission that surrendered this valuable land to developers and wrecked the Asylum Lake preserve.

Sincerely,  
Deborah Rose

## Durkee, Bobby

---

**From:** Holly Markham <hollyapricot@gmail.com>  
**Sent:** Saturday, October 25, 2025 7:25 AM  
**To:** Anderson, Christina; Mayor; Cooney, Don; Decker, Qianna; Hoffman, Stephanie; Praedel, Chris; Wilson, Alonzo; Durkee, Bobby  
**Subject:** DENY rezoning for 4301 Stadium Dr.  
**Categories:** Important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Anderson and City Commissioners,

I oppose rezoning 4301 Stadium Dr. for commercial use, including car washes. It conflicts with the City's Master Plan and cuts into our community's much-needed green space. Please vote to DENY.

Thank you for listening.

Holly Markham

To Kalamazoo City Commission,

We are a group of Western Michigan University students from many different disciplines and backgrounds with concern about our local environment. Not only will what happens at Asylum Lake impact our use of the land, but that of all future WMU students. We want to advocate for future western students who will use it the same as us.

Students visit the preserve for classwork, club activities, mental health, exercise, dog walks, fishing, and more. Protecting the peace and sanctuary of the diverse landscape of Asylum Lake Preserve is important for all of our activities in the space.

The Drive and Shine being implemented in the corner of Drake and Stadium will contribute to pollution in the lake which impacts all of the animal and plant life living there. Runoff can move down the hill to the lake and stream. The water from Drive and Shine will further contribute to pollution accelerated by the algae blooms already growing excessively due to fertilizers, salt, and pollutants coming to the lake, blocking off nutrients from the bottom of the lake. Another road/parking lot being built so close to the lake would be another source for winter salts to get to the lake and ground in the preserve.

Additionally, Asylum lake attracts many migratory birds that we want to keep providing a place for. They will be turned away by increased light and noise pollution. Not only will this single car wash contribute to this pollution, but by letting Drive and Shine build there, we worry that it will set precedent for more commercial use of that land, furthering light and noise pollution. We can all agree that our experience enjoying the peace we find on the trail at the lake will be significantly undermined if we can see or hear a carwash right behind the beautiful view.

Both the team at Asylum Lake Preservation Association and students at WMU do not want Drive and Shine to be built on this land that is home to all their hard work as well as our favorite place to step into nature in Kalamazoo as WMU students.

Sincerely,  
Concerned WMU students



## Durkee, Bobby

---

**From:** noreply@salesforce.com on behalf of 311 Kalamazoo City <311@kalamazoocity.org>  
**Sent:** Wednesday, October 29, 2025 9:55 AM  
**To:** Eldridge, Peter  
**Cc:** Durkee, Bobby  
**Subject:** A new Property Zoning - City Planning Service Case has been created for MARK JACKSON regarding 4301 STADIUM DR KALAMAZOO

**Categories:** Important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Click here to view the Details: <https://kalamazoocity.lightning.force.com/a0mcs00000LjoPZAAZ>

Contact: MARK JACKSON

Contact Phone: 9999999999

Contact Email: majack.238@gmail.com

Case Address: a0O8200000R2Q6EAK

Topic: Property Zoning

Follow-up Reason: Additional Questions

Subject: REZONING CONCERNS

Description: \*EMAIL\*  
CITY OF KALAMAZOO,

I OPPOSE THE REZONING OF 4301 STADIUM DRIVE TO A COMMERCIAL ZONING DISTRICT. THIS IS THE ENVIRONMENTALLY SENSITIVE 19-ACRE PARCEL, CURRENTLY ZONED RESIDENTIAL, AT THE SOUTHEAST CORNER OF STADIUM AND DRAKE, DIRECTLY ADJACENT TO ASYLUM LAKE PRESERVE. THE PROPERTY BOUNDARY IS APPROXIMATELY 100 TO 250 FEET FROM THE LAKE'S EDGE AND APPROXIMATELY 35 FEET FROM WETLANDS. THIS PROPOSED COMMERCIAL ZONING WOULD HAVE A PERMANENT NEGATIVE IMPACT ON THE PRESERVE AND CREATE THREATS TO LAND, WATER, AIR, NATURE AND OUR COMMUNITY.

SPECIFIC TO THE FIVE CONDITIONS THAT THE PLANNING COMMISSION WILL CONSIDER FOR THE 4301 STADIUM DRIVE ZONING VARIANCE APPLICATION:

1. IS THE REQUEST CONSISTENT WITH THE 2025/2035 MASTER PLAN AND STRATEGIC VISION?  
NO. THE CITY'S STRATEGIC VISION WAS UPDATED TO SET A PRIORITY TO PRESERVE, RESTORE AND MITIGATE DAMAGE TO NATURAL AREAS INCLUDING PRESERVES, CREEKS AND RIVERS.
2. ARE THERE CONDITIONS THAT HAVE CHANGED THAT SUPPORT THE ZONING CHANGE?  
NO.
  - THE COMMUNITY DOES NOT WANT THE CORNER ZONED COMMERCIAL

- THE CITY'S STRATEGIC VISION WAS UPDATED AND DOES NOT SUPPORT CHANGING THE ZONING
- A STORMWATER STUDY SHOWS THE NEGATIVE IMPACT OF COMMERCIAL PROPERTIES ON ASYLUM LAKE

3. DO THE CHANGES ADDRESS A COMMUNITY NEED?

NO. THERE ARE 72 COMMERCIAL PROPERTIES FOR SALE IN THE CITY THAT ARE ALREADY ZONED COMMERCIAL.

4. ARE THE PROPOSED CHANGES COMPATIBLE WITH THE SURROUNDING PROPERTIES?

NO.

- THE SOUTH SIDE OF STADIUM DRIVE IS ZONED RESIDENTIAL (AS IS THE ASYLUM LAKE PRESERVE).
- THE CROSSROAD OF DRAKE AND STADIUM IS THE 7TH MOST DANGEROUS INTERSECTION IN THE CITY.

5. WILL THE CHANGES RESULT IN LOGICAL AND ORDERLY DEVELOPMENT PATTERNS?

NO. CHANGING THE ZONING TO CC COMMERCIAL WOULD PUT A COMMERCIAL PROPERTY IN THE MIDDLE OF RESIDENTIAL PROPERTY ON THREE SIDES.

CURRENTLY, ASYLUM LAKE AND OTHER PRESERVES ARE ZONED RESIDENTIAL. THIS ZONING APPEAL PRESENTS AN OPPORTUNITY TO DISCUSS GREEN SPACE ZONING AND DESIGNATION, WHICH WOULD HELP MOVE AWAY FROM PURELY CONCRETE AND BUILD-UP LANDSCAPES TOWARDS AREAS THAT INCORPORATE NATURE AS A CORE COMPONENT OF THEIR STRUCTURE AND FUNCTION. GREEN ZONING DISCUSSIONS WOULD PROVIDE A BETTER WAY TO IDENTIFY NATURAL AREAS AND PRESERVES IN CITY PLANNING.

IN CLOSING, I OPPOSE THE REZONING OF 4301 STADIUM DRIVE TO A COMMERCIAL ZONING DISTRICT. THIS PROPOSED COMMERCIAL ZONING DOES NOT MEET ANY OF THE PLANNING COMMISSION'S FIVE CONDITIONS FOR THE ZONING VARIANCE AND COMMERCIAL ZONING WOULD HAVE A PERMANENT NEGATIVE IMPACT ON THE PRESERVE AND CREATE THREATS TO LAND, WATER, AIR, NATURE AND OUR COMMUNITY.

THANK YOU FOR YOUR ATTENTION.

MARK JACKSON  
1551 FOREST VIEW DRIVE  
KALAMAZOO, MI 49009

Additional Comments from 311:

**CITY OF KALAMAZOO**  
**GENERAL CAPITAL IMPROVEMENT FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET(S)	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET	
<b>General Capital Improvement Projects</b>													
<b>PUBLIC SAFETY</b>													
cip0200046	KDPS FACILITY UPGRADES PROGRAM	Annual	BOND	-	200,000	200,000	100,000	100,000	100,000	75,000	500,000	100,000	1,175,000
cip0200051	PUBLIC SAFETY HEAVY EQUIPMENT	Annual	BOND	2,144,913	-	890,000	-	-	1,425,000	-	-	970,000	5,429,913
cip0200052	KDPS RECORDS MGMT SOFTWARE UPGRADE	2022	RESERVES	800,000	-	-	-	-	-	-	-	-	800,000
cip0200052	KDPS RECORDS MGMT SOFTWARE UPGRADE	2022	BOND	-	-	-	200,000	-	-	-	-	-	200,000
cip0200054	REPLACEMENT FIRE BREATHING APPARATUSES	2024	BOND	112,810	-	-	1,015,290	-	-	-	-	-	1,128,100
<b>TOTAL PUBLIC SAFETY</b>				<b>3,057,723</b>	<b>200,000</b>	<b>1,090,000</b>	<b>1,315,290</b>	<b>100,000</b>	<b>1,525,000</b>	<b>75,000</b>	<b>500,000</b>	<b>1,070,000</b>	<b>8,733,013</b>
<b>PARKS AND RECREATION</b>													
cip0300067	VERBURG PARK IMPROVEMENTS	2019	BOND	480,728	-	-	-	-	-	-	-	-	480,728
cip0300068	MILHAM PARK IMPROVEMENTS	2019	BOND	865,800	375,000	375,000	500,000	-	-	-	-	-	1,740,800
cip0300068	MILHAM PARK IMPROVEMENTS	2019	PRIVATE	286,574	-	-	-	-	-	-	-	-	286,574
cip0300073	EMERALD PARK IMPROVEMENTS	2022	BOND	208,100	-	-	-	-	-	-	-	-	208,100
cip0300073	EMERALD PARK IMPROVEMENTS	2022	PRIVATE	48,315	-	-	-	-	-	-	-	-	48,315
cip0300079	FARMERS MARKET MULTI-PURPOSE BUILDING	2023	PRIVATE	1,000,000	-	-	-	-	-	-	-	-	1,000,000
cip0300079	FARMERS MARKET MULTI-PURPOSE BUILDING	2023	FEDERAL	990,000	-	-	-	-	-	-	-	-	990,000
cip0300079	FARMERS MARKET MULTI-PURPOSE BUILDING	2023	ARPA	3,000,000	-	-	-	-	-	-	-	-	3,000,000
cip0300079	FARMERS MARKET MULTI-PURPOSE BUILDING	2023	BOND	868,875	501,126	516,790	-	-	-	-	-	-	1,385,665
cip0300085	SOUTHSIDE PARK IMPROVEMENTS	2023	BOND	100,000	-	-	-	-	-	-	-	-	100,000
cip0300085	SOUTHSIDE PARK IMPROVEMENTS	2023	PRIVATE	317,998	-	-	-	-	-	-	-	-	317,998
cip0300085	SOUTHSIDE PARK IMPROVEMENTS	2023	FEDERAL	500,000	-	-	-	-	-	-	-	-	500,000
cip0300090	BRONSON PARK LANDSCAPING	2023	BOND	85,387	-	-	-	-	-	-	-	-	85,387
cip0300091	DNR FISHERIES HABITAT GRANT	2024	BOND	501,200	-	-	-	-	-	-	-	-	501,200
cip0300091	DNR FISHERIES HABITAT GRANT	2024	STATE	75,000	-	-	-	-	-	-	-	-	75,000
cip0300092	PRINCETON PARK IMPROVEMENTS	2024	FEDERAL	277,884	-	-	-	-	-	-	-	-	277,884
cip0300092	PRINCETON PARK IMPROVEMENTS	2024	PRIVATE	-	-	19,000	-	-	-	-	-	-	19,000
cip0300093	FRAYS PARK IMPROVEMENT	2025	BOND	-	40,000	42,509	-	-	-	-	-	-	42,509
cip0300094	KIK POOL BOILER	2025	BOND	-	30,000	14,335	-	-	-	-	-	-	14,335
cip0300095	PARKS HEAVY EQUIPMENT	2025	BOND	-	165,000	165,000	-	-	-	-	-	-	165,000
cip0300096	ARCADIA CREEK FESTIVAL PLACE RENOVATION	2025	RESERVES	-	-	1,583,625	-	-	-	-	-	-	1,583,625
cip0300096	ARCADIA CREEK FESTIVAL PLACE RENOVATION	2026	STATE	-	-	5,000,000	-	-	-	-	-	-	5,000,000
cip0300096	ARCADIA CREEK FESTIVAL PLACE RENOVATION	2026	PRIVATE	-	-	1,000,000	-	-	-	-	-	-	1,000,000
cip03xxxxx	KIK POOL IMPROVEMENTS	2027	BOND	-	-	-	-	50,000	-	-	-	-	50,000
cip03xxxxx	BLANCHE HULL PARK IMPROVEMENTS	2030	BOND	-	-	-	-	-	-	100,000	750,000	-	850,000
cip03xxxxx	KNOLLWOOD PARK IMPROVEMENTS	2029	BOND	-	-	-	-	250,000	-	-	-	-	250,000
cip03xxxxx	FAIRMOUNT PARK IMPROVEMENTS	2029	BOND	-	-	-	-	50,000	-	-	-	-	50,000
cip03xxxxx	SHERWOOD PARK IMPROVEMENTS	2030	BOND	-	-	-	-	150,000	-	-	-	-	150,000
cip03xxxxx	HOMER STRYKER FIELD SAFETY EQUIPMENT - SEATING	2026	BOND	-	-	-	220,000	-	-	-	-	-	220,000
cip03xxxxx	HOMER STRYKER FIELD SAFETY EQUIPMENT - NET	2026	BOND	-	-	-	150,000	-	-	-	-	-	150,000
cip03xxxxx	PARKS IMPROVEMENT PROGRAM	2026	BOND	-	-	-	-	450,000	50,000	500,000	400,000	-	1,400,000
<b>TOTAL PARKS AND RECREATION</b>				<b>9,605,861</b>	<b>1,111,126</b>	<b>2,716,259</b>	<b>6,870,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>750,000</b>	<b>21,942,120</b>
<b>INFORMATION TECHNOLOGY</b>													
cip0500077	ERP SYSTEM UPGRADE	2022	RESERVES	2,026,000	-	-	-	-	-	-	-	-	2,026,000
cip0500078	PUBLIC SERVICES APP	2022	RESERVES	50,000	-	(50,000)	-	-	-	-	-	-	-
cip0500081	ACCESS CONTROL UPGRADES	2024	BOND	1,000,000	300,000	300,000	-	-	-	-	-	-	1,300,000
cip05xxxxx	ELECTION EQUIPMENT	2027	BOND	-	-	-	-	450,000	-	-	-	-	450,000
<b>TOTAL INFORMATION TECHNOLOGY</b>				<b>3,076,000</b>	<b>300,000</b>	<b>250,000</b>	<b>-</b>	<b>450,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,776,000</b>

