

April 2015



2015 COMPREHENSIVE MASTER PLAN

VILLAGE OF VICKSBURG, MICHIGAN

VICKSBURG 2015 MASTER PLAN

VILLAGE OF VICKSBURG, MICHIGAN

Adopted by the Vicksburg Planning Commission on March 18, 2015

Adopted by the Vicksburg Village Council on April 6, 2015

PREPARED BY:



McKenna Associates
Community Planning and Design
235 East Main Street, Suite 105
Northville, Michigan 48167
Tel: 248.596.0920 Fax: 248.596.0930



ACKNOWLEDGMENTS

The participation and cooperation of community leaders, residents, and members of civic organizations in the preparation of the Vicksburg 2015 Master Plan is greatly appreciated. In particular, we acknowledge the efforts of the Vicksburg Foundation and the following individuals:

VILLAGE COUNCIL

Bill Adams, Village President
Colin Bailey
Jeff Becker
James Earl
Julie Merrill
Chris Newman
Ron Smith

PLANNING COMMISSION

Chris Newman, Chairman
Robert Durkee
Toby Hardy
Toben Houts
Carl Keller
Steve Schimp
Mike Tichvon

VILLAGE ADMINISTRATION

Ken Schippers, Village Manager and Director of Public Works



TABLE OF CONTENTS

| | | |
|----|-----------------------------------|----|
| 01 | PURPOSE & PROCESS | |
| | > Welcome | 01 |
| | > Regional Setting | 02 |
| | > Basis for the Master Plan | 02 |
| | > Organization of the Master Plan | 05 |
| 02 | COMMUNITY SETTING | |
| | > Community Snapshot | 07 |
| | > Brief History of Vicksburg | 08 |
| | > Demographic Profile | 09 |
| | > Population | 09 |
| | > Age Structure | 10 |
| | > Educational Attainment | 11 |
| | > Household Characteristics | 11 |
| | > Housing | 12 |
| | > Economy | 14 |
| | > Existing Land Use | 17 |
| | > Environmental Characteristics | 21 |
| | > Water & Sewer Facilities | 22 |
| | > Regional Collaboration | 22 |
| 03 | GOALS & OBJECTIVES | |
| | > Introduction | 29 |
| | > Vision Statement | 30 |
| | > Goals, Objectives, & Strategies | 30 |
| 04 | CREATING A PLACE | |
| | > Placemaking | 39 |
| | > New Way of Doing Business | 40 |
| | > Vicksburg Community Assets | 41 |
| | > Strategies for Creating a Place | 41 |

| | | |
|----|--|----|
| 05 | TRANSPORTATION PLAN | |
| | > Introduction | 43 |
| | > Transportation Network | 44 |
| | > Circulation Plan | 47 |
| | > Complete Streets | 47 |
| | > Truck Route Alignment | 47 |
| | > Non-Motorized Pathway System | 48 |
| 06 | THE VICKSBURG PLAN | |
| | > The Vicksburg Future Land Use Plan | 51 |
| | > Community Character Plan | 52 |
| | > Future Land Use Classifications | 52 |
| 07 | IMPLEMENTATION PROGRAM | |
| | > Introduction | 63 |
| | > Past Accomplishments | 64 |
| | > Action Plan Categories | 64 |
| | > Public Information & Education | 70 |
| | > Economic Development Tools | 70 |
| | > Tax Increment Financing | 70 |
| | > Grant Programs | 71 |
| | > Other Financing Tools | 71 |
| | > Zoning Plan | 73 |
| 00 | MAPS | |
| | > 1: Regional Location | 03 |
| | > 2: Existing Land Use | 15 |
| | > 3: Parks & Recreation Facilities Service Radii | 23 |
| | > 4: Natural Features | 25 |
| | > 5: Circulation & Transportation Plan | 45 |
| | > 6: Future Land Use | 54 |



01

PURPOSE & PROCESS

WELCOME

Welcome to the Village of Vicksburg 2015 Master Plan. This Plan reflects a vision for the future of Vicksburg: its downtown, neighborhoods, sense of place and community, transportation, and parks and recreation.

The Vicksburg 2015 Master Plan replaces the previous Master Plan which was adopted in 2010. In many ways, the Village's development pattern is established, functions well, and the Village has many of the amenities that make a community great and are attractive to residents and business owners. This Master Plan is intended to capitalize on what is currently working for the Village, identify areas of improvement, and aspire to create a greater community for its residents and destination for visitors. The 2015 Master Plan is an opportunity to connect and combine efforts in the Village for meaningful reinvestment in the community.



REGIONAL SETTING

The Village of Vicksburg is located in southern Kalamazoo County (as shown in Map 1: Regional Location) and encompasses approximately 3.15 square miles. Vicksburg is surrounded by Schoolcraft Township on the west side and Brady Township on the east side. The largest city within the county, Kalamazoo, is approximately 15 miles north.



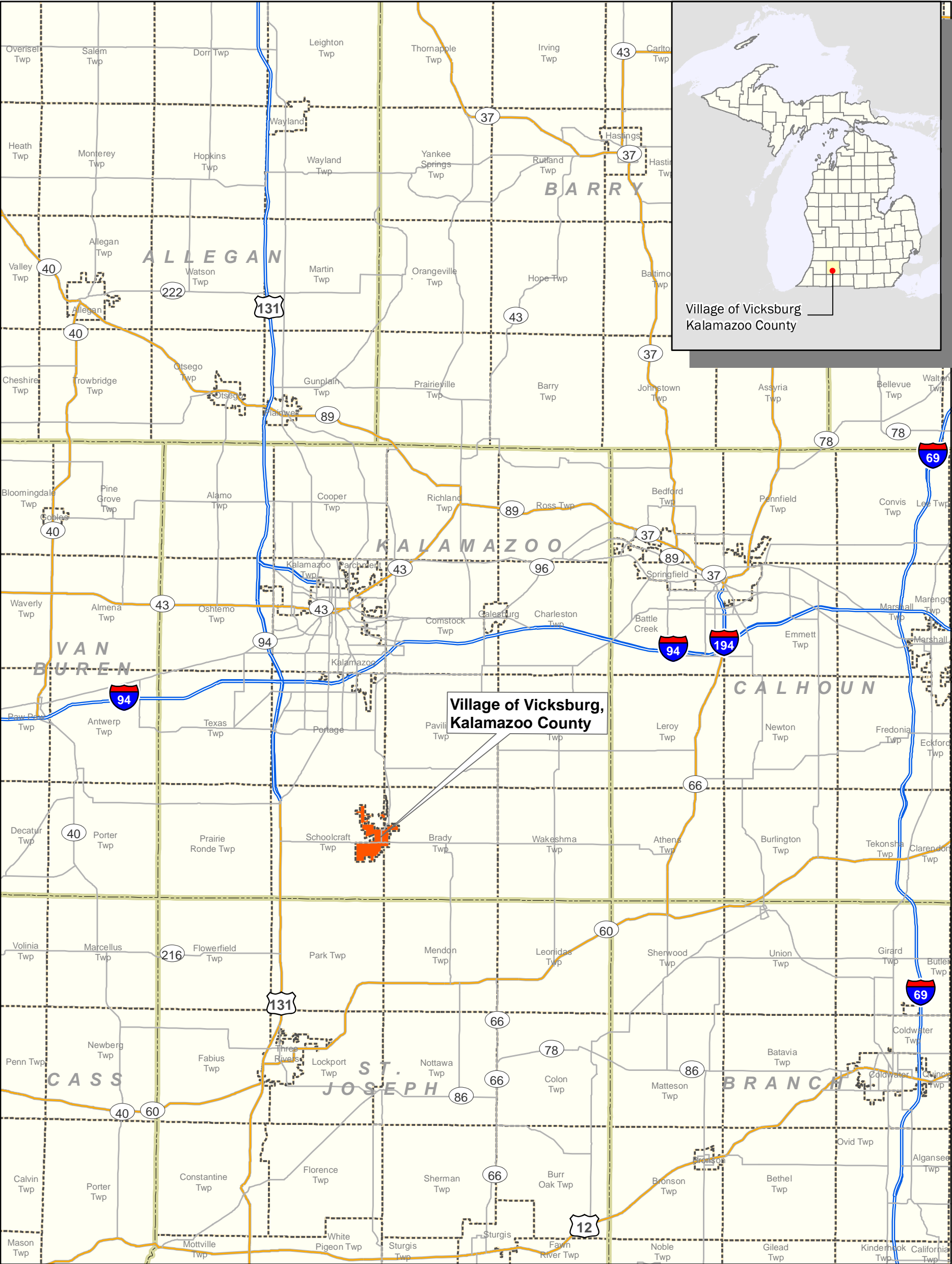
BASIS FOR THE MASTER PLAN

The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires villages to plan and zone. The Act requires that the Planning Commission develop and adopt a master plan that, at a minimum, addresses certain elements. This document, then, is the Master Plan that has been developed and adopted by the Village of Vicksburg Planning Commission pursuant to the Michigan Planning Enabling Act.

The Vicksburg 2015 Master Plan (the Plan) presents the Village's vision for the future. It serves as a policy guide for the community, and informs the decisions of Village officials and administrators, governmental agencies, organizations, and private individuals. It is designed to provide a flexible road map for future development and to ensure that new growth is consistent with the Village's goals and objectives.

This 2015 Master Plan is long range in that it examines past trends and makes projections for the next five to 20 years. This allows the Village to plan ahead and anticipate future needs. It should be noted, however, that projections are most accurate in the short term, and many factors that will shape the future cannot be anticipated. For this reason, every three to five years, a joint meeting between the Village Council, Planning Commission, and Downtown Development Authority (DDA) should be held to review the Plan and make any amendments as necessary.

One of the most important functions of the Plan is to provide a solid foundation for future land use decisions. The recommendations presented in the text and shown graphically will provide a legal basis for zoning and other land use controls utilized by the Village.



October 7, 2014

Map 1

Regional Location

Village of Vicksburg
Kalamazoo County, Michigan

LEGEND

Interstates

US Highways

State Highways

County Boundaries

Surrounding Municipalities

Village of Vicksburg

Mile 0 20 40

N

MCKenna

ASSOCIATES

Data Source: Michigan Geographic Framework, Michigan Center for Geographic Information, Version 8a

ORGANIZATION OF THE MASTER PLAN

The Master Plan contains seven sections:

①

PURPOSE & PROCESS

An overview of the Plan and its uses.

②

COMMUNITY SETTING

An in-depth analysis of the current conditions in Vicksburg, including key subjects such as a demographic profile and environmental conditions. Also included is an analysis of the existing land uses.

The 2015 Master Plan sets forth the vision that Village leaders and residents have for the future of Vicksburg, and serves as a guide to achieving that vision.

③

GOALS, OBJECTIVES, & STRATEGIES

This section details the foundational goals and objectives upon which the Plan is founded.

④

CREATING A PLACE

A summary of placemaking concepts and strategies, including the Downtown Development Authority's (DDA) *Downtown Redevelopment + Design Plan* to enhance Vicksburg's downtown core.

⑤

TRANSPORTATION PLAN

Chapter 5 presents an analysis of the transportation network in the Village, including the circulation system and the accessibility and ease of non-motorized travel. Also included are the DDA's and Parks and Recreation Committee's plans for non-motorized pathways within the Village.

⑥

THE VICKSBURG PLAN

The future land use and character plan will be the guiding force for future development and redevelopment. This chapter presents the way that Vicksburg will be laid out in the future.

⑦

IMPLEMENTATION PROGRAM

The implementation section will answer the "how" of the Master Plan and guide the community along the path to shaping the Vicksburg of the future. Included within this chapter is a series of implementation matrices that the Village can follow based on prioritization, time frames, responsible parties, and funding sources.



02

COMMUNITY SETTING

COMMUNITY SNAPSHOT

This chapter presents a narrative of Vicksburg's history and its current conditions with a detailed demographic analysis, including population, housing, and economic conditions. It also maps the existing land use patterns and significant environmental features.



BRIEF HISTORY OF VICKSBURG

In 1829 when Kalamazoo County was first settled, John Vickers, the village's namesake, moved here from Ohio and settled along the Portage Creek. Knowing that there was a large demand in the county for a convenient place to grind corn and wheat into flour, he quickly located a site on the banks of Rocky Creek and built a small temporary grist mill. In 1832, he built a new mill on Portage Creek which became known as Vickers' Mill.

Although the Vicksburg area was considered Indian land until 1835, many early pioneer squatters like Vickers began to settle the area. In 1836 John Vickers contracted to survey the area around his mill and to plat a village to be called Vicksburg. That same year Clark Briggs and John Noyes opened a store. In 1837 a blacksmith shop and hotel moved into town. The grist mill expanded to include a sawmill. A school was also constructed and soon there was a bustling village.

Because of technicalities of the land ownership system in the mid-1800s, the Village of Vicksburg actually was named Brady. Since then, the community experimented with names such as Holland and Lincoln. The news was not too popular and in 1871, the County Board of Supervisors agreed with a petition by the residents to incorporate the village under the name of Vicksburg.

John Vickers died on July 1, 1843 too early to see the fruits of his labor and the formal establishment of the village that bears his name.

Vicksburg has experienced significant changes over the past 100 years. The transportation of people and goods had a great deal to do with the Village's history. Vicksburg was first connected to the rails in 1870 via the Grand Rapids and Indiana Railroad. A year later the Northwestern Grand Trunk laid track through Vicksburg, connecting the village to both Port Huron and Chicago. Despite being a two-track town, Vicksburg remained a small community – at least as permanent residents go. But in the early days of the railroad, travelers often found themselves far from home and in need of a place to stay the night. In 1880, there were three hotels in town.

Today there are no hotels in Vicksburg, but the railroad is still an influence. The Canadian National Railway system maintains the tracks running through town. Freight trains carrying tons of goods to the nation pass through the community approximately 40 times a day. The Vicksburg



Source: www.vicksburg-michigan.com

Depot Museum occupies the former Grand Trunk rail depot in town and the Vicksburg recreation trail was built on land reclaimed as part of the "rails to trails" program.

Vicksburg also became a destination of choice on a more spiritual level. Beginning in 1884, the "Capital of Spiritualism" hosted a camp meeting every summer at Fraser's Grove where thousands would gather to observe healing rituals, flame readings, and listen to various mediums answer questions on behalf of those long departed. The evenings were filled with more traditional community activities like group suppers, musicals, and dances. Also, the pond created by John Vickers when he dammed the Portage Creek would be covered with colorful lotus lilies in the summer and was a tourist attraction that drew thousands from around the country.

Rail travel also brought hunters and fisherman to the area to take advantage of the unspoiled woodlands, lakes and streams. Many of these travelers came from Chicago so often that it only seemed right to have seasonal homes or cottages in the Vicksburg area. This practice continues today with many Chicagoans spending their summers on Vicksburg area lakes.

DEMOGRAPHIC PROFILE

Demographic analysis, or the study of the characteristics of a given population, is a fundamental element of master planning. Planning for future growth and development requires consideration of “how much” – how many individuals will need Village services, how much housing is affordable, how many new housing units will be built and other vital signs. It’s critical to understand these existing conditions and past trends in order to appropriately anticipate and plan for the future needs of the community.

The intent of a demographic analysis is to create a descriptive analysis of the community: the population’s age, gender, education status, employment, and similar features. Differences in demographic characteristics may indicate issues or areas in which land use planning and public policies are warranted; may identify strengths or assets that can be further developed or emphasized; or may identify weaknesses or problems that need to be addressed.

COMPARISON COMMUNITIES

For purposes of analysis, where appropriate, comparisons have been made with neighboring communities and Kalamazoo County. The neighboring communities included for comparison purposes are Schoolcraft Township and Brady Township. In many ways, these surrounding communities face similar trends and challenges to those of Vicksburg. It is important to note that figures for both Brady and Schoolcraft Township include a portion of the Village of Vicksburg’s population and associated data.

DATA SOURCES

The majority of the data presented is taken from the 2000 and 2010 US Census. The most recent data comes from the 2012 American Community Survey, five-year estimates. The American Community Survey is conducted every year and samples a percentage of the community on topics such as population, economics, and housing.

POPULATION

Part of the comprehensive planning process is to analyze population characteristics and trends to gain insight into the Village’s future, and to see how these characteristics compare with those of neighboring communities and the County.

As shown in Table 2.1, Vicksburg’s population experienced a significant increase between 2000 and 2010. However, between 2010 - 2012, there was a small decline in Vicksburg’s population. In comparison, Brady Township remained stable between 2000 - 2012; Schoolcraft Township experienced a similar growth and decline pattern to Vicksburg; and Kalamazoo County steadily gained an increase in population throughout the years.

