

TOWN OF BURKET

Through this data collection and analysis, the County, and the incorporated communities, can better understand what is happening today and what can be expected for the future. The key finding conclusion statements, highlighted within each community section, set the stage for the goals, objectives, and recommendations outlined within the final FORWARD Kosciusko County Comprehensive Plan. Unless otherwise noted, all data points were gathered from the US Census.



BURKET PEOPLE

Demographic Trends

Burket has seen a slow decline in population since 2000. The Town's population is 113 people, less than 1% of the County's total population. Burket has declined by 42.1% since 2000, and is estimated to lose nearly 89% of its population by 2030. Compared to other Kosciusko County communities, Burket is predicted to have the highest rate of population loss in the future, likely due to younger generations moving away and portions of the population aging in place.

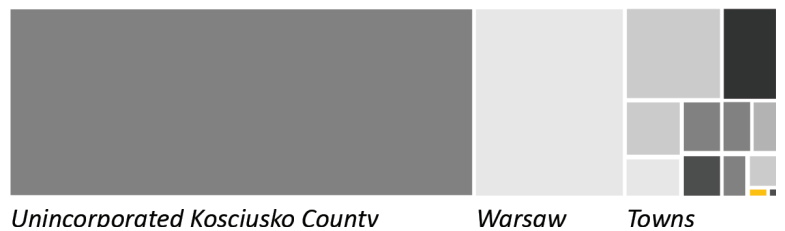
The median age of residents living within Burket is 52.7 years, a large increase from 2010 when the median age was just 34.3 years. This increase signifies that the local population is aging and aging more quickly than all other communities within Kosciusko County. The largest age cohort living within Burket are those individuals between 55 and 70 years of age (35.4%), while those between the ages of 20 and 30 make up just 3.5% of the Town's total population.

The entirety (100%) of those living within Burket identify as Caucasian, an increase since 2010 where 2.6% identified as American Indian and Alaskan Native, and 5.3% of residents identified as Hispanic or Latino in origin, a decrease from 2010 (15.6%).

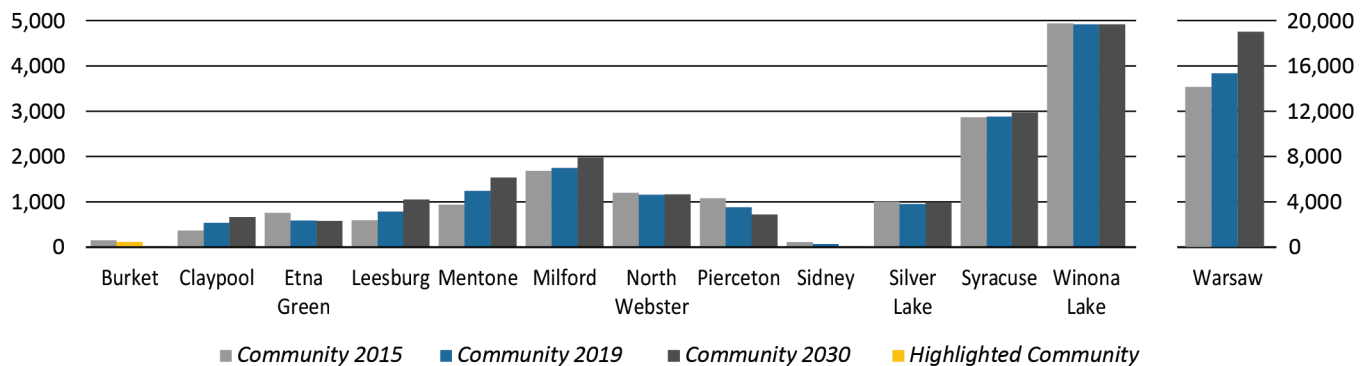
Burket's median household income is \$37,500, which is \$23,866 (38.9%) less than the County's median household income and represents a 13.9% decrease in the Town's median household income since 2010. The Town's income per capita (\$19,235) has increased 17.8% from 2010 to 2019. Per capita income is the average income of an area spread among all residents, including children, and is most often used to describe a community's purchasing power or income per resident. This increase in per capita income can also be reflected by the Town's poverty rate (9.7% in 2019). Burket is the only community within the County to see a decline in its poverty rate since 2000 (11.6%).

Burket's incomes have shown an interesting trend over the past 20 years, quickly climbing from \$27,500 in 2000 to \$43,542 in 2010 and then declining in the following years. Due to Burket's small population, this fluctuation could be due to a few high-income residents moving into or out of the Town and therefore skewing the data.

113

Total
population
(2019)

Population Growth



Income and Poverty



\$37,500 Median
Household
Income

9.8% County
Poverty Rate

Race and Ethnicity



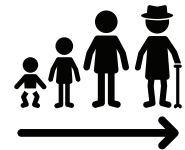
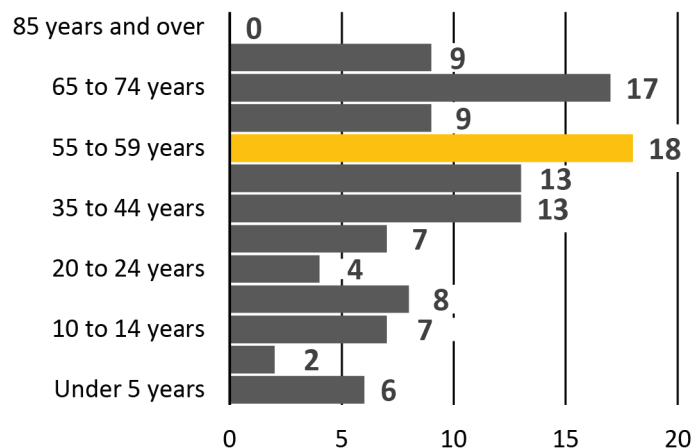
100%

Identify as Caucasian

5.3%

Identify as Hispanic

Population Age



52.7

Median Age

Employment and Industry

73.3% of residents 25 years or older have a high school degree or higher and 1.2% have a bachelor degree or higher. Burket saw a large increase in educational attainment since 2010 where just 44.9% of residents over the age of 25 held higher than a high school degree.

Following Burket's population trends over the last decade, the Town's labor force has decreased from 68.5% in 2010 to 51.6% in 2019. This drop in the labor force could be explained by the Town's loss in population over the last decade and the largest age group nearing retirement age. Manufacturing industries (47.9%) employ almost half of Burket's residents, while educational services, healthcare and social assistance (33.3%) are the second largest employers. The average earning for manufacturing jobs within the County is \$91,815, the second highest out of all major industry types.

The mean travel time for Burket residents is 21.9 minutes. Most are driving to work alone (85.4%), while 6.3% carpool with others and 8.3% walk to work. The majority of residents are commuting outside of Burket (91.7%) for work and nearly half are working outside Kosciusko County entirely (43.8%). For reference, an estimated 7,549 Kosciusko County residents leave the County for work each day.