**CITY OF KALAMAZOO**  
**GENERAL CAPITAL IMPROVEMENT FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET(S)	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET	
<b>PUBLIC SERVICES</b>													
cip0600039	FLEET HEAVY EQUIPMENT	Annual	BOND	4,330,000	500,000	500,000	500,000	750,000	500,000	500,000	700,000	750,000	8,530,000
cip0600041	CITY WIDE FACILITY IMPROVEMENTS	Annual	BOND	1,006,551	250,000	250,000	-	-	-	-	-	-	1,256,551
cip0600042	CROSSTOWN FACILITY REPURPOSING	2024	BOND	1,400,000	5,000,000	10,800,000	-	-	-	-	-	-	12,200,000
cip0600046	KTC ADA SIDEWALK IMPROVEMENTS	2023	BOND	250,000	-	-	-	-	-	-	-	-	250,000
cip0600050	CITY HALL PIPE REPLACEMENT	2025	BOND	24,100	600,000	600,000	-	-	-	-	-	-	624,100
cip0600051	JACK COOMBS TRAIL ELECTRICAL (LBRF)	2025	LBRF	40,600	-	-	-	-	-	-	-	-	40,600
cip06xxxxx	KDPS STATION #6 HVAC UPGRADES	2027	BOND	-	-	-	40,000	-	-	-	-	-	40,000
cip06xxxxx	KDPS STATION #7 HVAC UPGRADES	2027	BOND	-	-	-	20,000	-	-	-	-	-	20,000
cip06xxxxx	ELEVATOR UPGRADE CROSSTOWN	2027	BOND	-	-	-	450,000	300,000	-	-	-	-	750,000
cip06xxxxx	CITY HALL ADA COMPLIANCE UPGRADES	2028	BOND	-	-	-	-	1,000,000	500,000	-	-	-	1,500,000
cip06xxxxx	CROSSTOWN ROOF REPLACEMENT	2028	BOND	-	-	-	-	800,000	213,000	-	-	-	1,013,000
cip06xxxxx	PARKING LOT IMPROVEMENTS CROSSTOWN	2029	BOND	-	-	-	-	-	200,000	-	-	-	200,000
cip06xxxxx	PARKING LOT IMPROVEMENTS KDPS STATIONS	2030	BOND	-	-	-	-	-	-	200,000	200,000	200,000	400,000
cip06xxxxx	ROOF REPLACEMENT KIK POOL	2031	BOND	-	-	-	-	-	-	-	130,000	130,000	130,000
cip06xxxxx	HVAC REPLACEMENT CROSSTOWN	2032	BOND	-	-	-	-	-	-	-	-	-	-
cip06xxxxx	ELEVATOR UPGRADE CITY HALL	2033	BOND	-	-	-	-	-	-	-	-	-	-
cip06xxxxx	RIVERSIDE CEMETERY STORM REPAIR	2033	BOND	-	-	-	-	-	-	-	-	-	-
cip06xxxxx	SNOWMELT HEAT EXCHANGERS	2034	BOND	-	-	-	-	-	-	-	-	-	-
cip06xxxxx	SNOWMELT BOILER REPLACEMENT	2034	BOND	-	-	-	-	-	-	-	-	-	-
cip06xxxxx	HVAC REPLACEMENT CITY HALL	2034	BOND	-	-	-	-	-	-	500,000	-	-	500,000
<b>TOTAL PUBLIC SERVICES</b>				<b>7,051,251</b>	<b>6,350,000</b>	<b>12,150,000</b>	<b>500,000</b>	<b>1,260,000</b>	<b>2,600,000</b>	<b>1,413,000</b>	<b>1,400,000</b>	<b>1,080,000</b>	<b>27,454,251</b>
<b>COMMUNITY, PLANNING AND ECONOMIC DEVELOPMENT</b>													
cip0700006	PLACEMAKING - FARMER'S ALLEY PLAZA	2023	PRIVATE	125,000	-	-	-	-	-	-	-	-	125,000
cip0700007	PLACEMAKING - ROSE ST PLAZA	2023	PRIVATE	175,000	-	-	-	-	-	-	-	-	175,000
<b>TOTAL COMMUNITY, PLANNING AND ECONOMIC DEVELOPMENT</b>				<b>300,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>300,000</b>
<b>GENERAL CAPITAL IMPROVEMENT</b>													
cip0100000	GENERAL CAPITAL IMPROVEMENT CONTINGENCY	Annual	BOND	-	-	47,491	100,000	100,000	100,000	100,000	100,000	100,000	647,491
<b>TOTAL GENERAL CAPITAL IMPROVEMENT PROJECTS</b>				<b>23,090,834</b>	<b>7,961,126</b>	<b>16,253,750</b>	<b>8,785,290</b>	<b>2,410,000</b>	<b>4,725,000</b>	<b>2,088,000</b>	<b>2,500,000</b>	<b>3,000,000</b>	<b>62,852,875</b>
<b>TOTAL GENERAL CAPITAL IMPROVEMENT PROJECTS BY FUNDING SOURCE</b>													
ARPA			ARPA	3,000,000	-	-	-	-	-	-	-	-	3,000,000
BOND			BOND	13,378,463	7,961,126	14,701,125	2,785,290	2,410,000	4,725,000	2,088,000	2,500,000	3,000,000	45,587,878
FOUNDATION FOR EXCELLENCE			FFE	-	-	-	-	-	-	-	-	-	-
PRIVATE/LOCAL GRANTS			PRIVATE	1,952,888	-	19,000	1,000,000	-	-	-	-	-	2,971,888
STATE GRANTS			STATE	75,000	-	-	5,000,000	-	-	-	-	-	5,075,000
FEDERAL GRANTS			FEDERAL	1,767,884	-	-	-	-	-	-	-	-	1,767,884
LOCAL BROWNFIELD REVOLVING FUND			LBRF	40,600	-	-	-	-	-	-	-	-	40,600
WORKING CAPITAL (RESERVES)			RESERVES	2,876,000	-	1,533,625	-	-	-	-	-	-	4,409,625
<b>TOTAL BY FUNDING SOURCE</b>				<b>23,090,834</b>	<b>7,961,126</b>	<b>16,253,750</b>	<b>8,785,290</b>	<b>2,410,000</b>	<b>4,725,000</b>	<b>2,088,000</b>	<b>2,500,000</b>	<b>3,000,000</b>	<b>62,852,875</b>

**CITY OF KALAMAZOO**  
**GENERAL CAPITAL IMPROVEMENT FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET(S)	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET	
<b>PARKING CAPITAL IMPROVEMENT</b>													
cip0800001	PARKING RAMP CONCRETE UPGRADES	2024	Bond	500,000	-	-	-	-	-	-	-	500,000	
cip0800003	EPIC RAMP ELEVATOR SILL REPLACEMENT	2024	Bond	75,000	80,000	80,000	-	-	-	-	-	155,000	
cip0800004	PARKING SOUTH ST PEDESTRIAN BRIDGE	2024	Bond	155,000	-	-	-	-	-	-	-	155,000	
cip0800005	KZOO MALL PARKING METER REPLACEMENT	2023	Reserves	325,336	(10,016)	-	-	-	-	-	-	315,320	
cip0800006	EPIC #1 RAMP ELEVATOR REPLACEMENT	2025	Bond	-	225,000	225,000	-	-	-	-	-	225,000	
cip0800007	DOWNTOWN-WIDE METER REPLACEMENT	2025	Bond	-	366,984	377,000	-	-	-	-	-	377,000	
cip0800008	KALAMAZOO MALL GARAGE MAINT AND REPAIR	2025	Bond	-	248,000	248,000	-	383,000	166,000	-	227,000	1,024,000	
cip08xxxxx	EPIC #2 RAMP ELEVATOR REPLACEMENT	2026	Bond	-	-	-	225,000	-	-	-	-	225,000	
cip08xxxxx	EPIC #3 RAMP AND #4 RAMP ELEVATOR REPLACEMENT	2027	Bond	-	-	-	-	450,000	-	-	-	450,000	
cip08xxxxx	EPIC GARAGE MAINT AND REPAIR	2026	Bond	-	-	-	1,617,680	481,000	163,000	259,000	-	2,520,680	
<b>TOTAL PARKING CAPITAL IMPROVEMENT PROJECTS</b>				<b>1,055,336</b>	<b>919,984</b>	<b>919,984</b>	<b>-</b>	<b>2,225,680</b>	<b>1,097,000</b>	<b>163,000</b>	<b>486,000</b>	<b>-</b>	<b>7,110,984</b>
<b>TOTAL PARKING CAPITAL IMPROVEMENT PROJECTS BY FUNDING SOURCE</b>													
BOND				730,000	919,984	930,000	-	2,225,680	1,097,000	163,000	486,000	-	6,795,664
WORKING CAPITAL (RESERVES)				325,336	(10,016)	-	-	-	-	-	-	-	315,320
<b>TOTAL BY FUNDING SOURCE</b>				<b>1,055,336</b>	<b>919,984</b>	<b>919,984</b>	<b>-</b>	<b>2,225,680</b>	<b>1,097,000</b>	<b>163,000</b>	<b>486,000</b>	<b>-</b>	<b>7,110,984</b>