TABLE 2.1: POPULATION, 1990 - 2012

| | 1980 | 1990 | 2000 | 2010 | 2012 |
|------------------------------|-------------|-------------|-------------|-------------|-------------|
| VICKSBURG | 2,224 | 2,216 | 2,320 | 2,906 | 2,884 |
| BRADY TOWNSHIP* | 3,111 | 3,834 | 4,263 | 4,248 | 4,270 |
| SCHOOLCRAFT TOWNSHIP* | 3,593 | 6,728 | 7,260 | 8,214 | 8,197 |
| KALAMAZOO COUNTY | 212,378 | 223,411 | 238,603 | 250,331 | 250,704 |
| STATE OF MICHIGAN | 9,262,078 | 9,295,297 | 9,938,444 | 9,883,640 | 9,897,264 |

Source: U.S. Census: 1980, 1990, 2010, and 2012 ACS 5-Year Estimates.

*Include a portion of the Village of Vicksburg’s population.

AGE STRUCTURE

Table 2.2 identifies the median age of the Village and surrounding comparison communities. Vicksburg has a similar median age to Kalamazoo County but it is significantly lower than the surrounding Townships. This is a positive sign given the growing need to attract young professionals and the creative class. The median age indicates that young professionals and family forming populations are concentrating in the Village, in contrast to the more rural, outlying areas. A younger population also indicates a need for outdoor, active recreation opportunities, such as non-motorized pathways.

TABLE 2.2: MEDIAN AGE, 2012

| | Vicksburg | Brady Township | Schoolcraft Township | Kalamazoo County | State of Michigan |
|------------|------------------|-----------------------|-----------------------------|-------------------------|--------------------------|
| Age | 35.3 years | 42.5 years | 40.7 years | 34.0 years | 38.8 years |

Source: 2012 ACS 5-Year Estimates.

TABLE 2.3: AGE STRUCTURE, 2012

| | Vicksburg | Kalamazoo County |
|------------------------|------------------|-------------------------|
| Pre-School | 8.3% | 6.1% |
| School Aged | 21.3% | 20.4% |
| Family Forming | 34.0% | 36.6% |
| Mature Families | 25.8% | 24.6% |
| Retirement | 10.4% | 12.3% |

Source: 2012 ACS 5-Year Estimates.

AGE STRUCTURE CLASSIFICATIONS

| | |
|-----------------|---------|
| Pre-School | Under 5 |
| School Aged | 5 - 19 |
| Family Forming | 20 - 44 |
| Mature Families | 45 - 64 |
| Retirement | 65+ |

Vicksburg's age structure is also similar to that of Kalamazoo County. However, it does have a slightly greater number of pre-school and school aged individuals and a lower number of those within the retirement age category. This age structure breakdown is consistent with Vicksburg's younger median age.

Age structure data plays an important role when considering the types of recreation services and facilities Vicksburg should focus on offering its residents. Due to the larger percentage of age structure classifications with children, recreational amenities which focus on children's and family oriented activities are important to maintain and plan for in the community. While much of the recreation needs of these age classifications are provided through the Vicksburg Community School District, it is important to have a variety of activities that are oriented towards the Village's youth, especially during the summer months when schools are not in session.

Additionally, although Vicksburg has a smaller percentage of those in the retirement age classification than the County, planning for the Village's senior population is essential so that facilities and programs are available to meet their needs. This includes pedestrian linkages to key destinations in the Village, passive recreation opportunities, park amenities such as benches, pavilions, lighting, and public restrooms, and ADA accessibility in all designs.

DISABILITIES

In 2012, 15.3 percent of Vicksburg's civilian population reported having a disability. Only 3.2 percent of youth under 18 reported having a disability while 18.7 percent of the population between 18 and 64 reported having a disability. However, approximately 30 percent of residents over 65 years of age reported a disability. These numbers call attention to the need to design recreational facilities with universal access. Existing facilities should be retrofitted and upgraded when possible and new facilities designed to permit universal access for all.

EDUCATIONAL ATTAINMENT

Table 2.4 details the level of education attainment in Vicksburg, Kalamazoo County, and the State. Overall, the Village has experienced an increase in educational attainment across all categories. However, both the County and State have higher percentages of individuals who have obtained a bachelor's or advanced degree. It is important to continue to attract and market the community to young professionals and to provide an environment that retains the current creative and highly educated segment of the population.

TABLE 2.4: EDUCATIONAL ATTAINMENT OF PERSONS 25 YEARS OR OLDER, 2000 - 2012

| | VICKSBURG | | KALAMAZOO COUNTY | | STATE OF MICHIGAN | |
|--|------------------|-------------|-------------------------|-------------|--------------------------|-------------|
| | 2000 | 2012 | 2000 | 2012 | 2000 | 2012 |
| HIGH SCHOOL DIPLOMA OR HIGHER | 85.2% | 93.0% | 88.6% | 92.4% | 83.4% | 88.6% |
| BACHELOR'S DEGREE OR HIGHER | 17.9% | 20.5% | 31.1% | 33.7% | 21.8% | 25.5% |
| GRADUATE OR PROFESSIONAL DEGREE | 4.0% | 6.3% | 12.1% | 12.7% | 8.1% | 9.8% |

Source: U.S. Census: 2000 and 2012 ACS 5-Year Estimates.

HOUSEHOLD CHARACTERISTICS

Households include all related and unrelated individuals living in one dwelling unit. Changes in the number of households in a community are an indication of changing demand for housing units, retail and office space, and community services. Tracking the changes in the number of households over time ensures sufficient land is set-aside in appropriate locations to accommodate future growth. Families are defined as a group of two or more people who reside together and are related by birth, marriage, or adoption.

As shown below, the number of households in Vicksburg has increased since 1990. In 2012, this trend continued to 1,170 total households (2012 ACS). Average household size is another indicator of community composition. Nationally, household sizes are shrinking as young singles wait longer to get married and start a family, and life expectancy has increased the senior population. However, in Vicksburg, the average household size has increased slightly over the past several decades and remains higher than the State, Kalamazoo County, and Schoolcraft Township.

Additionally, the number of families in the Village has grown at a slightly faster rate (41.0%) than the rate of increase in number of households (34.6%). Paired with the slight increase in average household size and younger median age, it suggests that younger families with children continue to select Vicksburg as a desirable location to raise a family.

TABLE 2.5: SELECT HOUSEHOLD CHARACTERISTICS, 1990 AND 2010

| | VICKSBURG (1990) | VICKSBURG (2010) | BRADY TOWNSHIP | SCHOOLCRAFT TOWNSHIP | KALAMAZOO COUNTY | STATE OF MICHIGAN |
|---------------------------------------|-----------------------------|-----------------------------|---------------------------|---------------------------------|-----------------------------|------------------------------|
| NUMBER OF HOUSEHOLDS | 832 | 1,120 | 1,597 | 3,182 | 100,610 | 3,872,508 |
| AVERAGE HOUSEHOLD SIZE | 2.57 | 2.59 | 2.66 | 2.58 | 2.40 | 2.49 |
| NUMBER OF FAMILIES | 548 (65.8 %) | 773 (69.0 %) | 1,257 (79.3 %) | 2,316 (72.8 %) | 60,300 (59.9 %) | 2,544,073 (66.0 %) |

Source: U.S. Census: 1990 and 2010.

HOUSING

Understanding housing trends is important since the need for housing, and the development of these structures, has a significant impact on the built landscape. An essential resource, the type and number of dwelling units within Vicksburg reveals much about land use trends and lifestyle preferences of local residents. The ability to project the need for dwelling units, both the amount and type, will assist in determining future land use needs for housing. According to U.S. Census data, there were 1,322 housing units in Vicksburg in 2012. Each housing unit represents one single-family dwelling unit - a house, apartment, etc.



NUMBER OF HOUSING UNITS & TENURE

From 1990 - 2012, Vicksburg experienced a significant increase in the total number of housing units, an increase of 51.6 percent. Within the past several years, new housing units have continually been added to Vicksburg, particularly in the form of contemporary single-family housing in the northwest and southwest sections of the Village. In comparison, Brady Township, Kalamazoo County, and the State of Michigan have all experienced decreases in the number of housing units while Schoolcraft Township experienced a major increase within the past several years.

Additionally, there are three different types of housing tenure: owner-occupancy, renter-occupancy, and vacancy. Table 2.6 shows that the majority of the dwellings in Vicksburg were owner-occupied in 2012 and that this number has significantly increased since 1990. The Village has similar proportions of owner-occupied and renter-occupied units to that the State of Michigan but more renter-occupied units in comparison to its neighboring communities. Vacancy rates are similar to surrounding townships but higher than Kalamazoo County.

TABLE 2.6: SELECT HOUSING UNIT CHARACTERISTICS, 1990 - 2012

| | VICKSBURG | | | BRADY TOWNSHIP | | SCHOOLCRAFT TOWNSHIP | | KALAMAZOO COUNTY | | STATE OF MICHIGAN | |
|------------------------------|-----------|-------|-------|----------------|-------|----------------------|-------|------------------|---------|-------------------|-----------|
| | 1990 | 2010 | 2012 | 2010 | 2012 | 2010 | 2012 | 2010 | 2012 | 2010 | 2012 |
| TOTAL HOUSING UNITS | 872 | 1,233 | 1,322 | 1,869 | 1,770 | 3,246 | 3,691 | 110,007 | 109,871 | 4,532,233 | 4,531,958 |
| OWNER-OCCUPIED UNITS | 64% | 73.5% | 74.3% | 91.3% | 90.1% | 78.6% | 79.2% | 63.9% | 62.5% | 72.1% | 72.8% |
| RENTER-OCCUPIED UNITS | 36% | 26.5% | 25.7% | 8.7% | 9.9% | 21.4% | 20.8% | 36.1% | 34.4% | 27.9% | 27.2% |
| VACANT UNITS | 4.5% | 9.2% | 11.5% | 14.6% | 10.6% | 7.1% | 10.5% | 8.5% | 9.2% | 14.6% | 15.7% |

Source: U.S. Census: 1990, 2010 and 2012 ACS 5-Year Estimates.

AGE OF HOUSING STOCK

Table 2.7 details the age of Vicksburg's existing housing units. Mindful of its historic beginning, a significant number of today's housing units were constructed prior to 1940. Housing construction continued throughout the 1940s to the 2000s at a relatively steady pace. In 2000, the Village experienced a major increase in the number of housing units.

Approximately 69 percent of the housing stock in Vicksburg was constructed prior to 1980, with almost 45% of that built prior to 1950. The amount of older housing stock is of particular importance for the Village (new housing is considered less than 30 years old). As housing ages, it requires greater investment of time and money to maintain or improve its condition. Typically, residences that are 30 years old will require substantial maintenance to prevent blight and decline for the broader neighborhood. Older homes also tend to lack features that support handicap accessibility and may not be suitable without significant retrofitting to meet the needs of the senior population. The preservation of historic homes and the retrofitting of them to provide modern amenities / ADA accessibility is an area the Village will need to respond to in the near future.

TABLE 2.7:
AGE OF THE HOUSING STOCK, VICKSBURG

| | NUMBER OF HOUSING UNITS | PERCENT OF HOUSING UNITS |
|----------------------------|----------------------------|-----------------------------|
| 2010 OR LATER | 14 | 1.1% |
| 2000 - 2009 | 220 | 16.6% |
| 1990 - 1999 | 112 | 8.5% |
| 1980 - 1989 | 65 | 4.8% |
| 1970 - 1979 | 120 | 9.1% |
| 1960 - 1969 | 90 | 6.8% |
| 1950 - 1959 | 108 | 8.2% |
| 1940 - 1949 | 148 | 11.2% |
| 1939 OR EARLIER | 445 | 33.7% |

Source: 2012 ACS 5-Year Estimates.

HOUSING TYPE

Table 2.8 represents the types of housing present and their respective percentages in the Village and in the comparison communities. Overall, Vicksburg contains a variety of housing types, especially in multiple family options. Although there is a vast architectural and stylistic variety among Vicksburg's single-family dwelling units, the creation of alternative housing typologies for select demographic populations (especially young professionals and empty nester's seeking contemporary lofts, condominiums, and live / work units) should be a priority in the coming years.

TABLE 2.8: HOUSING UNITS BY TYPE, 2012

| UNIT TYPE | VICKSBURG | BRADY TOWNSHIP | SCHOOLCRAFT TOWNSHIP | KALAMAZOO COUNTY | STATE OF MICHIGAN |
|--|-----------|-------------------|-------------------------|---------------------|----------------------|
| SINGLE FAMILY, DETACHED | 82.1% | 94.2% | 79.2% | 64.1% | 71.9% |
| SINGLE FAMILY, ATTACHED | 0.5% | 0.8% | 0.7% | 4.1% | 4.6% |
| MULTIPLE FAMILY, 2-19 UNITS | 13.6% | 4.4% | 12.9% | 19.3% | 13.1% |
| MULTIPLE FAMILY, 20+ UNITS | 3.9% | 0.0% | 1.8% | 8.6% | 4.9% |
| MOBILE HOME | 0.0% | 0.2% | 5.3% | 3.8% | 5.5% |
| OTHER | 0.0% | 0.4% | 0.0% | 0.0% | 0.0% |

Source: 2012 ACS 5-Year Estimates.

ECONOMY

The fiscal health of the local economy is central to the health of any community, and economic considerations play an important role in planning for future land uses. The type of development that occurs in Vicksburg impacts the Village's revenue streams, the availability of local jobs, and access to goods and services.

MEDIAN HOUSEHOLD INCOME

The Village's median household income was \$57,976 in 2012 which was a substantial increase over the 1990 figure of \$46,000. Since 2009, median household income has only slightly increased by 1.83 percent. It is important to note that in comparison, Vicksburg has a higher median income than both Kalamazoo County and the State.

MEDIAN HOUSING VALUE

Vicksburg has a slightly lower owner-occupied median household value and median gross rent than the comparison communities (except for renter-occupied units in Schoolcraft Township). This indicates that Vicksburg is providing an affordable housing market with options that are financially attractive to young professionals and starter families.

TABLE 2.9: MEDIAN HOUSEHOLD INCOME / VALUE OF HOUSING UNITS, 2012

| | VICKSBURG | BRADY TOWNSHIP | SCHOOLCRAFT TOWNSHIP | KALAMAZOO COUNTY | STATE OF MICHIGAN |
|--------------------------------|-----------|----------------|----------------------|------------------|-------------------|
| MEDIAN HOUSEHOLD INCOME | \$57,976 | \$62,000 | \$66,532 | \$46,011 | \$48,471 |
| OWNER-OCCUPIED UNIT | \$125,300 | \$155,200 | \$144,600 | \$141,200 | \$128,600 |
| RENTER-OCCUPIED UNIT | \$678 | \$902 | \$598 | \$707 | \$755 |

Source: 2012 ACS 5-Year Estimates.

OCCUPATION

Table 2.10 details which occupations members of the Vicksburg community are employed in, regardless of where they work (including jobs outside of the Village). Thus, commuters from Vicksburg are included in this analysis, but commuters from other locations coming into the Village are not.

In 2000, the highest occupational sector was manufacturing. In 2012, the top three occupational sectors were:

- [1] education and healthcare;
- [2] manufacturing; and
- [3] retail trade.

This shift highlights the change currently occurring within the Village as the community is moving towards national trends. Nationally, there is a major increase of the "eds and meds" industry.

TABLE 2.10: EMPLOYMENT SECTORS FOR THE EMPLOYED POPULATION, VICKSBURG

| OCCUPATION | PERCENT |
|--------------------------------------|---------|
| Agriculture, Forestry, and Mining | 1.5% |
| Construction | 9.7% |
| Manufacturing | 20.7% |
| Wholesale Trade | 2.5% |
| Retail Trade | 18.5% |
| Transportation and Utilities | 3.8% |
| Information | 2.2% |
| Finance and Real Estate | 6.1% |
| Professional and Administrative | 5.9% |
| Education and Healthcare | 21.2% |
| Arts, Recreation, and Accommodations | 5.2% |
| Other Services | 1.8% |
| Public Administration | 0.8% |

Source: 2012 ACS 5-Year Estimates.

EXISTING LAND USE

Historically, the surrounding land uses were predominately agricultural but the adjacent Townships of Brady and Schoolcraft have become increasingly developed. Likewise, the Village has seen several new developments in the last decade, in particular contemporary residential neighborhoods.

Today, Vicksburg contains a diverse mix of land uses with parks and open spaces occupying a critical component of the land use framework. Approximately a quarter of all land in the Village is devoted to public parks and recreational facilities. This percentage alone excludes public and quasi-public facilities such as the Vicksburg Community School District.

A description of each land use category is provided below.