48

**Total
Residential
Labor Force
(2019)**

100%

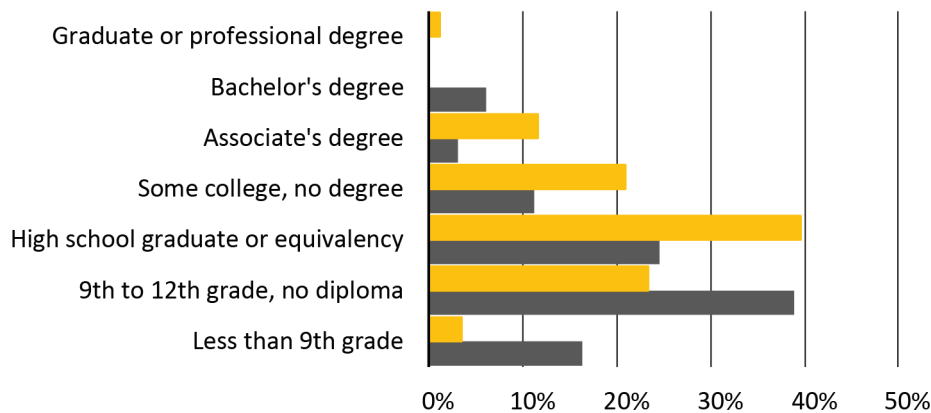
Of the local labor force is
employed



0%

Of the local labor force is
unemployed

Educational Attainment



73.3%

Have obtained a high school
degree or higher

Average Earnings for Manufacturing Jobs



\$91,815

**Average
earnings
within the
County**

Second highest out of all major
industry types

Commuting Time



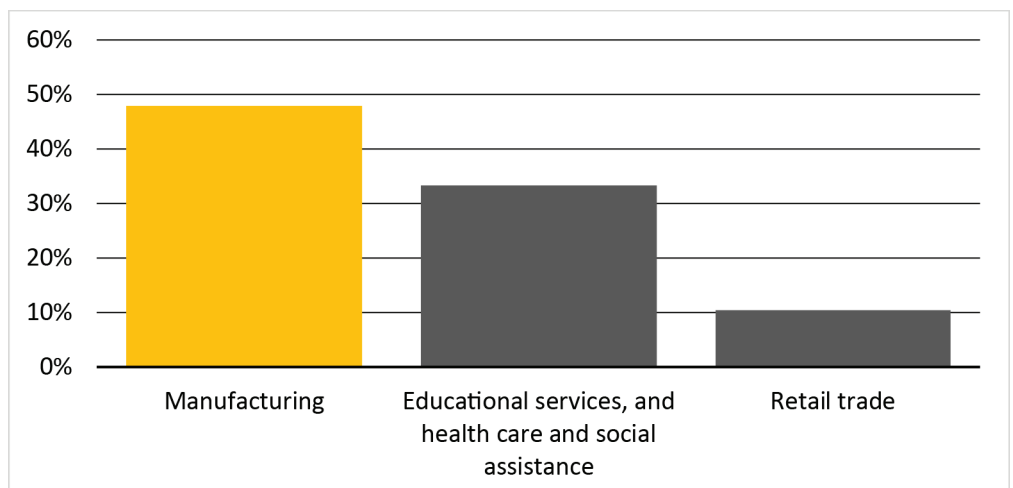
21.9

Average travel time in minutes

85.4%

Of workers prefer to drive to
work alone

Local Industries and Earnings



Housing

Burket has 74 housing units, the same amount as 2010 and a slight decrease (5.1%) since 2000. The Town has not experienced any new housing growth since before 2000, which follows the trending population loss Burket has experienced since that time. Currently, 29.7% of homes within Burket are vacant, which means there are units available for new residents.

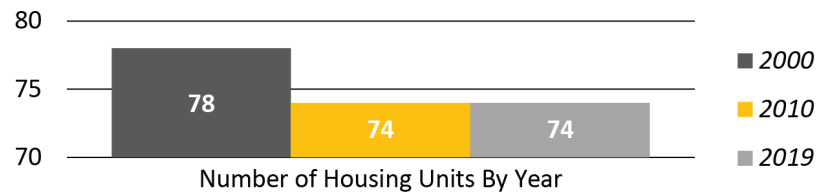
While housing units are potentially available, the housing inventory within Burket is aging with 73.0% of the housing units being built before 1940. Since 2010, approximately 5 units have been built within Burket, accounting for about 6.8% of the Town's total housing inventory. This is similar to the County, where the housing units built after 2010 make up just 4.2% of the County's total.

The most common type of housing structures within Burket are single-unit, detached structures, making up 89.2% of total housing units. The next highest are mobile homes (8.1%) and then 2-unit, multi-family housing (2.7%). The occupied households within the Town are predominately owner-occupied (96.2%), with 59.6% of units being family households and 30.8% single-person households. The percentage of occupied, rented households (3.8%) in Burket is significantly lower than the County (25.2%).

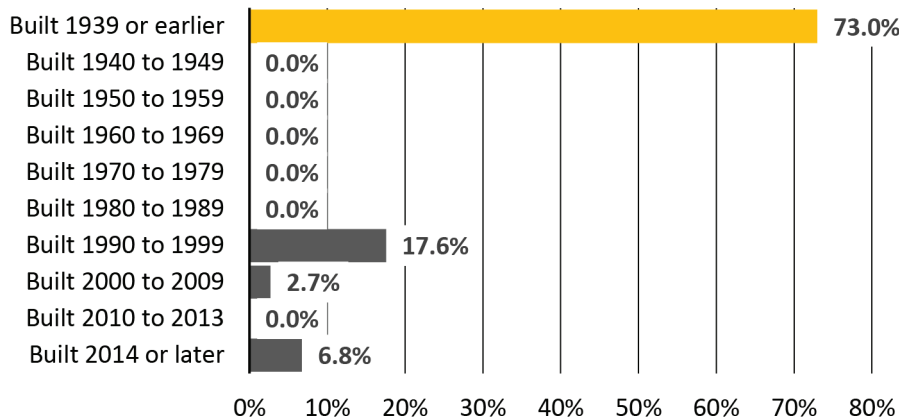
The median home value in Burket is \$69,000, which falls behind the County's median value (\$150,000) and is the second lowest of all communities within the County. Although Burket's home values are lower, they have been rising since 2000, increasing by 29.5% from \$53,300.

Currently, based on Zillow Research data on the prices of homes being sold within the Community, there is a large difference between the sales prices and the median assessed value of the homes as defined by the US Census. In 2019, the median home sale price was \$124,263 (compared to an assessed value of \$69,000), an increase of 35.0% since 2000 (\$92,071), and has increased an additional 8.8% from 2019 to 2020 alone.