**CITY OF KALAMAZOO**  
**LOCAL STREETS FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET	2025 BUDGET	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET	
lst0100000	LST CONTINGENCY	ANNUAL	BOND	444,288	100,000	62,245	100,000	100,000	100,000	100,000	100,000	100,000	<b>1,106,533</b>
lst0100002	SCATTERED SITES	ANNUAL	BOND	2,269,006	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	<b>2,969,006</b>
lst0100227	ACADEMY @ ARCADIA CREEK: CULVERT REPLACEMENT (MATCH PROTECT)	2029	BOND	59,937	-	-	-	-	350,000	-	-	-	<b>409,937</b>
lst0100279	INKSTER BRIDGE @ BROADWAY: BRIDGE REPLACEMENT	2020	BOND	1,113,946	-	-	-	-	-	-	-	-	<b>1,113,946</b>
lst0100279	INKSTER BRIDGE @ BROADWAY: BRIDGE REPLACEMENT	2020	STATE	1,113,946	-	-	-	-	-	-	-	-	<b>1,113,946</b>
lst0100299	WALNUT STREET @ PORTAGE CREEK: BRIDGE REPLACEMENT	2020	STATE	58,180	-	-	-	-	-	-	-	-	<b>58,180</b>
lst0100300	LAKE STREET BRIDGE @ PORTAGE CREEK: BRIDGE REPLACEMENT	2020	STATE	22,985	-	-	-	-	-	-	-	-	<b>22,985</b>
lst0100362	PREVENTATIVE IMPROVEMENTS	ANNUAL	BOND	876,012	200,000	200,000	100,000	100,000	100,000	100,000	100,000	100,000	<b>1,676,012</b>
lst0100363	EXCHANGE PLACE - (ROSE STREET TO BURDICK) TO MALL	2025	BOND	329,270	-	-	-	-	-	-	-	-	<b>329,270</b>
lst0100367	JOHN ST - (LAKE ST TO CROSSTOWN PARKWAY)	2023	BOND	64,800	-	19,255	-	-	-	-	-	-	<b>84,055</b>
lst0100372	EASY ST - (SPRINKLE TO DEAD END)	2024	BOND	25,113	-	-	-	-	-	-	-	-	<b>25,113</b>
lst0100373	RANSOM ST - (WESTNEDGE TO BURDICK)	2024	ARPA	810,000	-	(8,000)	-	-	-	-	-	-	<b>802,000</b>
lst0100374	GARLAND ST - (WESTNEDGE TO ROSE ST)	2025	BOND	-	20,000	20,000	-	-	-	-	-	-	<b>20,000</b>
lst0100375	BOSKER AVE - (COBB TO WESTNEDGE)	2025	BOND	-	142,000	142,000	-	-	-	-	-	-	<b>142,000</b>
lst0100376	COBB - (PATERSON TO DUNKLEY)	2025	BOND	-	54,500	54,500	-	-	-	-	-	-	<b>54,500</b>
lst0100377	LULU - (COBB TO CHURCH ST)	2025	BOND	-	66,300	66,300	-	-	-	-	-	-	<b>66,300</b>
lst0100378	BESSIE - (CHURCH ST TO WESTNEDGE AVE)	2025	BOND	-	86,800	86,800	-	-	-	-	-	-	<b>86,800</b>
lst0100379	LINCOLNSHIRE BLVD - (WINTON TO CORK ST)	2025	BOND	-	20,000	20,000	-	-	-	-	-	-	<b>20,000</b>
lst0100380	WINTON AVE - (PORTAGE ST TO LINCOLNSHIRE)	2025	BOND	-	30,000	30,000	-	-	-	-	-	-	<b>30,000</b>
lst0100381	DUTTON ST @ PORTAGE CREEK: BRIDGE PREVENTATIVE MAINTENANCE	2026	BOND	-	10,000	18,000	35,000	-	-	-	-	-	<b>53,000</b>
lst0100381	DUTTON ST @ PORTAGE CREEK: BRIDGE PREVENTATIVE MAINTENANCE	2026	FEDERAL	-	-	18,000	82,650	-	-	-	-	-	<b>100,650</b>
lst0100382	CHEVY CHASE @ WAIT AND CHEVY CHASE @ LORRAINE)	2025	BOND	-	-	18,500	-	-	-	-	-	-	<b>18,500</b>
lst0100383	CHEVY CHASE @ WAIT AND CHEVY CHASE @ LORRAINE): INTERIM DESIGN	2025	BOND	-	-	30,000	-	-	-	-	-	-	<b>30,000</b>
lst01xxxxx	RETAINING WAL ANNUAL(VARIOUS LOCATIONS)	2026	BOND	-	-	-	100,000	100,000	100,000	100,000	100,000	100,000	<b>600,000</b>
lst01xxxxx	STREETLIGHTS ANNUAL	2026	BOND	-	-	-	75,000	75,000	75,000	75,000	75,000	75,000	<b>450,000</b>
lst01xxxxx	GREENLEAF BLVD - (PARKVIEW TO GREENLEAF CIRCLE): SIDEWALK	2026	BOND	-	-	-	512,500	-	-	-	-	-	<b>512,500</b>
lst01xxxxx	GREENLEAF BLVD - (WOODSTONE TO PARKVIEW)	2026	BOND	-	-	-	126,000	-	-	-	-	-	<b>126,000</b>
lst01xxxxx	BRIDGE ST - (RIVER TO DWIGHT)	2026	BOND	-	-	-	80,000	-	-	-	-	-	<b>80,000</b>
lst01xxxxx	LOWDEN ST - (DEAD END TO PARKVIEW)	2026	BOND	-	-	-	49,000	-	-	-	-	-	<b>49,000</b>
lst01xxxxx	MYRTLE ST - (PITCHER TO PORTER ST)	2026	BOND	-	-	-	20,000	-	-	-	-	-	<b>20,000</b>
lst01xxxxx	STORM IMPROVEMENTS	2026	BOND	-	-	-	100,000	100,000	100,000	100,000	100,000	100,000	<b>600,000</b>
lst01xxxxx	PAVEMENT IMPROVEMENT PROGRAM - PASER	2027	BOND	-	-	-	-	500,000	500,000	500,000	500,000	500,000	<b>2,500,000</b>
lst01xxxxx	N EDWARDS ST - (PATERSON TO DUNKLEY)	2026	BOND	-	-	-	130,000	-	-	-	-	-	<b>130,000</b>
lst01xxxxx	PIONEER - (WESTNEDGE TO MERRIL) AND (HOWARD TO PIONEER)	2027	BOND	-	-	-	-	75,000	-	-	-	-	<b>75,000</b>
lst01xxxxx	N PITCHER ST - (FRANK TO PATERSON)	2027	BOND	-	-	-	-	37,000	-	-	-	-	<b>37,000</b>
lst01xxxxx	PARSONS ST - (BURDICK TO PORTER)	2027	BOND	-	-	-	-	107,000	-	-	-	-	<b>107,000</b>
lst01xxxxx	TRIMBLE AVE - (HIGHLAND TO MAIN)	2027	BOND	-	-	-	-	86,000	-	-	-	-	<b>86,000</b>
lst01xxxxx	WAITE AVE - (CHEVY CHASE TO EVANSTON)	2029	BOND	-	-	-	-	-	142,000	-	-	-	<b>142,000</b>
lst01xxxxx	CHEVY CHASE @ BRUCE-LORRAINE: INTERSECTION	2027	BOND	-	-	-	-	25,000	250,000	-	-	-	<b>275,000</b>
lst01xxxxx	JASPER - (WALNUT TO LOVELL)	2027	BOND	-	-	-	-	125,000	-	-	-	-	<b>125,000</b>
lst01xxxxx	CHEVY CHASE @ WAITE: INTERSECTION	2028	BOND	-	-	-	-	-	25,000	250,000	-	-	<b>275,000</b>
lst01xxxxx	BURROWS RD - (W. MICHIGAN TO SOUTH ST)	2028	BOND	-	-	-	-	-	85,000	-	-	-	<b>85,000</b>
lst01xxxxx	BROOKMONT DR - (ALPINE TO ASHTON)	2028	BOND	-	-	-	-	-	80,000	-	-	-	<b>80,000</b>
lst01xxxxx	DEXTER AVE - (SUNFIELD TO BROOKMONT)	2028	BOND	-	-	-	-	-	30,000	-	-	-	<b>30,000</b>
lst01xxxxx	EDGECLIFF LN - (SUNNYBROOK TO DEAD END)	2028	BOND	-	-	-	-	-	20,000	-	-	-	<b>20,000</b>
lst01xxxxx	EDGEMOOR AVE - (BRONSON TO WESTNEDGE)	2028	BOND	-	-	-	-	-	70,000	-	-	-	<b>70,000</b>
lst01xxxxx	EGLESTON AVE - (REED CT TO PORTAGE)	2028	BOND	-	-	-	-	-	80,000	-	-	-	<b>80,000</b>
lst01xxxxx	GRAND AVE - (DEAD END TO BERKLEY)	2030	BOND	-	-	-	-	-	-	-	35,000	-	<b>35,000</b>
lst01xxxxx	GREENLAWN - (WOODSIDE TO DEAD END)	2030	BOND	-	-	-	-	-	-	-	65,000	-	<b>65,000</b>
lst01xxxxx	LAWN ST - (GREENLAWN TO GRAND)	2030	BOND	-	-	-	-	-	-	-	17,000	-	<b>17,000</b>
lst01xxxxx	N DARTMOUTH ST - (GREENLAWN TO CITY/TWP LINE)	2030	BOND	-	-	-	-	-	-	-	22,000	-	<b>22,000</b>
lst01xxxxx	PEAKE RD - (CIRCLE TO ACADEMY ST)	2030	BOND	-	-	-	-	-	-	-	50,000	-	<b>50,000</b>

**CITY OF KALAMAZOO**  
**LOCAL STREETS FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET	2025 BUDGET	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET
lst01xxxxx SHEFFIELD DR - (WINCHELL TO DEAD END)	2030	BOND	-	-	-	-	-	-	-	130,000	-	<b>130,000</b>
lst01xxxxx SUNNYBROOK DR - (ANGLING TO DEAD END)	2030	BOND	-	-	-	-	-	-	-	115,000	-	<b>115,000</b>
lst01xxxxx WOODSIDE AVE - (GREENLAWN TO GRAND)	2030	BOND	-	-	-	-	-	-	-	20,000	-	<b>20,000</b>
lst01xxxxx COBB AVE - (NORTH AVE TO PATERSON)	2030	BOND	-	-	-	-	-	-	-	140,000	-	<b>140,000</b>
lst01xxxxx GREENLEAF CIRCLE	2031	BOND	-	-	-	-	-	-	-	-	235,000	<b>235,000</b>
lst01xxxxx PRAIRIE AVE - (GRAND TO BLAKESLEE)	2031	BOND	-	-	-	-	-	-	-	-	140,000	<b>140,000</b>
lst01xxxxx APPLELANE - (RIDGEVIEW TO BROADWAY)	2031	BOND	-	-	-	-	-	-	-	-	95,000	<b>95,000</b>
lst01xxxxx DOBBIN - (W. MICHIGAN TO DEAD END)	2031	BOND	-	-	-	-	-	-	-	-	80,000	<b>80,000</b>
lst01xxxxx ALLEN BLVD - (MICHIGAN TO ALLEN)	2029	BOND	-	-	-	-	-	-	20,000	-	-	<b>20,000</b>
<b>TOTAL CAPITAL IMPROVEMENT PROJECTS</b>			<b>7,187,482</b>	<b>829,600</b>	<b>877,600</b>	<b>1,610,150</b>	<b>1,530,000</b>	<b>1,715,000</b>	<b>1,837,000</b>	<b>1,669,000</b>	<b>1,625,000</b>	<b>18,051,232</b>

**TOTAL CAPITAL IMPROVEMENT PROJECTS BY FUNDING SOURCE**

BOND	BOND	5,182,372	829,600	867,600	1,527,500	1,530,000	1,715,000	1,837,000	1,669,000	1,625,000	<b>15,953,472</b>
PRIVATE/LOCAL GRANTS	LOCAL	-	-	-	-	-	-	-	-	-	-
STATE GRANTS	STATE	1,195,111	-	-	-	-	-	-	-	-	<b>1,195,111</b>
FEDERAL GRANTS	FEDERAL	-	-	18,000	82,650	-	-	-	-	-	<b>100,650</b>
AMERICAN RESCUE PLAN ACT	ARPA	810,000	-	(8,000)	-	-	-	-	-	-	<b>802,000</b>
<b>TOTAL BY FUNDING SOURCE</b>		<b>7,187,482</b>	<b>829,600</b>	<b>877,600</b>	<b>1,610,150</b>	<b>1,530,000</b>	<b>1,715,000</b>	<b>1,837,000</b>	<b>1,669,000</b>	<b>1,625,000</b>	<b>18,051,232</b>

**CITY OF KALAMAZOO**  
**MAJOR STREETS FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT		START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET
mst0100000	MST CONTINGENCY	ANNUAL	BOND	262,298	100,000	9,000	100,000	100,000	100,000	100,000	100,000	100,000	871,298
mst0100002	SCATTERED SITES	ANNUAL	BOND	2,749,263	55,000	55,000	110,000	110,000	110,000	110,000	110,000	110,000	3,464,263
mst01xxxxx	MDOT FINALIZATION PROJECT	ANNUAL	RESERVES	-	-	-	100,000	100,000	100,000	100,000	100,000	100,000	600,000
mst0100171	DRAKE ROAD SHARED USE PATHWAY	2016	LOCAL	81,000	-	-	-	-	-	-	-	-	81,000
mst0100200	ANGLING ROAD CULVERT	2017	BOND	930,750	-	-	-	-	-	-	-	-	930,750
mst0100206	PORTAGE - (STOCKBRIDGE TO PORTAGE/PITCHER) CONN	2017	BOND	2,137,017	-	-	-	-	-	-	-	-	2,137,017
mst0100210	OAKLAND - (PARKVIEW TO HOWARD)	2019	BOND	781,077	-	-	-	-	-	-	-	-	781,077
mst0100214	BURDICK & NORTH (TRAFFIC SIGNAL UPGRADE)	2019	BOND	11,500	-	-	-	-	-	-	-	-	11,500
mst0100223	RANSOM STREET - (WALBRIDGE TO BURDICK)	2019	BOND	2,605,922	-	-	-	-	-	-	-	-	2,605,922
mst0100228	CROSSTOWN BRIDGE @ PORTAGE CREEK	2029	FED BRIDGE	-	-	-	-	-	-	2,000,000	-	-	2,000,000
mst0100228	CROSSTOWN BRIDGE @ PORTAGE CREEK	2029	BOND	-	-	-	-	-	200,000	100,000	-	-	300,000
mst0100229	PATERSON BRIDGE @ KALAMAZOO RIVER	2019	BOND	1,481,733	-	-	-	-	-	-	-	-	1,481,733
mst0100234	OAKLAND DRIVE - (KILGORE-PARKVIEW)	2027	BOND	-	-	-	25,000	422,793	-	-	-	-	447,793
mst0100234	OAKLAND DRIVE - (KILGORE-PARKVIEW)	2027	STATE	-	-	-	-	375,000	-	-	-	-	375,000
mst0100238	DRAKE RD - (PARKVIEW TO STADIUM)	2027	BOND	-	-	-	25,000	392,326	-	-	-	-	417,326
mst0100238	DRAKE RD - (PARKVIEW TO STADIUM)	2027	STATE	-	-	-	-	375,000	-	-	-	-	375,000
mst0100251	STADIUM DR (RAMBLING-LOVELL)	2020	BOND	58,358	-	-	-	-	-	-	-	-	58,358
mst0100251	STADIUM DR (RAMBLING-LOVELL)	2020	J TRANSFER	2,169,801	-	-	-	-	-	-	-	-	2,169,801
mst0100260	SAFE ROUTES TO SCHOOL	2026	BOND	270,000	-	-	-	-	-	-	-	-	270,000
mst0100260	SAFE ROUTES TO SCHOOL	2026	STATE	320,000	-	67,825	-	-	-	-	-	-	387,825
mst0100261	MDOT SAFETY PROGRAM	2020	BOND	194,300	-	-	-	-	-	-	-	-	194,300
mst0100262	S WESTNEDGE AVE (CORK ST AND WHITES RD-LOVELL)	2020	BOND	328,960	-	47,000	-	-	-	-	-	-	375,960
mst0100262	S WESTNEDGE AVE (CORK ST AND WHITES RD-LOVELL)	2020	J TRANSFER	2,546,715	-	-	-	-	-	-	-	-	2,546,715
mst0100265	WHITES RD - (OAKLAND-WESTNEDGE)	2020	BOND	2,669,932	-	77,796	-	-	-	-	-	-	2,747,728
mst0100267	PORTAGE ST - (LAKEWAY TO CORK)	2030	BOND	21,152	-	-	-	-	-	100,000	1,000,000	-	1,121,152
mst0100268	CORK STREET - (WESTNEDGE TO LOVERS LN) HSIP	2026	FEDERAL	-	-	-	750,000	-	-	-	-	-	750,000
mst0100268	CORK STREET - (WESTNEDGE TO LOVERS LN) HSIP	2026	BOND	-	142,000	125,250	85,000	-	-	-	-	-	210,250
mst0100270	MAPLE ST - (PARK - BURDICK)	2020	BOND	284,012	-	7,774	-	-	-	-	-	-	291,786
mst0100271	TWO-WAY CONVERSION DESIGN (RAISE)	2023	FFE	320,000	-	-	-	-	-	-	-	-	320,000
mst0100271	TWO-WAY CONVERSION DESIGN (RAISE)	2023	RAISE	5,974,694	-	-	-	-	-	-	-	-	5,974,694
mst0100272	REED STREET - (PORTAGE TO FULFORD)	2028	BOND	-	-	-	-	16,000	625,000	-	-	-	641,000
mst0100274	MDOT I-94 @ KILGORE: SIGNAL UPGRADES	2021	BOND	44,547	-	-	-	-	-	-	-	-	44,547
mst0100283	W. MICHIGAN AVE - (DRAKE TO HOWARD)	2027	BOND	304,782	-	(81,000)	50,000	1,575,000	1,575,000	-	-	-	3,423,782
mst0100286	HOWARD ST - (STADIUM TO OAKLAND)	2022	BOND	294,731	-	-	-	-	-	-	-	-	294,731
mst0100288	TWO-WAY CONVERSION OVERSIGHT	2022	BOND	1,536,015	-	-	-	-	-	-	-	-	1,536,015
mst0100290	LOVELL ST - (OAKLAND TO PORTAGE) RAISE C	2029	STATE SUB	-	-	-	150,000	-	-	7,800,000	-	-	7,950,000
mst0100291	SOUTH ST - (OAKLAND TO PITCHER) RAISE C	2029	STATE SUB	-	-	-	150,000	-	-	7,400,000	-	-	7,550,000
mst0100292	W MAIN ST - (DOUGLAS TO MICHIGAN) RAISE C	2022	STATE SUB	-	2,700,000	-	-	-	-	-	-	-	-
mst0100292	W MAIN ST - (DOUGLAS TO MICHIGAN) RAISE C	2022	BOND	363,173	-	-	-	-	-	-	-	-	363,173
mst0100293	KALAMAZOO AVE - (DOUGLAS TO MICHIKAL)	2025	STATE SUB	-	4,769,258	4,769,258	-	-	-	-	-	-	4,769,258
mst0100293	KALAMAZOO AVE - (DOUGLAS TO MICHIKAL)	2025	KATS	-	3,471,000	3,471,000	-	-	-	-	-	-	3,471,000
mst0100293	KALAMAZOO AVE - (DOUGLAS TO MICHIKAL)	2025	BOND	-	900,000	900,000	-	-	-	-	-	-	900,000
mst0100293	KALAMAZOO AVE - (DOUGLAS TO MICHIKAL)	2025	J TRANSFER	-	244,742	244,742	-	-	-	-	-	-	244,742
mst0100295	MICHIKAL ST - PARKLET DEVELOPMENT	2023	BOND	2,201,286	-	(239,064)	-	-	-	-	-	-	1,962,222
mst0100296	MICHIGAN AVE - (HARRISON TO E. MICHIGAN/RIVERVIEW)	2028	J TRANSFER	-	-	-	-	-	619,072	-	-	-	619,072
mst0100302	SAFE STREETS PLAN DEVELOPMENT	2023	BOND	40,000	-	-	-	-	-	-	-	-	40,000
mst0100304	MICHIGAN AVE - (WEST MAIN TO HARRISON)	2023	BOND	615,453	-	-	-	-	-	-	-	-	615,453
mst0100306	PARVIEW AVE - (DRAKE TO TAMSIN)	2026	BOND	30,631	-	-	295,000	-	-	-	-	-	325,631
mst0100306	PARVIEW AVE - (DRAKE TO TAMSIN)	2026	KATS	-	-	-	310,234	-	-	-	-	-	310,234
mst0100307	HOWARD ST - (STADIUM AVE TO W. MICHIGAN)	2023	BOND	595,930	-	-	-	-	-	-	-	-	595,930
mst0100307	HOWARD ST - (STADIUM AVE TO W. MICHIGAN)	2023	KATS	473,600	-	-	-	-	-	-	-	-	473,600
mst0100308	HOWARD ST - (OAKLAND TO PARK)	2023	BOND	166,273	-	(16,898)	-	185,000	629,000	-	-	-	963,375
mst0100308	HOWARD ST - (OAKLAND TO PARK)	2023	KATS	-	-	-	-	-	1,036,000	-	-	-	1,036,000
mst0100311	BRONSON - (CROSSTOWN PLWY TO WHITES AVE)	2023	BOND	117,975	-	-	-	-	-	-	75,000	750,000	942,975