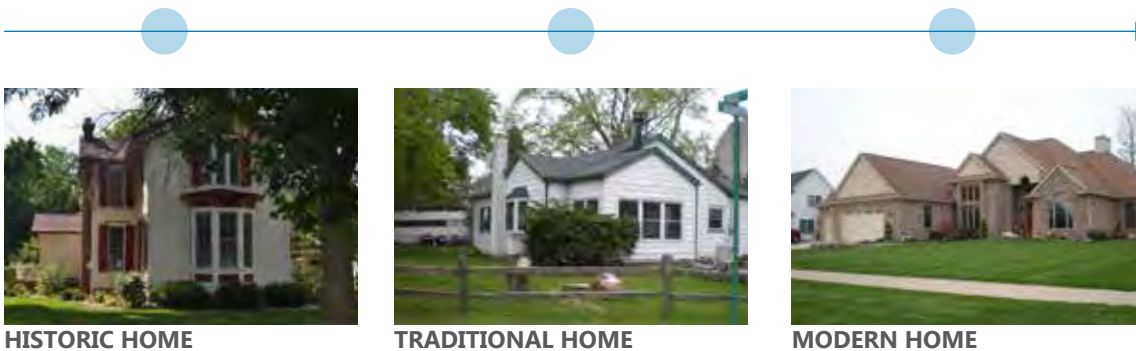
TABLE 2.1:
VICKSBURG EXISTING LAND USE

| LAND USE CATEGORY | AREA (ACRES) | AREA (%) |
|--------------------------------------|-----------------------|----------|
| Single Family Residential | 390.77 ac | 22.60% |
| Single Family Residential Attached | 28.56 ac | 1.65% |
| Multiple Family Residential | 16.68 ac | 0.98% |
| Commercial | 33.32 ac | 1.93% |
| Medical | 23.24 ac | 1.34% |
| Industrial | 224.33 ac | 12.97% |
| Public Parks & Recreation Facilities | 397.46 ac | 22.98% |
| Public / Quasi-Public | 160.15 ac | 9.26% |
| Undeveloped Land / Open Space | 454.69 ac | 26.29% |
| TOTAL | 1,729.37 ACRES | |

SINGLE FAMILY RESIDENTIAL

This land use category consists of single family residential structures. While all single family areas in the Village have the same land use, the character of these areas is defined largely by the age of housing and the size of the lots. In general, there are three classifications of single family structures: historic, traditional, and modern.

- Historic homes contain a variety of architectural styles which provide unique character to neighborhoods.
- Traditional homes are the majority of residences within the Village and range from one to two and a half stories in height and typically have detached or recessed garages. Some of these structures which were built prior to the 1970s are experiencing signs of deterioration.
- Modern homes were constructed after 2000 and are generally characterized by a combination of one and two story structures with attached, front entry garages.



SINGLE FAMILY RESIDENTIAL ATTACHED

This land use includes the residential parcels which contain more than one single family residential structure. The majority of these types of homes are located in the recently developed subdivisions in the northwest portion of the Village and adjacent to the Angel's Crossing Golf Club.

MULTIPLE FAMILY RESIDENTIAL

Included in this land use category are those residential buildings that typically have more than four units. In Vicksburg, these are typically apartment buildings.

COMMERCIAL

These uses include those parcels used for wholesale, retail, office, entertainment, or services, plus related contiguous accessory uses such as parking areas and service drives. In Vicksburg there are two types of commercial land use, neighborhood commercial and downtown commercial. Neighborhood commercial uses are those that serve the Village and surrounding community residents. These are commercial uses that are not located downtown and are more accessible to vehicular traffic with on-site parking facilities. Downtown commercial uses are those uses located within the downtown and can be characterized as a traditional "main street" style building where the buildings are located close to the street and parking is provided in on-street areas or in lots on the side or rear yards.

MEDICAL

Included in this land use category is Bronson Healthcare Center and ancillary medical office uses. This land use category plays an important role in providing medical services to residents and the surrounding community as well as jobs.

INDUSTRIAL

This land use designation includes Vicksburg's manufacturing and distribution uses. While the Village has a relatively healthy amount of industrial land area available, it is not being used to its fullest potential. The completely vacant former paper mill located on West Highway is a significant redevelopment opportunity for the community.

Additionally, as can be seen in the image below, many of the current industrial activities occurring in the Village are visible from adjacent non-industrial properties and roadways. This suggests the need for improved screening of these facilities. Some industrial areas have been improved with fencing and street trees to soften the appearance of these uses from the street, but in many cases, industrial facilities are still very visible.



PUBLIC / QUASI-PUBLIC

Public / Quasi-Public facilities include the Vicksburg Community School District campus, the District Library, and utilities. In Vicksburg, several major civic institutions are located downtown, including the Village Hall, the Post Office, and the Community Center. Also included in this category are religious institutions and public / private organizations.



UNDEVELOPED / OPEN SPACE

This category includes all undeveloped land or vacant land within the Village that is available for preservation or future development into a recreational area, commercial, or residential use.



PUBLIC PARKS & RECREATION

Eight public parks and recreational facilities are located within the Village, including a regional park with non-motorized trails, golf course, and waterfront parkland. Vicksburg's parks and recreational facilities include the following areas below and are highlighted on Map 03: Parks & Recreation Facilities. In addition, there are also parks and recreation facilities located within the Vicksburg Community School District campus.

Overall, the Village has a tremendous amount of regional parkland, especially given its 2012 population size of 2,884. A wealth of recreational amenities are also available to Village residents and visitors and often exceeds the amount suggested by MDNR standards. The *2015-2019 Parks and Recreation Plan* aims to maintain existing park and recreation facilities, expand programming opportunities, enhance amenities, and acquire additional lands for the future development of parkland areas.

- **OSWALT PARK**

Located in the heart of the downtown core, Oswalt Park is a passive park with brick sidewalks, benches, and plantings. This mini-park enhances the central intersection of Main and Prairie Street and is an ideal space for community gatherings given its location.

- **VETERANS PARK**

Located at the south end of Sunset Lake, Veterans Park is a triangular-shaped parcel that is currently undeveloped. The location of Veterans Park makes it a popular site for fishing but there is limited access and no amenities or signage to direct users.

- **CLARK PARK**

This area, formerly known as Tourist Park, is primarily undeveloped but contains a boardwalk with an observation deck, playground equipment, several picnic tables, a portable toilet, and a paved driveway and parking lot. Additionally, a paved pathway extends from the parking lot to the boardwalk, providing uninterrupted access to Prairie Street. The central location of Clark Park and its proximity to Sunset Lake and the downtown core make it an ideal community gathering space and area for active recreation, including open space activities. However, during heavy rains, many areas become waterlogged and unusable.

- **SUNSET LAKE PARK**

Sunset Lake Park is located on the west side of Sunset Lake at the end of Frakes, Scott, and McKain Streets. It contains 120 feet of beach frontage with boardwalks along the waterfront, a picnic shelter with picnic tables, small playground equipment, and a concrete boat launch. This launch serves small fishing craft and non-motorized recreational craft such as canoes, kayaks, rowboats, and paddleboats.

- **VICKSBURG COMMUNITY PAVILION AREA**

The Community Pavilion is owned by the Village and is primarily used by the Farmers Market Association and home to several summer events, including the Lions Club Summer Festival. The shelter was recently constructed in 2013, is outfitted with electrical power and lighted, and contains picnic tables. A portable toilet and parking lot are also located on the site. The pavilion is rentable for events by the public for a minimal user fee.

The Heritage Garden (a community garden) is also located on the property and maintained by the South County Community Garden Network. A second community garden, the Pantry Garden, is also operated by the Network and located behind the Leja House at the western edge of the Village where individuals can grow fresh produce.

- **VICKSBURG RECREATION AREA**

The Vicksburg Recreation Area is the Village's largest park and is located north of Village between Sprinkle Road and Sunset Lake. The Recreation Area contains open spaces, wooded areas, four small ponds, a large marshy area which surrounds the uplands, and an extensive network of improved trails. An 1.8 mile asphalt trail runs south from the Recreation Area into Vicksburg along an abandoned railroad right-of-way and north 1.4 miles to TU Avenue. An asphalt trail extends west from the parking area to Sunset Lake to a boardwalk overlook.

The Vicksburg Recreation Area is also home to an 18-hole disc golf course, approximately 1,000 feet in length. The course is utilized by the Kalamazoo / Battle Creek Basket K'Acres disc golf group for league games. In 2015, the course will host the Professional Disc Golf Association's amateur world championship.

- **VICKSBURG HISTORIC VILLAGE**

The Vicksburg Historic Village is located between North Richardson Street and the Grand Trunk Railroad. The Village of Vicksburg owns the site and maintains the grounds year-round.

The Historic Village provides residents and visitors with an idea of what the Village might have looked like in the early 20th Century. Construction and additions to the Historic Village are ongoing and the interiors of the structures are maintained by the Vicksburg Historical Society. Current structures include the depot museum, caboose and boxcar, schoolhouse, print shop, gazebo, township hall, garage, farmhouse and barn, and cemetery. A general store / sweet shop is currently under construction. Future planned additions to the Historic Village include a church, additional shops, doctor's office, and town square.

- **ANGELS CROSSING GOLF CLUB**

Angels Crossing Golf Club is an 18-hole public golf course and one of the top highly ranked public access golf courses in Michigan. The scenic course, surrounded by woodlands, lowlands, and rolling prairies, was designed by architect W. Bruce Matthews III, A.S.G.C.A. to capture the area's natural beauty. During winter months, the course is closed but open to the public for winter, non-motorized outdoor activities such as cross-country skiing and walking / snowshoe trails.



ENVIRONMENTAL CHARACTERISTICS

The environmental description of an area is important when planning for a community's recreation facilities. The location, weather, topography, and types of environmental features all influence the types of facilities that can be built or programs that can be implemented. The following sections describe the benefits and challenges associated with Vicksburg's location and existing environmental features.

TOPOGRAPHY

The topography in Vicksburg has relatively little change in the overall elevation: the entire area of the Village has a terrain slope of less than five percent. The steepest slope areas are located predominately along the lakeshore of Sunset Lake and along Portage Creek. Land with slopes of less than five percent are generally considered ideal for recreational development requiring minimal, if any, grading. Local topography should not present an impediment to recreational development.

SOILS

The two primary soil series found in the Village are the Kalamazoo-Schoolcraft and the Kalamazoo-Oshtemo series.

The Kalamazoo-Schoolcraft series is the most common soil type and consists of nearly level to rolling, well drained soils that have a loamy subsoil or a loamy and sandy subsoil. The general slopes found in this series range from 0 to 12 percent.

The Kalamazoo-Oshtemo series is the other major soil type and also consists of nearly level to rolling, well drained soils that have a loamy subsoil or a loamy and sandy subsoil. The general slopes found in this series range from 0 to 12 percent. The soil types found in the Village should not have an impact on future planning considerations.

VEGETATION

The soils in the area are ideal for a variety of plant life. Kalamazoo soils are rated as fair for grain and seed crops; good for grasses and legumes, wild herbaceous plants, hardwood trees, and coniferous plants; and very poor for wetland plants.

WOODLANDS

Given the numerous benefits that woodlands offer the Village, the few areas with significant stands of trees are to be protected from the impacts of development. Woodlands positively contribute to the quality of life for residents, animal habitats, clean air, and the character of the community.

WATER RESOURCES

Open water (lakes and ponds), riparian corridors (rivers, streams, and drains), and a variety of wetland types comprise the Village's drainage network. One of the primary functions of this network is the drainage and collection of runoff of stormwater. Wetlands play a particularly important role in the management of stormwater. When stormwater runoff volume exceeds the capacity of the natural drainage system, the excess collects in the floodplain.

In Vicksburg, the majority of open water, wetland, and floodplain areas are located along Portage Creek and Barton Lake in the southernmost portion of the Village.

The main water feature within Vicksburg is Sunset Lake which remains an important aesthetic and recreational feature of the Village. Sunset Lake, approximately 140 acres, is located within both the Village and Schoolcraft Township. The portion of the lake located in Vicksburg accounts for approximately 40 acres of the lake's surface and is drained by the Portage Creek that runs through Clark Park.

CLIMATE

Vicksburg's climate is ideally suited for a variety of recreational activities due to the full range of seasons experienced in Michigan. For this reason, additional winter-based activities are explored in the action plan.

WILDLIFE

Sunset Lake is available for fishing; most fish are bluegill but bass are also present. No wildlife resources are available in the Village but several State game areas are located nearby, including the Gourdneck State Game area (seven miles northwest of Vicksburg) and the Fulton State Game area (12 miles east of the Village).

WATER AND SEWER FACILITIES

The Village of Vicksburg owns and operates its own water distribution and sewer collection system. These systems are managed by the Village's Department of Public Works (DPW).

The water distribution system's primary source is groundwater from several wells located throughout the community. The system has been designed and is capable of servicing the Village's existing residential, commercial, and industrial land areas. The facility also has the capability of being expanded to service additional land area currently outside the Village limits should such area be transferred to the Village. While the DPW manages the wastewater collection system, it is treated at the City of Kalamazoo treatment facility. The facility has the capacity to serve the existing residents of the Village and similar to the water distribution system, can be expanded to serve additional land area outside of the Village's current limits.

REGIONAL COLLABORATION

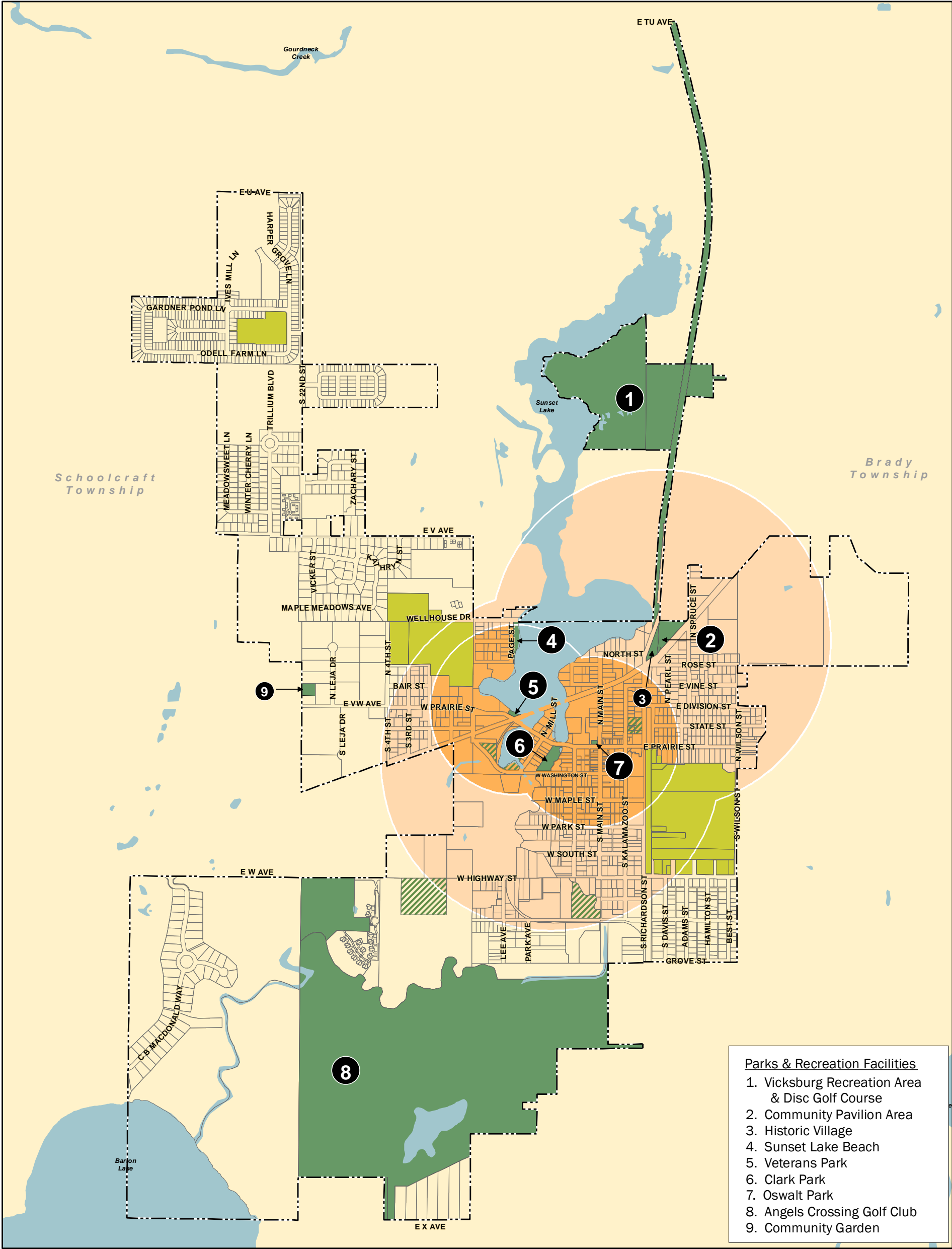
In December of 2008, the Village of Vicksburg and Schoolcraft Township entered into the South County Growth Management and Intermunicipal Cooperation Agreement. This agreement created an intermunicipality committee with representatives of both communities charged with studying issues of mutual interest and concern to both communities, such as boundary adjustments, public services, utilities, recreation, and public safety.