74

Total
housing
units

Age of Housing



73%

Of local housing units were built
before 1940

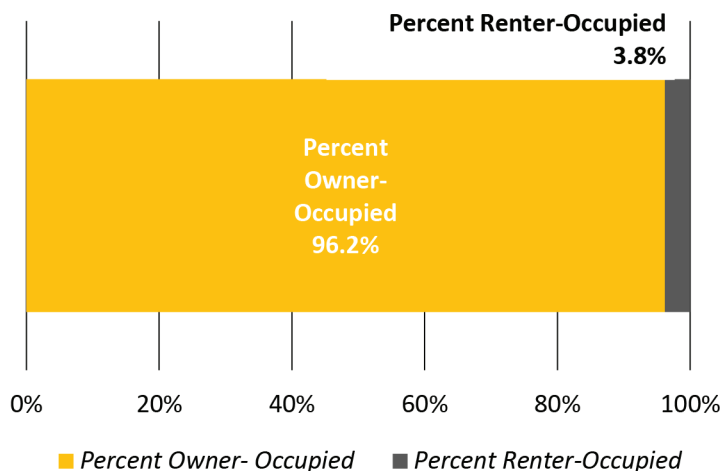
Home Value



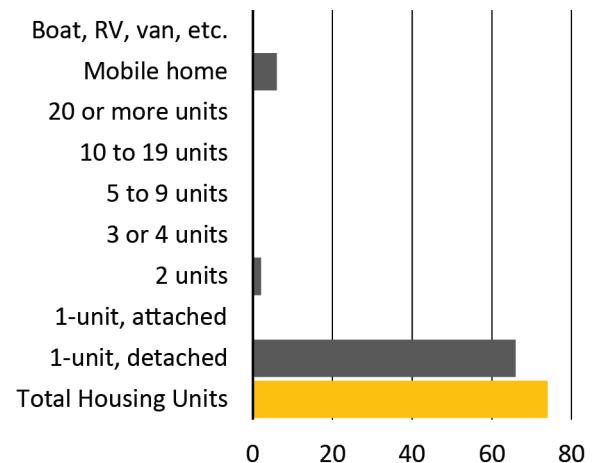
\$69,000 Median
Home Value

Versus a median home sale price of
\$124,263 (Zillow Research)

Housing Occupancy



Housing Type



BURKET PLACES

Existing development

Land use is the term used to describe the type of activity or development occurring on a parcel or within a structure located on the parcel. An existing land use map can often reveal development patterns that have occurred over time, potential conflicts or challenges, and opportunities for growth. Using Kosciusko County Assessor Office Class Code information at the property level, existing land uses were identified within the Town. Due to the way the data is aggregated, some inconsistencies may exist. Burket's existing development patterns include the following:

Residential

Burket's entire footprint is less than a quarter square mile and is primary residential in use. Currently, all of the Town's residential properties are located to the west along 700 W and are split into two areas by the existing rail corridor.

Commercial/ Industrial

The community has limited retail and office land uses, with the majority of those land uses being located along Main Street or the railroad. Burket has industrial properties located along the rail corridor, with room to expand westward into the established TIF district.

Government/ Civic

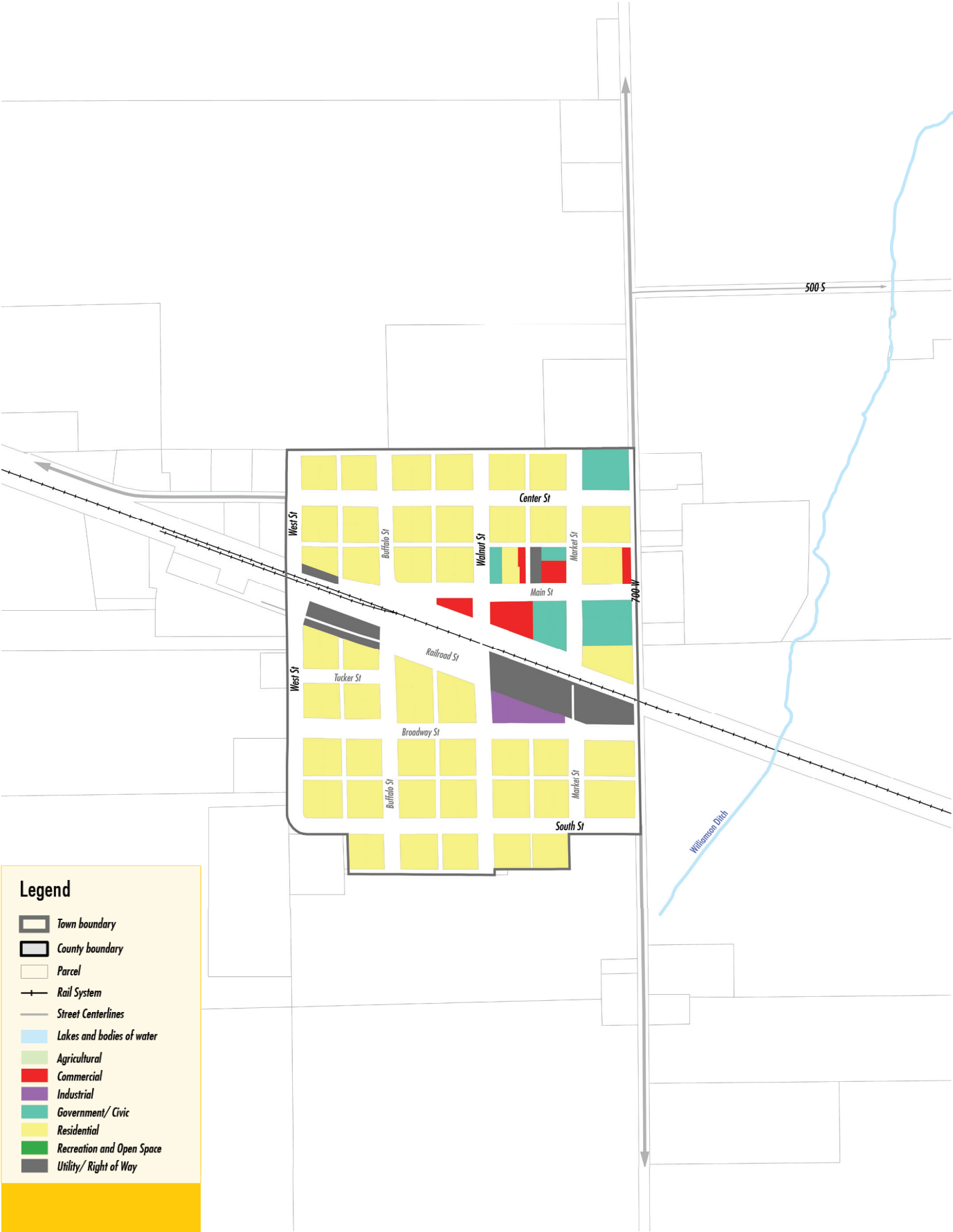
Any government or civic structures within Burket are located along Main Street, with the exception of the Burket Education Center that is located at the intersection of Center Street and 700 W.

Recreation

Burket's only dedicated recreational space is directly to the north of the Education Center, which was once Burket Elementary.

Agriculture

Agricultural land uses surround Burket to the north, west and south. Large amounts of existing vegetation borders the Community to the east of 700 S.



Zoning

Zoning refers to municipal or local regulations that govern how property can and cannot be used in certain geographic areas. A zoning map and/ or ordinance includes designated districts that determine the appropriate uses and development criteria for each parcel of land. Within each district, there are regulations stating the permitted types of development, lot sizes, building area, setbacks, etc. In addition to preventing conflicts, zoning can play a major role in preserving the Community's character and enhancing the local quality of life.

