



CITY OF OWOSSO PLANNING COMMISSION
Regular Meeting
Monday, April 27, 2026 at 6:30 p.m.
AGENDA

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA – April 27, 2026**
- E. APPROVAL OF MINUTES – February 23, 2026**
- F. ELECTION OF OFFICERS - due July of 2026**
- G. PUBLIC HEARINGS:**
 - 1. 804 W Main Street – Special Land Use Request
 - 2. 1000 Bradley – Rezoning Request
- H. SITE PLAN REVIEWS:**
 - 1. 1000 Bradley
- I. ITEMS OF BUSINESS:**
 - 1. Capital Improvement Program (CIP)
(Master Plan Goals: A.5, 3.6, 3.8, 3.11,)
 - 2. 900 Ada Street – Site Plan Extension
- J. COMMISSIONER/CITIZEN COMMENTS:**
- K. ADJOURNMENT**

Next regular meeting will be on Tuesday, May 26, 2026 at 6:30 p.m.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and recordings of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours' notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. The City of Owosso website is: www.ci.owosso.mi.us

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Monday, February 23, 2026 – 6:30 P.M.

CALL TO ORDER: Chairman Livingston called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Tanya Buckelew, Community Development Director

MEMBERS PRESENT: Commissioner Albertson, Secretary Fear, Chairman Livingston, Commissioner Ludington, Commissioner Osika, Vice-Chair Robertson

MEMBERS ABSENT: Commissioner Law, Commissioner Schlaack, Commissioner Taylor

OTHERS PRESENT: Tanya Buckelew, Community Development Director; Justin Sprague, OHM Advisors

APPROVAL OF AGENDA:
MOTION BY VICE-CHAIR ROBERTSON, SUPPORTED BY SECRETARY FEAR TO APPROVE THE AGENDA FOR February 23, 2026.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:
MOTION BY COMMISSIONER OSIKA SUPPORTED BY COMMISSIONER ALBERTSON TO APPROVE THE MINUTES FOR THE January 26, 2026 MEETING.

YEAS ALL. MOTION CARRIED.

PUBLIC HEARING:

1. 621 W OLIVER STREET, SHIAWASSEE DISTRICT LIBRARY

Chairman Livingston opened the Public Hearing at 6:33 p.m.
The following spoke in favor of the special land use permit:
Patrice Martin
Kim White
Leo Deason
Lona Oliver
Sarah Pettit
Public Hearing closed at 6:41 p.m.

Justin Sprague, OHM Advisors, explained the special land use process. He stated 95 parking spaces are required per the ordinance. But since only 9,500 square feet of the 18,000 square foot building will be utilized for public use, this reduces the parking requirement to 47. There are currently 63 spaces available.

If using trash cans becomes an issue, a dumpster with screening will be required.

If there is additional growth and expansion of the use of the building, additional parking spaces will be required.

MOTION BY COMMISSIONER OSIKA SUPPORTED BY VICE-CHAIR ROBERTSON TO APPROVE THE SPECIAL LAND USE AND SITE PLAN REVIEW FOR THE SHIAWASSEE DISTRICT LIBRARY TO UTILIZE

621 W OLIVER STREET AS A LIBRARY AND UPON MEETING THE REQUIREMENTS AS SET FORTH BY THE CITY PLANNER AS FOLLOWS:

1. The applicant has proven to the Planning Commission that adequate parking is provided and additional growth will require additional spaces.
2. The parking lot will be repaired/sealed to ensure longevity.
3. New parking lot LED fixtures will be shielded and directed downward.
4. Review and approval from applicable departments, agencies and consultants.
5. Add screening of fencing or plantings along the west side to shield headlights.
6. If using trash cans becomes an issue, then a dumpster and appropriate screening will be provided and approved administratively.

YEAS: COMMISSIONER OSIKA, VICE-CHAIR ROBERTSON, COMMISSIONER ALBERTSON, COMMISSIONER LUDINGTON, SECRETARY FEAR AND CHAIRMAN LIVINGSTON.

NAYS: NONE

RCV. MOTION CARRIED.

ITEMS OF BUSINESS:

1. 2025 ANNUAL PLANNING COMMISSION REPORT

Discussion held on the contents of the report. This report is part of the Redevelopment Ready Communities (RRC) requirements.

MOTION BY COMMISSIONER LUDINGTON SUPPORTED BY COMMISSIONER ALBERTSON TO APPROVE THE 2025 PLANNING COMMISSION ANNUAL REPORT AND REFER TO CITY COUNCIL FOR REVIEW AND APPROVAL.

YEAS ALL. MOTION CARRIED.

2. COMMUNITY IMPROVEMENT PLAN (CIP)

The report is not ready for this meeting.

MOTION BY COMMISSIONER OSIKA SUPPORTED BY COMMISSIONER ALBERTSON TO TABLE THIS REPORT UNTIL THE MARCH 23, 2026 MEETING.

YEAS ALL. MOTION CARRIED.

COMMENTS:

Tanya Buckelew has reached out to the owner of the Ada Street project for confirmation of a timeline to begin the project and awaiting a response to present to the Planning Commission.

ADJOURNMENT:

MOTION BY VICE-CHAIR ROBERTSON SUPPORTED BY SECRETARY FEAR TO ADJOURN AT 7:10 PM UNTIL THE NEXT MEETING ON MARCH 23, 2026.

YEAS ALL, MOTION CARRIED

Janae Fear, Secretary



CAPITAL IMPROVEMENT PLAN

**CITY OF OWOSSO
2026-2032**

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City Council

Robert Teich, Mayor
Jerry Haber, Mayor Pro-Tem
Janae Fear
Rachel Osmer
Carl Ludington
Emily Olson
Chris Owens

Planning Commission

Francis Livingston, Chair
Linda Robertson, Vice Chair
Janae Fear, Secretary
Daniel Law
Thomas Taylor
Stephen Schlaack
Carl Ludington
Nicholas Albertson
Susan Osika

Capital Improvement Review Committee

Lizzie Frederick, Main Street, DDA
Amy Fuller, Assistant City Manager
Ryan Suchanek, Director of Public Services
Brad Barrett, Finance Director
Nathan Henne, City Manager
Amy Kirkland, City Clerk
Kevin Lenkart, Director of Public Safety
Jessica Unangst, Human Resources & IT Director

CAPITAL IMPROVEMENT PLAN (CIP) OVERVIEW

WHAT IS A CIP?

The Capital Improvement Plan (CIP) serves as the city's multi-year planning instrument used to identify needs and financing sources for public infrastructure improvements. Preparation of the CIP is performed under the authority of the Michigan Planning Enabling Act:

"The capital improvements program shall show those public structures and improvements, in the general order of their priority that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements."

A comprehensive CIP is an essential tool for the planning and development of the social, physical, and economic wellbeing of the community. This process is a necessary step in an organized effort to strengthen the quality of public facilities and services; provide a framework for the realization of community goals and objectives; and provide a sound basis on which to build a healthy and vibrant community.

Some of the many benefits that the CIP provides the residents and stakeholders include:

- Use as a tool to optimize the use of revenue
- Focus attention on community goals, needs, and capabilities
- Guide future growth and development
- Encourage efficient government
- Improve intergovernmental and regional cooperation
- Help maintain a sound and stable financial program
- Enhance opportunities for the participation in federal and/or state grant programs

A CIP project is defined as a major expenditure that includes one or more of the following:

1. Any construction of a new facility (i.e. public building, water/sewer mains, storm sewers, roads, and recreation facilities), an addition to, or an extension of such a facility, provided that the cost is \$20,000 or more and will have a useful life of one year or more.
2. Any rehabilitation of all or a part of a building, its grounds, a facility, or equipment, provided that the cost is \$20,000 or more and will have a useful life of one year or more.
3. Any purchase or replacement of major equipment to support community programs provided that the cost is \$20,000 or more, will have a useful life of one year or more and will be considered a capital asset
4. Any planning, feasibility, engineering, or design study provided that the cost is \$20,000 or more.
5. Any acquisition of land for a public purpose.

CIP AND BUDGET PROCESS

The CIP process precedes the budget process and is used by City Council when developing the annual budget. Recommending approval of the CIP by the Planning Commission does not mean that they grant final approval of all projects contained within the plan. Rather by recommending approval of the CIP, the Planning Commission acknowledges that these projects represent a reasonable interpretation of the upcoming needs for the community and that projects contained in the first year of the plan are suitable for inclusion in the upcoming budget, if funding is available.

Priority rankings do not necessarily correspond to funding sequence. For example, a road project which is ranked lower than a park project may be funded before the park project because the road project has access to a road millage revenue source, whereas a park project may have to compete for funding from other revenue sources, like grants or general fund dollars.

It is important to keep in mind that the CIP is a planning tool, a guide that deals with physical condition and improvements throughout the City over a six year period of time. It is subject to changing priorities based on needs, wants reflected in our community and its citizenry.

CIP DEVELOPMENT PROCESS

In the fall, the CIP Plan Group members submitted proposed projects for the CIP. A draft list of projects was then created by the CIP Project Lead. The list of projects was then reviewed by the CIP Plan Group and the Year 1 projects were ranked based on the following:

1. Is the proposed project already in process due to its inclusion in the current budget year? Is the project under construction, under contract, and is there a continuing debt obligation payable?
2. Is the project mandated by law or court action?
3. Is there a relationship between the proposed project and the City's goals and objectives and/or the goals and objectives of the appropriate board or commission?
4. Is alternative funding available? Is funding available through other sources or is funding available through land contract or bonding to minimize annual cost requirement?
5. Does the proposed project generate revenue for the general fund and/or other funds? This item should be determined based upon an annual forecast and the schedule of revenues should be designated by the appropriate fund.
6. Does the proposed project result in the use of supplementary funds for "leverage" using matching funds with other funding sources.

Once the Committee members ranked the Year 1 projects, the list was then forwarded to the Administrative Team for final scoring of the projects requested prior to the draft CIP being created. Once the draft CIP document is compiled, it is forwarded on to Planning Commission for adoption after review during an open meeting. City Council adopts the CIP after the Planning Commission and prior to the budget adoption. CIP should be used as a tool by City Council during the budget process.

FUNDING

Each year during the Budget process City Council will review the CIP Year 1 projects and evaluate the available revenue to determine the feasibility of funding projects. While recommended funding sources are listed in the CIP, those may change during the budget process. Some Year 1 projects may also remain unfunded during the Budget process.

Below you will find a brief description of the possible funding sources for the six year CIP:

Major and Local Street Fund – The major and local street funds are considered special revenue funds which utilize state and weight tax revenues for the maintenance and improvements to city streets.

Bond - When the City sells bonds, purchasers are, in effect, lending the community money. The money is repaid, with interest, from taxes or fees over the years. The logic behind issuing bonds (or “floating a bond issue”) for capital projects is that the citizens who benefit from the capital improvements over a period of time should help the community pay for them.

Grants/Other - The federal and state governments make funds available to communities through numerous grants and aid programs. The City has no direct control over the amount of grant money awarded to the City or if a grant is awarded. MMRMA, our liability/property insurer, also offers grants. These are risk avoidance grants, as well as, some training grants.

Special Assessment District - Capital improvements that benefit particular properties, rather than the community as a whole, may be financed more equitably by a special assessment, i.e., by those who directly benefit. Local improvements often financed by this method include street improvements (including pavement, curb and gutter, sidewalks, etc.).

General Fund – The general fund is the City’s primary operating fund. The general fund is a government fund that generates revenues to cover general operational expenses and is accounted for on the modified accrual basis. Modified accrual basis of accounting is a blend of both cash and full accrual. Revenue is recognized when it is considered available and measurable, while expenses are recognized when the liability has occurred.

Motor Pool/Fleet - This fund operates like a business by purchasing and maintaining much of the city vehicles and equipment. When other funds require the use of this equipment or vehicles, they are charged rental income.

Sewer Fund – The sewer fund collects user fees to operate and maintain the city’s sewer system.

Water Fund – The water fund collects user fees to operate and maintain the city’s water system.

Wastewater Treatment Fund – This fund accounts for the treatment of waste water utilizing user fees from the city’s water fund and user fees from the Mid-County service area participants.

Downtown Development Authority (DDA) Fund – The DDA collects revenues from taxes generated by a 2-mil levy and a tax increment financing district. Proceeds from these revenues are used as operating monies and as debt service for physical improvements and other activities in the DDA boundary.

Donations & Private Sponsorship – This funding source is based on dollars or in-kind donations received from individuals or businesses for specific projects or to specific organizations.

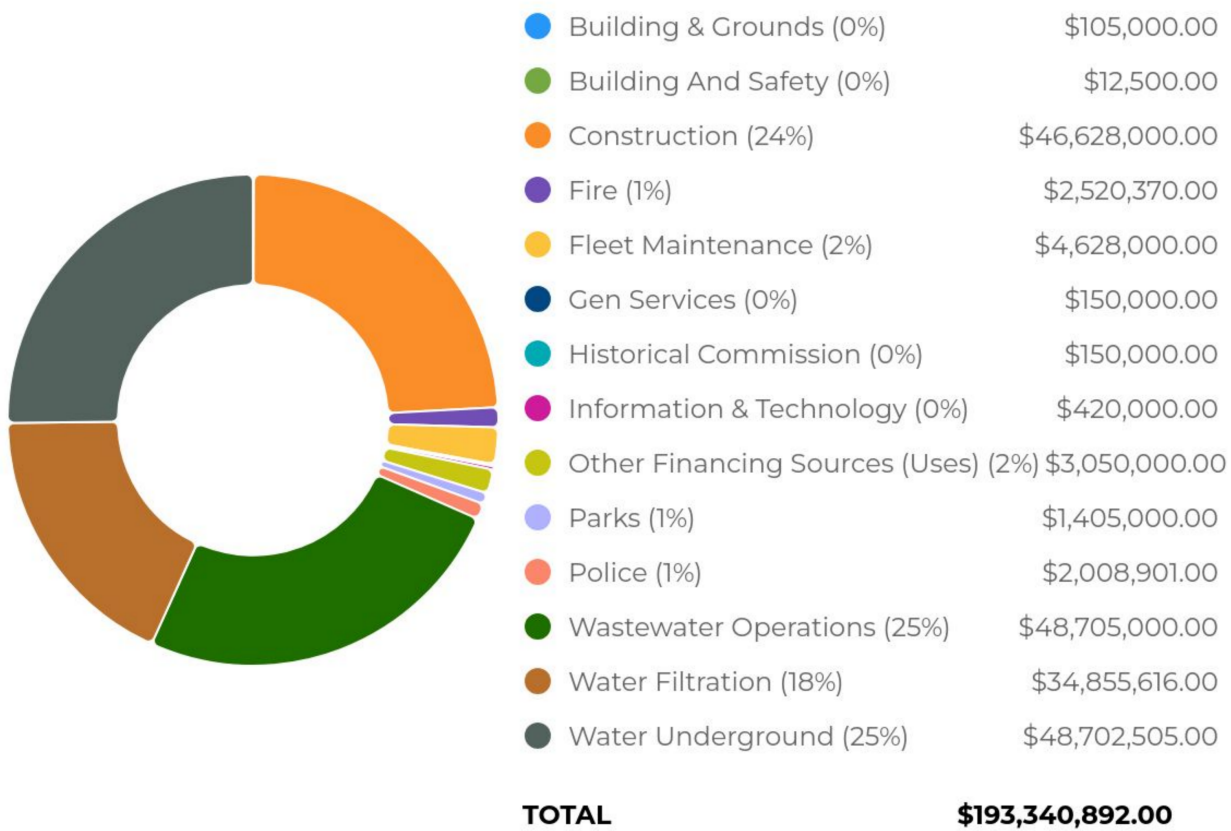
American Rescue Plan Act (ARPA) – This funding source comes from the United States government in response to the COVID-19 pandemic’s effects on local services. There are rules for the appropriation of these funds that limit spending to government services listed in the US Department of Treasury Final ARPA Rule.