**CITY OF KALAMAZOO**  
**MAJOR STREETS FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET
mst0100313	MDOT - SIGNAL OPTIMIZATION GRANT PROJECT	2023	BOND	80,533	-	-	-	-	-	-	-	80,533
mst0100313	MDOT - SIGNAL OPTIMIZATION GRANT PROJECT	2023	STATE	164,000	-	-	-	-	-	-	-	164,000
mst0100314	MAIN ST AT ARCADIA CREEK CULVERT REPLACEMENT	2023	BOND	150,000	-	-	-	-	-	-	-	150,000
mst0100315	MDOT FY2025 SAFETY GRANT PROJECT	2023	BOND	336,689	-	65,000	-	-	-	-	-	401,689
mst0100316	RIVERVIEW DR - (E. MICHIGAN AVE TO GULL RD)	2024	BOND	823,127	-	-	-	-	-	-	-	823,127
mst0100317	BRONSON BLVD: HSIP FY24 MDOT #220121	2023	STATE	256,816	-	-	-	-	-	-	-	256,816
mst0100318	ARBORETUM PARKWAY: HSIP FY24 MDOT #220122	2023	STATE	517,262	-	-	-	-	-	-	-	517,262
mst0100319	PARK (MAPLE TO SOUTH): HSIP FY24 MDOT #220102	2023	STATE	264,201	-	-	-	-	-	-	-	264,201
mst0100320	PARK (HOWARD-ACADEMY): HSIP FY24 MDOT #220115	2023	STATE	461,722	-	-	-	-	-	-	-	461,722
mst0100321	MILL ST - (KING HWY TO E MICHIGAN AVE)	2029	BOND	47,170	-	-	-	50,000	530,000	-	-	627,170
mst0100322	GULL RD BRIDGE @ KALAMAZOO RIVER: CPM	2025	BOND	60,250	68,600	98,600	-	-	-	-	-	158,850
mst0100322	GULL RD BRIDGE @ KALAMAZOO RIVER: CPM	2025	FED BRIDGE	-	324,000	332,927	-	-	-	-	-	332,927
mst0100323	DOUGLAS AVE - (MAIN TO KALAMAZOO) RAISE C	2024	BOND	200,000	-	-	-	-	-	-	-	200,000
mst0100323	DOUGLAS AVE - (MAIN TO KALAMAZOO) RAISE C	2024	STATE SUB	-	1,000,000	-	-	-	-	-	-	-
mst0100324	PATERSON & PARK: STORM REPAIR	2024	BOND	300,000	-	-	-	-	-	-	-	300,000
mst0100324	PATERSON & PARK: STORM REPAIR	2024	ARPA	200,000	-	-	-	-	-	-	-	200,000
mst0100325	WESTNEDGE AVE - (VINE TO MICHIGAN)	2025	J TRANSFER	792,233	1,555,000	1,555,000	-	-	-	-	-	2,347,233
mst0100326	WEST MAIN/GULL ROAD: SIDEWALK CONST	2024	BOND	12,400	-	-	-	-	-	-	-	12,400
mst0100327	ANGLING ROAD REWORK	2024	BOND	50,000	-	-	-	-	-	-	-	50,000
mst0100328	E. MICHIGAN AVE - (RIVERVIEW TO CITY LIMIT)	2025	BOND	-	107,000	107,000	-	-	-	-	-	107,000
mst0100329	STORM IMPROVEMENTS	2025	BOND	-	100,000	80,000	100,000	350,000	350,000	350,000	350,000	1,930,000
mst0100330	PORTAGE/VINE/ALCOTT BRIDGE PREVENTATIVE MAINTENANCE	2025	FED BRIDGE	-	-	221,350	-	-	-	-	-	221,350
mst0100330	PORTAGE/VINE/ALCOTT BRIDGE PREVENTATIVE MAINTENANCE	2025	BOND	-	54,000	69,000	99,000	-	-	-	-	168,000
mst0100333	ARCADIA CREEK - (OLIVER-WESTNEDGE) RECONSTRUCTION	2025	STATE SUB	-	-	1,500,610	36,489,549	-	-	-	-	37,990,158
mst0100333	ARCADIA CREEK - (OLIVER-WESTNEDGE) RECONSTRUCTION	2025	BOND	-	-	2,900,000	1,462,329	1,462,329	1,462,329	-	-	7,286,987
mst0100334	PATERSON & PITCHER: INTERSECTION	2025	BOND	-	-	60,000	-	-	-	-	-	60,000
mst0100335	PORTAGE - (STOCKBRIDGE TO CORK) HSIP	2025	BOND	-	-	119,382	150,000	-	-	-	-	269,382
mst0100335	PORTAGE - (STOCKBRIDGE TO CORK) HSIP	2025	FEDERAL	-	-	750,000	-	-	-	-	-	750,000
mst0100336	KILGORE - (LOVERS-PORTAGE: MSSSG - SIDEWALK	2025	STATE	-	-	200,000	-	-	-	-	-	200,000
mst0100336	KILGORE - (LOVERS-PORTAGE: MSSSG - SIDEWALK	2025	FFE	-	-	15,615	-	-	-	-	-	15,615
mst0100337	ARCADIA CREEK PHASE 0 STORMWATER	2025	BOND	-	-	3,195,523	-	-	-	-	-	3,195,523
mst0100338	REED CT FLOODPLAIN & STORM IMPROVEMENTS - CITY MATCH	2025	BOND	-	-	20,000	-	-	-	-	-	20,000
mst01xxxx	PAVEMENT IMPROVEMENT PROGRAM - PASER	2027	BOND	-	-	-	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	12,500,000
mst01xxxx	STADIUM DR - OLIVER TO KALAMAZOO (RAISE C PROTECT)	2028	STATE SUB	-	-	-	-	5,800,000	-	-	-	5,800,000
mst01xxxx	RETAINING WALLS (VARIOUS LOCATIONS)	2026	BOND	-	-	100,000	100,000	100,000	100,000	100,000	100,000	600,000
mst01xxxx	KALAMAZOO AVE - (WESTNEDGE TO WALDRIDGE): STREETLIGHTS	2026	BOND	-	-	250,000	246,899	-	-	-	-	496,899
mst01xxxx	PARK & WATER ST - (MICHIGAN TO CHURCH): STREETLIGHTS	2026	BOND	-	-	76,760	-	-	-	-	-	76,760
mst01xxxx	MICHIKAL - (KALAMAZOO AVE TO MICHIGAN AVE): STREETLIGHTS	2026	BOND	-	-	125,325	-	-	-	-	-	125,325
mst01xxxx	MICHIGAN AVE - (WESTNEDGE TO HARRISON): STREETLIGHTS	2028	BOND	-	-	-	-	250,000	250,000	-	-	500,000
mst01xxxx	MICHGAN AVE - (MAIN/MICHIKAL TO KALAMAZOO)/UNDIVIDED	2026	STATE SUB	-	-	7,503,541	-	-	-	-	-	7,503,541
mst01xxxx	MICHGAN AVE - (MAIN/MICHIKAL TO KALAMAZOO)/UNDIVIDED	2026	J TRANSFER	-	-	2,258,872	-	-	-	-	-	2,258,872
mst01xxxx	MICHGAN AVE - (MAIN/MICHIKAL TO KALAMAZOO)/UNDIVIDED	2026	BOND	-	-	1,250,000	-	-	-	-	-	1,250,000
mst01xxxx	MICHGAN AVE - (MAIN/MICHIKAL TO KALAMAZOO)/UNDIVIDED	2026	KATS	-	-	-	4,605,912	-	-	-	-	4,605,912
mst01xxxx	DRAKE RD - (MAIN TO GRAND PRAIRIE)	2030	BOND	-	-	-	-	-	50,000	750,000	-	800,000
mst01xxxx	LOVERS LANE BRIDGES @ PORTAGE CREEK: REHAB	2027	BOND	-	-	50,000	134,000	-	-	-	-	184,000
mst01xxxx	LOVERS LANE BRIDGES @ PORTAGE CREEK: REHAB	2027	FED BRIDGE	-	-	-	561,450	-	-	-	-	561,450
mst01xxxx	STOCKBRIDGE BRIDGE @ PORTAGE CREEK	2027	BOND	-	-	50,000	50,000	-	-	-	-	100,000
mst01xxxx	STOCKBRIDGE BRIDGE @ PORTAGE CREEK	2027	FED BRIDGE	-	-	-	152,950	-	-	-	-	152,950
mst01xxxx	STOCKBRIDGE AVENUE - (PORTAGE TO FULFORD)	2027	BOND	-	-	75,000	345,500	-	-	-	-	420,500
mst01xxxx	STOCKBRIDGE AVENUE - (PORTAGE TO FULFORD)	2027	KATS	-	-	-	689,500	-	-	-	-	689,500
mst01xxxx	HOWARD ST - (MICHIGAN TO SOLON/ARBORETUM)	2029	BOND	-	-	-	-	26,000	1,034,000	-	-	1,060,000
mst01xxxx	BURDICK ST CULVERT @ W. FORK PORTAGE ST: REHAB	2028	BOND	-	-	-	-	118,000	-	-	-	118,000
mst01xxxx	MOUNT OLIVET - (RIVERVIEW TO G AVE)	2029	KATS	-	-	-	-	-	2,408,000	-	-	2,408,000
mst01xxxx	MOUNT OLIVET - (RIVERVIEW TO G AVE)	2029	BOND	-	-	-	-	430,000	1,462,000	-	-	1,892,000

**CITY OF KALAMAZOO**  
**MAJOR STREETS FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET
mst01xxxxx BRONSON BLVD - (WHITES TO KILGORE)	2029	BOND	-	-	-	-	-	-	860,000	-	-	<b>860,000</b>
mst01xxxxx WINCHELL AVE - (RAMBLING TO SHEFFIELD)	2029	BOND	-	-	-	-	-	-	485,000	-	-	<b>485,000</b>
mst01xxxxx CORK STREET - (LOVERS LN TO SPRINKLE)	2029	BOND	-	-	-	-	-	-	360,000	-	-	<b>360,000</b>
mst01xxxxx CROSSTOWN PARKWAY - (PARK ST TO KING HWY)	2030	BOND	-	-	-	-	-	-	100,000	1,500,000	1,500,000	<b>3,100,000</b>
mst01xxxxx LOVERS LN - (KILGORE TO FOLEY)	2030	BOND	-	-	-	-	-	-	100,000	1,000,000	-	<b>1,100,000</b>
mst01xxxxx GULL RD - (RAY TO RIVERVIEW)	2028	BOND	-	-	-	-	46,000	138,000	-	-	-	<b>184,000</b>
mst01xxxxx GULL RD - (RAY TO RIVERVIEW)	2028	KATS	-	-	-	-	-	276,000	-	-	-	<b>276,000</b>
mst01xxxxx S WESTNEDGE AVE - (KILGORE TO WHITES)	2031	BOND	-	-	-	-	-	-	-	125,000	1,250,000	<b>1,375,000</b>
mst01xxxxx ROSE ST (CEDAR TO VINE)	2028	BOND	-	-	-	-	20,000	100,000	-	-	-	<b>120,000</b>
mst01xxxxx VINE ST (WESTNEDGE TO CROSSTOWN PKWY)	2027	BOND	-	-	-	-	100,000	-	-	-	-	<b>100,000</b>
mst01xxxxx BURDICK ST (MILVIEW TO LOVELL)	2026	BOND	-	-	-	100,000	-	-	-	-	-	<b>100,000</b>
mst01xxxxx PARK ST - (WESTNEDGE TO SOUTH ST): 2 WAY	2032	BOND	-	-	-	-	-	-	-	100,000	-	<b>100,000</b>
mst01xxxxx PARK ST - (SOUTH ST TO DUNKLEY): 2 WAY	2032	BOND	-	-	-	-	-	-	-	100,000	-	<b>100,000</b>
mst01xxxxx WESTNEDGE AVE - (SOUTH ST TO DUNKLEY): 2 WAY	2032	BOND	-	-	-	-	-	-	-	100,000	-	<b>100,000</b>
mst01xxxxx WESTNEDGE AVE - (PARK ST TO SOUTH ST): 2 WAY	2032	BOND	-	-	-	-	-	-	-	100,000	-	<b>100,000</b>
mst01xxxxx DOUGLAS AVE - (KALAMAZOO TO KAAF)	2031	BOND	-	-	-	-	-	-	-	25,000	1,250,000	<b>1,275,000</b>
mst01xxxxx COVINGTON RD - (MANCHESTER TO SPRINKLE RD)	2031	BOND	-	-	-	-	-	-	-	-	800,000	<b>800,000</b>
mst01xxxxx WALLACE AVE - (E MICHIGAN AVE TO E MAIN)	2030	BOND	-	-	-	-	-	-	-	200,000	-	<b>200,000</b>
<b>TOTAL CAPITAL IMPROVEMENT PROJECTS</b>			<b>37,699,279</b>	<b>15,590,600</b>	<b>16,856,340</b>	<b>54,699,631</b>	<b>15,015,659</b>	<b>16,594,401</b>	<b>29,761,329</b>	<b>8,335,000</b>	<b>8,810,000</b>	<b>187,771,638</b>