Burket is part of the Kosciusko County Area Plan Commission (APC). The APC is a cooperative effort between Kosciusko County and many of the incorporated towns and is responsible for reviewing and making recommendations on rezoning requests, ordinance amendments and right of way vacations to the County Commissioners or associated Town Boards. Burket is divided into the following zoning districts:

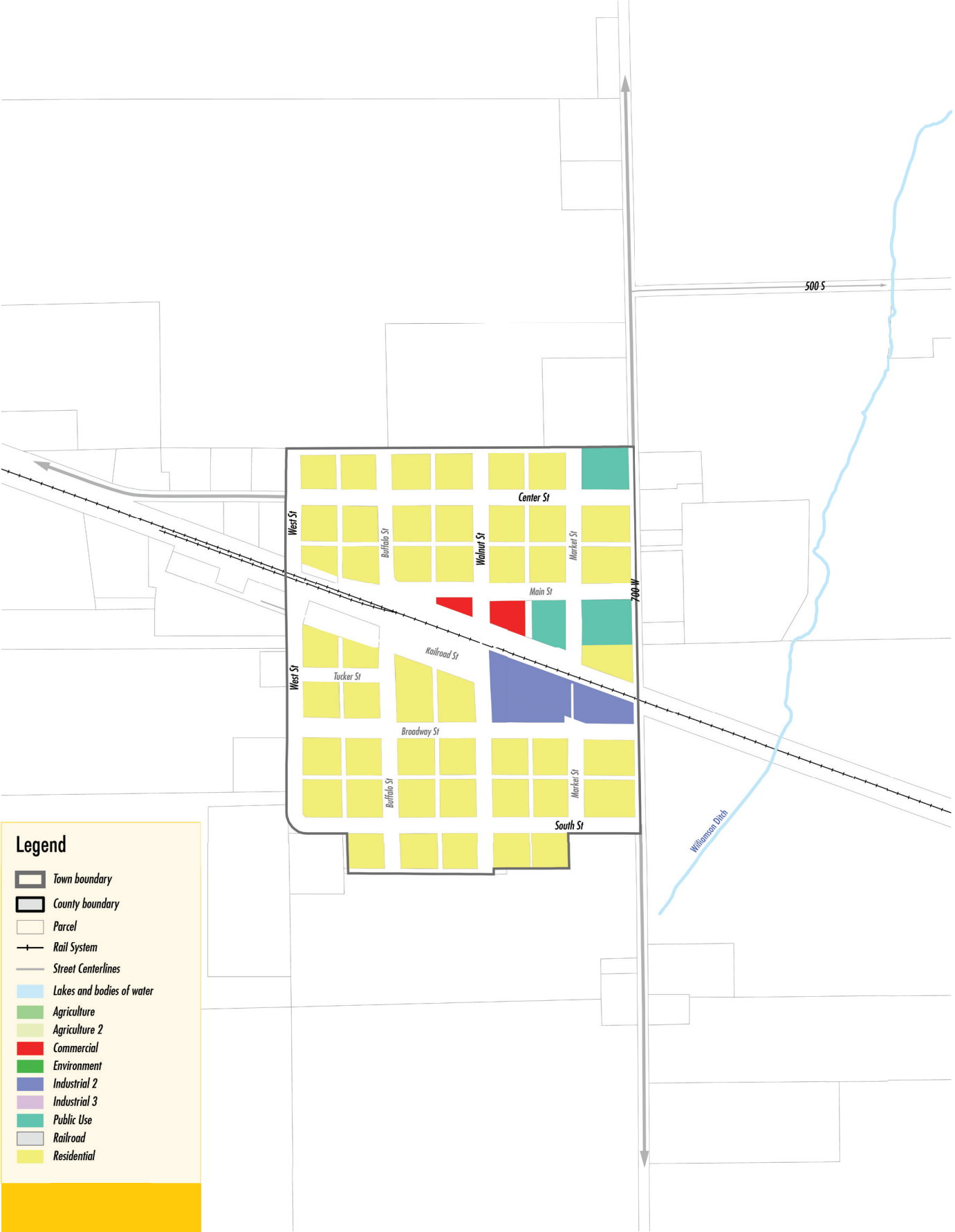
Public Use District: The district is designated for and limited to uses that benefit the public. These uses may or may not be taxed and are owned and operated either privately or publicly.

Agricultural District: The purpose of this district is to protect prime agricultural land and related uses from undesirable urban growth. It establishes a quarter (1/4) mile protective zone for livestock operations to protect them from urban development that is not compatible.

Residential District: The residential district is limited to dwellings as well as public and semi-public uses that are normally associated with residential neighborhoods.

Commercial District: The commercial district is primarily for retail or service uses.

Light Industrial District: This district is intended to provide areas for industrial uses such as the operations associated with fabricating, manufacturing, processing, wholesaling, warehousing, and ancillary-related offices.



Development and Redevelopment Opportunities

A key component to planning for future growth and development requires addressing the unique opportunities and needs of older or transitioning parts of the town. These areas present an opportunity to conserve land resources, leverage existing infrastructure, repurpose existing structures and capitalize on economic development tools if appropriate.

Historic Features and Districts

Burket does not have a traditional downtown core but does have a handful of structures that contribute to a historic character along Main Street and throughout portions of the Town.

The Indiana State Historic Architectural and Archaeological Research Database (SHAARD) allows users to search cultural resource information on known historic resources throughout Indiana. The data contained in SHAARD was collected from previously conducted cultural resource inventories, National Register nominations, and cultural resource management projects. The quality of the data varies with the completeness and precision of the original records and may be out-of-date. Absence of data does not necessarily indicate the absence of resources. The SHAARD is an ongoing initiative, and the associated data will undergo staged enhancements and constant updating however it offers insight into properties that may be of historical significance. The database uses four primary classifications for properties and structures:

Outstanding- Meaning the property has sufficient historic or architectural significance that is listed, or is eligible for individual listing, in the National Register of Historic Places.

Notable- Meaning the property does not merit the outstanding rating, but is still above average in its importance. Notable structures may be eligible for the National Register.