CIP COMPONENTS

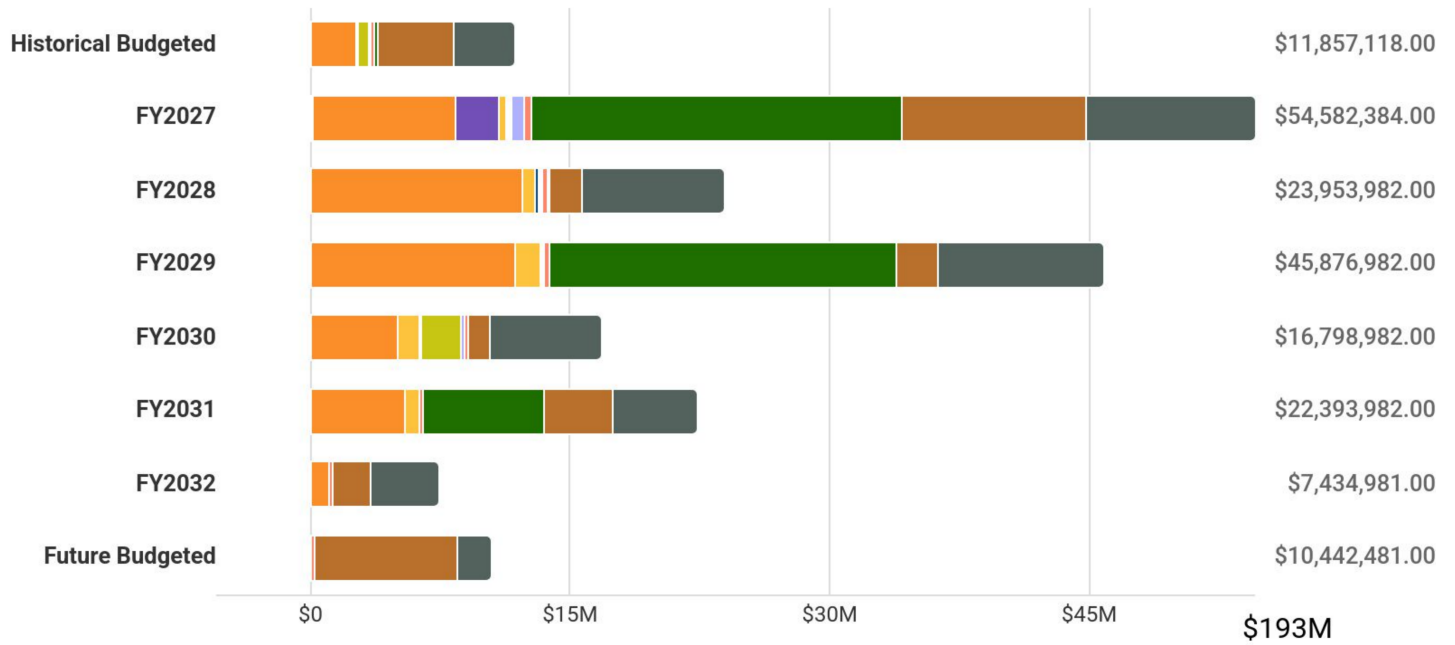
The components of the CIP have been established as follows:

FUNDING CATEGORY
DDA Fund
Fleet Fund
General Fund
Grant
Historical Fund
Local Streets
Major Streets
Other (Loan/SRF)
Park Millage (potential)
Sewer Collection
Waste Water Treatment Plant
Water Fund

Budgeted Capital Costs By Department (All Years)

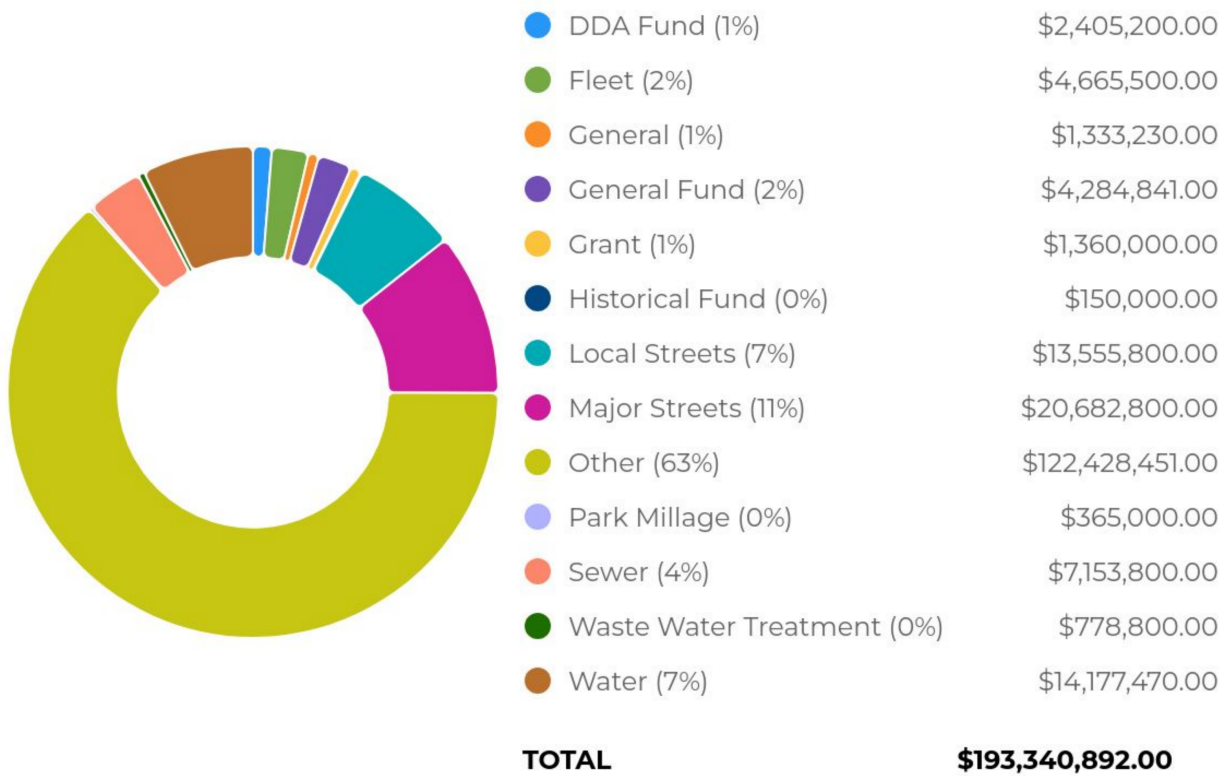


Budgeted Capital Costs By Department (per year)

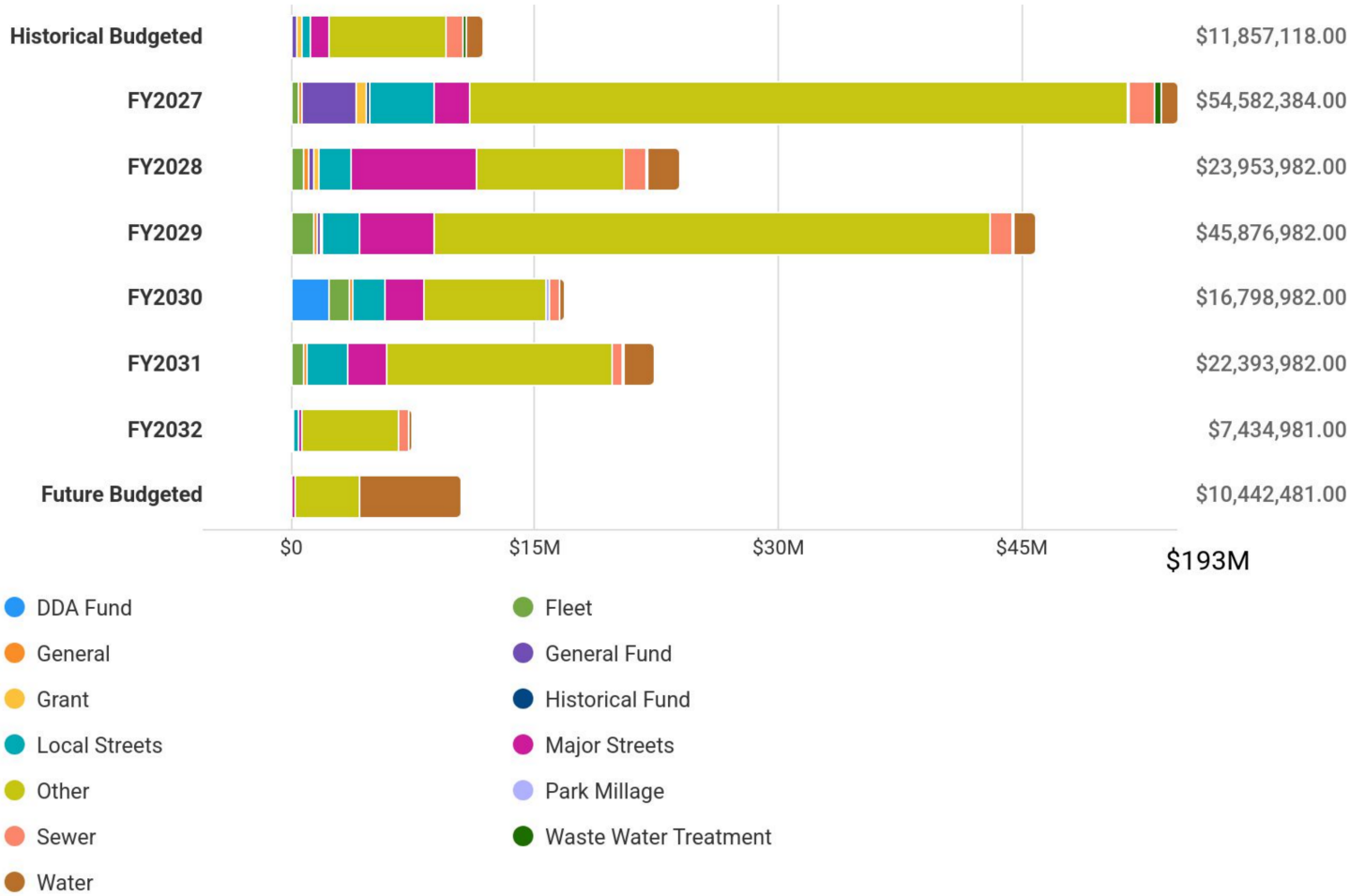


- Building & Grounds
- Building And Safety
- Construction
- Fire
- Fleet Maintenance
- Gen Services
- Historical Commission
- Information & Technology
- Other Financing Sources (Uses)
- Parks
- Police
- Wastewater Operations
- Water Filtration
- Water Underground

Budgeted Funding Source



Budgeted Funding Source By Year



Request Title	Capital Costs Category	Project Total	Budgeted - Historical Capital Costs	Budgeted - FY2027 Capital Costs	Budgeted - FY2028 Capital Costs	Budgeted - FY2029 Capital Costs	Budgeted - FY2030 Capital Costs	Budgeted - FY2031 Capital Costs	Budgeted - FY2032 Capital Costs	Budgeted - Future Capital Costs	Total Budgeted Capital Costs
Fleet Maintenance (17)											
1/2 Ton Pickup - Unit# 751	Vehicle Cost	\$50,000.00		\$0.00			\$50,000.00				\$50,000.00
4" Gas Pump	Vehicle Cost	\$35,000.00						\$35,000.00			\$35,000.00
DPW Vactor Truck - Unit# 438	Vehicle Cost	\$750,000.00						\$750,000.00			\$750,000.00
Gaul Wing Finish Mower	Vehicle Cost	\$35,000.00			\$35,000.00						\$35,000.00
Heavy Service Truck with Vactor capability	Vehicle Cost	\$1,200,000.00				\$600,000.00	\$600,000.00				\$1,200,000.00
JD 1575 Snow Tractor Blade -Broom	Vehicle Cost	\$50,000.00			\$50,000.00						\$50,000.00
JD Front Mower	Vehicle Cost	\$28,000.00			\$28,000.00						\$28,000.00
JD Gator for sidewalk clearing	Vehicle Cost	\$90,000.00		\$45,000.00		\$45,000.00					\$90,000.00
Purchase (2) Backhoe Tractors with Attachments HYD Breaker, HYD Packer	Vehicle Cost	\$300,000.00					\$300,000.00				\$300,000.00
Purchase (2) Tandems	Vehicle Cost	\$600,000.00				\$600,000.00					\$600,000.00
Purchase 3/4 Ton Pickups (2)	Vehicle Cost	\$175,000.00					\$175,000.00				\$175,000.00
Purchase Hot Box Patcher	Vehicle Cost	\$60,000.00			\$60,000.00						\$60,000.00
Purchase Leaf Truck	Vehicle Cost	\$700,000.00		\$350,000.00	\$350,000.00						\$700,000.00
Purchase Two 3/4 DPW pickups	Vehicle Cost	\$150,000.00			\$150,000.00						\$150,000.00
Purchase Wood Chipper	Vehicle Cost	\$65,000.00					\$65,000.00				\$65,000.00
Tink Claw - Front End Loader Accessory - Unit# 345B	Vehicle Cost	\$40,000.00			\$40,000.00						\$40,000.00
Valve Turner - Unit# 600-604	Vehicle Cost	\$300,000.00				\$150,000.00	\$150,000.00				\$300,000.00
Water Filtration (40)											
2018 F-150 Replacement	Vehicle Cost	\$60,000.00						\$60,000.00			\$60,000.00
Aerator Improvements	Service	\$3,260,000.00		\$260,000.00						\$3,000,000.00	\$3,260,000.00
Altitude Valves (2) - Replace or rebuild	Construction	\$50,000.00		\$50,000.00							\$50,000.00
Backwash Lagoon No 2 Build and Rehabs	Service	\$60,000.00						\$30,000.00		\$30,000.00	\$60,000.00
Booster Station Upgrade	Construction	\$3,000,000.00		\$3,000,000.00							\$3,000,000.00
Booster Station Upgrade	Engineering Construction & Admin	\$185,360.00		\$185,360.00							\$185,360.00