**CAPITAL IMPROVEMENT PROJECTS BY FUNDING SOURCE**

BOND	BOND	23,157,236	1,526,600	4,699,363	6,016,085	8,155,847	8,763,329	10,053,329	8,235,000	8,710,000	<b>77,790,189</b>
BOND RESERVES	RESERVES	-	-	-	100,000	100,000	100,000	100,000	100,000	100,000	<b>600,000</b>
JURISDICTIONAL TRANSFER PROJECT	J TRANSFER	5,508,748	1,799,742	1,799,742	2,258,872	-	619,072	-	-	-	<b>10,186,434</b>
PRIVATE/LOCAL GRANTS	LOCAL	81,000	-	-	-	-	-	-	-	-	<b>81,000</b>
STATE GRANTS	STATE	1,984,001	-	267,825	-	750,000	-	-	-	-	<b>3,001,826</b>
FFE	FFE	320,000	-	15,615	-	-	-	-	-	-	<b>335,615</b>
RAISE GRANT (FEDERAL)	RAISE	5,974,694	-	-	-	-	-	-	-	-	<b>5,974,694</b>
STATE SUBRECIPIENT GRANTS	STATE SUB	-	8,469,258	6,269,868	44,293,090	-	5,800,000	15,200,000	-	-	<b>71,562,957</b>
FEDERAL GRANTS	FEDERAL	-	-	-	1,500,000	-	-	-	-	-	<b>1,500,000</b>
FEDERAL BRIDGE	FED BRIDGE	-	324,000	332,927	221,350	714,400	-	2,000,000	-	-	<b>3,268,677</b>
KALAMAZOO AREA TRANSPORTATION STUDY (FEDERAL)	KATS	473,600	3,471,000	3,471,000	310,234	5,295,412	1,312,000	2,408,000	-	-	<b>13,270,246</b>
AMERICAN RESCUE PLAN ACT	ARPA	200,000	-	-	-	-	-	-	-	-	<b>200,000</b>
<b>TOTAL BY FUNDING SOURCE</b>		<b>37,699,279</b>	<b>15,590,600</b>	<b>16,856,340</b>	<b>54,699,631</b>	<b>15,015,659</b>	<b>16,594,401</b>	<b>29,761,329</b>	<b>8,335,000</b>	<b>8,810,000</b>	<b>187,771,638</b>

**CITY OF KALAMAZOO**  
**WATER FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET	
<b>WATER SOURCE AND PUMPING</b>													
wat0100012	WELL REPLACEMENT PROGRAM	ANNUAL	BOND	5,472,081	1,500,000	1,500,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	<b>18,972,081</b>
wat0100013	MONITORING WELL ABANDONMENT	ANNUAL	BOND	200,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	<b>725,000</b>
wat0100014	STATION 39 CHLORINE UPGRADES	2024	BOND	500,000	-	-	-	-	-	-	-	-	<b>500,000</b>
wat0200000	WATER SOURCE AND PUMPING PROGRAM	ANNUAL	BOND	22,578	250,000	(22,578)	250,000	250,000	250,000	250,000	250,000	250,000	<b>1,500,000</b>
wat0200077	PHOSPHATE UPGRADE	2021	BOND	12,552,661	-	-	-	-	-	-	-	-	<b>12,552,661</b>
wat0200078	STATION ROADWAY IMPROVEMENTS	ANNUAL	BOND	460,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	950,000
wat0200081	STA #39 GENERATOR	2021	BOND	1,287,000	1,000,000	500,000	-	-	-	-	-	-	<b>1,787,000</b>
wat0200083	STA 5 & 14 CONSOLIDATION	2018	BOND	11,827,000	-	(1,500,000)	-	-	-	-	-	-	<b>10,327,000</b>
wat0200083	STA 5 & 14 CONSOLIDATION	2018	DWSRF	-	51,304,000	-	-	-	-	-	-	-	-
wat0200096	STA #10 UPGRADES	2019	BOND	-	-	-	500,000	500,000	-	-	-	-	<b>1,000,000</b>
wat0200098	CENTRAL PUMP STATION GENERATORS	2020	BOND	1,600,000	4,000,000	4,000,000	-	3,000,000	3,000,000	3,000,000	-	-	<b>14,600,000</b>
wat0200100	STA#25 GENERATOR	2020	BOND	663,000	1,500,000	(610,282)	-	-	-	-	-	-	<b>52,718</b>
wat0200101	STA#4 UPGRADES	2020	BOND	850,000	-	-	-	-	-	-	-	-	<b>850,000</b>
wat0200103	STATION FACILITY UPGRADES	ANNUAL	BOND	250,000	125,000	125,000	100,000	100,000	1,000,000	1,000,000	1,000,000	1,000,000	<b>4,575,000</b>
wat0200105	STA#9 FLOW CONTROL UPGRADE	2019	BOND	700,000	500,000	500,000	-	-	-	-	-	-	<b>1,200,000</b>
wat0200106	STA PLC REPLACEMENT	2019	BOND	100,000	-	-	100,000	100,000	100,000	100,000	-	-	<b>500,000</b>
wat0200112	STA #11 GENERATOR	2022	BOND	700,000	-	-	-	-	-	-	-	-	<b>700,000</b>
wat0200116	STATION GENERATOR INSTALLATIONS	ANNUAL	BOND	1,657,000	515,000	515,000	530,000	546,000	562,000	400,000	400,000	400,000	<b>5,010,000</b>
wat0200119	BLAKESLEE GROUND STORAGE TANK REPL.	2022	BOND	-	-	-	-	1,800,000	6,000,000	6,000,000	-	-	<b>13,800,000</b>
wat0200120	WATER STATION 45 CONSTRUCTION	2025	BOND	-	-	250,000	-	618,000	2,388,105	2,388,105	-	-	<b>5,644,209</b>
wat0200122	WELL CONSTR & REHAB SPECIFICATIONS	2023	BOND	30,000	-	-	-	-	-	-	-	-	<b>30,000</b>
wat0200123	STA 26 & STA 23 REPLACEMENT	2023	BOND	232,311	500,000	500,000	-	-	-	-	-	-	<b>732,311</b>
wat0200124	CENTRAL PUMP STATION FILTRATION EXPANS.	2023	BOND	365,000	500,000	500,000	500,000	500,000	500,000	-	-	-	<b>2,365,000</b>
wat0200126	STATION 6 UPGRADES	2024	BOND	95,000	772,500	772,500	-	2,898,185	2,898,185	-	-	-	<b>6,663,870</b>
wat0200128	STA 24 CONTROL SYSTEM UPGRADES	2024	BOND	800,000	-	500,000	500,000	5,000,000	5,000,000	-	-	-	<b>11,800,000</b>
wat0200129	STA 29 CHLORIDE GAS CONVERSION	2024	BOND	90,000	500,000	500,000	1,000,000	-	-	-	-	-	<b>1,590,000</b>
wat0200132	ST 11 BACKWASH UPGRADES AND SEWER EXT.	2024	BOND	150,000	-	-	-	2,251,018	-	-	-	-	<b>2,401,018</b>
wat0200133	STA 4 BOOSTER REPLACEMENT	2025	BOND	-	80,000	80,000	-	-	-	-	-	-	<b>80,000</b>
wat0200134	STA 25 RELIABILITY	2023	BOND	-	-	2,210,282	5,000,000	5,000,000	-	-	-	-	<b>12,210,282</b>
wat0200135	FY25 DWSRF STA #5&14 COMBINE & UPGRADE	2025	DWSRF	-	-	51,304,000	-	-	-	-	-	-	<b>51,304,000</b>
wat02xxxxx	WATER STATION SECURITY UPGRADES	2026	BOND	-	-	-	100,000	100,000	100,000	-	-	-	<b>300,000</b>
wat02xxxxx	RICHLAND ELEVATED STORAGE TANK	2025	BOND	-	-	-	-	-	-	450,000	3,000,000	-	<b>3,450,000</b>
wat02xxxxx	STA 24 ROOF	2025	BOND	-	-	-	200,000	-	-	-	-	-	<b>200,000</b>
wat02xxxxx	STA 38 CONSTRUCTION	2025	BOND	-	-	-	-	-	3,862,500	10,248,949	10,248,949	-	<b>24,360,398</b>
wat02xxxxx	STA 46 BOOSTER STATION	2025	BOND	-	-	-	-	-	463,500	3,689,622	-	-	<b>4,153,122</b>
wat02xxxxx	STA 47 BOOSTER STATION	2025	BOND	-	-	-	-	-	-	463,500	3,800,310	-	<b>4,263,810</b>
wat02xxxxx	STA 28 ELECTRICAL UPGRADES AND ONSITE GENERATOR	2028	BOND	-	-	-	90,000	600,000	-	-	-	-	<b>690,000</b>
wat02xxxxx	STA 22 GENERATOR	2025	BOND	-	-	-	300,000	1,000,000	1,000,000	-	-	-	<b>2,300,000</b>
wat02xxxxx	SPRING VALLEY DAM	2025	BOND	-	-	-	1,000,000	-	-	-	-	-	<b>1,000,000</b>
<b>TOTAL WATER SOURCE AND PUMPING</b>				<b>40,603,631</b>	<b>63,191,500</b>	<b>61,768,922</b>	<b>12,025,000</b>	<b>15,782,018</b>	<b>19,573,185</b>	<b>27,507,290</b>	<b>27,035,175</b>	<b>20,844,259</b>	<b>288,330,980</b>