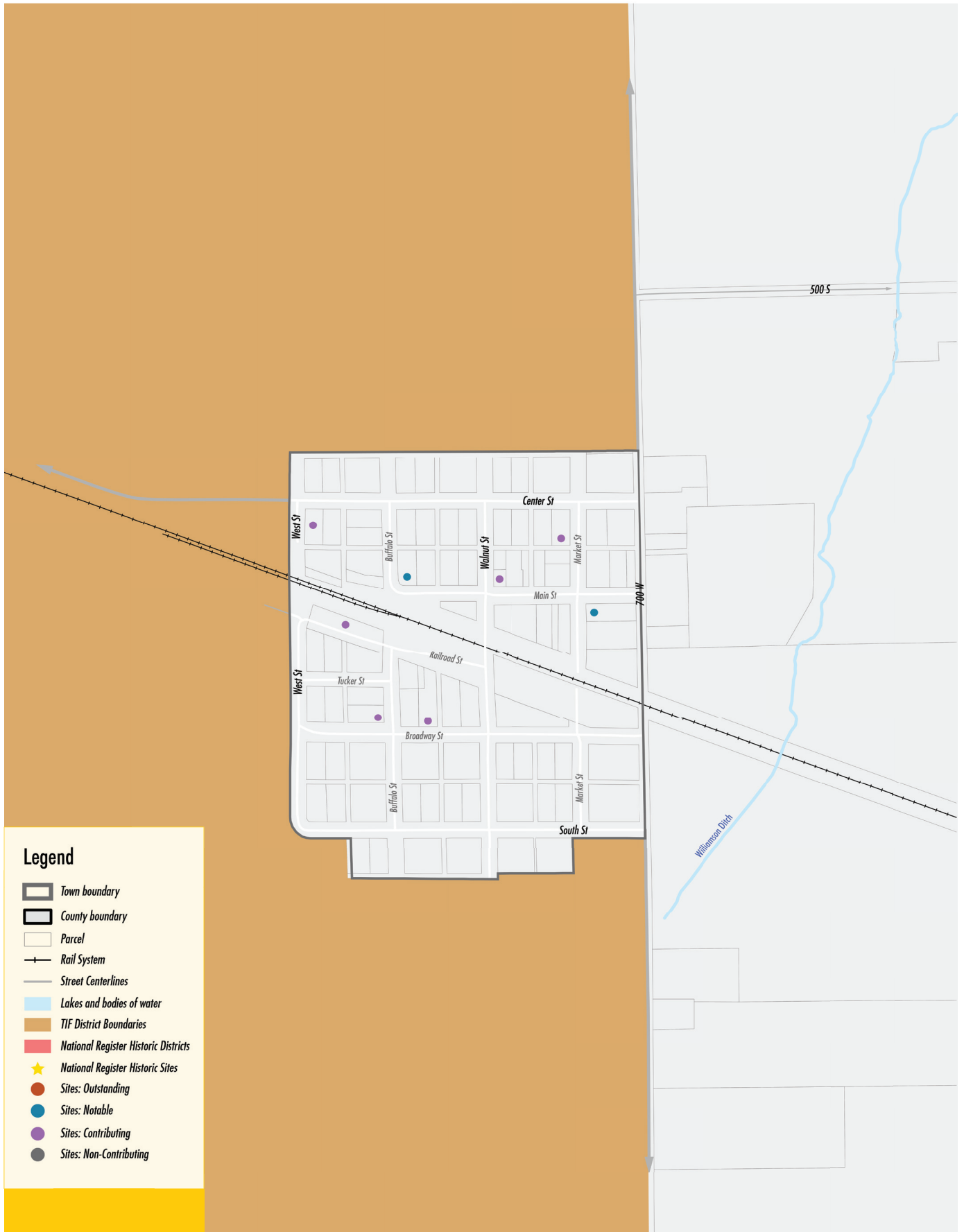
Contributing- Meaning the property is at least 40 years old, but does not meet the criteria of outstanding or notable. These resources are important to the density or continuity of the area's historic fabric. Contributing structures can only be listed in the National Register as part of a historic district.

Non-contributing- Meaning the property is not included in an inventory unless it is located within the boundaries of a historic district. These properties are not eligible for listing in the National Register.

Within Burket, there are numerous properties mapped within the SHAARD database, two of which are noted as 'notable' structures. The Burket United Brethern Church and a residential home, both located along Main Street feature unique characteristics. Burket also features several 'contributing' properties along and near Main Street, with additional 'contributing' structures located throughout the community.

Development Incentive Districts

There is a large tax increment finance (TIF) district that surrounds Burket to the north, west and south. A TIF district is an economic development tool used by local governments to encourage development or redevelopment in an area of the community where private investment has not occurred or is difficult because of a number of limiting factors. Although not directly within the town, Burket is located on the eastern edge of the Co-Op TIF District, the largest single TIF district outside Warsaw that stretches from 700 W to 1000 W, just east of Mentone. The district was established in 2016 and while there are only a handful of developments within this TIF district, it still has the potential for growth due to its proximity to SR 25.



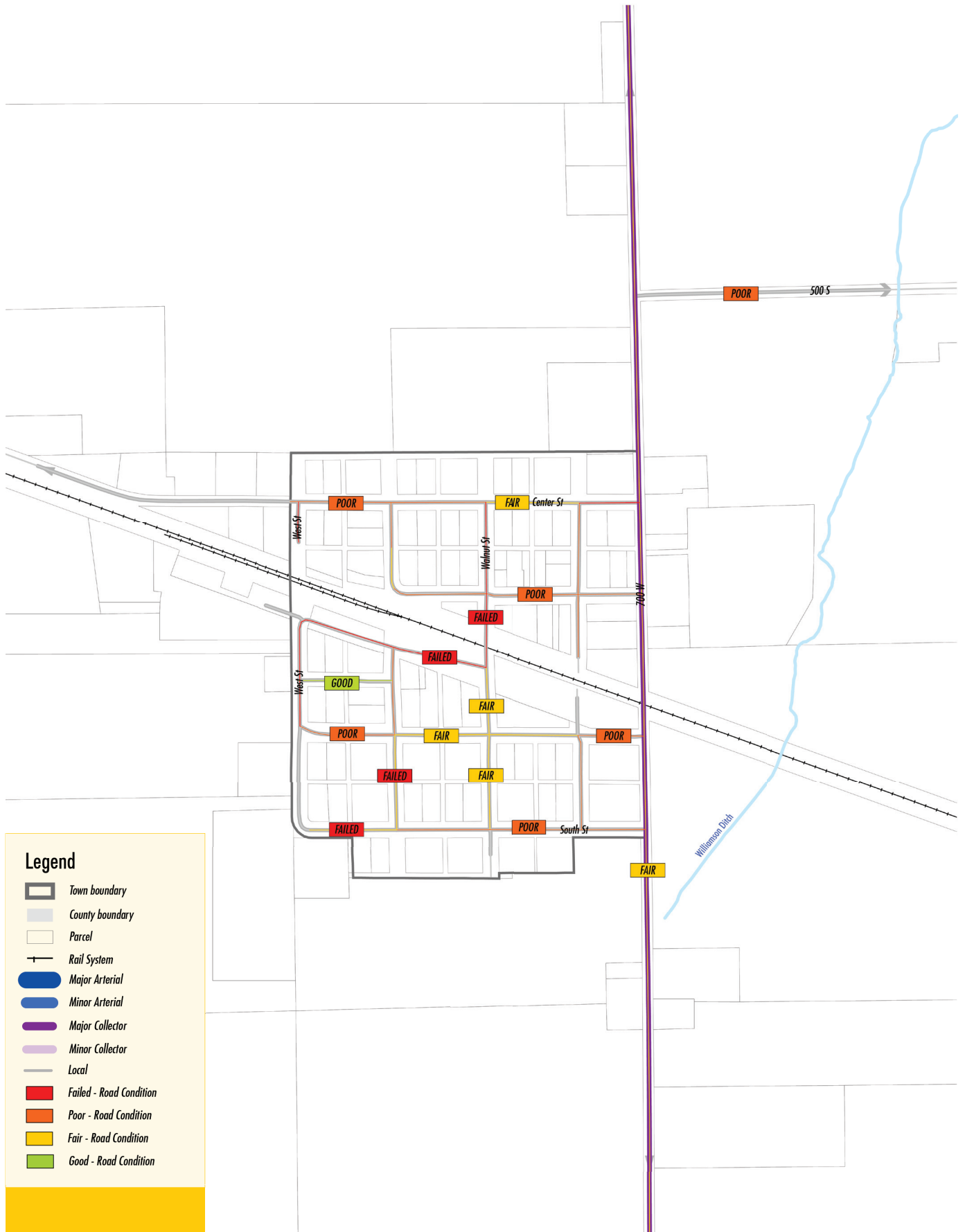
BURKET

TRANSPORTATION SYSTEMS

Motorized

Under the Highway Functional Classification system, established by the Federal Highway Administration, the Town of Burket is made up entirely of Local Collectors with the single exception being County Road South 700 West categorized as a Major Collector running north-south along the Community's eastern border. This classification system was established to group streets and highways into classes based on the level of service they are intended to provide. These classifications not only allow the road network to be evaluated and maintained in an efficient manner, but also rate existing roadways based on their level of mobility and accessibility.