Request Title	Capital Costs Category	Project Total	Budgeted - Historical Capital Costs	Budgeted - FY2027 Capital Costs	Budgeted - FY2028 Capital Costs	Budgeted - FY2029 Capital Costs	Budgeted - FY2030 Capital Costs	Budgeted - FY2031 Capital Costs	Budgeted - FY2032 Capital Costs	Budgeted - Future Capital Costs	Total Budgeted Capital Costs
Chlorine Distribution Tanks	Construction	\$5,000,000.00				\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$5,000,000.00
City owned poles and transformers - replacement	Construction	\$350,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00		\$350,000.00
CO2 Distribution System Rehab	Construction	\$760,000.00			\$380,000.00					\$380,000.00	\$760,000.00
Confined Space and LO/TO Safety Equipment	Service	\$60,000.00	\$20,000.00	\$20,000.00						\$20,000.00	\$60,000.00
DWSRF Electrical Safety WTP Upgrades	Service	\$1,278,037.00		\$1,278,037.00							\$1,278,037.00
DWSRF Well House upgrades P2 & LW1 and Abandonment of P1	Construction	\$1,827,653.00		\$1,827,653.00							\$1,827,653.00
DWSRF WTP Filter Rehab	Service	\$6,659,896.00	\$3,329,948.00	\$3,329,948.00							\$6,659,896.00
Essential Emergency Replace/Repair	Other	\$402,500.00	\$50,000.00	\$52,500.00	\$55,000.00	\$57,500.00	\$60,000.00	\$62,500.00	\$65,000.00		\$402,500.00
Filter Effluent Piping Replacement	Construction	\$500,000.00			\$500,000.00						\$500,000.00
Filter valves, actuators & meters installed with controls	Construction	\$500,000.00						\$250,000.00		\$250,000.00	\$500,000.00
HI Service Pumps Controllers	Service	\$255,000.00	\$30,000.00	\$75,000.00	\$75,000.00					\$75,000.00	\$255,000.00
Internal Pipe Cleaning - Clarifier Effluent to Filter Influent	Service	\$205,000.00	\$55,000.00					\$75,000.00		\$75,000.00	\$205,000.00
John Deere 5E with attachments and trailer	Other	\$225,000.00		\$100,000.00				\$125,000.00			\$225,000.00
Lab Equipment - Test and Online	Service	\$120,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$120,000.00
Lagoon 1, 2, & 3 - Lime Sludge Removal	Service	\$2,868,170.00	\$622,170.00		\$496,000.00			\$750,000.00		\$1,000,000.00	\$2,868,170.00
Lagoon 4 - Lime Sludge Removal	Service	\$1,414,000.00				\$664,000.00				\$750,000.00	\$1,414,000.00
Lime silo slaker and clarifier annual repairs	Other	\$94,000.00	\$10,000.00	\$10,500.00	\$11,000.00	\$11,500.00	\$12,000.00	\$12,500.00	\$13,000.00	\$13,500.00	\$94,000.00
Palmer #2 Well Rehab	Construction	\$145,000.00	\$45,000.00				\$50,000.00			\$50,000.00	\$145,000.00
Rehabilitate Juniper #1 Well	Service	\$150,000.00						\$50,000.00	\$50,000.00	\$50,000.00	\$150,000.00
Rehabilitate Palmer Well #3A	Service	\$150,000.00				\$50,000.00	\$50,000.00			\$50,000.00	\$150,000.00
Replacement of 2016 F350	Other	\$80,000.00						\$80,000.00			\$80,000.00
Replacement of GridBee Mixers (2)	Other	\$30,000.00				\$30,000.00					\$30,000.00
Roof Replacement - West WTP Building	Construction	\$470,000.00				\$470,000.00					\$470,000.00

Request Title	Capital Costs Category	Project Total	Budgeted - Historical Capital Costs	Budgeted - FY2027 Capital Costs	Budgeted - FY2028 Capital Costs	Budgeted - FY2029 Capital Costs	Budgeted - FY2030 Capital Costs	Budgeted - FY2031 Capital Costs	Budgeted - FY2032 Capital Costs	Budgeted - Future Capital Costs	Total Budgeted Capital Costs
Security Cameras installed at remote sites and Filtration Plant	Service	\$120,000.00		\$40,000.00				\$40,000.00		\$40,000.00	\$120,000.00
Sludge pumps, valves and/or actuators R/R	Service	\$130,000.00	\$30,000.00	\$50,000.00						\$50,000.00	\$130,000.00
Sub-basement sump pump replacement	Service	\$50,000.00		\$50,000.00							\$50,000.00
West Tower Security Fence	Construction	\$40,000.00						\$40,000.00			\$40,000.00
WTP Distribution Transmission Mains	Service	\$3,000,000.00						\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$3,000,000.00
WTP Filter Rehab (basement level equipment/control panels on first floor)	Construction	\$500,000.00						\$250,000.00		\$250,000.00	\$500,000.00
WTP Hintz Well Rehab	Construction	\$100,000.00		\$50,000.00						\$50,000.00	\$100,000.00
WTP Plant Replacement Project (tentative) - Membrane Plant Design and Permit	Engineering Construction & Admin	\$400,000.00		\$200,000.00	\$200,000.00						\$400,000.00
WTP Well Rehab - Osburn Well	Service	\$96,000.00	\$40,000.00			\$50,000.00				\$6,000.00	\$96,000.00
WTP Well Rehab LW1	Service	\$120,000.00	\$45,000.00					\$50,000.00		\$25,000.00	\$120,000.00
WTP Well Rehab LW13	Service	\$140,000.00	\$40,000.00		\$50,000.00					\$50,000.00	\$140,000.00
Water Underground (20)											
2026 Water Main Replacement Project	Construction/Maintenance	\$3,370,000.00		\$3,370,000.00							\$3,370,000.00
2027 Water Main Replacement Project	Construction/Maintenance	\$2,200,000.00		\$200,000.00	\$2,000,000.00						\$2,200,000.00
2028 Water Main Replacement Project	Construction/Maintenance	\$3,240,000.00			\$1,890,000.00	\$1,350,000.00					\$3,240,000.00
2029 Water Main Replacement Project	Construction/Maintenance	\$3,700,000.00				\$1,500,000.00	\$2,200,000.00				\$3,700,000.00
2030 Water Main Replacement Project	Construction/Maintenance	\$2,370,000.00					\$1,260,000.00	\$1,110,000.00			\$2,370,000.00
2031 Water Main Replacement Project	Construction/Maintenance	\$3,980,000.00						\$2,015,000.00	\$1,965,000.00		\$3,980,000.00
Ball Street Water Main Replacement	Construction/Maintenance	\$1,925,000.00				\$1,925,000.00					\$1,925,000.00
Campbell Drive Water Main Replacement	Construction/Maintenance	\$1,110,000.00				\$600,000.00	\$510,000.00				\$1,110,000.00

Request Title	Capital Costs Category	Project Total	Budgeted - Historical Capital Costs	Budgeted - FY2027 Capital Costs	Budgeted - FY2028 Capital Costs	Budgeted - FY2029 Capital Costs	Budgeted - FY2030 Capital Costs	Budgeted - FY2031 Capital Costs	Budgeted - FY2032 Capital Costs	Budgeted - Future Capital Costs	Total Budgeted Capital Costs
Cedar Street Water Main Replacement	Construction/Maintenance	\$3,200,000.00		\$1,600,000.00	\$1,600,000.00						\$3,200,000.00
Clinton Street Water Main Replacement	Construction/Maintenance	\$942,500.00		\$942,500.00							\$942,500.00
Comstock Street Water Main Replacement	Construction/Maintenance	\$2,250,000.00			\$1,125,000.00	\$1,125,000.00					\$2,250,000.00
Dewey Street Water Main Replacement	Construction/Maintenance	\$2,440,000.00	\$1,080,000.00	\$1,080,000.00			\$280,000.00				\$2,440,000.00
Gilbert Street Water Main Replacement	Construction/Maintenance	\$550,000.00		\$550,000.00							\$550,000.00
Huntington Drive Water Main Replacement	Construction/Maintenance	\$480,000.00					\$480,000.00				\$480,000.00
Inner City Fire Hydrant Painting	Construction/Maintenance	\$200,000.00			\$200,000.00						\$200,000.00
Jerome Street Water Service Line Replacments	Construction/Maintenance	\$100,000.00	\$50,000.00	\$50,000.00							\$100,000.00
Monroe Street Water Main Replacement	Construction/Maintenance	\$1,525,000.00				\$1,525,000.00					\$1,525,000.00
Transmission Water Main Replacement Project	Construction/Maintenance	\$5.00		\$1.00	\$1.00	\$1.00	\$1.00	\$1.00			\$5.00
Water Service Line Replacement Project	Construction/Maintenance	\$14,500,000.00	\$2,500,000.00	\$1,400,000.00	\$1,500,000.00	\$1,600,000.00	\$1,700,000.00	\$1,800,000.00	\$2,000,000.00	\$2,000,000.00	\$14,500,000.00
Woodlawn Avenue Water Main Replacement (Local)	Construction/Maintenance	\$620,000.00		\$620,000.00							\$620,000.00
Construction (44)											
Ada Street Rehabilitation	Construction/Maintenance	\$440,000.00					\$220,000.00	\$220,000.00			\$440,000.00
Ball Street Rehabilitation	Construction/Maintenance	\$942,000.00			\$942,000.00						\$942,000.00
Ball Street Rehabilitation	Other	\$1,055,000.00				\$1,055,000.00					\$1,055,000.00
Broadway Avenue Rehabilitation	Construction/Maintenance	\$680,000.00				\$340,000.00	\$340,000.00				\$680,000.00
Campbell Drive Rehabilitation	Construction/Maintenance	\$770,000.00				\$385,000.00	\$385,000.00				\$770,000.00
Carmody Street Resurfacing	Construction/Maintenance	\$130,000.00						\$130,000.00			\$130,000.00
Cedar Street Rehabilitation	Construction/Maintenance	\$2,480,000.00		\$1,240,000.00	\$1,240,000.00						\$2,480,000.00
Chip Seal Program	Construction/Maintenance	\$800,000.00	\$200,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00		\$800,000.00
Chip Seal Program	Other	\$800,000.00	\$200,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00		\$800,000.00
Chipman Street Reconstruction	Construction/Maintenance	\$1,070,000.00		\$375,000.00	\$695,000.00						\$1,070,000.00

Request Title	Capital Costs Category	Project Total	Budgeted - Historical Capital Costs	Budgeted - FY2027 Capital Costs	Budgeted - FY2028 Capital Costs	Budgeted - FY2029 Capital Costs	Budgeted - FY2030 Capital Costs	Budgeted - FY2031 Capital Costs	Budgeted - FY2032 Capital Costs	Budgeted - Future Capital Costs	Total Budgeted Capital Costs
Chipman Street Rehabilitation	Construction/Maintenance	\$1,170,000.00			\$585,000.00	\$585,000.00					\$1,170,000.00
Clinton Street Rehabilitation	Construction/Maintenance	\$1,910,000.00		\$900,000.00	\$1,010,000.00						\$1,910,000.00
Clyde Street Resurfacing	Construction & Admin Engineering	\$280,000.00		\$280,000.00							\$280,000.00
Comstock Street Rehabilitation	Construction/Maintenance	\$2,200,000.00			\$1,100,000.00	\$1,100,000.00					\$2,200,000.00
Dewey Street Reconstruction	Construction/Maintenance	\$3,240,000.00					\$1,620,000.00	\$1,620,000.00			\$3,240,000.00
Division Street Rehabilitation	Construction/Maintenance	\$185,000.00		\$185,000.00							\$185,000.00
Division Street Rehabilitation	Other	\$375,000.00			\$375,000.00						\$375,000.00
Elm Street Reconstruction	Construction/Maintenance	\$920,000.00						\$920,000.00			\$920,000.00
Exchange Street Rehabilitation	Construction/Maintenance	\$580,000.00		\$290,000.00	\$290,000.00						\$580,000.00
Gilbert Street Reconstruction	Construction/Maintenance	\$1,095,000.00		\$1,095,000.00							\$1,095,000.00
Gilbert Street Sanitary Sewer Replacement	Construction/Maintenance	\$930,000.00		\$930,000.00							\$930,000.00
Gould Street Bridge Epoxy Overlay	Construction/Maintenance	\$150,000.00					\$150,000.00				\$150,000.00
Gould Street Rehabilitation	Construction/Maintenance	\$930,000.00					\$465,000.00	\$465,000.00			\$930,000.00
Huntington Drive Rehabilitation	Construction/Maintenance	\$500,000.00				\$250,000.00	\$250,000.00				\$500,000.00
Jerome Street Resurfacing	Construction/Maintenance	\$900,000.00	\$450,000.00	\$450,000.00							\$900,000.00
King Street Reconstruction	Construction/Maintenance	\$3,000,000.00			\$1,500,000.00	\$1,500,000.00					\$3,000,000.00
Martin Street Rehabilitation	Construction/Maintenance	\$920,000.00					\$460,000.00	\$460,000.00			\$920,000.00
Mason Street Rehabilitation	Construction/Maintenance	\$1,180,000.00			\$590,000.00	\$590,000.00					\$1,180,000.00
Monroe Street Rehabilitation	Construction/Maintenance	\$1,240,000.00			\$620,000.00	\$620,000.00					\$1,240,000.00
Oliver Street Bridge approach resurfacing	Construction/Maintenance	\$30,000.00		\$30,000.00							\$30,000.00
S Chestnut Street Drainage Improvements	Design Engineering	\$50,000.00		\$50,000.00							\$50,000.00
S Chestnut Street Drainage Improvements	Construction & Admin Engineering	\$100,000.00		\$100,000.00							\$100,000.00
S Chestnut Street Drainage Improvements	Construction/Maintenance	\$1,000,000.00			\$1,000,000.00						\$1,000,000.00
Sanitary Sewer Interceptor	Construction/Maintenance	\$3,600,000.00				\$3,600,000.00					\$3,600,000.00
Sanitary Sewer Rehab - Lining	Construction/Maintenance	\$1,400,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$1,400,000.00
Sanitary Sewer Rehab - Open Cut	Construction/Maintenance	\$3,200,000.00	\$800,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00		\$3,200,000.00