The committee serves as an advisory body to the Village Council and the Township Board. When issues of mutual concern to the two communities are brought to the committee, the committee is responsible for studying the issue and making a recommendation on the issue. By the terms of the 2008 agreement, neither the Village nor the Township can engage in any boundary adjustment activity without referring the matter to the committee first for its study and recommendation. In all cases where a boundary adjustment is being considered, one option to be considered by the committee is a PA 425 agreement that would not involve adjustment of the boundaries but still satisfy the parties involved.

As the agreement evolves and communities work together for the best interest of the region, it will be an important tool and should benefit the entire area in several ways (paraphrased from agreement):

- Encouraging future residential growth in and around the Village where utilities and other public services have available capacity;
- Preserving the general rural character of the Townships;
- Avoiding the disruption of municipal planning and public services;
- Encouraging harmony and communication between the Townships and Village; and
- Creating opportunities to share and coordinate services and costs across communities.

The Village of Vicksburg is interested in promoting smart growth principles in its future development. The downtown core can anticipate denser development with sustainable and efficient housing typologies while the traditional neighborhoods can expect infill housing and the preservation of historic structures. Newer development will be concentrated where outlined in the future land use map and provide logical connections to existing building patterns. The preservation of existing natural features and ensuring compatibility with neighboring land uses, especially residential and agricultural, are a priority for the community. Moving forward, continued regional collaboration between municipalities is strongly encouraged to ensure that development and preservation is mutually advantageous.



October 23, 2014

Map 03 Parks & Recreation Facilities Service Radii

Village of Vicksburg
Kalamazoo County, Michigan

LEGEND

Parks & Recreation Facilities

- Public Parks
- School District / Private Facilities
- Potential Future Parkland
- Village Boundary

Service Areas

- 1/4 Mile Radius
- 1/2 Mile Radius
- 10 Mile Radius

Feet 0 1,000 2,000



Base map Source: Kalamazoo County, 2013
Data Source: Michigan Geographic Framework,
Michigan Center for Geographic Information,
Version 8a.

THIS PAGE IS INTENTIONALLY LEFT BLANK

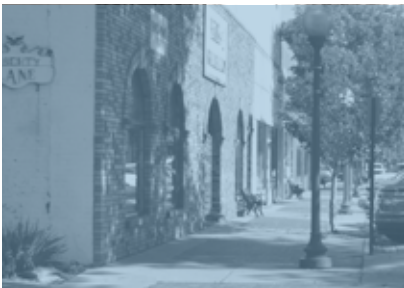


03

GOALS & OBJECTIVES

INTRODUCTION

The purpose of the Master Plan is to serve as a guide for Village officials, residents, and landowners in making future land use decisions. As such, an overall vision for the community must first be identified. During the 2010 planning process, a series of public input initiatives were conducted to ensure that the Master Plan reflects the vision of Village residents, representatives, and property owners. This was considered in conjunction with the analysis of the existing conditions and trends present in the community.





*The Village of Vicksburg...
where we embrace
recreation, technology,
and business in a growing
historic community.*

VISION STATEMENT

Strategic planning sessions were conducted in June and July of 2013, led by the Village Council, in an effort to formulate a vision statement and to discuss long term strategies for the Village's future growth and development. As a result of the public work sessions, a vision statement was crafted.

The development of a vision statement is a critical component to the master plan process as it serves as the roadmap for the creation and implementation of the Plan. The vision statement considers how the Village can best serve residents and reflects the community's future policy and goals.

The vision statement for the Village of Vicksburg represents the desires and goals of the community members who participated in the planning process.

GOALS, OBJECTIVES, & STRATEGIES

This chapter of the Master Plan also states the goals, objectives, and strategies for the future development of the Village. These goals and objectives are based on the analysis in the previous sections of the Master Plan, feedback from the multiple public engagement sessions, the Village of Vicksburg 2013 Strategic Plan, and the Vicksburg DDA 2014 Strategic Planning Initiative.

Goals are general in nature and, as related to community planning, are statements of ideals toward which the Village wishes to strive towards. They represent the ultimate purpose of the Plan and are stated in a way that is both broad and immeasurable. Goals also express a consensus of community direction to public and private agencies, groups, and individuals and are long-range considerations that guide the development of specific objectives and strategies.

Objectives are a means to achieve overall goals of the Master Plan and identify the methods in which goals may be realized. Strategies are the more specific tasks outlined for how the stated objectives will be accomplished and often take the form of more measurable standards.

Together, the following goals, objectives, and strategies provide the foundation of the Master Plan and a framework for future implementation projects. The goals, objectives, and strategies are arranged in nine distinct themes, as presented on the following pages. It is important to note that the following objectives and strategies are listed without prioritization; Chapter 7: Implementation Program details the prioritization and time frame for potential projects.

GOAL 1: DEVELOPMENT & PLANNING

Vicksburg will continue to be comprised of a dynamic and vibrant mix of housing, businesses, and activities designed to be attractive to a variety of demographic groups.

| OBJECTIVES | STRATEGIES |
|--|--|
| Continue to keep current, and attract new residents and businesses, to the community while preserving the Village's small town character. | <ul style="list-style-type: none"> Obtain maximum funding for all projects (water, infrastructure, DPW equipment, etc.). Redevelop the former paper mill property. Develop a business plan for the golf course and identify other associated needs (i.e. lodging, events, etc.). Grow the tax base by 50 percent (housing and businesses). |
| Enhance positive perceptions of Vicksburg (i.e. public relations, marketing, spokesperson). | <ul style="list-style-type: none"> Improve public communications between the Village and residents (i.e. newsletter, social media, etc.). Identify major events to create awareness for Vicksburg (signature events). |
| Review and update the Zoning Ordinance and other development controls to be compatible with the recommendations of this Plan. | <ul style="list-style-type: none"> Target areas of nonconformity in the Village (i.e. multifamily use of single family houses in low density residential districts) as areas to be brought into conformance with the Ordinance. Create regulations and improve code enforcement to eliminate blighting influences. |
| Review and update the Master Plan at least every five years to address changing conditions, redevelopment opportunities, and the needs of the community. | <ul style="list-style-type: none"> Continue to work with and communicate with the South County Intermunicipality Committee to coordinate planning and growth issues for the best interest of the region and the maintenance of the small town / rural character. |

GOAL 2: COMMERCIAL

Commercial development in Vicksburg will respect the historic character of the Village, with an emphasis on the reuse and redevelopment of commercial buildings within the downtown.

| OBJECTIVES | STRATEGIES |
|---|--|
| Ensure that new and rehabilitated commercial structures represent building mass / design which is compatible with existing traditional and historic structures. | <ul style="list-style-type: none"> Adopt design guidelines to ensure that new development and redevelopment is consistent with the Village's historic character. Provide incentives and other creative planning and economic tools for commercial owners and tenants to upgrade existing commercial sites. Ensure existing and future land uses at Village entrances have attractive site / building designs that project a positive image. |
| Promote existing businesses and create programs to attract additional businesses. | <ul style="list-style-type: none"> Educate merchants and business owners about funding and grant opportunities. Maintain communication with the Michigan Economic Development Corporation and Southwest Michigan First to encourage new enterprises to locate within the Village. Coordinate efforts of the DDA, local business owners, and other related organizations to market the Village businesses, and recruit others. |
| Develop a variety of retail, cultural, and entertainment uses with appropriate pedestrian and vehicular access while preserving the character of the downtown. | <ul style="list-style-type: none"> Concentrate commercial development opportunities in the downtown core and provide for low-intensity commercial opportunities in existing commercial nodes outside the downtown core. Utilize best management practices requiring use of shared entrances and parking to reduce curb cuts and traffic conflicts. |

3

GOAL 3: INDUSTRIAL

Improve the vitality of existing industrial areas while acknowledging the needs of the changing economy.

| OBJECTIVES | STRATEGIES |
|--|---|
| Locate potential industrial uses appropriately and maintain and upgrade existing sites with particular attention to landscaping, buffering, and screening from residential uses and right-of-ways. | <ul style="list-style-type: none"> • Locate industrial uses in areas that have the infrastructure (transportation and utilities) required to support such uses. • Encourage owners of industrial property abutting residential neighborhoods to improve their appearance and provide buffering and screening to protect the residential properties. • Assure that all industries shall not intrude on other uses, physically, visually or through other negative external effects. • Eliminate, or hold to a minimum, potential nuisances and damaging environmental impacts that may be associated with industrial uses. |
| Promote the development of Vicksburg's existing and future industrial sector. | <ul style="list-style-type: none"> • Maintain communication and good relationships with existing industrial uses to ensure their continued success and location in the Village. • Coordinate with Southwest Michigan First, Michigan Economic Development Council, and other related agencies (Michigan Film Council for instance) on various industrial opportunities. • Explore the potential of establishing a business improvement district for the industrial area. |
| Embrace the changing industrial economy and prepare the Village for alternative industries. | <ul style="list-style-type: none"> • Plan for the eventual redevelopment or re-use of existing and/or vacant industrial areas by creating regulations that will permit a diverse industrial base, including knowledge based, research, and technology oriented uses. • Promote creative – workshop and artist oriented uses. • Consider allowing other small scale workshop type uses in other districts including the downtown core and workplace areas. |

4

GOAL 4: HOUSING

Maintain the existing residential character within the community while providing diverse housing choices and ensuring that residential redevelopment and new infill development complements and enhances the character of existing neighborhoods.

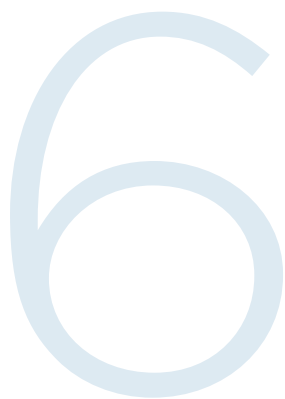
| OBJECTIVES | STRATEGIES |
|---|--|
| Encourage residential developments which are needed by persons of all ages, incomes, and household sizes. | <ul style="list-style-type: none"> • Encourage attractive and quality, single-family residential development to occur within the core Village neighborhoods through infill or redevelopment that is integrated with the surrounding neighborhood. • Explore opportunities to develop senior housing (possible partnership with Bronson Healthcare Center). • Conduct a “target market study” to determine potential for apartments, townhomes, lofts, small lot houses, and other housing types that cater to empty nesters and the “missing middle” (young professionals). |
| Maintain the historic character, natural features, and sense of community in Vicksburg. | <ul style="list-style-type: none"> • Preserve important natural features such as watercourses, wetlands, and wooded areas. • Respect historic resources and historic development patterns, preserving and enhancing them where feasible. • Encourage reinvestment in and restoration of older homes. • Encourage the preservation of the established character of developed single-family residential subdivisions. |
| Maintain a safe and healthy housing stock. | <ul style="list-style-type: none"> • Address home maintenance and blight issues within existing neighborhoods through code enforcement, education, and applying to state and federal programs providing funding to address these issues. • Develop an inventory of the Village’s rental housing and conduct an analysis of impediments. • Develop comprehensive rental housing standards. |
| Promote new development or redevelopment that enhances the quality of life for the community. | <ul style="list-style-type: none"> • Amenities such as parks, recreation areas / facilities, and open space should be encouraged as necessary to support new residential development. • Encourage the use of green technology in residential development. |

5

GOAL 5: RECREATION, CULTURE, & LEISURE

Provide, maintain, expand, and improve the arts, culture, and recreation system to incorporate a broader array of opportunities that will best serve the needs of Vicksburg's residents of all ages.

| OBJECTIVES | STRATEGIES |
|--|--|
| Maintain existing community parks and recreation facilities. | <ul style="list-style-type: none"> • Repair and replace worn out and damaged equipment and amenities as necessary. • Improve barrier-free access to parks and recreation amenities. • Create an "Adopt-A-Park" program for all Village parks. • Update the Parks and Recreation Plan every five years and continue to implement the Plan. • Seek grant funding and other financial assistance to help acquire and develop Village recreational facilities. • Continue to review and expand the maintenance program to keep the parks and facilities aesthetically appealing. |
| Expand and develop new parks and recreation facilities / programs. | <ul style="list-style-type: none"> • Develop and expand recreational facilities consistent with the social and demographic needs of the Village. • Develop a comprehensive park identification program to provide consistent, uniform park signage with additional instructional / directional, watershed, educational, and wayfinding signage. |
| Develop facilities for non-motorized transportation. | <ul style="list-style-type: none"> • Provide bike lane and non-motorized trail connections through the downtown, the Village's recreational facilities, other Village focal points, and tie into the Portage trail system. |
| Enhance Vicksburg's recreational, cultural, and leisure opportunities by developing additional recreational amenities / cultural exhibits. | <ul style="list-style-type: none"> • Develop a public art plan for downtown Vicksburg as well as other public places. • Encourage the active participation of adjoining neighborhoods in the development, operation, and support of new parks, programs, and pathways/sidewalks. • Identify opportunities for youth and developing technology/STEM programs (volunteer coordinator, create awareness of opportunities). • Seek opportunities to share facilities with other public and quasi-public agencies such as the school district, non-profit organizations, and institutions. |



GOAL 6: NATURAL FEATURES

Preserve, maintain, and protect significant and sensitive natural features located in the Village, and integrate natural feature preservation into land use decisions.

| OBJECTIVES | STRATEGIES |
|---|--|
| Carefully consider methods to preserve natural features for the enjoyment of the current and future population. | <ul style="list-style-type: none"> • Consider preserving open space, water bodies, and natural features through a land conservancy or other non-profit organization. • Protect the Village's water bodies, including lakes, rivers, streams and creeks, from degradation and destruction. • Enhance and expand the views to water bodies, woodlands, and wetlands from rights-of-way and non-motorized pathways. |
| Incorporate and protect natural features into future developments. | <ul style="list-style-type: none"> • Develop adequate resources and collaborate partnerships for expert design assistance so that natural features are sensitively incorporated into park design. • Preserve wetlands, watercourses, and woodlands as development occurs. • Encourage sustainable and energy-efficient "green" development in accordance with the latest version of the applicable <i>Leadership in Energy and Environmental Design</i> (LEED) standards published by the U.S. Green Building Council. • Develop and enforce a comprehensive stormwater management program to protect the natural environment from effects commonly associated with urbanization, including flash flows (higher peak flows and lower base flows), stream bank erosion, increased stream temperature and pollutant load, reduced bank vegetation, and degraded aquatic wildlife habitat. • Require tree replacement when existing resources are impacted by development. |

GOAL 7: HISTORIC PRESERVATION

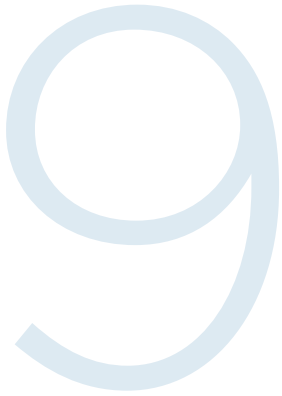
Encourage the preservation and enhancement of historic resources in the Village.

| OBJECTIVES | STRATEGIES |
|---|--|
| Investigate a historic designation for Vicksburg. | <ul style="list-style-type: none"> • Work with the Historical Society to maintain an accurate listing of historic sites and a corresponding map to document important structures, determine the supply of historic resources, and create a public awareness of their importance. • Identify potential historic sites based on the criteria for designation, and periodically add additional sites or districts to the list of historic sites. • Review impacts on identified historic properties when development potential is proposed on or adjacent to the site. |
| Educate the community on historic preservation. | <ul style="list-style-type: none"> • Work with Historical Society to increase the awareness and understanding of historic preservation activities. |
| Protect existing historic structures and promote development which enhances such historic features. | <ul style="list-style-type: none"> • Develop creative planning / economic tools to encourage the reuse of historic resources while preserving the historically significant aspects of the resource. • Encourage investment in historic resources. • Develop design guidelines that reflect the unique character / scale of Vicksburg. • Encourage use of historic styles and features in new building construction. |

GOAL 8: COMMUNITY FACILITIES & PUBLIC SAFETY

Provide, maintain, expand, and improve community and public safety facilities.