Burket is home to very little residential or commuter traffic, with all local roads recording well below 1,250 daily drivers on average. The nearest significant volume of traffic exists on SR 25 averaging anywhere from 2,500 to 10,000 annual daily travelers, primarily traveling northbound outside of the community.



Roadway Character

The roadways within and surrounding Burket are predominantly rural in nature. Consisting of approximately 24' in width, the roadways lack traditional shoulders and, in many cases, do not feature a center line pavement marking. CR 700 S, the dominant north-south corridor leading into and out of the Community, is the exception and does include a center pavement marking and narrow, unpaved shoulders on either side of the roadway.

Roadway Condition

As an incorporated community, Burket is responsible for the public right of way within the Town boundary. Kosciusko County, and many of the incorporated communities, utilize the Pavement Surface Evaluation and Rating System (PASER) to visually assess and rate the condition of local roads. The PASER system rates the condition of the road from 1 (failing) to 10 (excellent). With this information, local governments are able to project future pavement conditions and plan for the most effective treatment. Pavement conditions, as defined by the PASER system, have been collected on a regular basis for County roads from 2016 to 2020, including all roads within the Town of Burket. Nearly all of the roads within Town are classified as a "Fair" rating or below, with several roadway segments being noted in "Failed" condition. Segments of road in Burket that have failed the PASER rating system include: Walnut Street (from Center Street to Railroad Street), Railroad Street, West Street (from Railroad Street to Broadway Street) and Buffalo Street (from Broadway Street to South Street). Based on available data, within the Town there are no known roadway improvement projects currently being planned or considered by Kosciusko County or the Town of Burket.

Rail Corridor

Passing east-west through the center of the community, Burket's single rail line is owned and operated by Norfolk Southern Rail Road (NS). The NS line is 150 miles in length and is the main transit line between the cities of Chicago and Fort Wayne. The Norfolk Southern Railway company is predominantly focused on transporting coal shipments both for domestic consumption and national export.

The corridor bisects the community and creates pedestrian crossing concerns at Walnut Street and CR 700 S. Additionally, the placement of the corridor has created an industrial spine, with several small industrial developments abutting the corridor.

Public Transportation

The Kosciusko Area Bus Service (KABS) provides countywide demand-responsive public transportation service. The service is available to all Burket residents and operated by Cardinal Services of Indiana, a not-for-profit corporation that provides services for persons with disabilities and other life challenges. Ridership in 2019 was about 58,000 trips, a slight reduction from the 2018 figure of about 59,000 trips. The system owned 12 ADA-accessible vehicles in 2019 and received funding from fares and contributions from Kosciusko County, the Indiana Department of Transportation, and the U.S. Federal Transit Administration.

Non-Motorized

To compliment a community's vehicular transportation system, often a series of sidewalks, multi-use paths and trails are established to provide residents and visitors with transportation alternatives. These non-motorized systems can be used for both commuting and recreational purposes. In the case of Burket, there are limited non-motorized facilities available within the community.

Currently, very limited segments of sidewalk exist along East Main Street, between Walnut Street and Market Street. The sidewalks vary in size, condition, and consistency and are not reflective of a true pedestrian system. Additionally, there are no multi-use pathways within the Town and there are no dedicated bicycle facilities.

Roadway Character, Burkett, IN | TSWDG



BURKET

UTILITY SYSTEMS

Water and Wastewater

Currently, the Town provides no municipal service for water or wastewater within the community of Burket. Residents and local businesses within the community primarily pull their water from private wells and dispose of wastewater through individual septic systems.

Gas and Electric

Similar to other small communities in Kosciusko County, the Town of Burket is serviced both in electricity and natural gas by the Northern Indiana Public Service Company (NIPSCO). A natural gas pipeline feeds the Community via a main line that makes local connections from the east and north. An alternative provider of power is the Kosciusko Rural Electric Membership Corporation (REMC).

Broadband

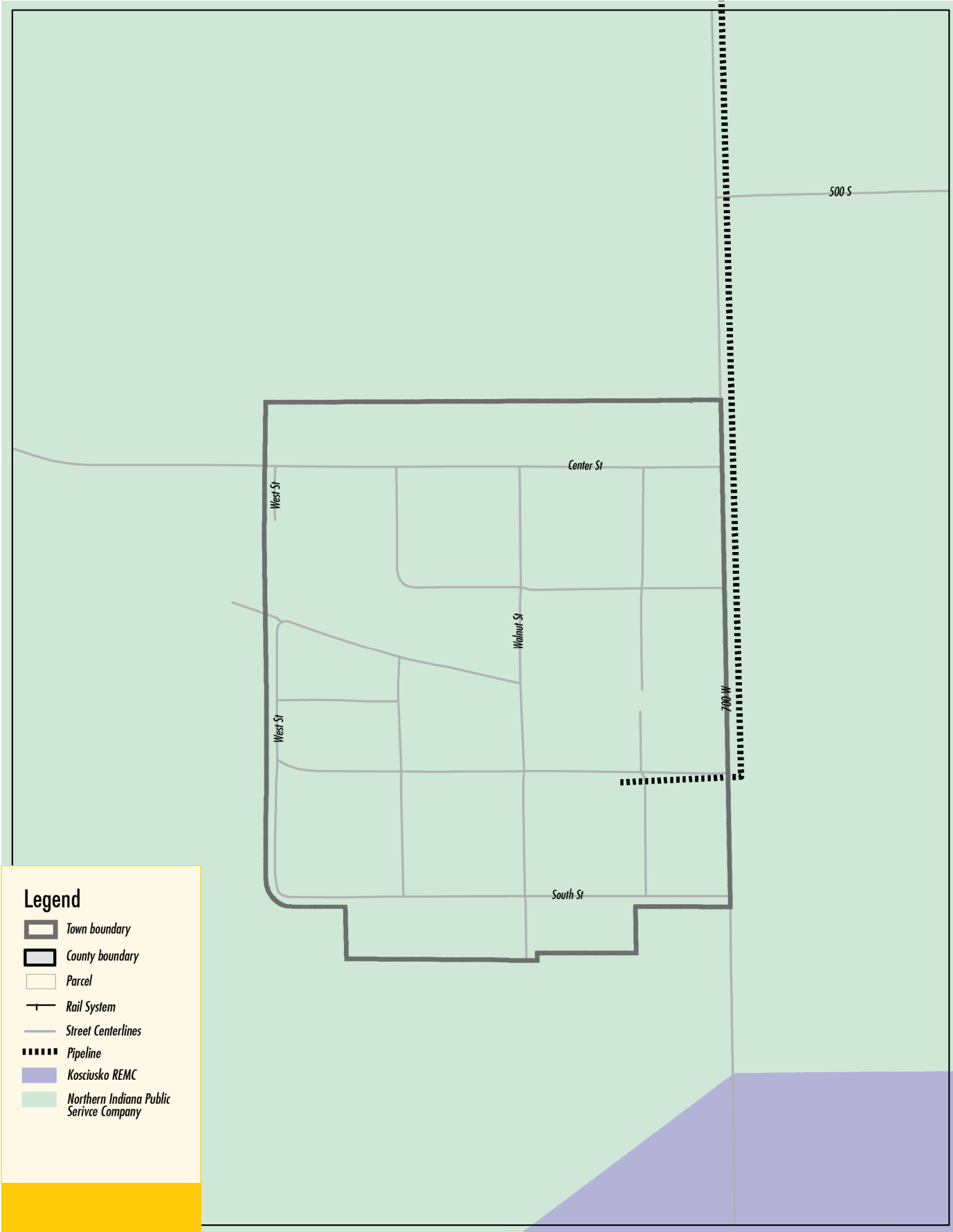
According to BroadbandNow, a digital database that utilizes data from the Federal Communications Commission (FCC) and local service providers, there are 10 internet providers that service Burket, with 8 offering residential service. The majority of service within the town is gained through DSL or satellite providers, although commercial service is available through cable/fiber. Due to the way broadband data is reported and collected by the FCC, some zip codes report having a higher number of providers and subscription plans available to local residents. While there are numerous providers, coverage varies depending on the specific provider. Broadband speeds are measured by upload and download speeds in Megabytes per second (Mbps). The average download speed within Burket is 7.75 Mbps, which is 92.8% slower than Indiana's average. The average upload speed is 2.0 Mbps. For reference, the FCC identifies effective broadband access as having a minimum download speed of 25Mbps and upload speed of 3Mbps.