Request Title	Capital Costs Category	Project Total	Budgeted - Historical Capital Costs	Budgeted - FY2027 Capital Costs	Budgeted - FY2028 Capital Costs	Budgeted - FY2029 Capital Costs	Budgeted - FY2030 Capital Costs	Budgeted - FY2031 Capital Costs	Budgeted - FY2032 Capital Costs	Budgeted - Future Capital Costs	Total Budgeted Capital Costs
Sanitary Sewer River Crossing at M-52 Bridge	Construction/Maintenance	\$1,500,000.00			\$750,000.00	\$750,000.00					\$1,500,000.00
Shady Lane Rehabilitation	Construction/Maintenance	\$930,000.00		\$465,000.00	\$465,000.00						\$930,000.00
Sidewalk Replacement Project	Construction/Maintenance	\$1,200,000.00	\$300,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00		\$1,200,000.00
Storm Sewer Lining	Construction/Maintenance	\$1,200,000.00	\$300,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00		\$1,200,000.00
Water Street Rehabilitation	Construction/Maintenance	\$551,000.00						\$551,000.00			\$551,000.00
Woodlawn Avenue Rehabilitation (Local)	Construction/Maintenance	\$585,000.00		\$585,000.00							\$585,000.00
Woodlawn Avenue Rehabilitation (Major)	Construction/Maintenance	\$310,000.00	\$155,000.00	\$155,000.00							\$310,000.00
Woodlawn Avenue Sanitary Sewer Replacement	Construction/Maintenance	\$100,000.00	\$50,000.00	\$50,000.00							\$100,000.00
Parks (9)											
Adams Park Pavilion	Construction	\$30,000.00				\$30,000.00					\$30,000.00
Barrier Free Kayak/Canoe Landing at Oakwood Bridge	Construction	\$200,000.00		\$100,000.00		\$100,000.00					\$200,000.00
Baseball / Softball Field Light Replacement	Construction	\$250,000.00					\$250,000.00				\$250,000.00
Hugh Parker Field Improvements	Construction	\$65,000.00	\$50,000.00	\$15,000.00							\$65,000.00
New pickleball Courts	Construction & Admin Engineering	\$290,000.00		\$290,000.00							\$290,000.00
Park Entrance Signage	Construction	\$30,000.00	\$15,000.00	\$15,000.00							\$30,000.00
Repave Grove Holman Parking Lot	Construction	\$150,000.00			\$150,000.00						\$150,000.00
Rosevear Parking Lot	Construction	\$40,000.00			\$40,000.00						\$40,000.00
Rosevear to Collamer Park Connection Path	Construction	\$350,000.00		\$350,000.00							\$350,000.00
Wastewater Operations (14)											
Administration Building / Lab Rehab	Pre Engineering	\$10,000.00		\$10,000.00							\$10,000.00
Administration Building / Lab Rehab	Construction	\$285,000.00		\$285,000.00							\$285,000.00
Administration Building / Lab Rehab	Engineering Admin and Construction	\$5,000.00		\$5,000.00							\$5,000.00
Auxiliary Roof Replacement/Screening Room Rehab	Pre Engineering	\$22,500.00		\$22,500.00							\$22,500.00

Request Title	Capital Costs Category	Project Total	Budgeted - Historical Capital Costs	Budgeted - FY2027 Capital Costs	Budgeted - FY2028 Capital Costs	Budgeted - FY2029 Capital Costs	Budgeted - FY2030 Capital Costs	Budgeted - FY2031 Capital Costs	Budgeted - FY2032 Capital Costs	Budgeted - Future Capital Costs	Total Budgeted Capital Costs
Auxiliary Roof Replacement/Screening Room Rehab	Construction	\$720,000.00		\$720,000.00							\$720,000.00
Auxiliary Roof Replacement/Screening Room Rehab	Engineering Admin and Construction	\$7,500.00		\$7,500.00							\$7,500.00
Nitrification Towers Rehabilitation Project	Construction	\$20,000,000.00		\$20,000,000.00							\$20,000,000.00
Primary Clarifier Steel Coating	Pre Engineering	\$5,000.00		\$5,000.00							\$5,000.00
Primary Clarifier Steel Coating	Construction	\$190,000.00		\$190,000.00							\$190,000.00
Primary Clarifier Steel Coating	Engineering Admin and Construction	\$5,000.00		\$5,000.00							\$5,000.00
Pump and Motor Replacement (WWTP)	Equipment	\$105,000.00	\$30,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00			\$105,000.00
Redundant Secondary Clarifier	Construction	\$7,000,000.00						\$7,000,000.00			\$7,000,000.00
Retention Basin	Construction	\$20,000,000.00				\$20,000,000.00					\$20,000,000.00
Tertiary and Roughing Tower Pumps Rehabilitation	Construction	\$350,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00			\$350,000.00
Police (6)											
Axon	Equipment	\$1,145,580.00		\$155,694.00	\$164,981.00	\$164,981.00	\$164,981.00	\$164,981.00	\$164,981.00	\$164,981.00	\$1,145,580.00
Modem	Equipment	\$13,510.00		\$13,510.00							\$13,510.00
Patrol Vehicle Replacements	Vehicle Cost	\$700,000.00	\$280,000.00	\$140,000.00	\$140,000.00	\$140,000.00					\$700,000.00
Police Vehicles	Vehicle Cost	\$33,389.00		\$33,389.00							\$33,389.00
Police Vehicles	Other	\$99,142.00		\$99,142.00							\$99,142.00
Radar	Equipment	\$17,280.00		\$17,280.00							\$17,280.00
Information & Technology (3)											
Backup Automation	Equipment	\$42,000.00	\$30,000.00			\$12,000.00					\$42,000.00
General IT Upgrades	Equipment	\$289,000.00	\$55,000.00	\$52,000.00	\$50,000.00	\$30,000.00	\$30,000.00	\$36,000.00		\$36,000.00	\$289,000.00
Gov AI Service	Other	\$89,000.00		\$17,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$89,000.00
Building And Safety (2)											
City Hall Electrical Surge Protection	Equipment	\$10,000.00		\$10,000.00							\$10,000.00
New conference room table & chairs for HR office	Equipment	\$2,500.00		\$2,500.00							\$2,500.00
Historical Commission (1)											

Request Title	Capital Costs Category	Project Total	Budgeted - Historical Capital Costs	Budgeted - FY2027 Capital Costs	Budgeted - FY2028 Capital Costs	Budgeted - FY2029 Capital Costs	Budgeted - FY2030 Capital Costs	Budgeted - FY2031 Capital Costs	Budgeted - FY2032 Capital Costs	Budgeted - Future Capital Costs	Total Budgeted Capital Costs
Curwood Castle Renovations	Construction & Admin Engineering	\$150,000.00		\$150,000.00							\$150,000.00
Other Financing Sources (Uses) (4)											
Downtown Mural Project	Other	\$25,000.00		\$25,000.00							\$25,000.00
Downtown Streetlight Replacement Project	Equipment	\$2,500,000.00	\$630,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$1,780,000.00				\$2,500,000.00
Ground Bed Concrete Project	Other	\$25,000.00		\$25,000.00							\$25,000.00
Parking Lot #9 Reconstruction	Construction	\$500,000.00					\$500,000.00				\$500,000.00
Gen Services (1)											
Election Equipment Replacement	Equipment	\$150,000.00			\$150,000.00						\$150,000.00
Fire (2)											
New Fire Truck	Vehicle Cost	\$2,500,000.00		\$2,500,000.00							\$2,500,000.00
Portable Radios	Equipment	\$20,370.00		\$20,370.00							\$20,370.00
Building & Grounds (2)											
Public Works Building Improvements	Repairs/Improvements	\$75,000.00		\$75,000.00							\$75,000.00
Seal Coat DPW Parking Lot	Construction/Maintenance	\$30,000.00			\$30,000.00						\$30,000.00

Funding Source	Request Title	Project Total	Budgeted - Historical	Budgeted - FY2027	Budgeted - FY2028	Budgeted - FY2029	Budgeted - FY2030	Budgeted - FY2031	Budgeted - FY2032	Budgeted - Future	Total Budgeted
DDA Fund	Downtown Streetlight Replacement Project	\$1,900,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$1,780,000.00				\$1,900,000.00
	Parking Lot #9 Reconstruction	\$500,000.00					\$500,000.00				\$500,000.00
	General IT Upgrades	\$5,200.00	\$2,600.00			\$2,600.00					\$5,200.00
Total DDA Fund		\$2,405,200.00	\$32,600.00	\$30,000.00	\$30,000.00	\$32,600.00	\$2,280,000.00				\$2,405,200.00
Fleet	4" Gas Pump	\$35,000.00						\$35,000.00			\$35,000.00
	Purchase (2) Backhoe Tractors with Attachments HYD Breaker, HYD Packer	\$300,000.00					\$300,000.00				\$300,000.00
	Purchase Wood Chipper	\$65,000.00					\$65,000.00				\$65,000.00
	Purchase (2) Tandems	\$600,000.00				\$600,000.00					\$600,000.00
	JD 1575 Snow Tractor Blade -Broom	\$50,000.00			\$50,000.00						\$50,000.00
	JD Front Mower	\$28,000.00			\$28,000.00						\$28,000.00
	Gaul Wing Finish Mower	\$35,000.00			\$35,000.00						\$35,000.00
	Purchase Hot Box Patcher	\$60,000.00			\$60,000.00						\$60,000.00
	Purchase Leaf Truck	\$700,000.00		\$350,000.00	\$350,000.00						\$700,000.00
	Public Works Building Improvements	\$37,500.00		\$37,500.00							\$37,500.00
	DPW Vactor Truck - Unit# 438	\$750,000.00						\$750,000.00			\$750,000.00
	Purchase Two 3/4 DPW pickups	\$150,000.00			\$150,000.00						\$150,000.00
	Purchase 3/4 Ton Pickups (2)	\$175,000.00					\$175,000.00				\$175,000.00
	1/2 Ton Pickup - Unit# 751	\$50,000.00					\$50,000.00				\$50,000.00
	Tink Claw - Front End Loader Accessory - Unit# 345B	\$40,000.00			\$40,000.00						\$40,000.00
	Valve Turner - Unit# 600-604	\$300,000.00				\$150,000.00	\$150,000.00				\$300,000.00
	Heavy Service Truck with Vactor capability	\$1,200,000.00				\$600,000.00	\$600,000.00				\$1,200,000.00
	JD Gator for sidewalk clearing	\$90,000.00		\$45,000.00		\$45,000.00					\$90,000.00
Total Fleet		\$4,665,500.00		\$432,500.00	\$713,000.00	\$1,395,000.00	\$1,340,000.00	\$785,000.00			\$4,665,500.00
General	Portable Radios	\$20,370.00		\$20,370.00							\$20,370.00
	Axon	\$1,145,580.00		\$155,694.00	\$164,981.00	\$164,981.00	\$164,981.00	\$164,981.00	\$164,981.00	\$164,981.00	\$1,145,580.00
	Radar	\$17,280.00		\$17,280.00							\$17,280.00
	Election Equipment Replacement	\$150,000.00			\$150,000.00						\$150,000.00

Funding Source	Request Title	Project Total	Budgeted - Historical	Budgeted - FY2027	Budgeted - FY2028	Budgeted - FY2029	Budgeted - FY2030	Budgeted - FY2031	Budgeted - FY2032	Budgeted - Future	Total Budgeted
Total General		\$1,333,230.00		\$193,344.00	\$314,981.00	\$164,981.00	\$164,981.00	\$164,981.00	\$164,981.00	\$164,981.00	\$1,333,230.00
General Fund	Gov AI Service	\$89,000.00		\$17,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$89,000.00
	Backup Automation	\$42,000.00	\$30,000.00			\$12,000.00					\$42,000.00
	City Hall Electrical Surge Protection	\$10,000.00		\$10,000.00							\$10,000.00
	New conference room table & chairs for HR office	\$2,500.00		\$2,500.00							\$2,500.00
	General IT Upgrades	\$163,800.00	\$26,400.00	\$30,000.00	\$30,000.00	\$14,400.00	\$17,000.00	\$23,000.00		\$23,000.00	\$163,800.00
	New Fire Truck	\$2,500,000.00		\$2,500,000.00							\$2,500,000.00
	Police Vehicles	\$132,531.00		\$132,531.00							\$132,531.00
	Modem	\$13,510.00		\$13,510.00							\$13,510.00
	Seal Coat DPW Parking Lot	\$30,000.00			\$30,000.00						\$30,000.00
	Public Works Building Improvements	\$37,500.00		\$37,500.00							\$37,500.00
	Repave Grove Holman Parking Lot	\$150,000.00			\$150,000.00						\$150,000.00
	Barrier Free Kayak/Canoe Landing at Oakwood Bridge	\$100,000.00		\$50,000.00		\$50,000.00					\$100,000.00
	Rosevear to Collamer Park Connection Path	\$350,000.00		\$350,000.00							\$350,000.00
	Rosevear Parking Lot	\$40,000.00			\$40,000.00						\$40,000.00
	Park Entrance Signage	\$30,000.00	\$15,000.00	\$15,000.00							\$30,000.00
	Hugh Parker Field Improvements	\$10,000.00	\$10,000.00								\$10,000.00
	New pickleball Courts	\$80,000.00		\$80,000.00							\$80,000.00
	Patrol Vehicle Replacements	\$504,000.00	\$210,000.00	\$98,000.00	\$98,000.00	\$98,000.00					\$504,000.00
Total General Fund		\$4,284,841.00	\$291,400.00	\$3,336,041.00	\$360,000.00	\$186,400.00	\$29,000.00	\$35,000.00	\$12,000.00	\$35,000.00	\$4,284,841.00
Grant	Downtown Mural Project	\$25,000.00		\$25,000.00							\$25,000.00
	Downtown Streetlight Replacement Project	\$300,000.00	\$300,000.00								\$300,000.00
	Barrier Free Kayak/Canoe Landing at Oakwood Bridge	\$100,000.00		\$50,000.00		\$50,000.00					\$100,000.00
	Adams Park Pavilion	\$30,000.00				\$30,000.00					\$30,000.00
	New pickleball Courts	\$150,000.00		\$150,000.00							\$150,000.00
	Chipman Street Reconstruction	\$375,000.00		\$375,000.00							\$375,000.00