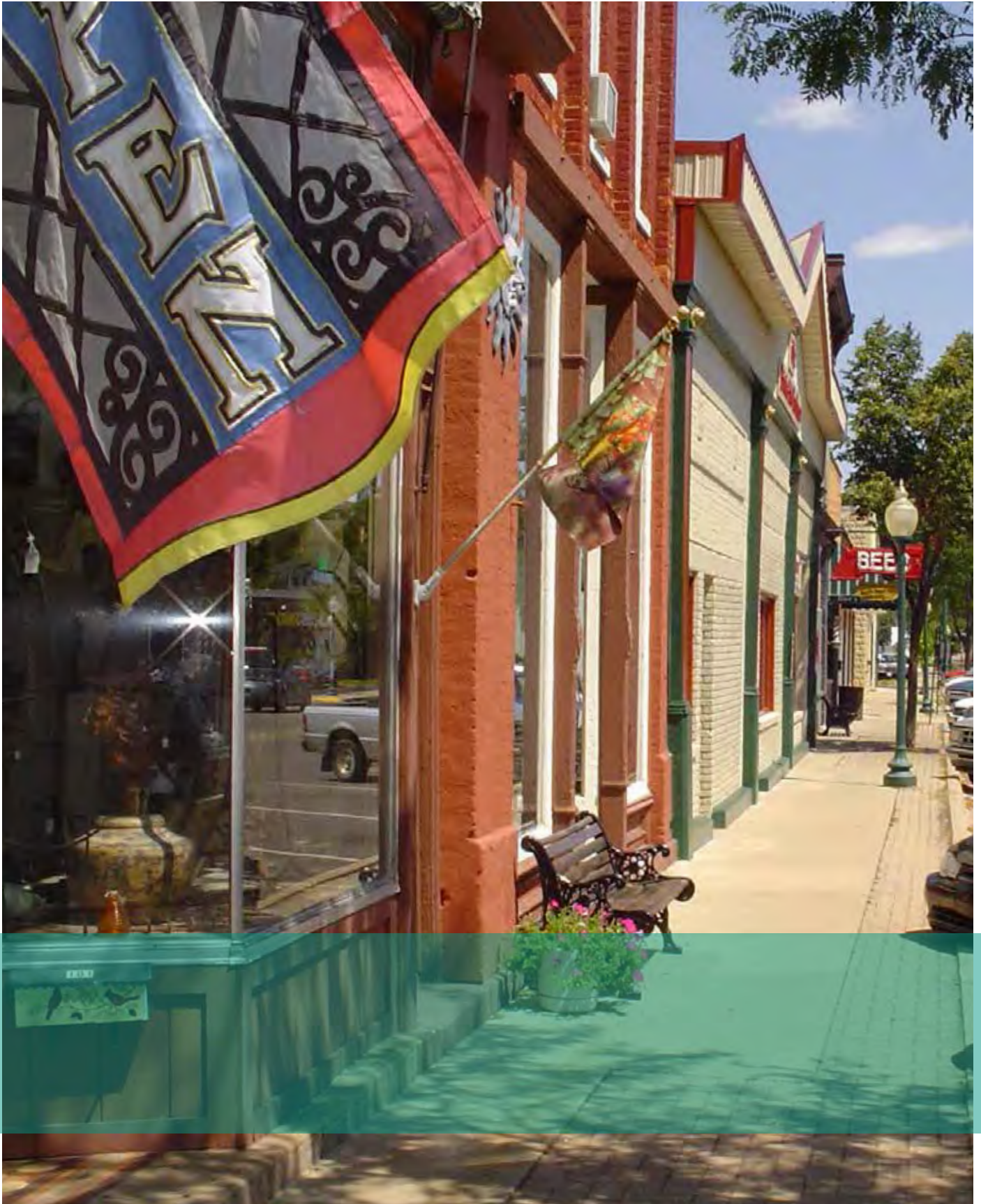
| OBJECTIVES | STRATEGIES |
|--|---|
| Repair, replace, and expand infrastructure in order to properly service the community with advanced, state-of-the-art infrastructure and materials, including the most advanced communications technology. | <ul style="list-style-type: none"> • Evaluate police and fire facilities on a regular basis to determine if modifications or additions are needed to serve the existing population and new development. • Continue to cooperate with surrounding communities and the County to provide public services. • Evaluate service needs of expanding boundaries and the population on an on-going basis to ensure adequate service is provided. • Update fire alarm and / or suppression systems in downtown buildings. • Establish minimum fund balances / percent (i.e. by fund for DPW and other areas). • Create positive revenue streams (i.e. by fund for projects - well, lift station, etc.) |
| Work collaboratively with other organizations to achieve shared infrastructure goals. | <ul style="list-style-type: none"> • Conduct a consolidated services analysis (i.e. intergovernmental, transportation center). • Create strong partnerships with the Bronson Healthcare Center (offsetting costs). |



GOAL 9: TRANSPORTATION

Encourage an efficient and safe multi-modal transportation network that facilitates economic growth while integrating various modes of transportation to ensure a higher quality of life for community residents.

| OBJECTIVES | STRATEGIES |
|--|--|
| Maintain a safe and effective transportation system. | <ul style="list-style-type: none"> • Maintain a five year transportation capital improvements plan (CIP). • Require transportation infrastructure decisions to support and encourage the land use recommendations of the Master Plan. • Maintain and upgrade the quality of roadways in the Village. • Create a comprehensive plan for the replacement of aging and broken sidewalks and the completion of the sidewalk system along streets where only partial sidewalks exist. |
| Promote a pedestrian friendly, non-motorized environment throughout the community. | <ul style="list-style-type: none"> • Provide a safe and efficient non-motorized pathway and sidewalk system that provides connectivity, access, and mobility to various land uses, including parks and recreation, civic institutions, commercial, and residential developments. • Adopt a Complete Streets Policy. |
| Develop better methods to control traffic flow through the Village. | <ul style="list-style-type: none"> • Encourage improvements to the circulation system and traffic controls to better facilitate the flow of automobile traffic. • Require traffic and parking studies for new developments. • Develop a parking model for the downtown core. • Develop standards for various road types – downtown with on street parking, residential streets, rural corridor, commercial corridor, etc. • Explore innovative traffic designs and flexible design standards as an alternative to adding additional lanes or more streets. • Work with County and appropriate agencies on redesign of the truck route through the Village with consideration for the extension of Richardson Street to eliminate the need for a jog in route when traveling north/south. • Discourage the expansion of truck traffic through residential neighborhoods of the Village. • Cooperate with adjacent municipalities with regard to regional transportation systems, challenges, and opportunities. |



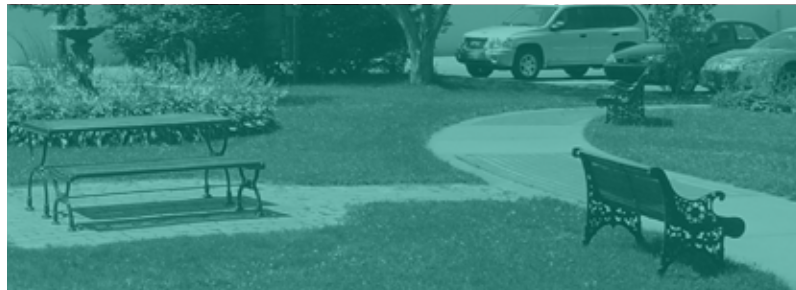
04

CREATING A PLACE

PLACEMAKING

Placemaking is the way in which we transform areas in the Village into desirable places to live, work, and visit. This transformation in Vicksburg will be the result of building upon existing community assets, careful planning, and spontaneous evolution. This chapter provides an overview of the components of placemaking in Vicksburg and strategic placemaking strategies for future prosperity.

A place based development strategy is critical to Vicksburg's future. In order to be competitive, we can no longer do business as usual, especially in terms of land use. We must prepare for a new way of conducting business. By making a concerted effort to change our way of doing business, the Village is creating a vision for future prosperity.



“ *Placemaking is the process of creating quality places in which people want to live, work, play, and learn.* ”
 (Mipace Partnership Initiative)

NEW WAY OF DOING BUSINESS

Engaging in placemaking requires that the Village improve its economic competitiveness and focus on elements of the “new” economy. In the new economy, economic prosperity relies on the ability to attract / retain the talented workforce. Thus, a critical understanding of the differences between the “new” economy and its rules versus the “old” manufacturing economy is imperative to creating a place in Vicksburg.

The economy is shifting from a labor intensive manufacturing economy to a knowledge based economy, with an emphasis on the talented workforce. The talented workers are knowledge workers, artists and creatives, and entrepreneurs. Such individuals are mobile, select location first and then look for or create a job, and are seeking quality of life places. A quality place must have the following:

- Active living environment (i.e. entertainment, recreation, social interaction, etc.);
- Amenities (i.e. parks, outdoor activities, sports, greenways, waterways, etc.);
- Lifestyle choices (i.e. housing type, cost, density, and transportation options); and
- Business choices (i.e. atmosphere of innovation, market for creativity, high wage jobs, risk taking, etc.).

For communities like Vicksburg, future economic prosperity should be focused on creating a climate known for producing new ideas, enabling productive partnerships, and attracting talent, rather than retail sales and manufactured goods and services.

The following table highlights the differences between the “new” and “old” way of doing business.

TABLE 4.1: COMPARISON OF THE OLD & NEW ECONOMIES

| OLD | NEW |
|--|--|
| A cheap place to do business. | A place rich in talent and ideas. |
| Attract companies. | Attract the educated, creative class, the talented workforce. |
| High quality physical environment was a luxury which stood in the way of attracting cost-conscious businesses. | Physical and cultural amenities are key in attracting knowledge workers. |
| Regions won because they held a fixed, competitive advantage in some resource or skill. | Regions prosper if organizations and individuals have the ability to learn and adapt. |
| Economic development was government-led. | Economic development led by public-private partnerships among business, government, and the non-profit sector. |

Source: Planning and Zoning Center and Land Policy Institute, *Asset-Based Economic Development Strategies for Pontiac*, 2007.



VICKSBURG COMMUNITY ASSETS

The Village has a great deal of potential for placemaking initiatives and is a prime candidate for the redevelopment and revitalization of its downtown core and neighborhoods. Many of the elements that provide the foundation for a quality place (i.e. a place that is interesting, safe, walkable, people-oriented, green, welcoming, comfortable, active, visually attractive, and has good form) already exists in Vicksburg.

Such assets include:

- A centrally located, traditional downtown core with historic buildings, small businesses, and agencies such as the Downtown Development Authority;
- Quality of the school district and facilities;
- A diverse housing stock;
- Wealth of parks and recreational opportunities available within many of the neighborhoods;
- Proximity to healthcare facilities;
- Existing natural features and watersheds, including Sunset Lake; and
- Existing pedestrian and non-motorized network.

These elements are a tremendous advantage that, if capitalized on, can ensure a quality place - a sustainable, walkable, vibrant community for the future.

The overarching goal of this Master Plan is to build upon the existing framework and amenities to create an inclusive, safe, vibrant community that is attractive to residents, business owners, and visitors. This will be accomplished through Chapter 6: The Vicksburg Future Land Use and Character Plan as it guides the use and form of future development and Chapter 7: The Implementation Plan as it prioritizes projects the Village can spearhead or foster collaboratively in order to solidify Vicksburg as a quality place.

STRATEGIES FOR CREATING A PLACE

Creating a place in Vicksburg is the primary strategy for a sustainable future for the Village. Implementation of this Plan will result in a high amenity community that attracts the talented workforce. The principles of creating great places are not something new and have been proven to be successful in communities across America. The following *Smart Growth Principles*, as prepared by the Smart Growth Network, are proven to create great places.

The 10 Smart Growth Principles are:

1. Create a range of housing opportunities and choices.
2. Create walkable neighborhoods.
3. Encourage community and stakeholder collaboration in development decisions.
4. Foster distinctive, attractive communities with a strong sense of place.
5. Make development decisions predictable, fair, and cost effective.
6. Mix land uses.
7. Preserve open space, farmland, natural beauty and critical environmental areas.
8. Provide a variety of transportation options.
9. Strengthen and direct development towards existing communities.
10. Take advantage of compact building design.

The Village already has the foundation in place for many of these principles. New growth and redevelopment in Vicksburg should occur in accordance with this Master Plan, the DDA Redevelopment and Design Plan, the 2015-2019 Parks and Recreation Plan, and the above Smart Growth principles. These place making principles will help frame synergistic opportunities for planning and development efforts in Vicksburg.



05

TRANSPORTATION PLAN

INTRODUCTION

The primary goal of the transportation plan is to provide a circulation plan that provides for the needs of residents and businesses located in the Village. The circulation plan considers both vehicular and non-motorized transportation, and provides recommendations for the future development of the Village's circulation system.



TRANSPORTATION NETWORK

At its most basic level, a transportation system provides a means of moving people and goods within a geographic area. A transportation system may be made up of multiple modes of transportation, such as roads, railroads, bikeways, airports, and seaports. Mass transit is sometimes available, either via buses or other types of transit that use roads, or light-rail or subway transit that ride on dedicated rails.

The circulation system in Vicksburg currently consists of roads that are almost exclusively dedicated to automobile travel. All roads and streets in the Village are under the jurisdiction of the Village, which is responsible for repairs and maintenance. Village jurisdiction over all roads does provide the community with an advantage, especially in regards to roadway design and non-motorized transit options. With complete jurisdiction, roadways and all rights-of-way can be modified and enhanced much easier. For instance, curb bump outs, a reduction in the number of vehicle lanes, the addition of bicycle lanes, and expansion to sidewalks can all be accomplished without additional agency approvals.

PRIMARY CIRCULATION PATTERN

Prairie Street and Highway Street are the primary east-west routes in the Village. Both of these routes extend to the west and connect to significant County roads in Schoolcraft Township, Portage, and the US-131. Highway Street also extends to the east into Brady Township. Richardson Street, Main Street, and Boulevard Street are the primary north-south routes in the Village. Due to the natural features and the general geography of the Village, north-south circulation is challenging and often circuitous in the Village.

REGIONAL TRANSPORTATION

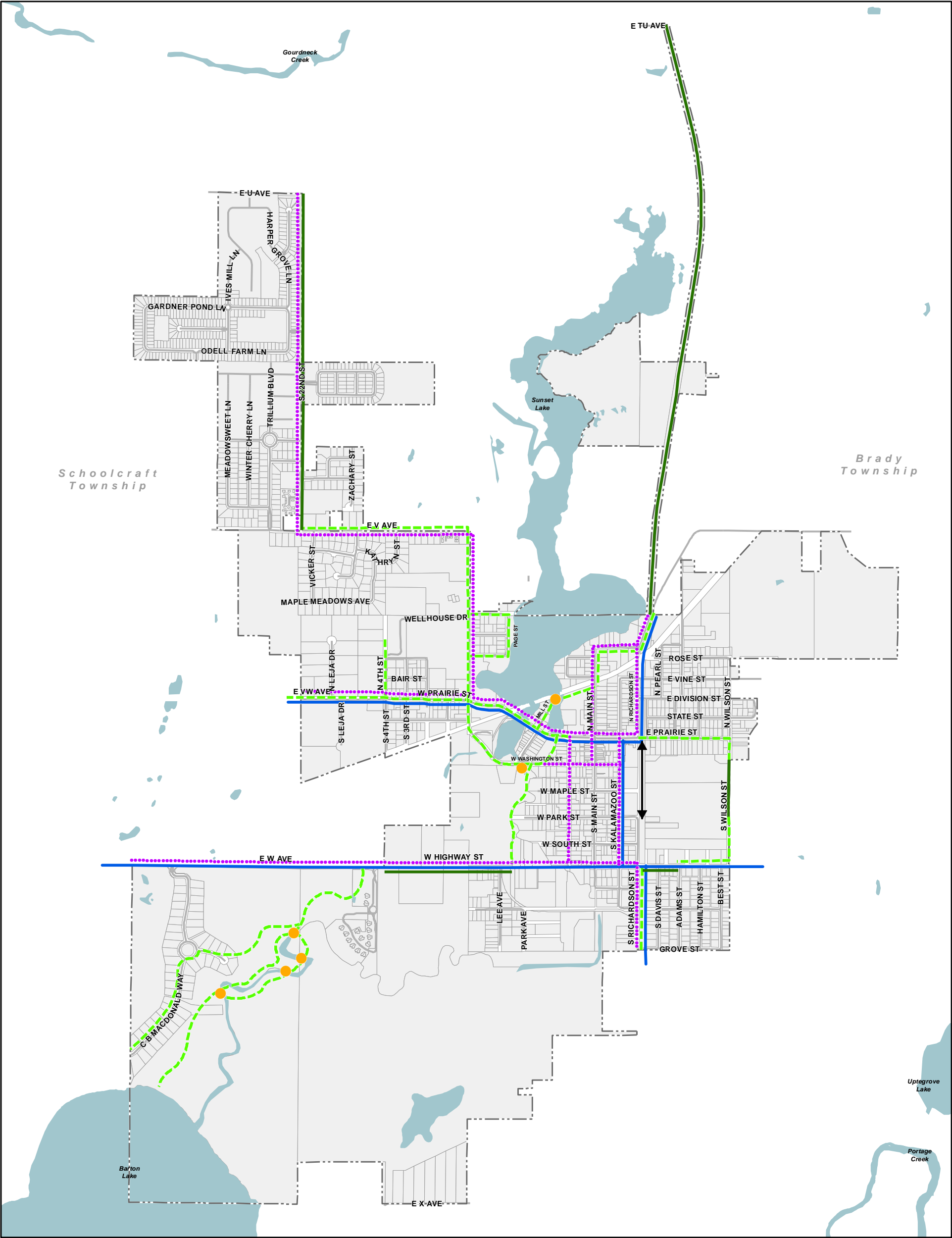
As mentioned previously, US-131 is located five miles west of the Village. This major north-south highway provides access to Indiana and the Indiana toll road to the south as well as Grand Rapids, I-94, and northern Michigan to the north. Interstate 94 is located about nine miles north of the Village and is accessible via US-131 or Sprinkle Road (from Richardson Street and Portage Road). Interstate 94 is a major east-west highway and provides access to Battle Creek and Detroit to the east and Lake Michigan and Chicago to the west.