Rural Indiana Stats, an application managed by Purdue University and the Indiana Office of Community & Rural Affairs, offers an alternative view of local broadband statistics. The application, which aggregates FCC data at the Census-tract level, reports that 20.9% of area residents do not subscribe to the internet, 17.2% have no computing device, and nearly 12% of residents use only a mobile device.

Due to the way data is aggregated and reported, both databases use geographic boundaries that include the Town of Burket as well as unincorporated areas of the County in the statistics identified above.

Public Safety Systems

Burket is home to the Seward Township/Burket Volunteer Fire Department, which is located on Walnut Street. Burket does not have its own police department and instead relies on the Kosciusko County Sheriff Department for policing needs. Burket does not have its own EMS services, but the Community is covered by both Mentone and Lutheran EMS services.



BURKET

DESTINATIONS

Community Facilities and Support Services

Community facilities and support services provide the services and amenities that support local quality of life. This section describes the key locations and service providers within Burket along with an analysis of the facilities and services the Community is currently lacking.

Government Facilities

Burket's two government buildings, the post office and fire station, are both located on Main Street.

Public Health Facilities

Burket does not have any form of healthcare offices within the town, forcing residents to travel to neighboring communities for treatment and services. Mentone, which is approximately 5 miles away, has the nearest doctor's office, and Warsaw, approximately 9 miles away, has the nearest hospital and specialized treatment center.

Schools and Learning Institutions

Burket is part of the Tippecanoe School Corporation, and, at one time, had its own elementary school located to the north of the community. The elementary has since closed and is now an alternative high school for the school corporation known as the Burket Educational Center. Students now attend elementary school in Mentone, and upper grades attend Tippecanoe Valley Middle School (grades 6-8) and Senior High School (grades 9-12) southwest of Burket.

Childcare and Early Childhood Facilities

Based on a search of INconnect, an online database of childcare or early childhood facilities, Burket has no childcare or early childhood facilities within the Town, forcing parents to take their children outside the Community for such services. The closest facilities are located in Mentone and Claypool. INconnect allows any individual to search for care providers by a variety of criteria and provides listings for both licensed and unlicensed, centers, homes and ministry-based facilities.

Grocery and Convenience Stores

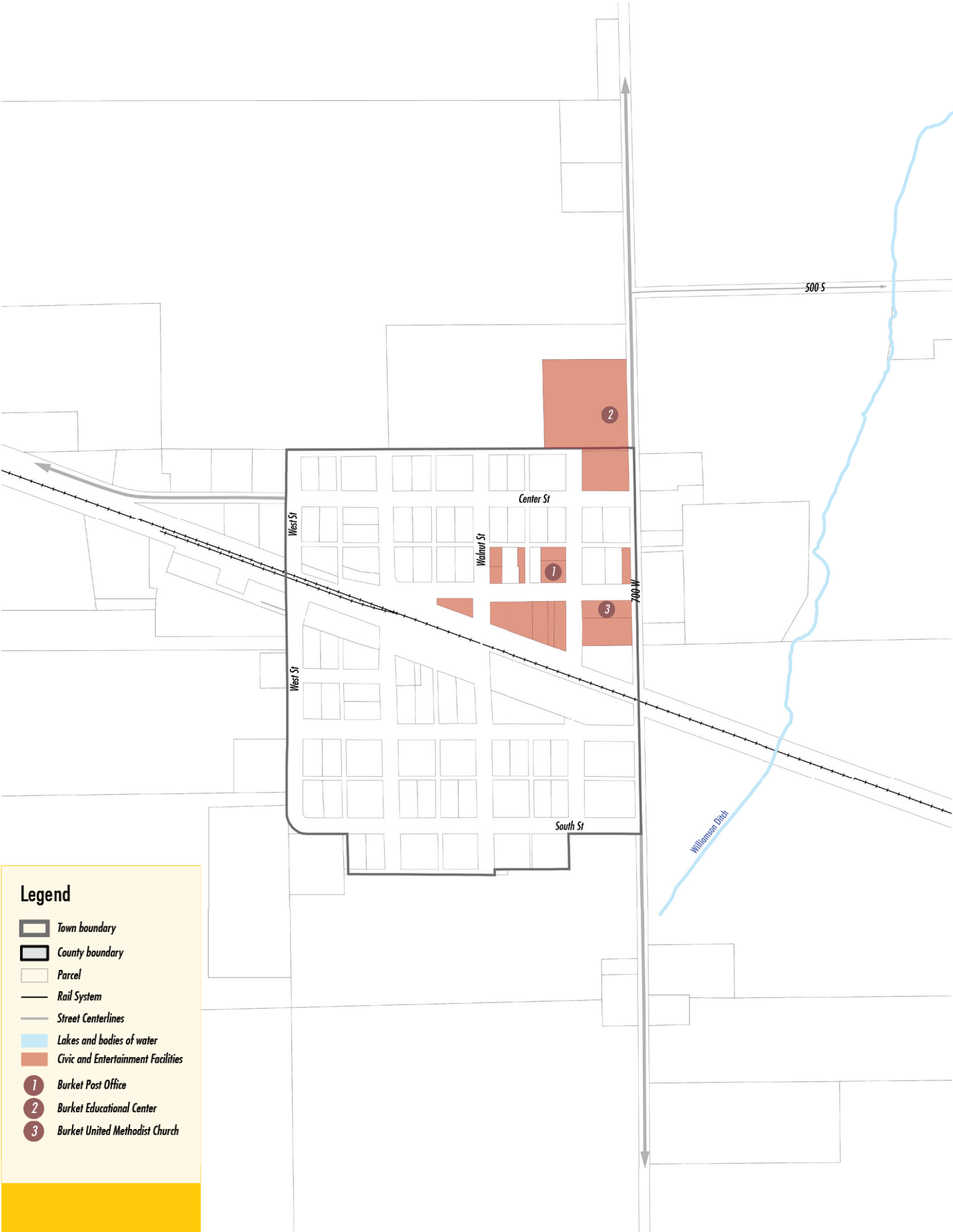
Burket lacks any form of grocery or convenience store. The closest available location for buying either fresh foods or pantry staples is located in Mentone, approximately 5 miles to the west of the Town. Burket is in a food desert, defined as an area where people have limited access to a variety of healthy and fresh foods. Aside from Mentone, additional grocery options can be found in central Warsaw.