Funding Source	Request Title	Project Total	Budgeted - Historical	Budgeted - FY2027	Budgeted - FY2028	Budgeted - FY2029	Budgeted - FY2030	Budgeted - FY2031	Budgeted - FY2032	Budgeted - Future	Total Budgeted
	Comstock Street Rehabilitation	\$184,000.00			\$184,000.00						\$184,000.00
	Patrol Vehicle Replacements	\$196,000.00	\$70,000.00	\$42,000.00	\$42,000.00	\$42,000.00					\$196,000.00
Total Grant		\$1,360,000.00	\$370,000.00	\$642,000.00	\$226,000.00	\$122,000.00					\$1,360,000.00
Historical Fund	Curwood Castle Renovations	\$150,000.00		\$150,000.00							\$150,000.00
Total Historical Fund		\$150,000.00		\$150,000.00							\$150,000.00
Local Streets	General IT Upgrades	\$24,800.00	\$5,200.00	\$4,600.00	\$4,600.00	\$2,600.00	\$2,600.00	\$2,600.00		\$2,600.00	\$24,800.00
	Carmody Street Resurfacing	\$130,000.00						\$130,000.00			\$130,000.00
	Clyde Street Resurfacing	\$280,000.00		\$280,000.00							\$280,000.00
	Clinton Street Rehabilitation	\$1,910,000.00		\$900,000.00	\$1,010,000.00						\$1,910,000.00
	Division Street Rehabilitation	\$185,000.00		\$185,000.00							\$185,000.00
	Exchange Street Rehabilitation	\$580,000.00		\$290,000.00	\$290,000.00						\$580,000.00
	Shady Lane Rehabilitation	\$930,000.00		\$465,000.00	\$465,000.00						\$930,000.00
	Woodlawn Avenue Rehabilitation (Local)	\$585,000.00		\$585,000.00							\$585,000.00
	Storm Sewer Lining	\$600,000.00	\$150,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00		\$600,000.00
	Sidewalk Replacement Project	\$600,000.00	\$150,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00		\$600,000.00
	Chip Seal Program	\$800,000.00	\$200,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00		\$800,000.00
	Campbell Drive Rehabilitation	\$770,000.00				\$385,000.00	\$385,000.00				\$770,000.00
	Ada Street Rehabilitation	\$440,000.00					\$220,000.00	\$220,000.00			\$440,000.00
	Broadway Avenue Rehabilitation	\$680,000.00				\$340,000.00	\$340,000.00				\$680,000.00
	Gilbert Street Reconstruction	\$1,095,000.00		\$1,095,000.00							\$1,095,000.00
	Ball Street Rehabilitation	\$1,055,000.00				\$1,055,000.00					\$1,055,000.00
	Elm Street Reconstruction	\$920,000.00						\$920,000.00			\$920,000.00
	Huntington Drive Rehabilitation	\$500,000.00				\$250,000.00	\$250,000.00				\$500,000.00
	Martin Street Rehabilitation	\$920,000.00					\$460,000.00	\$460,000.00			\$920,000.00
	Water Street Rehabilitation	\$551,000.00						\$551,000.00			\$551,000.00
Total Local Streets		\$13,555,800.00	\$505,200.00	\$4,054,600.00	\$2,019,600.00	\$2,282,600.00	\$1,907,600.00	\$2,533,600.00	\$250,000.00	\$2,600.00	\$13,555,800.00
Major Streets	General IT Upgrades	\$24,800.00	\$5,200.00	\$4,600.00	\$4,600.00	\$2,600.00	\$2,600.00	\$2,600.00		\$2,600.00	\$24,800.00

Funding Source	Request Title	Project Total	Budgeted - Historical	Budgeted - FY2027	Budgeted - FY2028	Budgeted - FY2029	Budgeted - FY2030	Budgeted - FY2031	Budgeted - FY2032	Budgeted - Future	Total Budgeted
	Division Street Rehabilitation	\$375,000.00			\$375,000.00						\$375,000.00
	Woodlawn Avenue Rehabilitation (Major)	\$310,000.00	\$155,000.00	\$155,000.00							\$310,000.00
	Cedar Street Rehabilitation	\$2,480,000.00		\$1,240,000.00	\$1,240,000.00						\$2,480,000.00
	Chipman Street Reconstruction	\$695,000.00			\$695,000.00						\$695,000.00
	Chipman Street Rehabilitation	\$1,170,000.00			\$585,000.00	\$585,000.00					\$1,170,000.00
	Jerome Street Resurfacing	\$900,000.00	\$450,000.00	\$450,000.00							\$900,000.00
	Storm Sewer Lining	\$600,000.00	\$150,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00		\$600,000.00
	Sidewalk Replacement Project	\$600,000.00	\$150,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00		\$600,000.00
	Chip Seal Program	\$800,000.00	\$200,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00		\$800,000.00
	Gould Street Rehabilitation	\$930,000.00					\$465,000.00	\$465,000.00			\$930,000.00
	Comstock Street Rehabilitation	\$2,016,000.00			\$916,000.00	\$1,100,000.00					\$2,016,000.00
	Mason Street Rehabilitation	\$1,180,000.00			\$590,000.00	\$590,000.00					\$1,180,000.00
	Ball Street Rehabilitation	\$942,000.00			\$942,000.00						\$942,000.00
	Monroe Street Rehabilitation	\$1,240,000.00			\$620,000.00	\$620,000.00					\$1,240,000.00
	Dewey Street Reconstruction	\$3,240,000.00					\$1,620,000.00	\$1,620,000.00			\$3,240,000.00
	King Street Reconstruction	\$3,000,000.00			\$1,500,000.00	\$1,500,000.00					\$3,000,000.00
	Oliver Street Bridge approach resurfacing	\$30,000.00		\$30,000.00							\$30,000.00
	Gould Street Bridge Epoxy Overlay	\$150,000.00					\$150,000.00				\$150,000.00
Total Major Streets		\$20,682,800.00	\$1,110,200.00	\$2,129,600.00	\$7,717,600.00	\$4,647,600.00	\$2,487,600.00	\$2,337,600.00	\$250,000.00	\$2,600.00	\$20,682,800.00
Other	Downtown Streetlight Replacement Project	\$300,000.00	\$300,000.00								\$300,000.00
	Ground Bed Concrete Project	\$25,000.00		\$25,000.00							\$25,000.00
	WTP Distribution Transmission Mains	\$3,000,000.00						\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$3,000,000.00
	DWSRF Well House upgrades P2 & LW1 and Abandonment of P1	\$1,827,653.00		\$1,827,653.00							\$1,827,653.00
	Chlorine Distribution Tanks	\$5,000,000.00				\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$5,000,000.00
	Sub-basement sump pump replacement	\$50,000.00		\$50,000.00							\$50,000.00
	DWSRF Electrical Safety WTP Upgrades	\$1,278,037.00		\$1,278,037.00							\$1,278,037.00
	DWSRF WTP Filter Rehab	\$6,659,896.00	\$3,329,948.00	\$3,329,948.00							\$6,659,896.00
	Auxiliary Roof Replacement/Screening Room Rehab	\$750,000.00		\$750,000.00							\$750,000.00

Funding Source	Request Title	Project Total	Budgeted - Historical	Budgeted - FY2027	Budgeted - FY2028	Budgeted - FY2029	Budgeted - FY2030	Budgeted - FY2031	Budgeted - FY2032	Budgeted - Future	Total Budgeted
	Booster Station Upgrade	\$3,185,360.00		\$3,185,360.00							\$3,185,360.00
	Retention Basin	\$20,000,000.00				\$20,000,000.00					\$20,000,000.00
	Primary Clarifier Steel Coating	\$200,000.00		\$200,000.00							\$200,000.00
	Nitrification Towers Rehabilitation Project	\$20,000,000.00		\$20,000,000.00							\$20,000,000.00
	Sanitary Sewer Interceptor	\$3,600,000.00				\$3,600,000.00					\$3,600,000.00
	Redundant Secondary Clarifier	\$7,000,000.00						\$7,000,000.00			\$7,000,000.00
	2031 Water Main Replacement Project	\$3,980,000.00						\$2,015,000.00	\$1,965,000.00		\$3,980,000.00
	Gilbert Street Water Main Replacement	\$550,000.00		\$550,000.00							\$550,000.00
	2027 Water Main Replacement Project	\$2,200,000.00		\$200,000.00	\$2,000,000.00						\$2,200,000.00
	2026 Water Main Replacement Project	\$3,370,000.00		\$3,370,000.00							\$3,370,000.00
	Woodlawn Avenue Water Main Replacement (Local)	\$620,000.00		\$620,000.00							\$620,000.00
	Cedar Street Water Main Replacement	\$3,200,000.00		\$1,600,000.00	\$1,600,000.00						\$3,200,000.00
	Water Service Line Replacement Project	\$14,500,000.00	\$2,500,000.00	\$1,400,000.00	\$1,500,000.00	\$1,600,000.00	\$1,700,000.00	\$1,800,000.00	\$2,000,000.00	\$2,000,000.00	\$14,500,000.00
	2029 Water Main Replacement Project	\$3,700,000.00				\$1,500,000.00	\$2,200,000.00				\$3,700,000.00
	2028 Water Main Replacement Project	\$3,240,000.00			\$1,890,000.00	\$1,350,000.00					\$3,240,000.00
	Clinton Street Water Main Replacement	\$942,500.00		\$942,500.00							\$942,500.00
	Ball Street Water Main Replacement	\$1,925,000.00				\$1,925,000.00					\$1,925,000.00
	Monroe Street Water Main Replacement	\$1,525,000.00				\$1,525,000.00					\$1,525,000.00
	Comstock Street Water Main Replacement	\$2,250,000.00			\$1,125,000.00	\$1,125,000.00					\$2,250,000.00
	Dewey Street Water Main Replacement	\$2,440,000.00	\$1,080,000.00	\$1,080,000.00			\$280,000.00				\$2,440,000.00
	Huntington Drive Water Main Replacement	\$480,000.00					\$480,000.00				\$480,000.00
	S Chestnut Street Drainage Improvements	\$1,150,000.00		\$150,000.00	\$1,000,000.00						\$1,150,000.00
	Campbell Drive Water Main Replacement	\$1,110,000.00				\$600,000.00	\$510,000.00				\$1,110,000.00
	Transmission Water Main Replacement Project	\$5.00		\$1.00	\$1.00	\$1.00	\$1.00	\$1.00			\$5.00
	2030 Water Main Replacement Project	\$2,370,000.00					\$1,260,000.00	\$1,110,000.00			\$2,370,000.00
Total Other		\$122,428,451.00	\$7,209,948.00	\$40,558,499.00	\$9,115,001.00	\$34,225,001.00	\$7,430,001.00	\$13,925,001.00	\$5,965,000.00	\$4,000,000.00	\$122,428,451.00
Park Millage	Hugh Parker Field Improvements	\$55,000.00	\$40,000.00	\$15,000.00							\$55,000.00
	Baseball / Softball Field Light Replacement	\$250,000.00					\$250,000.00				\$250,000.00
	New pickleball Courts	\$60,000.00		\$60,000.00							\$60,000.00

Funding Source	Request Title	Project Total	Budgeted - Historical	Budgeted - FY2027	Budgeted - FY2028	Budgeted - FY2029	Budgeted - FY2030	Budgeted - FY2031	Budgeted - FY2032	Budgeted - Future	Total Budgeted
Total Park Millage		\$365,000.00	\$40,000.00	\$75,000.00			\$250,000.00				\$365,000.00
Sewer	General IT Upgrades	\$23,800.00	\$5,200.00	\$4,600.00	\$3,600.00	\$2,600.00	\$2,600.00	\$2,600.00		\$2,600.00	\$23,800.00
	Sanitary Sewer River Crossing at M-52 Bridge	\$1,500,000.00			\$750,000.00	\$750,000.00					\$1,500,000.00
	Woodlawn Avenue Sanitary Sewer Replacement	\$100,000.00	\$50,000.00	\$50,000.00							\$100,000.00
	Sanitary Sewer Rehab - Open Cut	\$3,200,000.00	\$800,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00		\$3,200,000.00
	Sanitary Sewer Rehab - Lining	\$1,400,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00		\$1,400,000.00
	Gilbert Street Sanitary Sewer Replacement	\$930,000.00		\$930,000.00							\$930,000.00
Total Sewer		\$7,153,800.00	\$1,055,200.00	\$1,584,600.00	\$1,353,600.00	\$1,352,600.00	\$602,600.00	\$602,600.00	\$600,000.00	\$2,600.00	\$7,153,800.00
Waste Water Treatment	General IT Upgrades	\$23,800.00	\$5,200.00	\$4,600.00	\$3,600.00	\$2,600.00	\$2,600.00	\$2,600.00		\$2,600.00	\$23,800.00
	Administration Building / Lab Rehab	\$300,000.00		\$300,000.00							\$300,000.00
	Pump and Motor Replacement (WWTP)	\$105,000.00	\$30,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00			\$105,000.00
	Tertiary and Roughing Tower Pumps Rehabilitation	\$350,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00			\$350,000.00
Total Waste Water Treatment		\$778,800.00	\$135,200.00	\$369,600.00	\$68,600.00	\$67,600.00	\$67,600.00	\$67,600.00		\$2,600.00	\$778,800.00
Water	Lab Equipment - Test and Online	\$120,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$120,000.00
	HI Service Pumps Controllers	\$255,000.00	\$30,000.00	\$75,000.00	\$75,000.00					\$75,000.00	\$255,000.00
	Security Cameras installed at remote sites and Filtration Plant	\$120,000.00		\$40,000.00				\$40,000.00		\$40,000.00	\$120,000.00
	Confined Space and LO/TO Safety Equipment	\$60,000.00	\$20,000.00	\$20,000.00						\$20,000.00	\$60,000.00
	General IT Upgrades	\$22,800.00	\$5,200.00	\$3,600.00	\$3,600.00	\$2,600.00	\$2,600.00	\$2,600.00		\$2,600.00	\$22,800.00
	Sludge pumps, valves and/or actuators R/R	\$130,000.00	\$30,000.00	\$50,000.00						\$50,000.00	\$130,000.00
	2018 F-150 Replacement	\$60,000.00						\$60,000.00			\$60,000.00
	West Tower Security Fence	\$40,000.00						\$40,000.00			\$40,000.00
	WTP Filter Rehab (basement level equipment/control panels on first floor)	\$500,000.00						\$250,000.00		\$250,000.00	\$500,000.00