**CITY OF KALAMAZOO**  
**WATER FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET	
<b>WATER INFRASTRUCTURE - FUNDED BY CONTRIBUTIONS IN AID OF CAPITAL</b>													
wat0300002	NEW SERVICE CONNECTION PROGRAM	ANNUAL	CIA	2,766,232	1,321,000	1,426,681	1,453,000	1,598,000	1,758,000	1,828,000	1,901,000	1,977,000	<b>14,707,913</b>
<b>TOTAL WATER INFRASTRUCTURE FUNDED BY CIA</b>				<b>2,766,232</b>	<b>1,321,000</b>	<b>1,426,681</b>	<b>1,453,000</b>	<b>1,598,000</b>	<b>1,758,000</b>	<b>1,828,000</b>	<b>1,901,000</b>	<b>1,977,000</b>	<b>16,028,913</b>
<b>WATER INFRASTRUCTURE</b>													
wat0500000	WATER MAIN PROGRAM	ANNUAL	BOND	92,425	500,000	85,120	500,000	500,000	500,000	500,000	500,000	500,000	<b>3,177,545</b>
wat0500002	VALVE IMPROVEMENT PROGRAM	ANNUAL	BOND	1,190,952	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	<b>2,065,952</b>
wat0500308	PORTAGE ST (STOCKBRIDGE TO WALNUT)	2018	BOND	3,151,678	-	-	-	-	-	-	-	-	<b>3,151,678</b>
wat0500327	GILMORE FARMS WEST	2019	CIA	7,521	-	42	-	-	-	-	-	-	<b>7,563</b>
wat0500351	33RD ST WATER MAIN	2020	BOND	6,612,500	-	-	-	-	-	-	-	-	<b>6,612,500</b>
wat0500352	FELLOWS COURT WATER MAIN REPLACEMENT	2019	BOND	320,000	-	50,000	-	-	-	-	-	-	<b>370,000</b>
wat0500354	NEWTON COURT WATER MAIN REPLACEMENT	2019	BOND	320,000	-	-	-	-	-	-	-	-	<b>320,000</b>
wat0500364	RANSOM STREET RECONSTRUCTION	2020	BOND	3,963,442	-	-	-	-	-	-	-	-	<b>3,963,442</b>
wat0500393	WESTNEDGE - WHITES TO VINE	2022	BOND	11,100,000	-	-	-	-	-	-	-	-	<b>11,100,000</b>
wat0500394	WHITES (OAKLAND - WESTNEDGE)	2022	BOND	4,744,312	-	-	-	-	-	-	-	-	<b>4,744,312</b>
wat0500396	ACADEMY STREET CULVERT MAIN	2024	BOND	144,706	-	-	-	250,000	-	-	-	-	<b>394,706</b>
wat0500397	G AVENUE/GULL ROAD ROUNDABOUT	2021	BOND	207,000	-	-	-	-	-	-	-	-	<b>207,000</b>
wat0500398	I 94 - LOVERS LANE TO SPRINKLE	2021	BOND	120,000	-	-	-	-	-	-	-	-	<b>120,000</b>
wat0500401	LAKE STREET - SHAKESPEARE TO OLMSTEAD	2021	BOND	2,980,667	-	-	-	-	-	-	-	-	<b>2,980,667</b>
wat0500402	HYDRANT REPLACEMENT PROGRAM	ANNUAL	BOND	661,087	150,000	150,000	200,000	750,000	1,000,000	1,000,000	1,000,000	1,000,000	<b>5,761,087</b>
wat0500408	BALCH STREET (PARK - BURDICK)	2022	BOND	2,650,000	-	-	-	-	-	-	-	-	<b>2,650,000</b>
wat0500409	BURDICK STREET (REED - CROSSTOWN-LOVELL)	2022	BOND	360,000	2,350,000	850,000	3,850,000	2,350,000	-	-	-	-	<b>7,410,000</b>
wat0500422	PORTER ST (KAL - RANSOM) WATER MAIN REPL	2025	BOND	1,040,000	500,000	500,000	-	-	-	-	-	-	<b>1,540,000</b>
wat0500424	KALAMAZOO AVENUE - DOUGLAS TO HARRISON	2025	BOND	1,650,000	1,500,000	810,036	1,500,000	-	-	-	-	-	<b>3,960,036</b>
wat0500428	PATERSON BRIDGE PROJECT	2022	BOND	300,000	-	-	-	-	-	-	-	-	<b>300,000</b>
wat0500430	3000 RIVERVIEW WATER MAIN	2022	BOND	853,000	-	-	-	-	-	-	-	-	<b>853,000</b>
wat0500431	NORTHSIDE EPA NON-COPPER SVC REPL	2022	FEDERAL	1,709,000	-	-	-	-	-	-	-	-	<b>1,709,000</b>
wat0500432	PRAIRIE - BLAKESLEE TO ALAMO/NICHOLS TO PRAIRIE	2023	BOND	30,000	-	-	-	47,250	402,029	-	-	-	<b>479,279</b>
wat0500433	MILWOOD WATER MAIN LINING	2023	BOND	2,200,000	-	-	-	-	-	-	-	-	<b>2,200,000</b>
wat0500434	KALAMAZOO AIRPORT WATER MAIN LOOPING	2023	BOND	150,000	-	-	-	-	-	-	-	-	<b>150,000</b>
wat0500435	MI AVE - DOUGLAS TO HARRISON/W. MAIN	2023	BOND	2,500,000	-	-	-	3,500,000	1,300,000	-	-	-	<b>7,300,000</b>
wat0500436	US 131 - OVER KL AVENUE	2023	BOND	300,000	-	(20,000)	-	-	-	-	-	-	<b>280,000</b>
wat0500440	AUTOFLUSHER PROJECT	2023	BOND	312,595	-	-	-	-	-	-	-	-	<b>312,595</b>
wat0500441	SPRINGFIELD AVE WATER MAIN	2023	BOND	967,000	-	-	-	-	-	-	-	-	<b>967,000</b>
wat0500443	TRANSMISSION OVERSIZING PROGRAM	2024	BOND	500,000	500,000	(500,000)	500,000	500,000	500,000	500,000	500,000	500,000	<b>3,000,000</b>
wat0500444	INKSTER BRIDGE	2024	BOND	83,606	-	-	-	-	-	-	-	-	<b>83,606</b>
wat0500445	W DUTTON (PARK - BURDICK)	2024	BOND	120,000	-	-	-	800,000	-	-	-	-	<b>920,000</b>
wat0500446	H AVE / SQUIRES / RAVINE ROUNDABOUTS	2024	BOND	117,950	-	-	-	-	-	-	-	-	<b>117,950</b>
wat0500447	ML / 35TH ST (33RD TO CASTLE CREEK)	2024	BOND	504,000	3,360,000	3,360,000	-	-	-	-	-	-	<b>3,864,000</b>
wat0500448	7TH ST LOOP EAST	2024	BOND	250,000	-	-	-	-	-	-	-	-	<b>250,000</b>
wat0500449	7TH ST LOOP WEST	2024	BOND	300,000	-	-	-	142,500	950,000	-	-	-	<b>1,392,500</b>
wat0500450	EAST LIMITS NORTH SYSTEM EXPANSION DESIGN	2024	BOND	1,100,000	-	-	-	-	-	-	-	-	<b>1,100,000</b>

**CITY OF KALAMAZOO**  
**WATER FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET	
wat0500451	KNOLLWOOD NEIGHBORHOOD WATER MAIN LINING	2024	BOND	215,894	1,500,000	1,286,570	-	-	-	-	-	1,502,463	
wat0500451	KNOLLWOOD NEIGHBORHOOD WATER MAIN LINING	2024	DWSRF	(1,651,769)	1,500,000	2,220,401	-	-	-	-	-	568,632	
wat0500451	KNOLLWOOD NEIGHBORHOOD WATER MAIN LINING	2024	FEDERAL	1,646,842	1,500,000	571,096	-	-	-	-	-	2,217,937	
wat0500452	CD ARENA LLC WATER CONST & OVERSIZING	2025	BOND	1,361,000	-	-	-	-	-	-	-	1,361,000	
wat0500453	F AVE & 28TH ST - 27TH ST TO GULL	2026	BOND	250,000	-	3,000,000	-	-	-	-	-	3,250,000	
wat0500454	W MAIN 131 TO DRAKE (MDOT)	2025	BOND	108,800	400,000	621,200	-	-	-	-	-	730,000	
wat0500455	REED BRIDGE WATER MAIN LINING	2025	BOND	-	75,000	75,000	500,000	-	-	-	-	575,000	
wat0500456	INGLESIDE TERRACE	2025	BOND	-	120,000	120,000	-	800,000	-	-	-	920,000	
wat0500457	PIONEER (WESTNEDGE - MERRILL), MERRILL (PIONEER - F	2025	BOND	-	450,000	-	450,000	1,500,000	1,500,000	-	-	3,450,000	
wat0500458	ATLANTIC AVE EXTENSION LOOP	2025	BOND	-	45,000	45,000	300,000	-	-	-	-	345,000	
wat0500459	FRIE LOOP	2025	BOND	-	-	-	52,500	350,000	-	-	-	402,500	
wat0500460	BLUFFTON/BELA LOOP	2025	BOND	-	30,000	30,000	200,000	-	-	-	-	230,000	
wat0500461	35TH ST MICHIGAN AVE - GALESBURG LOOP	2025	BOND	-	540,750	540,750	3,824,545	-	-	-	-	4,365,295	
wat0500462	FY25 DWSRF RICHLAND WATER MAIN EXTENSION	2025	DWSRF	-	45,960,000	45,960,000	-	-	-	-	-	45,960,000	
wat0500463	COMMUNITY WATER MAIN PROGRAM	2025	BOND	-	1,500,000	800,000	1,000,000	1,500,000	1,500,000	1,500,000	1,500,000	9,300,000	
wat0500464	REVERAND WRIGHT CT	2028	BOND	400,000	-	300,000	800,000	-	-	-	-	1,500,000	
wat0500465	PATERSON @ CHURCH WATER MAIN DEFLECTION	2025	BOND	52,351	-	-	-	-	-	-	-	52,351	
wat0500466	N AVE LOOP TO 35TH ST	2025	BOND	-	-	720,000	6,000,000	6,000,000	-	-	-	12,720,000	
wat0500467	WESTNEDGE AVE PHASE 0 LOOP & OVERSIZING	2025	BOND	-	-	2,139,964	-	-	-	-	-	2,139,964	
wat0500468	EAST ALCOTT WATER MAIN LINING	2025	BOND	-	-	64,880	-	-	-	-	-	64,880	
wat05xxxx	WYNN ROAD (CONSTRUCTION DR - RIVER ST)	2027	BOND	-	-	-	-	30,900	238,810	-	-	269,710	
wat05xxxx	MAPLE STREET (CROSSTOWN - STEARNS)	2027	BOND	-	-	-	75,000	500,000	-	-	-	575,000	
wat05xxxx	EDWARDS ELEANOR TRANSMISSION CONNECTOR	2025	BOND	-	-	750,000	-	-	-	-	-	750,000	
wat05xxxx	ROSE ST (CEDAR - VINE)	2026	BOND	-	-	-	127,500	850,000	-	-	-	977,500	
wat05xxxx	E K AVE (WORDEN - 28TH ST)	2025	BOND	-	-	-	-	-	-	300,000	2,000,000	2,300,000	
wat05xxxx	KING HWY (RIVER ST - E MICHIGAN)	2027	BOND	-	-	-	-	-	-	300,000	2,000,000	2,300,000	
wat05xxxx	E MICHIGAN, 26TH ST, M96 WATER MAIN, SHIELDS TRNS	2026	BOND	-	-	-	-	-	1,200,000	4,000,000	4,000,000	9,200,000	
wat05xxxx	8TH ST LOOP	2029	BOND	-	-	-	-	-	412,500	2,750,000	-	3,162,500	
wat05xxxx	GH AVE LOOP	2026	BOND	-	-	-	150,000	1,000,000	-	-	-	1,150,000	
wat05xxxx	TEXAS DR WATER MAIN	2028	BOND	-	-	-	-	285,000	1,900,000	-	-	2,185,000	
wat05xxxx	W. MAIN - ARLINGTON TO NICHOLS	2028	BOND	-	-	-	-	459,000	3,312,242	-	-	3,771,242	
wat05xxxx	W. MICHIGAN - DRAKE TO HOWARD	2027	BOND	-	-	-	900,000	6,000,000	-	-	-	6,900,000	
wat05xxxx	WATER MAIN LINING PROGRAM	2026	BOND	-	-	1,000,000	1,500,000	2,000,000	2,000,000	2,000,000	2,000,000	10,500,000	
wat05xxxx	TRANSMISSION WATER MAIN PROGRAM	2027	BOND	-	-	-	-	-	-	3,000,000	4,500,000	7,500,000	
<b>TOTAL WATER INFRASTRUCTURE</b>				<b>55,996,560</b>	<b>62,605,750</b>	<b>63,905,058</b>	<b>16,725,000</b>	<b>23,854,545</b>	<b>18,889,650</b>	<b>15,540,582</b>	<b>15,975,000</b>	<b>18,125,000</b>	<b>291,617,144</b>

**CITY OF KALAMAZOO**  
**WATER FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT		START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET
<b>WATER INFRASTRUCTURE - LEAD SERVICES</b>													
wat0500400	LEAD SERVICE REPLACEMENT	ANNUAL	BOND	4,810,750	1,500,000	1,500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000		<b>11,310,750</b>
wat0500410	NORTHSIDE #1 NON-COPPER SVC (DWRF 22)	2022	BOND	(420,428)		666,889							<b>246,462</b>
wat0500410	NORTHSIDE #1 NON-COPPER SVC (DWRF 22)	2022	DWSRF	4,883,032	-	6,968	-	-	-	-	-	-	<b>4,890,000</b>
wat0500412	NORTHSIDE #2 NON-COPPER SVC (DWRF 23)	2022	BOND	(6,743,588)	-	7,143,588	-	-	-	-	-	-	<b>400,000</b>
wat0500412	NORTHSIDE #2 NON-COPPER SVC (DWRF 23)	2022	FEDERAL	(251,505)	-	7,266,907	-	-	-	-	-	-	<b>7,015,402</b>
wat0500412	NORTHSIDE #2 NON-COPPER SVC (DWRF 23)	2022	DWSRF	13,061,279	-	123,319							<b>13,184,598</b>
wat0500427	BEEKMAN CT - WATER MAIN & LEAD SVC RPL	2022	BOND	430,000		-							<b>430,000</b>
wat0500439	EDISON LEAD SERVICE LINE REPL (DWRF 24)	2024	BOND	31,408	-	-	-	-	-	-	-	-	<b>31,408</b>
wat0500439	EDISON LEAD SERVICE LINE REPL (DWRF 24)	2024	FEDERAL	31,408		-							<b>31,408</b>
wat0500439	EDISON LEAD SERVICE LINE REPL (DWRF 24) - BIL LSLR P	2024	DWSRF	14,778,190		-							<b>14,778,190</b>
wat0500442	2025 LEAD - VINE, STUART, DOWNTOWN	2025	BOND	20,300	13,000,000	-	-	-	-	-	-	-	<b>20,300</b>
wat0500442	2025 LEAD - VINE, STUART, DOWNTOWN	2025	DWSRF	-	13,000,000	13,000,000	-	-	-	-	-	-	<b>13,000,000</b>
wat0600469	LEAD SERVICES-CITY OF KALAMAZOO (DWRF20)	2020	DWSRF	-	-	-	-	-	-	-	-	-	<b>-</b>
wat05XXXXX	DWSRF 26 LSLR	2024	DWSRF	-	-	-	8,000,000	8,000,000	8,000,000				<b>24,000,000</b>
<b>TOTAL WATER INFRASTRUCTURE - LEAD SERVICES</b>				<b>30,630,847</b>	<b>27,500,000</b>	<b>29,707,670</b>	<b>9,000,000</b>	<b>9,000,000</b>	<b>9,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>-</b>	<b>116,838,518</b>
<b>WATER GENERAL CAPITAL</b>													
wat0800000	WATER GENERAL CAPITAL PROGRAM	ANNUAL	BOND	178,379	250,000	(48,622)	250,000	250,000	250,000	250,000	250,000	250,000	<b>1,629,757</b>
wat0800033	SCADA HARDWARE AND SOFTWARE	2017	BOND	529,135		-							<b>529,135</b>
wat0800047	STOCKBRIDGE FACILITY UPGRADES	2019	BOND	2,193,461	250,000	250,000	450,000	250,000	250,000				<b>3,393,461</b>
wat0800048	ROOF REPLACEMENT PROGRAM	ANNUAL	BOND	125,000	100,000	100,000	400,000	100,000	100,000	100,000	100,000	100,000	<b>1,125,000</b>
wat0800051	LUCITY UPGRADE	2023	BOND	500,000	50,000	50,000							<b>550,000</b>
wat0800052	MOBILE SCADA ATENNA TOWER	2023	BOND	500,000	1,000,000	1,000,000	500,000						<b>2,000,000</b>
wat0800054	TURBIDITY METERS	2023	BOND	100,000	-	-							<b>100,000</b>
wat0800055	SMART METER PROGRAM	2025	BOND	-	3,000,000	2,600,000	5,000,000	5,000,000	2,500,000	2,500,000	2,500,000	1,500,000	<b>21,600,000</b>
wat0800056	GLSWA SMART METER TMF PROJECT	2025	BOND	-	-	400,000							<b>400,000</b>
<b>TOTAL WATER GENERAL CAPITAL</b>				<b>4,125,975</b>	<b>4,650,000</b>	<b>4,351,378</b>	<b>6,600,000</b>	<b>5,600,000</b>	<b>3,100,000</b>	<b>2,850,000</b>	<b>2,850,000</b>	<b>1,850,000</b>	<b>35,977,353</b>
<b>TOTAL WATER CAPITAL IMPROVEMENT PROJECTS</b>				<b>134,123,246</b>	<b>159,268,250</b>	<b>161,159,709</b>	<b>45,803,000</b>	<b>55,834,562</b>	<b>52,320,835</b>	<b>48,725,871</b>	<b>48,761,175</b>	<b>42,796,259</b>	<b>748,792,907</b>