Civic and Entertainment Facilities

Burket does not have many civic buildings or entertainment options, forcing residents to travel to nearby communities for their entertainment needs.

Religious and Cultural Facilities

There is one religious institution within Burket.



Parks and Recreation

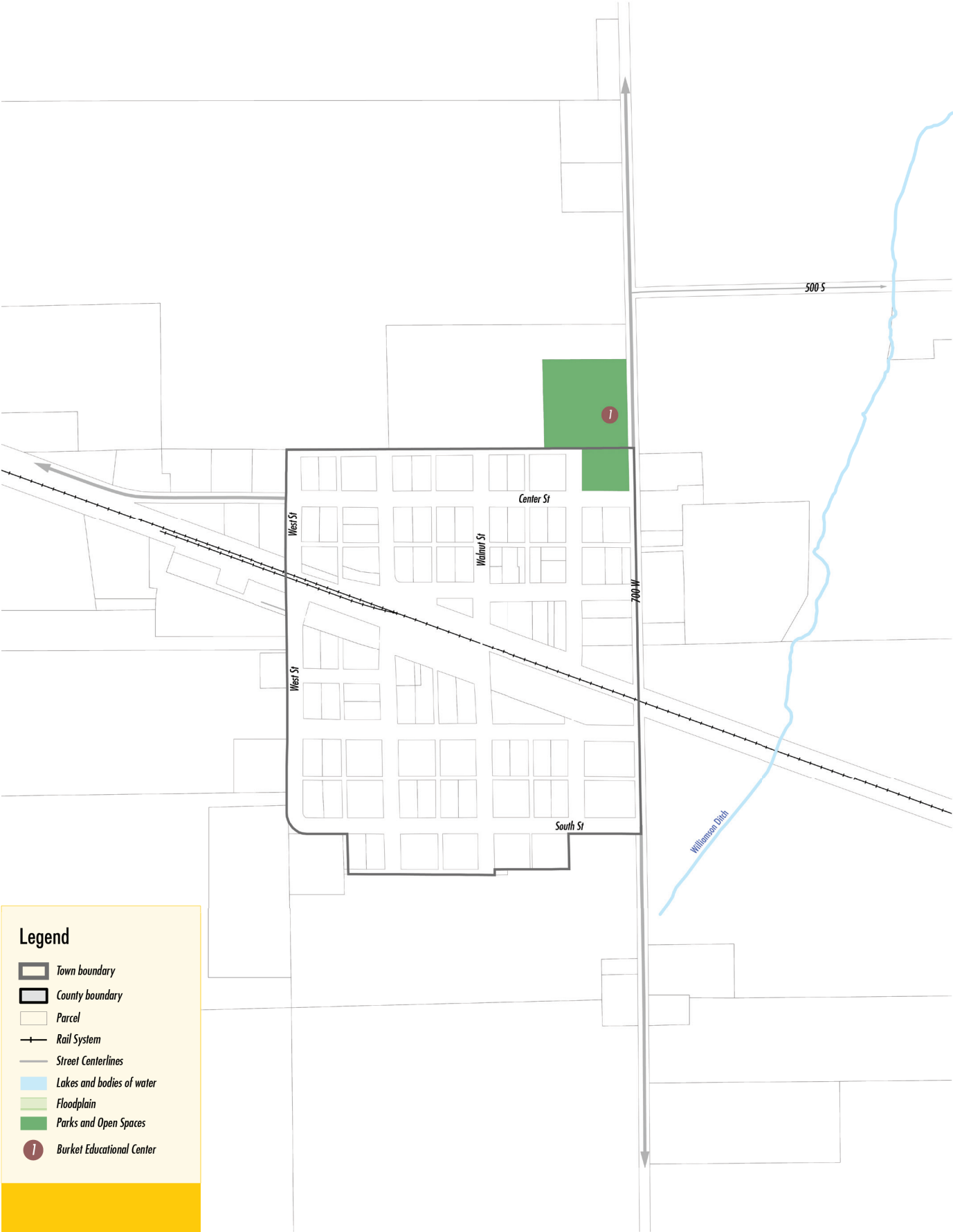
Burket has a single recreation area located at the Burket Education Center that includes what was once the elementary school playground equipment. Although it is not an officially recognized park, it seems to appropriately serve a community the size of Burket. The closest nearby park facilities would be located in Mentone, which is about a 10-minute drive.

Lakes and Waterways

Burket does not have any large bodies of water within the community, but is within a 10-minute drive of other County lakes such as Palestine Lake and Yellow Creek Lake, both of which offer public access.



Burket Education Center, Burkett, IN | Inktree News



BURKET

KEY FINDINGS

The key findings of the Burket community condition assessment have been organized into two key categories: Strengths/ Opportunities and Weaknesses/ Threats. Strengths and opportunities are internal, positive attributes of your department and/or system. These are things that are within your control. Opportunities are external factors in your environment that are likely to contribute to your success. Conversely, weaknesses and threats are negative factors that detract from your strengths. These are things that you might need to improve on to be competitive. Threats are external factors that you have no control over. You may want to consider putting in place contingency plans for dealing with them as/ if they occur.

Strengths and Opportunities:

- Burket has functioning manufacturing sites within the community and is adjacent to a large TIF district which could draw in new development and potential employers.
- Although the town lost its elementary school, the building is still in use as an alternative high school.
- The Town does not have many amenities which can draw new residents but is located between multiple communities that provide desired amenities.
- There is a large tax increment finance (TIF) district surrounding Burket to the north, west and south. This TIF district poses an opportunity for the Town, if development were to occur within the defined area.

Weaknesses and Threats:

- Burket lost significant population in the past two decades and is projected to lose almost all residents by 2030. This continued population decline will make it more difficult to fund infrastructure improvement projects needed to maintain local quality of life.
- The Town's aging population and lack of new families moving into the community are two of the greatest threats facing Burket.
- The lack of residential amenities including grocery and convenience stores, child care and early childhood education facilities, and public health facilities negatively impacts the Town's ability to draw new residents.
- The local roadway system has not been inventoried as a part of the County-wide PASER assessment. This makes it difficult to proactively plan for needed improvements.
- The lack of municipal water and wastewater systems could hinder future development. The specific development needs should be reviewed and assessed against local water and wastewater impacts.
- Local broadband services fall far below the national baseline of 25 Mbps download and 3Mbps upload. Additionally, most services are based off wireless and satellite technologies which are unreliable.