Funding Source	Request Title	Project Total	Budgeted - Historical	Budgeted - FY2027	Budgeted - FY2028	Budgeted - FY2029	Budgeted - FY2030	Budgeted - FY2031	Budgeted - FY2032	Budgeted - Future	Total Budgeted
	Lagoon 4 - Lime Sludge Removal	\$1,414,000.00				\$664,000.00				\$750,000.00	\$1,414,000.00
	Roof Replacement - West WTP Building	\$470,000.00				\$470,000.00					\$470,000.00
	Filter valves, actuators & meters installed with controls	\$500,000.00						\$250,000.00		\$250,000.00	\$500,000.00
	Filter Effluent Piping Replacement	\$500,000.00			\$500,000.00						\$500,000.00
	CO2 Distribution System Rehab	\$760,000.00			\$380,000.00					\$380,000.00	\$760,000.00
	Altitude Valves (2) - Replace or rebuild	\$50,000.00		\$50,000.00							\$50,000.00
	WTP Hintz Well Rehab	\$100,000.00		\$50,000.00						\$50,000.00	\$100,000.00
	Backwash Lagoon No 2 Build and Rehabs	\$60,000.00						\$30,000.00		\$30,000.00	\$60,000.00
	WTP Well Rehab LW13	\$140,000.00	\$40,000.00		\$50,000.00					\$50,000.00	\$140,000.00
	Lagoon 1, 2, & 3 - Lime Sludge Removal	\$2,868,170.00	\$622,170.00		\$496,000.00			\$750,000.00		\$1,000,000.00	\$2,868,170.00
	Internal Pipe Cleaning - Clarifier Effluent to Filter Influent	\$205,000.00	\$55,000.00					\$75,000.00		\$75,000.00	\$205,000.00
	WTP Plant Replacement Project (tentative) - Membrane Plant Design and Permit	\$400,000.00		\$200,000.00	\$200,000.00						\$400,000.00
	Palmer #2 Well Rehab	\$145,000.00	\$45,000.00				\$50,000.00			\$50,000.00	\$145,000.00
	Rehabilitate Palmer Well #3A	\$150,000.00				\$50,000.00	\$50,000.00			\$50,000.00	\$150,000.00
	Rehabilitate Juniper #1 Well	\$150,000.00						\$50,000.00	\$50,000.00	\$50,000.00	\$150,000.00
	Aerator Improvements	\$3,260,000.00		\$260,000.00						\$3,000,000.00	\$3,260,000.00
	WTP Well Rehab LW1	\$120,000.00	\$45,000.00					\$50,000.00		\$25,000.00	\$120,000.00
	WTP Well Rehab - Osburn Well	\$96,000.00	\$40,000.00			\$50,000.00				\$6,000.00	\$96,000.00
	Essential Emergency Replace/Repair	\$402,500.00	\$50,000.00	\$52,500.00	\$55,000.00	\$57,500.00	\$60,000.00	\$62,500.00	\$65,000.00		\$402,500.00
	Replacement of GridBee Mixers (2)	\$30,000.00				\$30,000.00					\$30,000.00
	John Deere 5E with attachments and trailer	\$225,000.00		\$100,000.00				\$125,000.00			\$225,000.00
	Replacement of 2016 F350	\$80,000.00						\$80,000.00			\$80,000.00
	City owned poles and transformers - replacement	\$350,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00		\$350,000.00
	Lime silo slaker and clarifier annual repairs	\$94,000.00	\$10,000.00	\$10,500.00	\$11,000.00	\$11,500.00	\$12,000.00	\$12,500.00	\$13,000.00	\$13,500.00	\$94,000.00
	Inner City Fire Hydrant Painting	\$200,000.00			\$200,000.00						\$200,000.00
	Jerome Street Water Service Line Replacements	\$100,000.00	\$50,000.00	\$50,000.00							\$100,000.00
Total Water		\$14,177,470.00	\$1,107,370.00	\$1,026,600.00	\$2,035,600.00	\$1,400,600.00	\$239,600.00	\$1,942,600.00	\$193,000.00	\$6,232,100.00	\$14,177,470.00

Funding Source	Request Title	Project Total	Budgeted - Historical	Budgeted - FY2027	Budgeted - FY2028	Budgeted - FY2029	Budgeted - FY2030	Budgeted - FY2031	Budgeted - FY2032	Budgeted - Future	Total Budgeted
Total Funding Source		\$193,340,892.00	\$11,857,118.00	\$54,582,384.00	\$23,953,982.00	\$45,876,982.00	\$16,798,982.00	\$22,393,982.00	\$7,434,981.00	\$10,442,481.00	\$193,340,892.00

Tanya S. Buckelew

From: Jed Dingens [REDACTED]
Sent: Monday, March 16, 2026 4:53 PM
To: Tanya S. Buckelew
Subject: Re: Ada St Project

Hello Tanya,

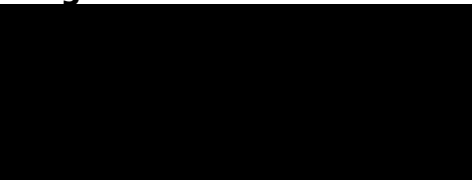
Please accept this request of the Planning Commission for an extension of the Site Plan Approval for 900 Ada St.

Our timeline is beginning to look like a summer 2026 start, with a construction period of 12-15 months.

Once formalized by bidding, we will coordinate with Clayton and MDOT on our signage and flagging days for the stormwater connection.

Best,

Jed Dingens, AIA Legacy LEED AP NCARB
Dingens Architects



Have a Great Day!



SPECIAL LAND USE APPLICATION
City of Owosso
301 W. Main Street, Owosso, MI 48867
Phone: (989) 725.0535
building@ci.owosso.mi.us

P2026-005
4/1/2024

- Refer to the City of Owosso Zoning Ordinance Chapter 38 – Article XI for additional information
- Application must be filed at least 25 days prior to a scheduled Planning Commission meeting for staff review and proper notices (see last page for submittal deadlines)
- Submit one (1) copy of the site plan (meeting the requirements of Article XIII, site plan review)
- Submit a digital copy of the site plan
- Payment of fees including escrow fees
- The Applicant must be present at the Planning Commission Meeting

Property Details:

Property Street Address: 804 W. Main St. Owosso, MI 48867

Legal Description of Property: Lots 4, 5, 6, and 7, Block 14, A.L and B.O Williams Addition, City of Owosso, County of Shiawassee, Michigan, according to the recorded plat thereof, as recorded in Liber 29 of Plats Pages 499, Shiawassee County Records

Site Area (in acres): 10,680 SQ FT	Parcel ID #: 050-660-014-005-00	Zoning: CBD
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Ownership: Foster West Town, LLC

Name: Foster West Town, LLC

Address: 115S. WASHINGTON ST., Owosso, MI

Telephone No: [REDACTED]

Email: [REDACTED]

Applicant: Stach's Moto Cave

Applicant (If different from owner above): Brien R. Worrell

Address: [REDACTED]

Telephone No: [REDACTED]

Email address: [REDACTED]

Interest in Property (potential buyer/lease holder/potential lessee/other): potential buyer

Architect/Surveyor/Engineer preparing site plan:

Name: Boss Engerineering Trevor Ehredt

Address: 3121 E. Grand River, Howell, MI 48843

Telephone No: 517-546-4836

Email: [REDACTED]

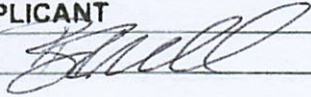
Requesting a Special Use Permit for the following: Please see attached letter

Present use of the property: Dog Grooming and vancant open space area

The above information on this application and attached documents is accurate and truthful to the best of our knowledge.

SIGNATURE OF APPLICANT

Date: 03/26/2026



SIGNATURE OF PROPERTY OWNER (if different from Applicant)

Date: 03/26/26



Fee Schedule

Special Use Permit \$400 plus \$6/acre

Escrow Fee (Hourly rate of Staff/Consultant involved) \$1,500

- ❖ A cash deposit of \$1,500 shall be placed with the City of Owosso
- ❖ The City will let the applicants know when additional funds are needed (typically when about 25% is remaining)
- ❖ Should there be funds remaining in the account after completion of the project, the balance will be returned

FOR OFFICIAL USE ONLY

Case #	Planning Commission Hearing Date
Receipt #	Action Taken
Date Filed	City Council Hearing Date
Description Checked	Action Taken

Any permit issued from this application shall not be transferable prior to completion of construction

<u>2026 Meeting Date</u>	<u>2026 Submittal Deadline</u>
January 26	January 2
February 23	January 29
March 23	February 27
April 27	April 2
May 26	May 1
June 22	May 29
July 27	July 2
August 24	July 31
September 28	September 3
October 26	October 1
November 23	October 30
December 14	November 20

Stach's Moto Cave

DIY Motorcycle Repair & Gear Hub — Our Business Concept

This educational based business and do-it-yourself motorcycle repair facility combined with a used motorcycle dealership and gear shop. It's built for riders who want to work on their own bikes and want to learn more about repairing them —but don't have the space, tools, or lift to do it at home.

1. DIY Motorcycle Repair Facility (Core Offering)

Customers rent fully equipped work bays by the hour or through memberships.

Each bay includes:

- Professional motorcycle lift
- Complete tool sets (hand tools, torque wrenches, specialty tools)
- Tire changers & balancers
- Diagnostic tools
- Oil disposal & fluid handling
- Clean, well-lit, climate-controlled workspace
- If engines need to be tuned, we plan to build a sound room within the NW room of the building for this purpose. With controls to keep the dB's low.

How it works:

- Riders book time online or walk in
- Roll their bike onto a lift
- Use shop tools to perform maintenance or repairs themselves
- Optional staff oversight for safety and light guidance (not full mechanic labor)

This model appeals to:

- Apartment or condo dwellers
- Riders without garages
- DIY enthusiasts
- Budget-conscious owners
- Custom builders and tinkerers

2. Used Motorcycle Sales

The shop also buys, sells, and consigns used motorcycles.

Benefits:

- Customers can inspect bikes in the same space they'll maintain them
- Immediate access to tools for minor adjustments after purchase
- Ideal for first-time riders who want to learn basic maintenance

3. New Gear & Parts Retail

The retail side focuses on rider gear and common consumables, such as:

- Helmets, gloves, jackets
- Boots and rain gear
- Oil, filters, brake pads
- Chains, sprockets, cables
- Batteries and basic electrical components

Customers working on their bikes can grab what they need on the spot, instead of stopping a project mid-repair.

5. Why It Works

- Lower overhead than a traditional full-service repair shop
- High demand among modern riders who value independence
- Builds strong community and repeat traffic
- Encourages long dwell time (customers stay for hours), they then would visit our businesses in town.
- Cross-sells naturally between repair, retail, and bikes

6. The Vibe

This isn't just a shop—it's a **motorcycle clubhouse with lifts**:

- Clean, organized, professional
- Welcoming to beginners but respected by experienced riders
- Community-driven, not intimidating
- A place where riders *learn, wrench, hang out, and buy*
- Owners & visitors will be detoured with signage requesting them not to rev engines.

7. Why it works for Owosso

A clean new unique type of business that will draw people from surrounding communities for fun and education.

- Hip and Unique
- Respect to the local community and its unique history.

- Educational for all types of motorcycles.
- Periodic free educational nights.
 - Ladies bike training night,
 - Young mechanics night
 - Bike builds that would work with the current Vintage bike festival in Owosso.
 - Sponsorships to local motorcycle events and education for local residents.

The Big Picture

This business creates economic activity, education, and community, all under one roof. It attracts visitors, supports downtown traffic, teaches valuable skills, and builds a loyal customer base that keeps coming back—not just to the shop, but to Owosso.

It's not just a motorcycle business.

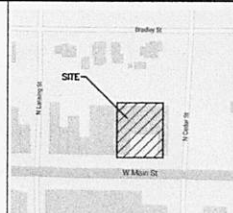
It's an experience.

It's a learning center.

And it's a reason for people to choose Owosso.

SPECIAL USE PERMIT SITE PLAN

SCALE: 1" = 10' FEET



LOCATION MAP
NOT TO SCALE

GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DETECTED ON THIS DRAWING MAY EXIST.
4. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH MISS DIG SERVICES.
5. SUBJECT PROPERTY IS DESIGNATED AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN (ZONE X) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), FOR THE CITY OF SWISSEY, SHAWANEE COUNTY, MICHIGAN, MAP NUMBER 2810020231C, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2011.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
7. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

PROPERTY DESCRIPTION PER TAX DESCRIPTION:

Land situated in the City of Swissey, County of Shiawassee, State of Michigan, described as follows:
 LOTS 4 5 6 7 BLK 14 AL A & BO WILLIAMS ADD

NOTES:

- CITY PARKING TO BE USED
- SIGNING THESE SERVICE
- SIGN TO BE ADDED TO FRONT OF BUILDING
- LANDSCAPING—BIRCH TREES IN THE FRONT REMOVE ANCHOVETTES BY SIDEWALK REPLACE DOOD SHRUBS BY BUILDING FRONT

- LEGEND**
- P— POWER POLE
 - C— CITY WIRE
 - E— ELECTRICAL METER
 - O— ORNAMENTAL LIGHT
 - W— WATER GATE VALVE
 - M— STORM MANHOLE
 - S— STORM CATCH BASIN
 - G— GAS METER
 - L— SIGN
 - T— TRAFFIC SIGN
 - R— STEEL ROD SET
 - P— STEEL ROD OR PIPE FOUND
 - S— STORM SENSER
 - G— GAS MAIN
 - E— ELECTRIC
 - O— OVERHEAD WIRES
 - C— CENTERLINE
 - L— LIBER
 - P— PAGE
 - S.C.R. SHAWANEE COUNTY RECORDS
 - (M&P) MEASURED AND RECORDED
 - P.D.B. POINT OF BEGINNING
 - ASPHALT
 - CONCRETE

THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF BE BOSS ENGINEERING AND LANDSCAPE ARCHITECTURE. NO PART OF THIS PLAN OR INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BE BOSS ENGINEERING AND LANDSCAPE ARCHITECTURE.