**CITY OF KALAMAZOO**  
**WATER FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET
<b>Water Capital Outlay - Operating</b>												
591-536	WATER ADMINISTRATION	ANNUAL	OPERATING	60,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000
591-904	WATER GENERAL CAPITAL	ANNUAL	OPERATING	-	-	-	-	-	-	-	-	-
591-561	WATER PUMPING/SUPPLY	ANNUAL	OPERATING	51,500	210,000	210,000	210,000	210,000	210,000	210,000	210,000	1,521,500
591-562	WATER DISTRIBUTION	ANNUAL	OPERATING	6,089,613	500,000	500,000	500,000	500,000	500,000	500,000	500,000	9,589,613
591-538	WATER BUILDING SERVICES	ANNUAL	OPERATING	27,482	10,000	10,000	10,000	10,000	10,000	10,000	10,000	97,482
591-580	CITY FLEET	ANNUAL	OPERATING	2,787,800	500,000	500,000	500,000	500,000	500,000	500,000	500,000	6,287,800
<b>TOTAL CAPITAL OUTLAY - OPERATING</b>			<b>9,016,395</b>	<b>1,240,000</b>	<b>1,240,000</b>	<b>1,240,000</b>	<b>1,240,000</b>	<b>1,240,000</b>	<b>1,240,000</b>	<b>1,240,000</b>	<b>1,240,000</b>	<b>18,936,395</b>
<b>TOTAL WATER CAPITAL IMPROVEMENT PROJECTS AND CAPTIAL OUTLAY</b>			<b>143,139,641</b>	<b>160,508,250</b>	<b>162,399,709</b>	<b>47,043,000</b>	<b>57,074,562</b>	<b>53,560,835</b>	<b>49,965,871</b>	<b>50,001,175</b>	<b>44,036,259</b>	<b>767,729,302</b>

**TOTAL CAPITAL IMPROVEMENT PROJECTS AND CAPITAL OUTLAY BY FUNDING SOURCE**

REVENUE BONDS AND RESERVES	BOND	97,143,014	44,683,250	39,280,297	36,350,000	46,236,562	42,562,835	46,897,871	46,860,175	40,819,259	440,833,264
DWSRF BONDS	DWSRF	31,070,733	111,764,000	112,614,687	8,000,000	8,000,000	8,000,000	-	-	-	279,449,420
CONTRIBUTIONS IN AID OF CAPITAL	CIA	2,773,753	1,321,000	1,426,723	1,453,000	1,598,000	1,758,000	1,828,000	1,901,000	1,977,000	16,036,476
PRIVATE/LOCAL GRANTS	LOCAL	-	-	-	-	-	-	-	-	-	-
STATE GRANTS	STATE	-	-	-	-	-	-	-	-	-	-
FEDERAL GRANTS	FEDERAL	3,135,745	1,500,000	7,838,002	-	-	-	-	-	-	12,473,747
WATER OPERATING REVENUE	OPERATING	9,016,395	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	18,936,395
<b>TOTAL BY FUNDING SOURCE</b>		<b>143,139,641</b>	<b>160,508,250</b>	<b>162,399,709</b>	<b>47,043,000</b>	<b>57,074,562</b>	<b>53,560,835</b>	<b>49,965,871</b>	<b>50,001,175</b>	<b>44,036,259</b>	<b>767,729,302</b>

**CITY OF KALAMAZOO**  
**WASTEWATER FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET	
<b>GENERAL CAPITAL</b>													
wwr010000	BUDGET HOLDING - ACCOUNTING USE ONLY	2009	BOND	1,340,378	-	(500,000)	-	-	-	-	-	<b>840,378</b>	
wwr0100196	TERTIARY PROCESS UPGRADE	2019	BOND	23,563,444	-	150,000	-	-	-	-	-	<b>23,713,444</b>	
wwr0100201	RAW PUMPS No 3 & 6	2027	BOND	-	-	-	-	4,000,000	-	-	-	<b>4,000,000</b>	
wwr0100212	CLARIFIER DRIVES & SWEEPS (5-8)	2018	BOND	740,495	1,000,000	1,000,000	6,000,000	6,000,000	3,000,000	-	-	<b>16,740,495</b>	
wwr0100216	MOTOR CONTROL CENTER (MCC) UPGRADES	2019	BOND	775,268	-	-	-	-	500,000	500,000	750,000	<b>2,525,268</b>	
wwr0100221	ACADEMY CULVERT REPLACEMENT	2019	BOND	-	200,000	200,000	-	-	-	-	-	<b>200,000</b>	
wwr0100223	POWER STATION SWITCHGEAR	2019	BOND	4,399,245	-	-	-	-	-	-	-	<b>4,399,245</b>	
wwr0100228	REAL TIME DECISION SUPPORT SYSTEM (RT-DS)	2019	BOND	5,120,000	-	-	-	-	-	-	-	<b>5,120,000</b>	
wwr0100230	BAR SCREEN 4	2024	BOND	-	-	-	-	1,000,000	-	-	-	<b>1,000,000</b>	
wwr0100233	WAR ROOF REPLACEMENT & EQUIP REMOVAL	2025	BOND	-	90,000	90,000	-	-	-	-	-	<b>90,000</b>	
wwr0100234	PLANT FIBER CONNECTION	2026	BOND	161,000	-	-	-	-	-	-	-	<b>161,000</b>	
wwr0100237	WW SCADA SYSTEM UPGRADE (2021-2024)	2023	BOND	500,000	750,000	750,000	1,000,000	-	-	-	-	<b>2,250,000</b>	
wwr0100243	METER & SAMPLING STATION IMPROVEMENTS	2025	BOND	38,900	50,000	50,000	-	-	-	-	-	<b>88,900</b>	
wwr0100245	TERTIARY SCREW PUMP #2 & #3	2025	BOND	-	-	-	-	-	-	750,000	1,000,000	<b>1,750,000</b>	
wwr0100246	SECONDARY BLOWER #1 & #4 (CONTROLS)	2025	BOND	550,000	845,000	845,000	-	-	-	-	-	<b>1,395,000</b>	
wwr0100251	WWR INTERCEPTOR ODOR EMISSIONS IMP	2025	BOND	752,841	-	-	-	-	-	-	-	<b>752,841</b>	
wwr0100253	LIFT STATION IMPROVEMENTS PROGRAM	2023	BOND	190,000	-	-	-	-	-	-	-	<b>190,000</b>	
wwr0100256	PRIMARY SETTLING MECHANICAL REHABILITATI	2024	BOND	1,250,000	750,000	750,000	750,000	750,000	750,000	-	-	<b>5,000,000</b>	
wwr0100258	LOAD CENTER REPLACEMENTS	2024	BOND	-	-	-	1,000,000	1,000,000	1,000,000	1,000,000	1,500,000	<b>6,500,000</b>	
wwr0100259	RCS COMMUNICATIONS RING	2024	BOND	-	500,000	500,000	750,000	-	-	-	-	<b>1,250,000</b>	
wwr0100260	CITY-TWP LIFT STATION PROGRAM	2024	BOND	200,000	200,000	200,000	2,000,000	2,250,000	2,250,000	2,450,000	2,750,000	<b>14,550,000</b>	
wwr0100261	CITY LIFT STATION CONTROLS PROGRAM	2024	BOND	150,000	150,000	150,000	-	-	-	-	-	<b>300,000</b>	
wwr0100262	CITY LIFT STATION GENERATOR PROGRAM	2024	BOND	50,000	150,000	150,000	-	-	-	-	-	<b>200,000</b>	
wwr0100263	TWP LIFT STATION MECHANICALS PROGRAM	2024	BOND	500,000	500,000	500,000	-	-	-	-	-	<b>1,000,000</b>	
wwr0100264	TWP LIFT STATION CONTROLS PROGRAM	2024	BOND	500,000	500,000	500,000	-	-	-	-	-	<b>1,000,000</b>	
wwr0100265	TWP LIFT STATION GENERATOR PROGRAM	2024	BOND	500,000	500,000	500,000	-	-	-	-	-	<b>1,000,000</b>	
wwr0100268	SAFETY RAILINGS	2025	BOND	-	2,021,563	2,021,563	-	-	-	-	-	<b>2,021,563</b>	
wwr0100269	BUILDING 20 IMPROVEMENTS	2025	BOND	-	-	500,000	-	-	-	-	-	<b>500,000</b>	
wwr01xxxxx	ARC FLASH DEFICIENCY MITIGATION	2026	BOND	-	-	-	50,000	937,500	937,500	-	-	<b>1,925,000</b>	
wwr01xxxxx	BUILDING 28 - SEWER COLLECTIONS BUILDING	2029	BOND	-	-	-	-	175,000	1,500,000	1,500,000	-	<b>3,175,000</b>	
<b>TOTAL GENERAL CAPITAL</b>				<b>41,281,571</b>	<b>8,206,563</b>	<b>8,356,563</b>	<b>11,550,000</b>	<b>10,937,500</b>	<b>13,112,500</b>	<b>6,200,000</b>	<b>6,200,000</b>	<b>6,000,000</b>	<b>103,638,134</b>
<b>SEWER MAIN CONSTRUCTION &amp; OVERHEAD</b>													
wwr0200000	BUDGET HOLDING - ACCOUNTING USE ONLY	ANNUAL	BOND	1,848,030	500,000	(1,032,701)	500,000	500,000	500,000	500,000	500,000	<b>3,815,329</b>	
wwr0200061	SEWER TRENCHLESS REHAB PROGRAM - COLLEI	ANNUAL	BOND	5,247,451	750,000	900,000	1,900,000	1,900,000	2,000,000	2,000,000	2,000,000	<b>17,947,451</b>	
wwr0200065	RANSOM ST INTERCEPTOR UPGRADE	2022	BOND	892,568	-	-	-	-	-	-	-	<b>892,568</b>	
wwr0200065	RANSOM ST INTERCEPTOR UPGRADE	2024	CWSRF	8,000,500	-	-	-	-	-	-	-	<b>8,000,500</b>	
wwr0200066	NEWTON CT SANITARY SEWER REPLACEMENT	2019	BOND	692,500	-	-	-	-	-	-	-	<b>692,500</b>	
wwr0200067	FELLOWS AVE SANITARY SEWER REPLACEMENT	2019	BOND	692,500	-	-	-	-	-	-	-	<b>692,500</b>	
wwr0200073	MICHIGAN AVE SANITARY SEWER	2020	BOND	92,000	-	-	600,000	-	-	-	-	<b>692,000</b>	
wwr0200074	WESTNEDGE (PIONEER-CROSSTOWN) SEWER	2022	BOND	346,250	-	-	-	-	-	-	-	<b>346,250</b>	

**CITY OF KALAMAZOO**  
**WASTEWATER FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET	
wwr0200077	JOHN ST K-ZOO SIPHON REPLACEMENT	2022	BOND	1,650,000	-	-	-	-	-	-	-	<b>1,650,000</b>	
wwr0200078	ROSE ST SANITARY (CEDAR TO VINE)	2022	BOND	-	-	150,000	687,500	687,500	-	-	-	<b>1,525,000</b>	
wwr0200080	REV WRIGHT CT (CHURCH to BURDICK)	2023	BOND	1,461,125	-	-	-	-	-	-	-	<b>1,461,125</b>	
wwr0200082	WATER ST SANITARY SEWER (WESTNEDGE-PAR)	2024	BOND	1,009,030	-	(400,000)	-	-	-	-	-	<b>609,030</b>	
wwr0200083	SEWER TRENCHLESS REHAB PROGRAM - INTERC	ANNUAL	BOND	1,000,000	1,000,000	1,000,000	-	500,000	1,000,000	1,500,000	2,000,000	<b>7,000,000</b>	
wwr0200085	VINE STREET TRUNK CAPACITY INCREASE (PARI	2027	BOND	60,000	-	-	2,500,000	-	-	-	-	<b>2,560,000</b>	
wwr0200086	BURDICK (LOVELL TO VINE)	2024	BOND	90,000	850,000	850,000	-	-	-	-	-	<b>940,000</b>	
wwr0200088	BURDICK (VINE TO EMERSON)	2025	BOND	-	90,000	90,000	850,000	-	-	-	-	<b>940,000</b>	
wwr0200089	ACKER LN SANITARY	2024	BOND	-	73,125	73,125	536,250	-	-	-	-	<b>609,375</b>	
wwr0200090	WESTNEDGE PHASE 0 OVERDEPTH & OVERSIZIN	2025	BOND	-	-	1,189,145	-	-	-	-	-	<b>1,189,145</b>	
wwr02xxxxx	W. DUTTON SANITARY (PARK TO S. BURDICK) -	2027	BOND	-	-	-	775,000	-	-	-	-	<b>775,000</b>	
wwr02xxxxx	ENGLESIDE TERRACE SANITARY	2027	BOND	-	-	-	195,750	1,435,500	-	-	-	<b>1,631,250</b>	
wwr02xxxxx	CWSRF FY-26 EXCHANGE PL (FARMERS TO EAST	2026	CWSRF	-	-	-	335,000	-	-	-	-	<b>335,000</b>	
wwr02xxxxx	CWSRF FY-26 KLEINSTUCK PRESERVE	2026	CWSRF	-	-	-	2,155,725	-	-	-	-	<b>2,155,725</b>	
wwr02xxxxx	SEWER SYSTEM OVERDEPTH, EXPANSION & REF	2028	BOND	-	-	-	-	1,000,000	2,000,000	3,000,000	5,000,000	<b>11,000,000</b>	
<b>TOTAL SEWER MAIN CONSTRUCTION &amp; OVERHEAD</b>			<b>23,081,954</b>	<b>3,263,125</b>	<b>2,669,569</b>	<b>4,536,250</b>	<b>9,048,975</b>	<b>6,123,000</b>	<b>5,500,000</b>	<b>7,000,000</b>	<b>9,500,000</b>	<b>67,459,747</b>	
<b>RESIDUAL BIOSOLIDS</b>													
wwr0100252	KWRP SUSTAINABLE RESIDUAL BIOSOLIDS	2023	BOND	5,516,667	600,000	600,000	10,000,000	50,000,000	50,000,000	25,000,000	-	-	<b>141,116,667</b>
<b>TOTAL RESIDUAL BIOSOLIDS</b>			<b>5,516,667</b>	<b>600,000</b>	<b>600,000</b>	<b>10,000,000</b>	<b>50,000,000</b>	<b>50,000,000</b>	<b>25,000,000</b>	<b>-</b>	<b>-</b>	<b>141,116,667</b>	
<b>SEWER LEADS</b>													
wwr0400001	SEWER CONNECTION CONTINGENCY	ANNUAL	CIA	40,900	-	-	-	-	-	-	-	<b>40,900</b>	
wwr0400002	STANDARD CONNECTION WITH LEAD	ANNUAL	CIA	177,224	-	-	-	-	-	-	-	<b>177,224</b>	
wwr0400003	STANDARD CONNECTION WITHOUT LEAD	ANNUAL	CIA	109,990	-	-	-	-	-	-	-	<b>109,990</b>	
wwr0400052	GPI EFFLUENT SERVICE REALIGNMENT	2023	BOND	4,347,879	-	443,556	-	-	-	-	-	<b>4,791,435</b>	
wwr0400053	LATERAL LINING PROGRAM - CITY & TWP	2025	BOND	-	100,000	100,000	200,000	300,000	300,000	400,000	400,000	<b>2,100,000</b>	
wwr0400054	LATERAL LINING PROGRAM - TWP	2025	BOND	-	100,000	100,000	-	-	-	-	-	<b>100,000</b>	
<b>TOTAL SEWER LEADS</b>			<b>4,675,993</b>	<b>200,000</b>	<b>643,556</b>	<b>200,000</b>	<b>300,000</b>	<b>300,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>7,319,549</b>	
<b>TOTAL WASTEWATER CAPITAL IMPROVEMENT PROJECTS</b>			<b>74,556,185</b>	<b>12,269,688</b>	<b>12,269,688</b>	<b>26,286,250</b>	<b>70,286,475</b>	<b>69,535,500</b>	<b>37,100,000</b>	<b>13,600,000</b>	<b>15,900,000</b>	<b>319,534,098</b>	