RAILROAD

Vicksburg is also bisected by a main line of the Grand Trunk Western Railroad, which continues to be used for freight traffic.

PUBLIC TRANSIT

Metro County Connect is Kalamazoo Metro Transit's shared ride origin-to-destination transit service. Metro County Connect provides this service throughout Kalamazoo County, Monday to Saturday with discounted fares for seniors and persons with disabilities.



October 23, 2014

Map 05

Circulation & Transportation Plan

Village of Vicksburg
Kalamazoo County, Michigan

LEGEND

- Proposed Bicycle Lane
- Existing Non-Motorized Path
- Proposed Non-Motorized Path
- Truck Route
- Potential Road Extension
- Potential Bridge Connection

Feet 0 1,000 2,000



Base map Source: Kalamazoo County, 2013
Data Source: Michigan Geographic Framework,
Michigan Center for Geographic Information,
Version 8a.

CIRCULATION PLAN

The roads and circulation plan, presented on the previous page, highlights the recommended non-motorized pathway system improvements. Note that the Plan shows the location of planned road and non-motorized pathway improvements. The proposed improvements and guidelines are intended to be general in nature. The exact location of improvements and nature of the specifications will be determined as the improvements are built based on existing conditions in the vicinity and the engineering details of the specific project.

COMPLETE STREETS

“Complete Streets” is the concept that roads should be safe and available for all types of users, not merely automobiles. In many ways, Vicksburg’s streets already have some “complete street” characteristics, including sidewalks, non-motorized pathways, and paved shoulders for biking. However, improvements can be made. The following is a summary of the Complete Street recommendations of this Plan:

Install wayfinding signage to identify community focal points and areas of recreation, including the Vicksburg Recreation Area, Clark Park, the downtown core, the library, Sunset Lake, and other community amenities.

Improve existing sidewalks and extend the sidewalk network where missing / in conjunction with new development.

Improve the road rights-of-way to create pedestrian connections, road circulation, and opportunities for safer non-motorized transit.

- Implement the non-motorized pathway system, as established in the 2015-2019 Parks and Recreation Plan.
- Develop the Clark Park Promenade as identified in the 2015-2019 Parks and Recreation Plan.
- Develop bike lanes as identified in the DDA’s *Downtown Redevelopment and Design Plan*.
- Implement traffic calming measures and pedestrian amenities, including streetscape plans, as identified in the DDA’s *Downtown Redevelopment and Design Plan*.

TRUCK ROUTE ALIGNMENT

Due to the difficulty of traveling north-south in the Village, the existing truck route has become a potential threat to future economic development efforts, and in fact was identified as such through the public input process. Currently, trucks utilize Prairie St. and Highway St. to travel east-west in the Village. From the north, vehicles travel on Richardson St. to Prairie St., where Richardson ends. The route then jogs over to S. Kalamazoo St. and travels south to Highway St., where it travels back to S. Richardson St.

This shift in the north-south circulation pattern for trucks and the required stops, turns, and travel through downtown results in delays and intersection conflicts. To alleviate these issues, one solution would be to connect the north and south portions of Richardson Street. The land in between these two roads where the shift in the route occurs is mostly owned and used by Vicksburg Public Schools. The most direct connection would travel west of the high school, athletic facilities and middle school parking, and east of the administration building. As they are using the area where such a connection would likely be located for access, parking, and other important uses, it is difficult to imagine this realignment occurring in the near future. However, it is good to be aware of it in the event the school embarks on new construction in the future and creates an opportunity for this to occur.

NON-MOTORIZED PATHWAY SYSTEM

The creation of a linked pedestrian pathway system throughout Vicksburg was identified as a key goal throughout the community input process. The Circulation Plan recommends pedestrian improvements, including non-motorized trails, to provide the framework for a comprehensive pedestrian circulation system throughout the Village. It will act as an initial blueprint, guiding decision makers on important land use, transportation, circulation, and recreation issues for several decades into the future.

While it is the recommendation of this Plan that five-foot wide sidewalks be provided along all roads in the Village, the Circulation Plan also recommends non-motorized pathway improvements. Non-motorized pathways are proposed to connect the local sidewalk system to the existing Village trail system and trails provided or proposed by surrounding communities, along with regional points of interest such as the County Park and area lakes. Non-motorized pathways accommodate pedestrians and bicyclists, and should have a minimum width of 6 feet. The pathways can be paved or a compacted aggregate surface.

NON-MOTORIZED PATHWAY CONFIGURATIONS

There are three major configurations for non-motorized pathways as defined by the American Association of State Highway Officials:

- Dedicated pathways separated from vehicle traffic lanes,
- Bicycle lanes that are part of the roadway,
- Shared roadways where motorized and non-motorized users share the same space on the roadway.

Each of the above configurations is appropriate in certain instances, and a non-motorized pathway system can consist of a combination of pathway configurations.

DEDICATED PATHWAY

DESCRIPTION:

A pathway physically separated from motorized vehicular traffic by an open space or a barrier and located either within a road right-of-way or in an independent right-of-way.

USERS:

Dedicated pathways are appropriate for any non-motorized user, including pedestrians, joggers, bicyclists, rollerbladers, etc.

DESIGN:

Dedicated pathways normally accommodate two lanes of travel and should be at least 10 feet wide. Motor vehicle crossing points, including road and driveway crossings, should be kept to a minimum.

BICYCLE LANE

DESCRIPTION:

A portion of the roadway that is designated by striping, signing, and pavement markings for the preferential and exclusive use of bicycles.

USERS:

Bicycle lanes are most appropriate for bicyclists, although any non-motorized user can use a bicycle lane in the absence of a sidewalk - if the lane is sufficiently wide to permit a bicycle to pass a pedestrian walking in the lane without encroaching on a motorized vehicle lane.

DESIGN:

Bicycle lanes normally accommodate one way travel in the same direction as adjacent motor vehicle traffic and are typically four or five feet wide. It is important that highly visible demarcations separating motorized and non-motorized traffic be maintained at all times.

SHARED ROADWAY

DESCRIPTION:

A situation where motorized and non-motorized traffic share a street with no special treatment for non-motorized traffic except for signage.

USERS:

Appropriate for any non-motorized user, including pedestrians, joggers, bicyclists, rollerbladers, etc.

DESIGN:

Shared roadways are only appropriate on low-volume, low-speed streets such as neighborhood streets. Shared roadways require minimum 12-foot wide travel lanes.



06

THE VICKSBURG PLAN

THE VICKSBURG FUTURE LAND USE PLAN

The Vicksburg Future Land Use Plan serves as a guide for the community's vision of the next 10 to 15 years. It is based on an analysis of land use issues facing the Village, existing conditions, demographic and housing statistics, physical constraints and resources, community infrastructure, circulation patterns, and established goals and objectives. Through land use planning and controls, the Village intends to ensure that the historic nature of the community's neighborhoods are protected, that economic development is encouraged, that the parks and open spaces are preserved and enhanced, and that the downtown core becomes a vibrant and exciting destination for residents and visitors.

This Plan constitutes the development policy of the Village, and as Vicksburg grows, the Plan should be updated to address how any expansion / developments have impacted the infrastructure and existing conditions.



COMMUNITY CHARACTER PLAN

A Community Character Plan is a step past land use to identify how different parts of Vicksburg should look and function. The future land use plan identifies appropriate uses for different parts of the community, and will also establish basic use and density requirements. Other important factors which create community character include the look and feel of streets, how buildings look and function, how uses relate to each other, and the overall intensity of uses.

This Community Character Plan recognizes that there are many districts that exist in Vicksburg – the traditional village residential; the more contemporary neighborhoods found to the north and south; the downtown core; and the varying redevelopment areas. Each of these land use areas has a different combination of design, use and density that create the different contexts. The purpose of the Community Character Plan is to identify all of the component parts that add up to create character, not just use and density.

COMPONENTS OF THE COMMUNITY CHARACTER PLAN

The Plan establishes a number of character and neighborhood areas and then offers recommendations for design, use, and density characteristics for each district. The components include:

- **Land Use.** Land use is still an important component of the Plan. Each future land use area has a recommended range of uses that are appropriate within that district.
- **Building Types.** With few exceptions, land uses always occur within a building. As the design and appearance of the building can have as much of an impact on the character of the community as the use itself, the Plan identifies a number of typical building types that are appropriate for different kinds of uses in each district.
- **Site Design.** Physical design characteristics are the third factor in creating community character. These design characteristics determine how lots are assembled into blocks; how streets look and function; and where supporting development features such as parking, lighting, and landscaping are accommodated on the lot.

FUTURE LAND USE CLASSIFICATIONS

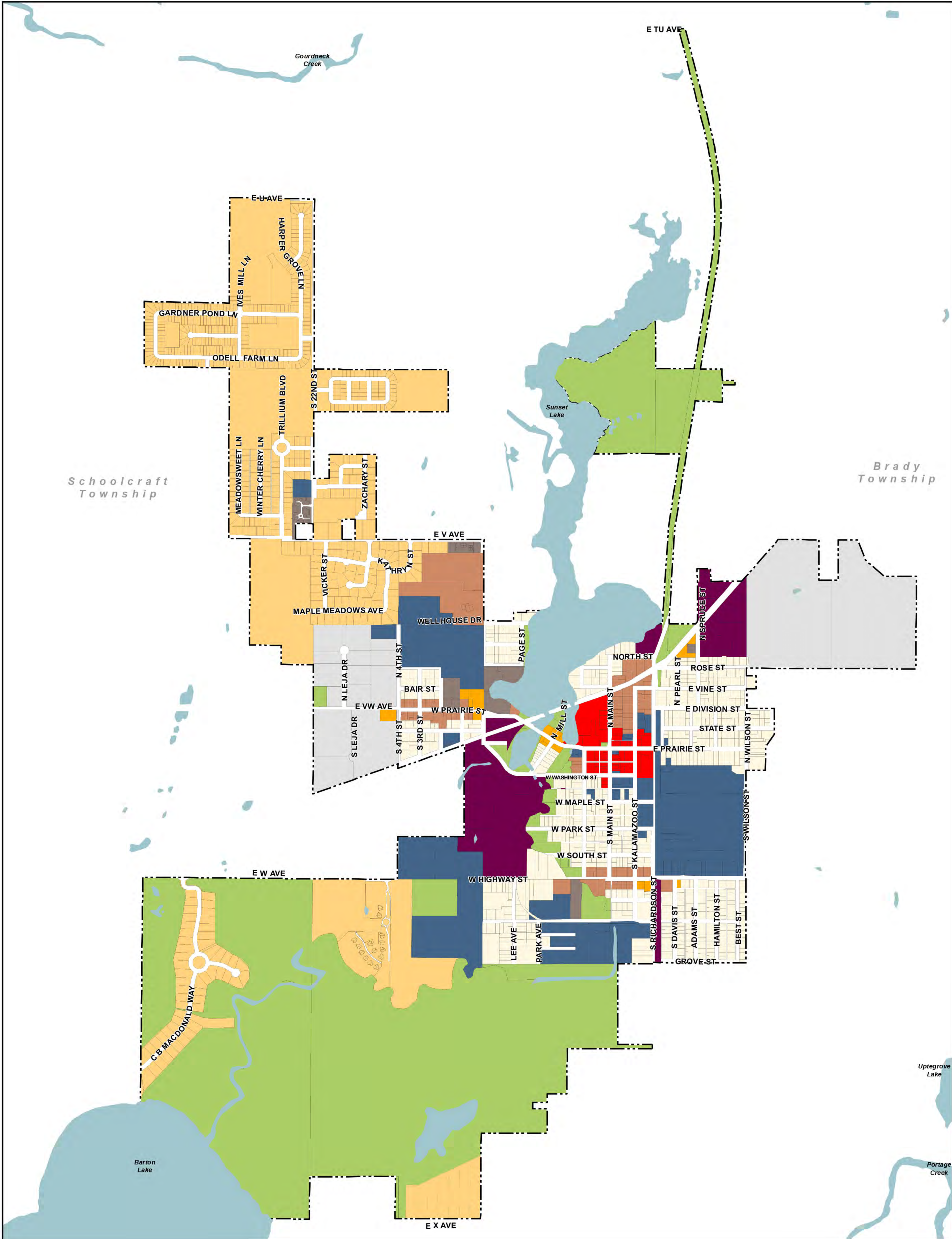
The land use categories are represented on Map 7 and described in this section of the Master Plan. The amount of land dedicated to each use on the Future Land Use Map is summarized on the table to the right. The elected and appointed officials of Vicksburg will be responsible for the interpretation of the intent of the Future Land Use Map and the land use categories.

Each of the following future land use categories is explained in greater detail on the following pages with community character guidelines specifying the ideal uses, buildings, and site designs for each district.

TABLE 6.1:

VICKSBURG FUTURE LAND USE

| LAND USE CATEGORY | AREA (ACRES) | AREA (%) |
|--------------------------------------|-----------------------|----------|
| Village Residential | 168.83 ac | 9.82% |
| Contemporary Residential | 415.37 ac | 24.15% |
| Multiple Family Residential | 17.08 ac | 0.99% |
| Neighborhood Commercial | 7.30 ac | 0.42% |
| Downtown Core | 18.05 ac | 1.05% |
| Workplace | 49.53 ac | 2.88% |
| Enterprise Redevelopment | 71.92 ac | 4.18% |
| Industrial | 119.66 ac | 6.96% |
| Public / Quasi-Public | 190.44 | 11.07% |
| Recreation & Open Space Preservation | 661.54 | 38.47% |
| TOTAL | 1,719.72 ACRES | |



October 23, 2014

Map 06 Future Land Use

Village of Vicksburg
Kalamazoo County, Michigan

LEGEND

- | | |
|---|--|
| Village Residential | Workplace |
| Contemporary Residential | Enterprise Redevelopment |
| Multiple Family Residential | Industrial |
| Neighborhood Commercial | Public / Quasi-Public |
| Downtown Core | Recreation & Open Space Preservation |
| Village Boundary | |

Feet 0 1,000 2,000



Base map Source: Kalamazoo County, 2013
Data Source: Michigan Geographic Framework,
Michigan Center for Geographic Information,
Version 8a.

VILLAGE RESIDENTIAL



INTENT / USES

Village Residential areas reflect the historic character of neighborhoods generally surrounding the Downtown Core which depict a traditional grid layout, an older housing stock, and reduced setbacks. The form of these residential blocks promotes social interaction, walkability, and safety, and should be preserved. Appropriate land uses include detached single family units, multiple unit single family dwellings, schools, churches, municipal, and civic buildings.

SITE DESIGN

Small lots are encouraged and setbacks should be even with the smallest setback on the block. The building height should not exceed 2.5 stories.

New dwellings or substantial modifications to structures should be designed with quality materials and conform to the dominant architectural typology of the block. Alternative architectural styles may be appropriate, provided the character of the residential block is enhanced. Front porches / stoops are encouraged and should be allowed to encroach a minimum of six feet into the front yard setback area. Garages should be set back a minimum of 10 feet from the front building wall and located in side or rear yards.

APPROPRIATE STRUCTURES

| | |
|-----------------------------|---|
| Single Family | X |
| Multiple Unit Single Family | X |
| Rowhouse | X |
| Multiplex | |
| Live / Work | |
| Mixed Use | |
| Office / Retail | |
| Industrial | |
| Civic / Institutional | X |

CONTEMPORARY RESIDENTIAL



INTENT / USES

Contemporary Residential areas have the character of more recently developed single family neighborhoods and encompasses the outlying residential areas in the north and south portions of the Village. Lots are larger and feature houses of various styles, many of which are newer construction. Appropriate land uses include detached single family units, schools, churches, municipal, and civic buildings.