BE BOSS
Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

PROJECT: 804 W. MAIN STREET
PREPARED FOR: BRUN WORRELL
 1100 W. WOOD
 MORRICE, MI 48850
 313-644-1198
TITLE: SPECIAL USE PERMIT SITE PLAN

NO.	DATE	REVISION

DRAWN BY: TE
 FIELD CREW: SS/AC
 CHECKED BY:
 SCALE: 1" = 10'
 JOB NO. 26-068
 DATE 03/26/26
 SHEET NO. 1 OF 1

City of Owosso
Public Hearing Notice

The City of Owosso Planning Commission will conduct the following public hearing at the regular meeting scheduled for Monday, April 27, 2026, for the following topic:

PUBLIC HEARING FOR A SPECIAL LAND USE:

- 1. Stach's Moto Cave 804 W Main Street:** The applicant is seeking a special land use to allow for a DIY (do-it-yourself) motorcycle repair shop combined with a used motorcycle dealership and gear shop to operate out of the building located at 804 W Main Street. As per the Owosso Zoning Ordinance Chapter 38, Article XI. Special Land Uses – the Planning Commission is to determine the appropriateness of the special land use request and review the application in terms of the requirements of Sec. 38-152, standards for approval and shall approve, approve with conditions, or deny the application.

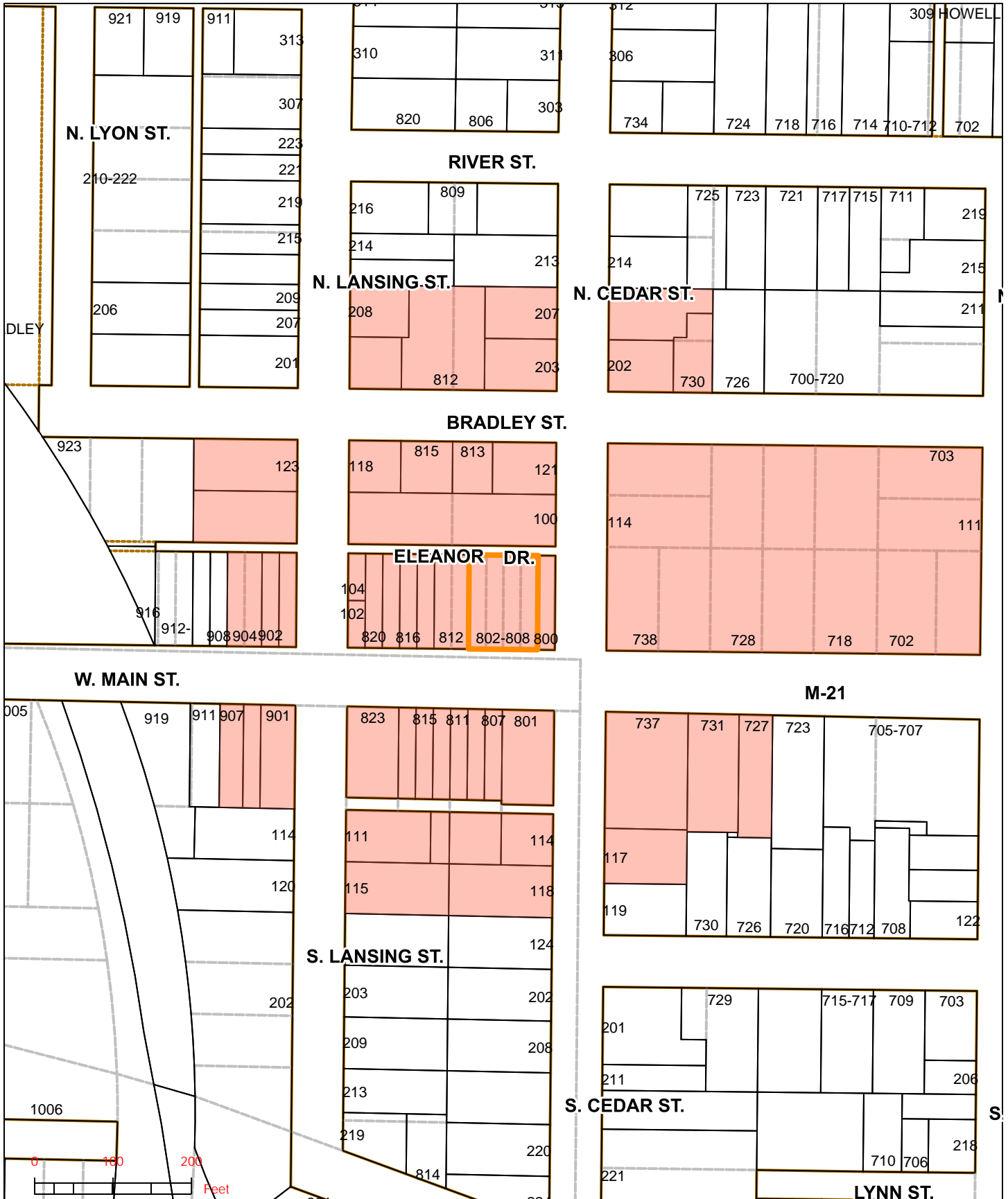
The property is zoned CBD, Central Business District, where motorcycle repair shops are not permitted by right and require the approval of a special land use. The parcel number is 050-660-014-005-00.

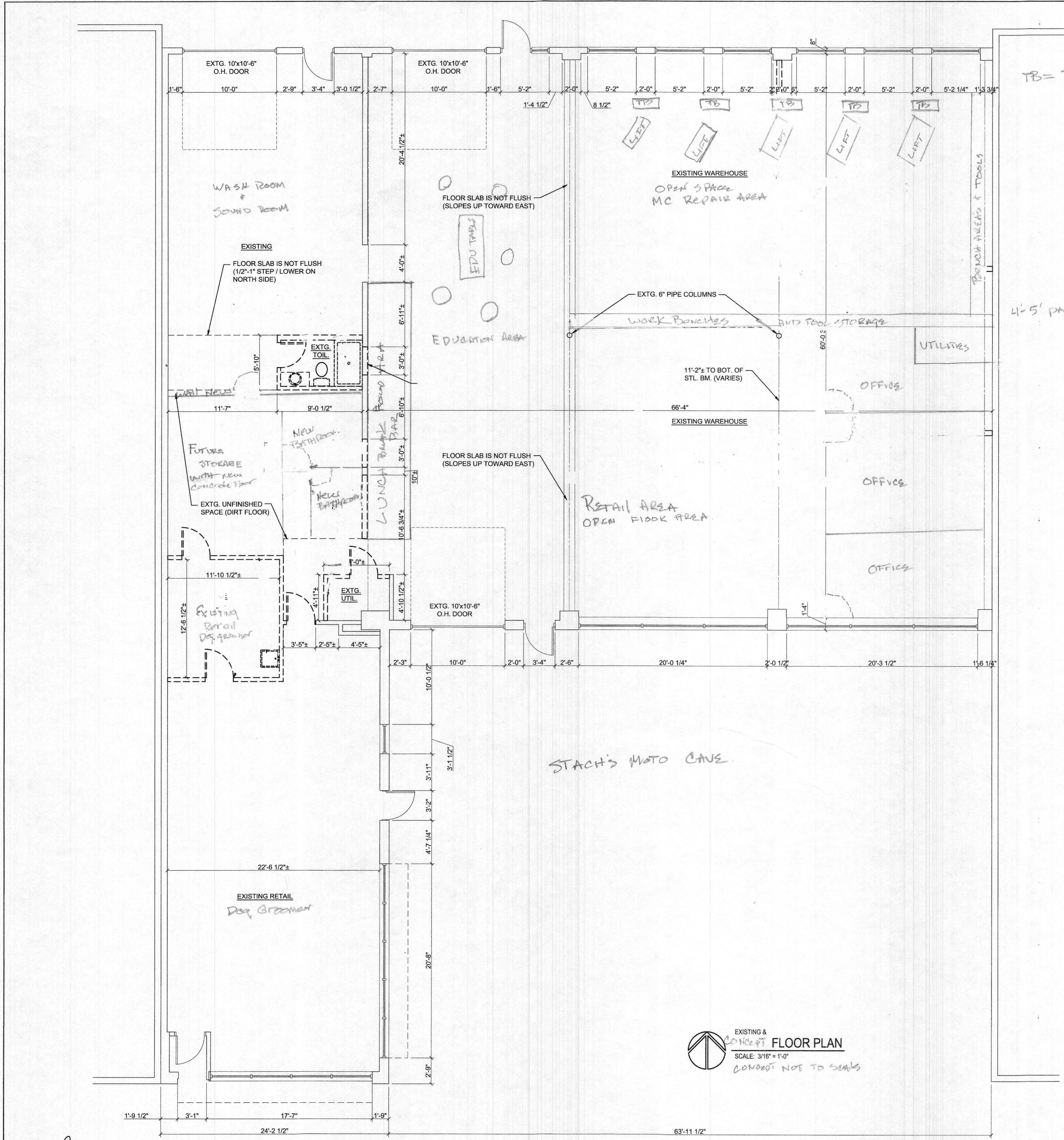
You are receiving this notice because you own and/or occupy property within 300' of these parcels.

The Planning Commission meeting will begin at 6:30 p.m. in the City of Owosso Council Chambers, 301 W. Main Street. Persons having any questions regarding these matters are urged to attend this meeting or contact the City Planning and Zoning office at (989) 725-0535.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours' notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. Website address is www.ci.owosso.mi.us

OWOSSO





GENERAL DEMOLITION NOTES:
 PATCH AND REPAIR ALL EXISTING FINISHES DISTURBED BY DEMOLITION WORK.

ALL DEMOLISHED MATERIALS, JUNK, DEBRIS, TRASH ETC. TO BE REMOVED FROM SITE. LEAVE SITE IN CLEAN CONDITION (DAILY) FOR SUBSEQUENT WORK.

ALL CUTTING AND PATCHING WORK TO BE COORDINATED WITH GENERAL CONTRACTOR INCLUDING ROOF ABOVE AND ADJACENT PARTY WALLS.

ARCHITECTURAL WORK:
 AT DESIGNATED ARCHITECTURAL AREAS THAT ARE BEING REMOVED OR DEMOLISHED; REMOVE FROM SITE ALL FLOORING, BASES, WALLS, TRIM, CEILING, DOORS, FRAMES, ETC. AS REQUIRED FOR NEW CONSTRUCTION.

MECHANICAL WORK:
 AT DESIGNATED MECHANICAL AREAS (HVAC) THAT ARE BEING REMOVED OR DEMOLISHED; CAP AND ABANDON ALL DUCT WORK, DIFFUSERS, CONTROLS, DEVICES, EQUIPMENT, ETC. BACK TO NEAREST ADEQUATE SOURCE. REWORK AND EXTEND AS REQUIRED FOR NEW CONSTRUCTION.

PLUMBING WORK:
 AT DESIGNATED PLUMBING AREAS THAT ARE BEING REMOVED OR DEMOLISHED; CAP AND ABANDON ALL DRAIN, WATER LINES, SEWERS ETC. BACK TO NEAREST ADEQUATE SOURCE. REWORK AND EXTEND AS REQUIRED FOR NEW CONSTRUCTION.

ELECTRICAL WORK:
 AT DESIGNATED ELECTRICAL AREAS THAT ARE BEING REMOVED OR DEMOLISHED; CAP AND ABANDON ALL FIXTURES, CONDUITS, RECEPTACLES, SWITCHES, OUTLETS, WIRING, DEVICES, CONTROLS, ETC. BACK TO NEAREST ADEQUATE SOURCE. REWORK AND RE-LABEL AS REQUIRED FOR NEW CONSTRUCTION.

UTILITY WORK:
 CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS ON EXTENSION OF ALL NEW UTILITY WORK INCLUDING MECHANICAL, PLUMBING, ELECTRICAL, FROM EXISTING AND NEAREST ADEQUATE SOURCE. CONTRACTOR RESPONSIBLE FOR REPAIRING ALL DISTURBED FINISHES.

DEMOLITION NOTES:

CUT AND PATCH EXISTING CONCRETE FLOOR AS REQ'D FOR NEW IN-FLOOR MEP, INCLUDING ALL WORK TO EXTEND THE EXISTING SERVICE TO THE NEW IN-FLOOR LOCATIONS. FIELD VERIFY EXACT LOCATIONS W/ GC.

AT AREAS TO RECEIVE NEW FLOORING; PREP, LEVEL, AND PATCH EXISTING CONCRETE FLOOR TO RECEIVE NEW FLOOR FINISHES.

PREP EXISTING WALLS TO RECEIVE NEW PAINT FINISH.

DEMOLITION STRUCTURAL NOTES:

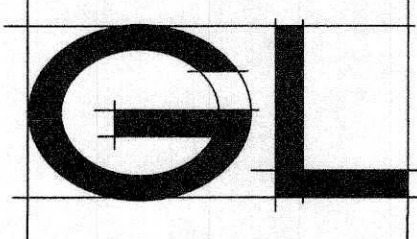
VERIFY ALL DIMENSIONS IN FIELD.
 PROVIDE TEMPORARY SHORING FOR ROOF FRAMING OF NEW OPENINGS PRIOR TO CUTTING EXISTING STRUCTURE(S).

SHORING TO REMAIN UNTIL ROOF FRAMING OR NEW OPENINGS CAN BE SUPPORTED W/ NEW STRUCTURAL MEMBER(S).