**CITY OF KALAMAZOO**  
**WASTEWATER FUND**  
**CAPITAL IMPROVEMENT PROGRAM**  
**2026 - 2031**

PROJECT	START YEAR	FUNDING SOURCE	PRIOR BUDGET	ADOPTED 2025	AMENDED 2025	2026	2027	2028	2029	2030	2031	TOTAL PROJECT BUDGET
<b>Wastewater Capital Outlay - Operating</b>												
590-536	WASTEWATER ADMINISTRATION	ANNUAL OPERATING	197,000	75,000	75,000	70,000	60,000	60,000	60,000	60,000	60,000	<b>642,000</b>
590-541	WASTEWATER COLLECTIONS	ANNUAL OPERATING	-	82,000	82,000	82,000	25,000	25,000	25,000	25,000	25,000	<b>289,000</b>
590-543	WASTEWATER PLANT MAINTENANCE	ANNUAL OPERATING	2,893,000	555,000	555,000	635,000	545,000	545,000	545,000	545,000	545,000	<b>6,808,000</b>
590-544	WASTEWATER PROCESS CONTROLS	ANNUAL OPERATING	1,371,100	275,000	275,000	275,000	255,000	255,000	255,000	255,000	255,000	<b>3,196,100</b>
590-545	WASTEWATER ENVIRONMENTAL SERVICES	ANNUAL OPERATING	-	10,000	10,000	30,000	10,000	10,000	10,000	10,000	10,000	<b>90,000</b>
590-580	CITY FLEET	ANNUAL OPERATING	2,237,000	1,210,000	1,210,000	1,210,000	750,000	750,000	500,000	260,000	260,000	<b>7,177,000</b>
<b>TOTAL CAPITAL OUTLAY - OPERATING</b>			<b>6,698,100</b>	<b>2,207,000</b>	<b>2,207,000</b>	<b>2,302,000</b>	<b>1,645,000</b>	<b>1,645,000</b>	<b>1,395,000</b>	<b>1,155,000</b>	<b>1,155,000</b>	<b>18,202,100</b>
<b>TOTAL WASTEWATER CAPITAL IMPROVEMENT PROJECTS AND CAPTIAL OUTLAY</b>			<b>81,254,285</b>	<b>14,476,688</b>	<b>14,476,688</b>	<b>28,588,250</b>	<b>71,931,475</b>	<b>71,180,500</b>	<b>38,495,000</b>	<b>14,755,000</b>	<b>17,055,000</b>	<b>337,736,198</b>
<b>TOTAL CAPITAL IMPROVEMENT PROJECTS AND OPERATING CAPITAL OUTLAY BY FUNDING SOURCE</b>												
REVENUE BONDS AND RESERVES		BOND	66,227,571	12,269,688	12,269,688	26,286,250	67,795,750	69,535,500	37,100,000	13,600,000	15,900,000	<b>308,714,759</b>
CONTRIBUTIONS IN AID OF CAPITAL		CIA	328,114	-	-	-	-	-	-	-	-	<b>328,114</b>
CLEAN WATER STATE REVOLVING FUND		CWSRF	8,000,500	-	-	-	2,490,725	-	-	-	-	<b>10,491,225</b>
GRANTS		GRANT	-	-	-	-	-	-	-	-	-	<b>-</b>
WASTEWATER OPERATING REVENUE		OPERATING	6,698,100	2,207,000	2,207,000	2,302,000	1,645,000	1,645,000	1,395,000	1,155,000	1,155,000	<b>18,202,100</b>
<b>TOTAL BY FUNDING SOURCE</b>			<b>81,254,285</b>	<b>14,476,688</b>	<b>14,476,688</b>	<b>28,588,250</b>	<b>71,931,475</b>	<b>71,180,500</b>	<b>38,495,000</b>	<b>14,755,000</b>	<b>17,055,000</b>	<b>337,736,198</b>

# 2025 Site Plan Review List Table

Year 2025	Project Address	Project Description	Applicant	Property Owner	Checklist App. Received	Checklist App. Meeting	Checklist 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
<b>Site Plan Review</b>															
PSP25-001	111 Portage Street (200 E Michigan Avenue)	Upper Floor Residential (Suagatuck Brewing Co. Building)	Bosch Architecture	Pereguine Peninsula, LLC	12/17/2025	1/15/2025	1/17/2025	1/16/2025	\$ 300.00	2/19/2025	HDC	Approved	2/21/2025		
PSP25-002	251 Mills Street	Internal Site Improvements and Storage Shed Addition (HomerStryker Field)	Brian Colopy	City of Kalamazoo	9/12/2024	10/2/2024	10/4/2024	2/5/2025	\$ 510.00	3/19/2025	NFP - ADMIN	Approved	3/21/2025		
PSP25-003	3301 Tech Circle Drive	Building Addition and Site Work (SME)	A&R Engineering	Campus Drive Associates, LLC	10/18/2024	10/30/2024	11/1/2024	1/31/2025	\$ 510.00	3/12/2025	BTR Park - PC	Approved	6/3/2025		
PSP25-004	1400 N Drake Road	Site Improvements to an Existing Independent Living Community (Friendship Village)	Driesenga and Associates	Lifecare, Inc.	9/25/2024	10/16/2024	10/18/2024	2/12/2025	\$ 510.00	3/12/2025	PUD - PC and NFP	Approved	9/12/2025		
PSP25-005	1508 Princeton Avenue	Site Improvements to Princeton Park	MCSA Group, Inc	City of Kalamazoo	1/21/2025	1/29/2025	1/31/2025	2/14/2025	\$ 510.00	3/19/2025	N/A	Approved	3/25/2025		
PSP25-006	1500 N Pitcher Street	GPI Phase II - New Parking Lot and Site Improvements	Hurley & Stewart	Graphic Packaging International LLC	12/20/2025	1/15/2025	1/17/2025	3/12/2025	\$ 510.00	4/2/2025	N/A	Approved	5/20/2025		
PSP25-007	3333 S Westnedge Avenue	Drop-off Loop and New Secure Entrance (Kalamazoo Public Schools)	Vreisman & Korhorn	Kalamazoo Public School District	9/20/2024	10/9/2024	10/11/2024	3/12/2025	\$ 510.00	4/9/2025	NFP	Under Review			
PSP25-008	1500 E Kilgore Road	Conversion of Existing Hotel to Residential Apartment Complex	Craig Jeske	ANR Kalamazoo Hotel, LLC	2/25/2025	3/12/2025	3/14/2025	3/27/2025	\$ 306.00	4/30/2035	N/A	Approved	5/20/2025		
PSP25-009	669 Gull Road	Site Improvements to Verburg Park (City of Kalamazoo)	OCBA, Inc.	City of Kalamazoo	2/17/2025	3/26/2025	3/28/2025	4/4/2025	\$ 623.00	5/14/2025	NFP	Approved	7/25/2025		
PSP25-010	2331 Parkview Avenue	Antenna Co-Location and Pole Modification (AT&T)	T-Mobile	City of Kalamazoo	2/3/2025	2/26/2025	2/28/2025	4/9/2025	\$ 255.00	5/14/2025	N/A	Approved	7/10/2025		
PSP25-011	1700 N Drake Road	Accessory Building Addition (Bible Baptist Church)	Abonmarche	Bible Baptist Church	2/17/2025	2/26/2025	2/28/2025	4/11/2025	\$ 510.00	5/21/2025	N/A	Approved	9/12/2025		
PSP25-012	1222 S Burdick Street	Change of Use to a Restaurant (Teresa's Kitchen)	Abonmarche	Maria T Hernandez	1/17/2025	2/5/2025	2/7/2025	4/28/2025	\$ 510.00	5/28/2025	N/A	Withdrawn	--	--	--
PSP25-013	1609 Whites Road	Demo, Regrading, and New Golf Course (KCC Legacy Course)	Hurley & Stewart	CD-1909 LLC	2/25/2025	4/2/2025	4/4/2025	5/8/2025	\$ 623.00	6/4/2025	NFP	Approved	9/10/2025		
PSP25-014	333 E Alcott Street	Multi-Family Residential Development (KalRecovery)	Abonmarche	City of Kalamazoo	1/15/2025	1/29/2025	1/31/2025	5/20/2025	\$ 623.00	6/25/2025	NFP	Under Review			
PSP25-015	2045 E Michigan Avenue	New Water Treatment Plant, Well Condos, and Site Work (Pump Station 5 and 14)	City of Kalamazoo	City of Kalamazoo	4/14/2025	4/30/2025	5/2/2025	5/15/2025	\$ 623.00	6/25/2025	NFP	Approved	8/5/2025		
PSP25-016	1003 W Main Street	New Residence Hall and New Parking Lot (Kalamazoo College)	Progressive AE	Kalamazoo College	4/30/2025	5/28/2025	5/30/2025	6/13/2025	\$ 510.00	7/16/2025	N/A	Approved	9/11/2025		
PSP25-017	1912 E Kilgore Road	Conversion of Hotel to Transitional Housing (Kalamazoo County)	Abonmarche	Kalamazoo County	4/11/2025	4/23/2025	4/25/2025	7/1/2025	\$ 510.00	8/6/2025	N/A	Under Review			
PSP25-018	3417 S Burdick Street	Antenna Co-Location (DISH Wireless)	Crown Castle	Sweet Real Estate Company, LLC	6/18/2025	7/23/2025	7/25/2025	7/29/2025	\$ 255.00	8/27/2025	NFP	Approved	9/10/2025		
PSP25-019	2600 Mt Olivet Road	Replacement of Existing Well Condos, New Chlorine Dosing Building, and Site Work (City of Kalamazoo)	City of Kalamazoo	City of Kalamazoo	6/9/2025	7/9/2025	7/11/2025	7/31/2025	\$ 623.00	8/27/2025	NFP	Approved	9/5/2025		
PSP25-020	3050 Oakland Drive	Replacement of Underground Storage Tanks, Fuel Pipe, Dispensers, and Pavement (7-Eleven/Speedway)	CESCO, Inc.	Cheker Oil Co of Mich Inc	7/14/2025	7/30/2025	8/1/2025	9/9/2025	\$ 623.00	10/1/2025	NFP	Under Review			
PSP25-021	433 Reed Avenue	Reed Court Floodplain and Stormwater Improvement Project	City of Kalamazoo	City of Kalamazoo Brownfield	11/19/2024	11/27/2024	11/29/2024	9/5/2025	\$ 623.00	10/8/2025	NFP	Under Review			
PSP25-022	4702 W Main Street	New Commercial Development for Drive-Through Only Coffee Shop (7 Brew)	Mike Tierney	Westwood Plaza LLC	4/18/2025	5/21/2025	5/23/2025	9/8/2025	\$ 510.00	10/8/2025	N/A	Under Review			

PSP25-023	702 N Burdick Street	Site Redevelopment for Senior Center (Ecumenical Senior Center)	Abonmarche	Ecumenical Senior Center	1/14/2025	1/22/2025	1/24/2025	9/12/2025	\$ 510.00	10/8/2025	N/A	Under Review			
PSP25-024	1516 Rock Ledge Court BLL	New 150' Monopole Cell Tower	B Diamond Infra LLC	B Diamond Infra LLC	7/29/2025	8/13/2025	8/15/2025	9/10/2025	\$ 510.00	10/15/2025	N/A	Under Review			
PSP25-025	3317 S Burdick Street	Proposed Cold Storage Facility (Stafford Smith)	Stafford Smith, Inc	Stafford Smith, Inc	7/2/2025	8/6/2025	8/8/2025	9/26/2025	\$ 623.00	11/5/2025	NFP	Under Review			
PSP25-026	830 E Crosstown Parkway	New Equipment Shelter (Lumen)	Kimley-Horn	Level 3 Communications LLC	7/10/2025	7/30/2025	8/1/2025	9/19/2025	\$ 510.00	11/5/2025	N/A	Under Review			
								<b>TOTAL</b>	<b>\$ 13,240.00</b>						