SITE DESIGN

Small lots are encouraged and setbacks should be consistent with the surrounding character. The building height should not exceed 2.5 stories.

New structures in the Contemporary Residential neighborhood should be designed with quality materials. Garages should be located in the side or rear yard and sites should be designed to protect and preserve existing natural features. Where Contemporary Residential neighborhoods connect to the Village Residential district, they should be designed with additional pedestrian amenities and connectivity.

APPROPRIATE STRUCTURES

| | |
|-----------------------------|---|
| Single Family | X |
| Multiple Unit Single Family | |
| Rowhouse | |
| Multiplex | |
| Live / Work | |
| Mixed Use | |
| Office / Retail | |
| Industrial | |
| Civic / Institutional | X |

MULTIPLE FAMILY RESIDENTIAL



INTENT / USES

Multiple Family Residential areas permit apartment-style attached dwelling units and the highest residential density in the Village. Appropriate land uses include condominiums, townhouses, rowhouses, multiplex apartment buildings, schools, churches, municipal, and civic buildings.

SITE DESIGN

Multifamily buildings should be constructed with high-quality materials and architecturally compatible with their surroundings. Stand alone sites should be designed with attractive entrances and porches that allow residences to experience the street. Complexes should be designed to preserve trees and other natural features. They should also feature amenities and green space, be internally walkable, and logically connect to their surroundings for both vehicles and pedestrians.

Parking lots should be sufficient for residents and visitors but not excessive and located in the rear of the building. They should be well-maintained, landscaped, and designed to be safe for pedestrians, especially children.

APPROPRIATE STRUCTURES

| | |
|-----------------------------|---|
| Single Family | X |
| Multiple Unit Single Family | X |
| Rowhouse | X |
| Multiplex | X |
| Live / Work | |
| Mixed Use | |
| Office / Retail | |
| Industrial | |
| Civic / Institutional | X |

MANUFACTURED HOUSING

INTENT / DESIGN

Although manufactured housing is not specifically planned in any particular district, it is the policy of this Plan to permit manufactured housing using the following standards:

- Any new or expanded manufactured home park shall be located on or near a major thoroughfare for access to community services and facilities.
- Any new or expanded manufactured home park shall be located to minimize the negative impacts on single family residential development, a vital component of the Village's tax base.
- The Village encourages manufactured home parks to locate near existing manufactured home parks where adequate access, services, screening, and buffering are already provided.
- Any new or expanded manufactured home park shall be located to minimize the impact on environmentally sensitive areas.
- The Village will base its decision to accept manufactured home parks on a fair-share and balanced allocation of affordable housing for the community.

NEIGHBORHOOD COMMERCIAL



INTENT / USES

The Neighborhood Commercial includes commercial areas outside of the traditional downtown. Residential and office uses of low density, low-intensity retail uses, and institutional uses are appropriate. Automotive oriented uses such as gas station, auto repair, or drive-through facilities are inappropriate.

SITE DESIGN

Buildings should be located close to the street to create the proper sense of enclosure, to slow traffic, and to begin to transition from a rural context to the downtown core. High-quality architecture which compliments and enhances existing development and historic structures is encouraged.

Parking should be located in rear or side yards and front yard parking should not exceed a single drive isle with one row of parking and heavily landscaped with a continuous vegetative buffer or decorative knee wall.

APPROPRIATE STRUCTURES

| | |
|-----------------------------|---|
| Single Family | |
| Multiple Unit Single Family | X |
| Rowhouse | X |
| Multiplex | |
| Live / Work | X |
| Mixed Use | X |
| Office / Retail | X |
| Industrial | |
| Civic / Institutional | X |

DOWNTOWN CORE



INTENT / USES

The Downtown Core is intended to preserve the existing downtown and to expand that pattern of compact, traditional, mixed use development along Prairie and Main Street. Commercial businesses intended for this category include service, professional, and retail businesses that encourage foot traffic and do not require large parking lots. Institutional uses, especially those revolving around the arts are strongly encouraged. Residential uses are also permitted, including upper-floor apartments and townhouses.

SITE DESIGN

Specific building design standards are included in the DDA's Downtown Development and Design Plan (2014). In general, new and renovated buildings should be designed to reflect the historic character of the district. Densities should be limited to a reasonable number of units by requiring careful, context sensitive design. Setbacks should be minimal on the front and side and along the rear of lots.

Parking should be provided behind establishments in shared parking areas and parking lots should be attractive and environmentally conscious, with high-quality landscaping.

APPROPRIATE STRUCTURES

| | |
|-----------------------------|---|
| Single Family | |
| Multiple Unit Single Family | |
| Rowhouse | X |
| Multiplex | X |
| Live / Work | X |
| Mixed Use | X |
| Office / Retail | X |
| Industrial | |
| Civic / Institutional | X |

WORKPLACE



INTENT / USES

Workplace areas are intended to serve as a transitional land use in the Village and provide an opportunity for new housing and working environments. A majority of these areas are currently occupied by single family homes that could be converted to non-residential uses, mixed use buildings, or more dense configurations of residential uses to accommodate office, medical, service, low-intensity commercial, residential dwelling units, etc.

SITE DESIGN

Parking should be located in the rear yard of the site, screened and landscaped, and shared when possible, including access drives.

Buildings should be located close to the street to create the proper sense of enclosure, to help slow traffic, and to begin to transition from the very small setbacks Downtown Core to the single family residential neighborhoods. High quality architecture which compliments and enhances existing development and historical structural is strongly encouraged. Residential density could range from single family homes to townhomes to condominiums, provided that the buildings maintain the existing or planned scale and character of the area.

APPROPRIATE STRUCTURES

| | |
|-----------------------------|---|
| Single Family | X |
| Multiple Unit Single Family | X |
| Rowhouse | X |
| Multiplex | X |
| Live / Work | X |
| Mixed Use | X |
| Office / Retail | X |
| Industrial | |
| Civic / Institutional | X |

ENTERPRISE REDEVELOPMENT



INTENT / USES

Enterprise Redevelopment envisions planned developments for some of the larger vacant or transitional sites in the Village. This land use designation is intended to permit flexibility in the future use of the property. Appropriate uses, if designed consistent with the goals and objectives of this Plan, include clustered residential, office, commercial, lodging, industrial, and recreation.

SITE DESIGN

Parking areas should be screened from view, heavily landscaped, shared when possible, and located in the rear of sites or not visible from right-of-ways.

Buildings should be constructed of high-quality materials, complement the surrounding environment, and preserve existing natural features. It is strongly encouraged that uses are clustered in mixed-use buildings with an emphasis on preserving and integrating any existing historic structures on the site. Density bonuses should be permitted if the development provides additional public amenities or incorporates the preservation of the natural environment into the site design.

APPROPRIATE STRUCTURES

| | |
|-----------------------------|---|
| Single Family | |
| Multiple Unit Single Family | X |
| Rowhouse | X |
| Multiplex | X |
| Live / Work | X |
| Mixed Use | X |
| Office / Retail | X |
| Industrial | X |
| Civic / Institutional | X |

INDUSTRIAL



INTENT / USES

The Industrial district are characterized by operations which are not of sufficient size or scale to negatively impact surrounding non-industrial use areas. Warehousing, manufacturing, research and technology, intensive commercial uses, high-tech office, and similar uses are planned for industrial areas.

SITE DESIGN

Buildings should be designed to be long-lasting and support efficient industrial practices. Site should be designed to minimize off-site impacts and to reduce pollution, site contamination, and stormwater to the extent possible.

Sites should be buffered with trees and heavy landscaping to avoid negative impacts on surrounding property. Limited outdoor storage could be permitted, provided such storage is adequately screened from adjacent non-industrial uses and roadways.

Parking lots should be sufficient to support employee parking and truck maneuvering, but not excessively large and well screened.

APPROPRIATE STRUCTURES

| | |
|-----------------------------|---|
| Single Family | |
| Multiple Unit Single Family | |
| Rowhouse | |
| Multiplex | |
| Live / Work | |
| Mixed Use | |
| Office / Retail | X |
| Industrial | X |
| Civic / Institutional | |

PUBLIC / QUASI PUBLIC



INTENT / USES

Areas planned for public / quasi public uses are suitable for municipal or government uses such as Village buildings, libraries, museums, schools, cemeteries, and other similar owned and operated uses. Additionally, religious institutions and non-profit organizations are included in this classification.

SITE DESIGN

Buildings and sites should be designed as context sensitive in order to enhance surrounding land uses.

As establishments which focus on the public realm, buildings should provide a welcoming entrance and include pedestrian site amenities. Parking areas should be well defined and heavily landscaped.

APPROPRIATE STRUCTURES

| | |
|-----------------------------|---|
| Single Family | |
| Multiple Unit Single Family | |
| Rowhouse | |
| Multiplex | |
| Live / Work | |
| Mixed Use | |
| Office / Retail | X |
| Industrial | |
| Civic / Institutional | X |

RECREATION & OPEN SPACE PRESERVATION



INTENT / USES

The Recreation and Open Space Preservation classification includes areas of significant natural features of the Village, such as wetlands and/or woodlands, public and private recreational facilities, and preserved open space. Appropriate uses for this category include parks and conservation areas and other uses that do not require permanent construction of buildings or other structures.

SITE DESIGN

Parks and recreation facilities should be maintained, upgraded, and expanded according to the *2015 - 2019 Vicksburg Parks and Recreation Master Plan*. Specifically, existing pedestrian and cyclist trails should be maintained and additional non-motorized pathways and associated amenities (i.e. bicycle racks, wayfinding signage, lighting, etc.) should be installed as planned.

High-quality architecture that complements the natural environment is encouraged for all public facilities (i.e. small-scale buildings such as restrooms, gazebos, boardwalks, etc.). New structures should be constructed and designed to complement the rural character of the district and encouraged to meet LEED standards and should not impact view sheds. All building footprints should respect existing floodplains, wetlands, and wooded areas. Additionally, buildings should be well lighted, highly visible, and provide public, ADA compliant amenities.

Sufficient parking areas should be provided for public facilities that are designed to minimize stormwater runoff. Low-impact development techniques (pervious pavement, bioswales, etc.) should be utilized as to not adversely impact the surrounding quality of the wetlands / woodlands and water features.

APPROPRIATE STRUCTURES

| | |
|-----------------------------|---|
| Single Family | |
| Multiple Unit Single Family | |
| Rowhouse | |
| Multiplex | |
| Live / Work | |
| Downtown Core Mixed Use | |
| Office / Retail | |
| Industrial | |
| Civic / Institutional | X |



07

IMPLEMENTATION PROGRAM

INTRODUCTION

The Vicksburg Master Plan and all of its goals, objectives, and strategies recommend a future vision for the Village. This vision is to build upon the Village's existing assets and make the most of opportunities that can attract new development and residents to the community. Ultimately, the Vicksburg Master Plan strives to create an economically, socially, and environmentally sustainable community where people want to live, work, and play. The strategies and activities described in this chapter are the tools for putting the Plan's recommendations into practice.

The implementation program should be reviewed often and be considered in daily decision making of the Village. Successful implementation of this Plan will be the result of daily actions taken by elected and appointed officials, Village staff, the Downtown Development Authority, public agencies, private citizens, and other organizations.



PAST ACCOMPLISHMENTS

Since the 2010 Master Plan, the Village of Vicksburg has initiated several of the projects identified in the previous Plan's implementation section. Progress has been made in the following areas:

- Creation of downtown architectural standards for the Downtown;
- Creation of a Capital Improvements Plan;
- Update to the Parks and Recreation Master Plan;
- Improvements and updates to community gateways;
- Improvements in connections and pathway linkages to the newer residential development in the northwest corner of the Village;
- Development and promotion of community events, including the Farmers' Market;
- Increase in transparency and greater communication between the Village and residents; and
- Improvements to the water quality and conditions of the beach at Sunset Lake Park.

Although these projects have been initiated, the majority have yet to be completed and remain relevant for this Master Plan and should be fully implemented.

ACTION PLAN CATEGORIES

The matrices on the following pages summarize the recommended actions and strategies for the Village of Vicksburg. The matrices are organized by the following four themes:

[1] PLANNING & ZONING

Evaluation of the Village's Zoning Ordinance and amendments to Village regulations as necessary to implement the recommendations of this Plan. Continuous evaluation of the recommendations of this Plan must occur at regular intervals to ensure that the overall vision for the future development of the Village remains relevant.

[2] CIVIC IMPROVEMENTS

Improvements such as parks, public spaces, and utility systems fall into this category. Civic improvements are generally funded through public funds and grants and are tangible "bricks and mortar" projects.

[3] TRANSPORTATION & CIRCULATION IMPROVEMENTS

Improvements to the Village's motorized and non-motorized circulation system fall into this category.

[4] ECONOMIC DEVELOPMENT

This category includes the economic and physical development of the Village. These improvements include a wide range of activities from physical development activity to promotion and marketing, and may be completed by the Downtown Development Authority, other public or private entities, or some combination thereof.

Each matrix presents a detailed summary of all the recommended implementation projects, their priority and time frame, the responsible parties for initiating and completing the projects, and available funding resources.

ACTION PLAN KEY

| PRIORITY | |
|----------|----------------|
| A | Most Important |
| B | Very Important |
| C | Important |

| TIME FRAME | |
|----------------|--------------------------|
| 1 | Within One Year |
| 2 | 1 - 3 Years |
| 3 | 3+ Years |
| ONGOING | As Available / Continual |

| RESPONSIBILITY | |
|----------------|-------------------------------------|
| BRA | Brownfield Redevelopment Authority |
| BT | Brady Township |
| DDA | Downtown Development Authority |
| HS | Historical Society |
| IMC | Inter-municipality Committee |
| KC | Kalamazoo County |
| LDFA | Local Development Finance Authority |
| PC | Planning Commission |
| PO | Property Owners |
| PR | Parks and Recreation Committee |
| SD | Vicksburg Community School District |
| ST | Schoolcraft Township |
| VA | Village Administration / Management |
| VC | Village Council |

| FUNDING | | |
|------------|-----------------|---|
| P | Public | Includes public funds from the Village general operating budget, Kalamazoo County, and State funding. Public funds may also include local government bonds. |
| TIF | DDA / TIFA | Includes funds from tax increment financing provided by the authorized body. |
| O | Private / Other | Includes funds from private sources, such as grant monies, foundations, corporations, or personal property owners. |

PLANNING & ZONING

| PROJECT | PRIORITY | TIME FRAME | RESPONSIBILITY | | | FUNDING |
|---|----------|------------|----------------|-------------|---------|---------|
| | | | VILLAGE | OTHER GOVT' | PRIVATE | |
| Create a new zoning district that implements the vision for the Enterprise Redevelopment future land use category. | A | 1 | PC / VC | | | P |
| Create a new zoning district that implements the vision for the Workplace future land use category. | A | 1 | PC / VC | | | P |
| Develop design standards for Workplace and Neighborhood Commercial districts in the Zoning Ordinance . | A | 1 | PC / VC | | | P |
| Develop additional landscaping and screening standards for the Industrial districts to protect adjacent residential areas. | A | 1 | PC / VC | | | P |
| Streamline the various Industrial districts (I-1, I-2, I-3) use classifications and locations on the Zoning Map. | A | 1 | PC / VC | | | P |
| Revise the C-2 zoning ordinance district to be fully consistent with the future land use vision for the Downtown Core district. | A | 1 | PC / VC | DDA | | P, TIF |
| Revise the Zoning Map to reflect the Future Land Use Map. | A | 1 | PC / VC | | | |
| Revise the zoning ordinance to require additional landscaping, green stormwater, and drainage practices in and around parking lots. | B | 2 | PC / VC | DDA | | P |
| Develop and adopt a complete streets policy. | B | 2 | PC / VC | | | P |
| Analyze on-site parking requirements and standards for all commercial land uses. | B | 2 | PC / VC | | | P |
| Implement the architectural design standards for the DDA district. | B | ongoing | PC / VC | DDA | PO | TIF |
| Develop an up-to-date signage article. | B | 2 | PC / VC | DDA | | P, TIF |
| Conduct a rental housing inventory. | B | 3 | PC | DDA | | P |
| Apply for a local historic designation of the Downtown Core district. | C | 2 | | DDA | PO | TIF |
| Continue to develop the Village of Vicksburg website. | C | ongoing | VA | | | P, O |
| Develop a tree protection ordinance. | C | 3 | PC / VC | | | P |
| Develop promotional material on the benefits of green building standards. | C | 3 | VA | | | P, O |
| Incorporate existing islands (along E. V Avenue) of Schoolcraft Township into the Village limits. | C | 3 | VC | ST / IMC | | P |
| Review the Master Plan every five years. | C | 3 | PC / VC | DDA | | P |
| Review the Parks and Recreation Plan every five years. | C | 3 | PC / VC | PR | | P |