DRAWN	C.A.N.	CHECKED	REVISED DATE	DATE
				APRIL 15, 2022
REVISIONS				
4-28-22				

GAZALL, LEWIS & ASSOCIATES ARCHITECTS, INC.
 MOTT FOUNDATION BUILDING
 503 SOUTH SAGINAW STREET SUITE 100
 FLINT, MICHIGAN 48502

• PHONE (810) 239-4891
 • FAX (810) 239-5181
 • GJ@GAZALL-LEWIS.COM
 • WWW.GAZALL-LEWIS.COM



RENOVATIONS FOR
FOSTER COFFEE
 804 W MAIN ST, OWOSSO, MI 48867

COMMISSION
2022-12

SHEET
A0.1

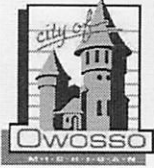


EXISTING & CONCEPT FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 CONCEPT NOT TO SCALE

Handwritten signature

X:\2022-12 FOSTERS COFFEE OWOSSO\2022-12_A0.dwg

PREZ2026-01



APPLICATION FOR REZONING

City of Owosso
301 W. Main Street, Owosso, MI 48867
Phone: (989) 725.0535
building@ci.owosso.mi.us

- Refer to the City of Owosso Zoning Ordinance Chapter 38 Article XXI for additional information
- Application must be filed at least 25 days prior to a scheduled Planning Commission meeting for staff review and proper notices (see last page for submittal deadlines)
- Payment of fees including escrow fees
- The Applicant or his/her representative must be present at the Planning Commission and City Council public hearings for action to be taken on this request
- City Council will address the rezoning at the following meeting Council meeting after Planning Commission makes its recommendation

I, (we), the undersigned, do hereby respectfully make application and petition the City of Owosso Planning Commission and City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested:

1. PROPERTY TO BE REZONED:

Address: 1000 Bradley St

Parcel ID #: 050-660-008-001-00

Legal Description:

Frontage in feet: 503 feet

Depth in feet: 527 feet

2. PROPERTY OWNERSHIP:

Name: NB Concepts, LLC

Address:

Phone Number:

E-mail:

3. ZONING REQUEST:

Current Zoning: Light Industrial (I-1)

Requested Zoning: Residential

4. PROPOSED USE OF THE PROPERTY:

We are proposing a 40-unit apartment development on the property.

Indicate why, in your opinion, the requested change is consistent with the ordinance in promoting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the city of Owosso:

The above information has been submitted in support of the rezoning and is accurate and truthful to the best of our knowledge.

Signature of Applicant:

Date: 3/31/2026

1. Application fee is \$575.00 + \$10.00 per acre.

2. Escrow fee (Hourly rate of Staff/Consultant involved) is \$1,500

- A cash deposit of \$1,500.00 shall be placed with the City of Owosso
- The City will let the applicants know when additional funds are needed (typically when about 25% is remaining).
- Should there be funds remaining in the account after completion of the project, the balance will be returned

PREZ 2026-01

2026 Meeting Date

2026 Submittal Deadline

January 26	January 2
February 23	January 29
March 23	February 27
April 27	April 2
May 26	May 1
June 22	May 29
July 27	July 2
August 24	July 31
September 28	September 3
October 26	October 1
November 23	October 30
December 14	November 20

FOR OFFICIAL USE ONLY

Case #	PREZ 2026-01	Planning Commission Hearing Date	4/27/2026
Receipt #		Action Taken	
Date Filed	3/31/2026	City Council Hearing Date	
Description Checked	✓	Action Taken	

City of Owosso
Public Hearing Notice

The City of Owosso Planning Commission will conduct the following public hearing at the regular meeting scheduled for Monday, April 27, 2026, for the following topic:

PUBLIC HEARING FOR A SPECIAL LAND USE:

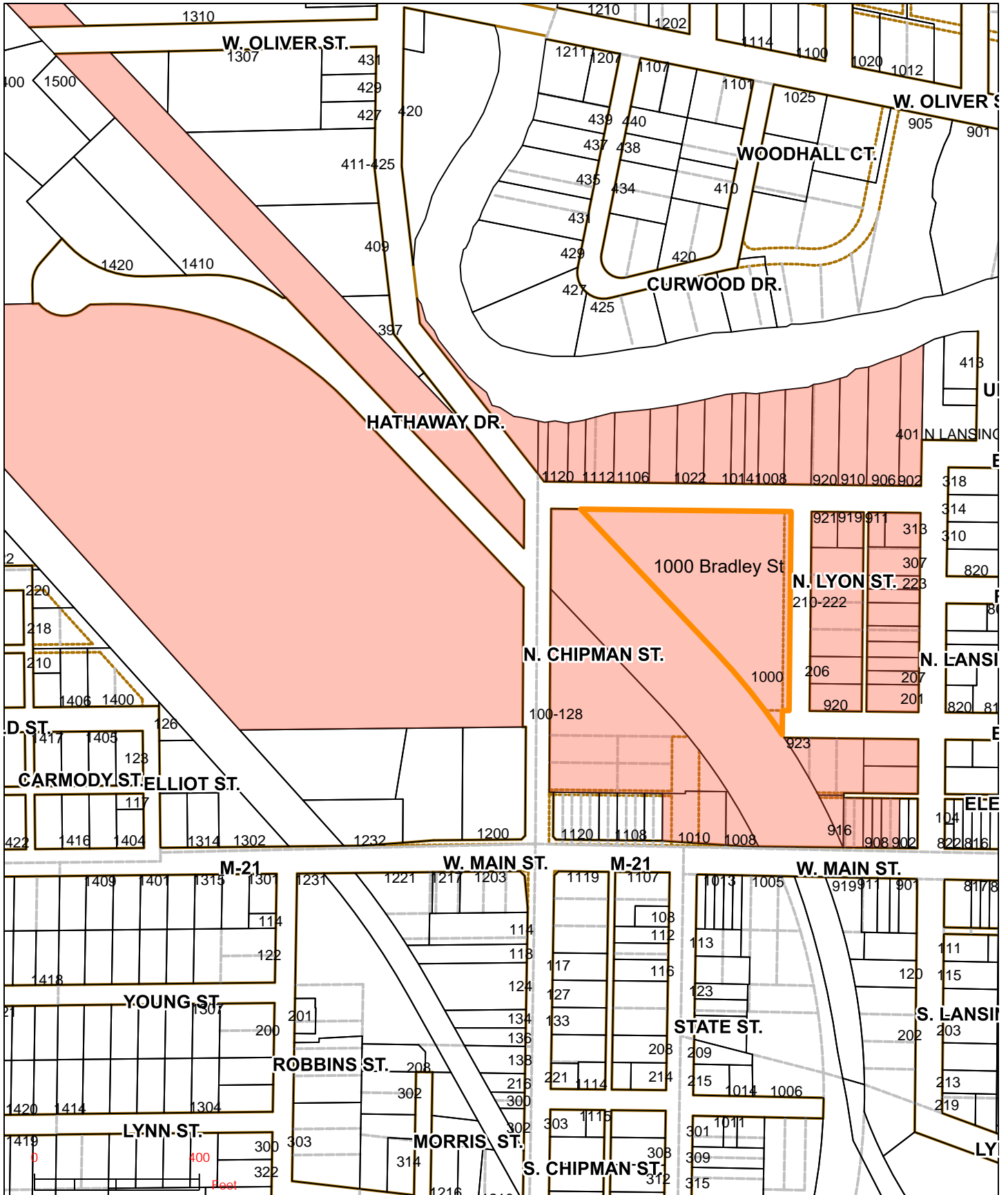
- 1. NB Concepts LLC 1000 Bradley Street:** The applicant is seeking to rezone the property from I-1 Light Industrial to RM Residential District. The proposed use of the property is a 40-unit apartment development. The parcel number is 050-660-008-001-00.

You are receiving this notice because you own and/or occupy property within 300' of these parcels.

The Planning Commission meeting will begin at 6:30 p.m. in the City of Owosso Council Chambers, 301 W. Main Street. Persons having any questions regarding these matters are urged to attend this meeting or contact the City Planning and Zoning office at (989) 725-0535.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours' notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. Website address is www.ci.owosso.mi.us

OWOSSO





P2026-006
4/2/2026



SITE PLAN REVIEW APPLICATION
 City of Owosso
 301 W. Main Street, Owosso, MI 48867
 Phone: (989) 725.0535
 building@ci.owosso.mi.us

- Site plan required for all commercial, industrial and multi-family residential
- Refer to the City of Owosso Zoning Ordinance Chapter 38 Article XIII for additional information
- Application must be filed at least 25 days prior to a scheduled Planning Commission meeting for staff review and proper notices (see last page for submittal deadlines)
- Submit one (1) copy of the site plan (meeting the requirements of Article XIII, site plan review) & digital copy
- Submit a digital copy of the site plan
- Payment of fees including escrow fees
- The Applicant must be present at the Planning Commission Meeting

Property Details:		
Name of Proposed Development: 1000 Bradley		
Property Street Address: 1000 Bradley St. Owosso, MI 48867		
Legal Description of Property:		
Site Area (in acres): 3.12	Parcel ID #: 050-660-008-001-00	Zoning: Light Industrial
Ownership:		
Name: NB Concepts, LLC		
Address:		
Telephone No:	Email:	
Applicant:		
Applicant (If different from owner above):		
Address:		
Telephone No:	Email address:	
Interest in Property (potential buyer/lease holder/potential lessee/other):		
Architect/Surveyor/Engineer preparing site plan:		
Name: Blackstock-Alessandri Associates, LLC		
Address: 70 Macomb Place, Suite 220, Mount Clemens, MI 48043		
Telephone No: 1000 Bradley	Email: hblackstock@b-a2.com	
Construction Proposed:		
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Number of units
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	
Current use Vacant	Proposed use Multi-family	
Existing building(s) square footage 0	Proposed building(s) square footage 34,560	

APPLICATION FEES:	
• Apartment/townhouse	\$575.00 + \$5.00/unit
• Commercial/Industrial	\$525.00 + \$50.00/acre
• Institutional (Schools, Public Services, Hospitals)	\$500.00 + \$40.00/acre
• Mobile home park	\$600.00 + \$5.00/unit
• Planned Unit Development/Mixed use development	\$575.00 + \$50.00/acre
• Preliminary site plan review	75% of site plan review fee
• Single family site condo (prelim or final)	\$700.00 + \$5.00/lot
• Site plan revision/review	75% of site plan review fee + any needed consulting fees determined by administration
• Site plan requiring review by city engineer	all costs by owner/applicant via escrow
• Special meetings with planner/engineer	all costs by owner/applicant via escrow
• Escrow Fee (Hourly rate for Staff/Consultant Involved)	\$1,500
❖ A cash deposit of \$1,500 shall be placed with the City of Owosso	
❖ The City will let the applicants know when additional funds are needed (typically when about 25% is remaining)	
❖ Should there be funds remaining in the account after completion of the project, the balance will be returned	
<ol style="list-style-type: none"> 1. The attached checklist has been completed to certify the data contained on the site plan. If the required data has not been provided, the appropriate box has been checked with a statement of explanation on why the data has not been provided. 2. I understand that if my site plan is deemed incomplete, it may be returned by the City for revisions without being forwarded to the Planning Commission for consideration, until the requirements have been adequately met. 3. By signing this application, the applicant hereby grants full authority to the City of Owosso, its agents, employees, representatives, and/or appointees to enter upon the undersigned lands/parcels for the purposes of inspection and examination. 	
	4/2/2026
Signature of Applicant	Date
	4/2/2026
Signature of Deed/Title Holder	Date

SITE PLAN REVIEW CHECKLIST: Check the appropriate box. If item is marked as 'not provided', attach detailed explanation.	Provided	Not Provided
1. Site Plan <ul style="list-style-type: none"> ❖ Location Map ❖ Scale of not less than one (1) inch equals fifty (50) feet if subject property is less than three (3) acres and one (1) inch equals one hundred (100) feet if three (3) acres or more ❖ North point ❖ Scale and area of the site in acres and square feet ❖ Dates (including revision dates) 		
2. Property lines <ul style="list-style-type: none"> ❖ Dimensions of all lot and property lines, showing the relationship of the subject property to the abutting properties. ❖ Boundary of the property line outlined in solid line ❖ Required setbacks from property line and adjacent parcels 		
3. Zoning designation and uses <ul style="list-style-type: none"> ❖ Of subject property ❖ Of adjacent properties 		
4. Names and addresses <ul style="list-style-type: none"> ❖ Of the architect, planner, designer, engineer, or person responsible for the preparation of the site plan (including signature and seal) 		
5. Structures <ul style="list-style-type: none"> ❖ Location and layout of existing and proposed structures ❖ All existing structures within one hundred (100) feet to the subject property 		
6. Drives and parking areas <ul style="list-style-type: none"> ❖ Location and layout of existing and proposed drives and parking areas ❖ Number, location and layout of off-street parking spaces 		
7. Dumpsters <ul style="list-style-type: none"> ❖ Location ❖ Details of enclosure ❖ Trash removal plan 		
8. Elevations <ul style="list-style-type: none"> ❖ Architectural elevations of building (all facades) ❖ Identifying height, materials used and colors ❖ Parking lot areas ❖ Drives 		
9. Flood hazard area <ul style="list-style-type: none"> ❖ Elevation of the site in relation to the identified flood hazard area ❖ All proposed construction, reconstruction or demolition shall be in compliance with local, state and federal ordinance, laws or regulations 		
10. Floor plans <ul style="list-style-type: none"> ❖ Existing and proposed 		
11. Landscaping <ul style="list-style-type: none"> ❖ Existing walls, fences and screening – location and height ❖ Proposed walls, fences and screening – location and height ❖ Landscape plan indicating existing/proposed trees and plantings along frontage and on the site ❖ Notation of landscape maintenance agreement ❖ Notation of method of irrigation 		
12. Lighting <ul style="list-style-type: none"> ❖ Plan indicating existing/proposed light poles/fixtures on site, along site's frontage and any wall mounted lights 		
13. Mechanical Units <ul style="list-style-type: none"> ❖ Roof mounted equipment and screening ❖ Ground equipment and screening 		
14. Residential multi-family development <ul style="list-style-type: none"> ❖ Schedule indicating number of dwelling units, number of bedrooms, gross and usable floor area, parking provided, total area of paved and unpaved surfaces 		

SITE PLAN REVIEW CHECKLIST: Check the appropriate box. If item is marked as 'not provided', attach detailed explanation.	Provided	Not Provided
15. Right-of-ways ❖ Location and width of existing easements, alleys and drives ❖ Location and width of all public sidewalks along the front street right-of-way and on the site, with details		
16. Signs ❖ Location/type of existing ❖ Location/type of proposed		
17. Soil erosion and sedimentation control ❖ Permit from the local enforcing agency - Shiawassee County - on soil erosion and sedimentation control - IF the earth change activity involves more than one (1) acre or is within five hundred (500) feet of a lake or stream) ❖ Soil erosion and sedimentation control measures during construction		
18. Utilities ❖ Location and layout of existing and proposed ❖ Including but not limited to gas, water, sanitary sewer, electricity, telephone		
19. Water ❖ Direction of surface water drainage ❖ Grading plan ❖ Plans for storm water retention/detention on site		

Additional data deemed necessary to enable to completion of an adequate review might be required by the Planning Commission, City, and/or its Consultants.

<u>2026 Meeting Date</u>	<u>2026 Submittal Deadline</u>
January 26	January 2
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