CIVIC IMPROVEMENTS

| PROJECT | PRIORITY | TIME FRAME | RESPONSIBILITY | | | FUNDING |
|--|----------|------------|----------------|----------------|---------|-----------|
| | | | VILLAGE | OTHER GOVT' | PRIVATE | |
| Develop the Vicksburg Recreation Area (see 2015-2019 Parks & Recreation Plan for details). | A | 1 | VC / VA | PR | | P, O |
| Develop an advanced communication infrastructure (i.e. fiber optics for business areas). | A | 1 | VC / VA | DDA | | P, TIF |
| Develop Sunset Lake (see 2015-2019 Parks & Recreation Plan for details). | A | 1 | VA / VA | PR | | P, O |
| Design and install uniform park signage (see 2015-2019 Parks & Recreation Plan for details). | A | 1 | VC / VA | PR | | P, O |
| Maintain and update the Capital Improvements Plan every six years. | A | ongoing | PC / VC | | | P |
| Provide free wireless Internet services in the downtown core and at planning civic and gathering areas, such as the planned Water Tower Place. | A | ongoing | VC / VA | DDA | | P, TIF |
| Expand existing gateway signage and landscaping at Village entrances. | B | 1 | VC / VA | DDA | | P, TIF, O |
| Develop Veteran's Park (see 2015-2019 Parks & Recreation Plan for details). | B | 1 | VC / VA | PR | | P, O |
| Collaborate with MDOT to develop directional signage to the Village at the Sprinkle Road and I-94 interchange. | B | 2 | VC / VA | | | P |
| Improve the water quality of Sunset Lake, rivers, and ponds throughout the Village. | B | ongoing | VC | DDA / PR / IMC | | P, TIF, O |
| Develop the Historic Village (see 2015-2019 Parks & Recreation Plan for details). | B | ongoing | VC / VA | PR | | P, O |
| Develop a shoreline naturalization program. | B | 2 | VC | PR | | P, O |
| Collaborate with neighboring communities to preserve the environmental quality of Sunset Lake. | B | 2 | VC | PR / IMC | | P, O |
| Develop Oswalt Park (see 2015-2019 Parks & Recreation Plan for details). | B | 2 | VC / VA | DDA / PR | | P, TIF, O |
| Develop Clark Park (see 2015-2019 Parks & Recreation Plan for details). | B | 3 | VC / VA | PR | | P, O |
| Develop a fire alert program for the downtown. | B | 3 | VC / VA | DDA | | P, TIF |
| Develop Angels Crossing Golf Club (see 2015-2019 Parks & Recreation Plan for details). | B | 3 | | PR | PO | O |
| Continue to maintain the grounds of the Historic Village. | C | ongoing | VA | HS | | P, O |
| Install public art at key locations throughout the Village. | C | ongoing | VA | DDA | PO | P, TIF, O |
| Develop the Community Pavilion (see 2015-2019 Parks & Recreation Plan for details). | C | 2 | VC / VA | PR | | P, O |
| Develop a home maintenance and improvement program. | C | 3 | VA | | PO | P, TIF, O |
| Develop Lee Park (see 2015-2019 Parks & Recreation Plan for details). | C | 3 | VC / VA | PR | | P, O |

TRANSPORTATION & CIRCULATION IMPROVEMENTS

| PROJECT | PRIORITY | TIME FRAME | RESPONSIBILITY | | | FUNDING |
|---|----------|------------|----------------|-------------|---------|-----------|
| | | | VILLAGE | OTHER GOVT' | PRIVATE | |
| Construct non-motorized pathways, consistent with the non-motorized concept plan. | A | 1 | VC / PC | DDA / PR | PO | G, TIF |
| Construct bicycle lanes / sharrows on streets, consistent with the non-motorized concept plan. | A | 1 | VC / PC | DDA / PR | | G, TIF |
| Improve wayfinding and signage for pedestrians and cyclists, especially linking the Vicksburg Village Trail to key points of interest in the Village. | A | ongoing | VC / VA | DDA / PR | | G, TIF |
| Construct a pedestrian bridge over Sunset Lake to connect Mill Street to N. Main Street. | A | 3 | VC | DDA / PR | PO | G, O |
| Improve and replace roadways as necessary; target streets according to the Capital Improvements Plan. | A | ongoing | VC / VA | | | G, O |
| Construct new sidewalks where needed throughout the Village. | B | ongoing | VC / VA | | PO | G, O |
| Maintain and improve the existing sidewalk infrastructure. | B | ongoing | VC / VA | | | G, O |
| Install additional bicycle racks throughout the Village. | B | 1 | VA | DDA | PO | G, TIF, O |
| Construct a road connection between the north and south portions of Richardson Street during the next major construction phase to the Vicksburg Public Schools complex. | C | ongoing | VC / VA | SD | PO | G, O |

ECONOMIC DEVELOPMENT

| PROJECT | PRIORITY | TIME FRAME | RESPONSIBILITY | | | FUNDING |
|---|----------|------------|----------------|-------------|---------|-----------|
| | | | VILLAGE | OTHER GOVT' | PRIVATE | |
| Develop and implement a redevelopment plan for the Historic Old Mill site that respects the environment and existing neighborhoods while providing a unique mixed-use district. | A | 1 | PC / VC | DDA | BRA | P, TIF, O |
| Develop and implement a business plan for Angels Crossing Golf Club (including expansion, as detailed in the 2015-2019 Parks and Recreation Master Plan). | A | 1 | PC / VC | | PO | P, O |
| Implement the DDA Parking Plan. | A | 2 | VC | DDA | PO | P, TIF, O |
| Continue to promote community activities and events. | A | ongoing | VA | DDA | PO | P, TIF, O |
| Develop a business recruitment strategy for the Downtown Core district. | A | ongoing | | DDA | | TIF |
| Expand and advertise the downtown facade improvement program in order to increase participation. | B | 1 | VA | DDA | PO | P, TIF, O |
| Develop and implement a unified wayfinding signage program for the DDA District. | B | 1 | VA | DDA | PO | TIF, O |
| Implement streetscape concept plans, as called for in the Downtown Development & Design Plan. | B | 3 | VC / VA | DDA | PO | P, TIF, O |
| Identify blighted structures that cannot be rehabilitated and program them for demolition. | B | 3 | PC / VC | | PO | P, O |
| Apply to be a Michigan Main Street Community. | C | 1 | | DDA | PO | TIF |
| Install streetlight banners to advertise local businesses / events. | C | ongoing | VA | DDA | PO | TIF, O |

PUBLIC INFORMATION & EDUCATION

To effectively implement the Master Plan, the Planning Commission and the Village Council must educate the citizens of the community on the goals, objectives, and strategies, and the action plan. The spirit of the Master Plan must be communicated, especially in regard to how and why development / projects will occur and are necessary. A well informed and involved citizenry can then offer support and assistance in working towards the community they desire to have in the future.

The following information outlines examples of programs that can be undertaken to help inform the public about important land use goals and implementation techniques:

- A condensed version of the future land use plan, highlighting the goals of the Plan.
- Informational brochures on various topics important to the Village.

ECONOMIC DEVELOPMENT TOOLS

The Village of Vicksburg already takes advantage of some of the of the economic development tools available to the community (i.e., having a Downtown Development Authority). However, to implement the recommendations of this Plan, other tools and techniques may need to be sought. The following is a summary of bodies that can use tax increment financing and other funding resources to generate funds for economic development activities.

TAX INCREMENT FINANCING

CORRIDOR IMPROVEMENT AUTHORITY (PUBLIC ACT 280 OF 2005)

The Corridor Improvement Authority Act allows local governments to create one or more Corridor Improvement Authorities (CIA) to address established, deteriorating commercial corridors located outside their downtown areas. The primary benefit of this tool is to provide local governments with the option of using TIF for improvements in the district(s), and to undertake a wide range of activities to promote economic development and redevelopment in commercial areas.

In order to be eligible to create a CIA, the development area must have a minimum size of 5 acres, consist of at least 50% commercial property, and be zoned to allow mixed-uses, including “high-density” residential use. A municipality must also expedite the local permitted and inspection process in the development area and promote walkable non-motorized interconnections throughout the development area.

Since the Village already has a DDA that encompasses the majority of existing and planned commercial areas, this tool would likely not be useful for those areas. However, it may be a tool that is useful in redeveloping the E. Highways Street Corridor, given the redevelopment opportunities at the old paper mill site.

COMMERCIAL REHABILITATION ACT (PUBLIC ACT 210 OF 2005)

The Commercial Rehabilitation Act enables local units of government to create one or more rehabilitation districts in which rehabilitated commercial property may receive property tax reductions for one to 10 years from the municipality (excluding personal property and the land upon which the rehabilitated facility is located). These tax reductions or abatements could be used to encourage redevelopment in the Downtown Core; however, they do reduce the amount of tax revenues collected by the Village.

GRANT PROGRAMS

The following State and Federal grant programs may be useful for implementing the recommendations of this Plan:

MSHDA HOUSING PROGRAMS

The Michigan State Housing Development Authority has a wide range of programs designed to assist households in finding and affording quality housing. By partnering with MSHDA, Vicksburg can use these programs to incentivize the development of new housing, especially in the Downtown Core.

MICHIGAN NATURAL RESOURCES TRUST FUND

Administered by the Michigan Department of Natural Resources, Trust Fund money is available on an annual basis for parks and recreation improvements. In order to be eligible for Trust Fund money, a community must have an approved Parks and Recreation Plan. The recently approved *2015-2019 Parks and Recreation Master Plan* fulfills that requirement.

SAFE ROUTES TO SCHOOL

Safe Routes to School is a Federal program administered by the Michigan Department of Transportation. Funding is available for sidewalk construction and other pedestrian improvements.

COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

The Community Development Block Grant program is an annual allocation of the U.S. Department of Housing and Urban Development to local governments for a wide range of community development activities, including housing rehabilitation, public and neighborhood improvements and economic development activities which primarily benefit low and moderate income persons.

TRANSPORTATION ALTERNATIVES PROGRAM (TAP)

TAP is a competitive grant program that funds projects such as non-motorized paths, streetscapes, and historic preservation of transportation facilities that enhance a community's intermodal transportation system and provide safe alternative transportation options. These investments support place-based economic development by offering transportation choices, promoting walkability, and improving the quality of life. The program is available through the Michigan Department of Transportation (MDOT) and uses Federal Transportation Funds designated by Congress for these types of activities.

OTHER FINANCING TOOLS

Besides the general fund and the aforementioned economy development financing programs and mechanisms, the following sources of revenue are available to the Village:

SPECIAL ASSESSMENTS

Special assessments are compulsory contributions collected from the owners of property benefited by specific public improvements, such as paving and drainage improvements, to defray the costs of such improvements. Special assessments are apportioned according to the benefits afforded to the property affected.

SHARED CREDIT RATING PROGRAM - MICHIGAN MUNICIPAL BOND AUTHORITY (MMBA)

This program created under Act 227 of 1985 offers municipalities the opportunity to take advantage of the State's improved credit rating. Because the MMBA is authorized to issue bonds to make loans to Michigan municipalities through the purchase of municipal obligations, the Authority allows municipalities to borrow funds for their capital and operating needs without going to the expense or trouble of entering the bond market on their own. Many small communities are at a disadvantage when issuing debt in the bond market because they frequently have no bond ratings and potential investors know little about their finances or economy. In addition, some communities tend to borrow infrequently, in small amounts. Because such debt issues are not particularly attractive to the financial markets, borrowing costs for such communities can be high.

The Authority sells tax exempt bonds in the national municipal bond market. Proceeds from the sale are used to make loans to eligible Michigan communities by purchasing their bonds. In essence, the MMBA "bundles" smaller local debt issues into a larger, more attractive bond issue and then offers it to the national market. By consolidating numerous local bond issues, local units will save on printing costs, rating agency fees, and credit enhancements. As participating communities make principal and interest payments to the Authority to repay their debt, the Authority uses these payments to repay the Authority's bond.

DEDICATED MILLAGE

Special millages can be used to generate revenue for a specific purpose.

HUD SECTION 202/8

This is a Federally sponsored program which provides mortgage financing and rent subsidies for the construction and maintenance of elderly housing. Only non profit, private organizations (such as churches, unions, fraternal and other non profit organizations) are eligible sponsors, but local governments usually cooperate in the assembly of land, applications, public improvements and supportive actions. Such projects are tax-exempt, but the State rebates an equivalent amount to local tax jurisdictions.

LOCAL HISTORIC DISTRICT (PUBLIC ACT 169 OF 1970)

The creation of a local historic district is intended to safeguard a community's historic resources. Vicksburg is fortunate to have many historic resources many of which have been preserved and promoted through the historical society. But historic buildings can be lost or its value compromised by materials added later such as aluminum siding in the residential areas and new facades in the commercial district. By creating local historic districts, financial assistance may be available to property owners that would encourage them to bring their buildings up to standard so that they can be part of local tradition.

The process of creating local historic districts is administered by State Historic Preservation Office and usually takes 6-12 months to complete. To summarize, it is a multi-step process that begins with authorization by the Village to conduct a study of a potential district, through the survey, analysis and report, to a public hearing, final report, and culminates in the preparation and adoption of a historic district ordinance.

ZONING PLAN

A zoning plan is required by the Michigan planning and zoning enabling acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, requires that the master plan prepared under that act shall serve as the basis for the community's zoning plan. The Michigan Zoning Enabling Act, PA 110 of 2006, as amended, requires a zoning plan to be prepared as the basis for the zoning ordinance. The zoning plan must be based on an inventory of conditions pertinent to zoning in the municipality and the purposes for which zoning may be adopted (as described in Section 201 of the Michigan Zoning Enabling Act). The zoning plan identifies the zoning districts and their purposes, as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in the Village. These matters are regulated by the specific provisions in the zoning ordinance.

The zoning plan is a key implementation tool to achieve the vision of the Master Plan. In order to realize that vision, the Village must ensure that ordinances and regulations permit the type and style of development recommended by the Master Plan.

This section outlines the zoning plan for the Village. The zoning districts in the Village are described and their relationship to the Master Plan discussed along with recommended changes to the Zoning Ordinance to integrate new land use designations.

DISTRICTS & DIMENSIONAL STANDARDS

There are 15 zoning districts in the Village, each of which is described in the Zoning Ordinance. There, uses permitted in each district are provided. The Zoning Map is also a part of the Zoning Ordinance and illustrates the distribution of these districts throughout the Village.

RELATIONSHIP TO THE MASTER PLAN

This Master Plan establishes the vision, goals, objectives, and policies for growth and development in Vicksburg for approximately the next twenty years. It includes a specific strategy for managing growth and change in land uses and infrastructure over this period, and, as required by statute, will be periodically reviewed and updated at least once each five years. This section, along with the rest of the Master Plan, is intended to generally guide future changes to the Vicksburg Zoning Ordinance.

The table above is a list of proposed land use designations and their corresponding zoning district. For each designation, recommendations for character, form, and uses are provided earlier in this Plan (Chapter 6).

| VICKSBURG ZONING PLAN | |
|--|---|
| FUTURE LAND USE DESIGNATION | CORRESPONDING ZONING DISTRICT |
| Village Residential | R-2, Residential, Single-Family R-2A, Residential, Single-Family |
| Contemporary Residential | R-1, Residential, Single-Family R-2, Residential, Single-Family R-3, Residential, Single and Two-Family PRD, Planned Residential Development |
| Multifamily Residential | R-3, Residential, Single and Two-Family R-4, Residential, Multiple-Family |
| Downtown Core | <i>New zoning district needed</i> |
| Neighborhood Commercial | C-1, Local Commercial |
| Workplace | <i>New zoning district needed</i> |
| Public / Quasi Public | R-1, Residential, Single-Family CP, Conservation-Preservation |
| Industrial | I-1, Industrial Restricted I-2, Industrial Service I-3, Industrial Manufacturing |
| Enterprise Redevelopment | <i>New zoning district needed</i> |
| Recreation and Open Space Preservation | AG-1, Agricultural-Preservation CP, Conservation-Preservation |

PLANNING CONSULTANT



McKenna Associates
Community Planning and Design
235 East Main Street, Suite 105
Northville, Michigan 48167
Tel: 248.596.0920 Fax: 248.596.0930

Phillip C. McKenna, AICP, PCP
John R. Jackson, AICP
Laura Haw
Sabah Aboody Keer, Senior Urban Designer
Carrie Wakulat, Senior Graphic Designer

President
Vice President
Associate Planner / Document Design
Map Production
Document Graphics