

## SECTION THREE **CURRENT CONDITIONS**

COMMUNITY  
**CONDITIONS  
ASSESSMENT**

DRAFT 12.17.21



Kosciusko County | Visit Kosciusko County







### **Kosciusko County, and our local communities, are full of opportunities.**

It is those opportunities that have allowed Kosciusko County, and many of the incorporated communities, to see slow but steady growth in its population and household base since 2010. During the last ten years, the county population increased by 2.2% and by 2030 the growth is projected to increase an additional 2.5% bringing the estimated population to just over 81,000 residents.

FORWARD Kosciusko County offers a focused look at all of the opportunities within Kosciusko County and the communities of Burket, Claypool, Etna Green, Leesburg, Mentone, Milford, North Webster, Pierceton, Sidney, Silver Lake, Syracuse, Warsaw and Winona Lake. The community conditions summary outlined in this chapter provides a critical understanding of the conditions that are seen as a strength, as well as those elements that pose future threats to the wellbeing of the County. The following section provides a snapshot of current demographic and employment characteristics, the state of the infrastructure, and a summary of the community amenities and destinations at both a County and community scale.

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.







# KOSCIUSKO COUNTY

*Kosciusko County is known for its numerous lakes, which attract thousands of visitors and seasoning residents each year, and a strong history of agriculture and manufacturing. Poultry products, once the leading export for the region, have slowly given way to orthopedics and other advanced manufacturing industries. These industries have not only been successful because of the dedicated and hardworking community, but also because of the major highways and rail lines which allow for easy importing and exporting of goods and workers.*

*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.*





## COUNTY PEOPLE

---

### ***Demographic Trends***

Kosciusko County has seen an increase in population since 2000. The County's total population is 79,035 people, about 40.4% of the county's total population lives within unincorporated areas of the county. Kosciusko County has increased by 6.7% since 2000, and is estimated to grow another 2.6% by 2030. This projection is likely influenced by the aging demographics of the County, especially in small communities where most of the population is over the age of 55. The most recent (2020) survey estimates the county's population at 78,988, about 470 less than the ACS estimate for 2019. While the county has experienced a natural (births over deaths) increase, there has been domestic out-migration from Kosciusko County

The median age of residents living within Kosciusko County is 38.5 years, a slight increase from 2010 when the median age was 37.7 years. This increase in median age may be a sign that many residents are aging in place, or that younger generations are not moving back to the region after graduating from college. The largest age cohort living within Kosciusko County are those between 25 and 34 years of age (13.0%), while 29.9% of the County's population is over the age of 55, the age group which has seen the most growth in the last 10 years.

Approximately 91.8% of those living within Kosciusko County identify as Caucasian, 1.5% identify as Black or African American, 1.5% as Asian, 1.1% as American Indian and Alaska Native, 2.4% as Two or more races, and 1.7% as Some other race. In addition, 8.2% of residents also identify as Hispanic or Latino in origin, an increase from 5.8% in 2010.

Kosciusko County's median household income is \$61,366, a 22.2% increase since 2010, and an increase of \$17,427 since 2000. The County's income per capita (\$29,786) increased 19.4% 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. These increases in both median and per capita income are also reflected by the smaller increase in poverty rates from 2000 (6.4%) to 2019 (9.8%).

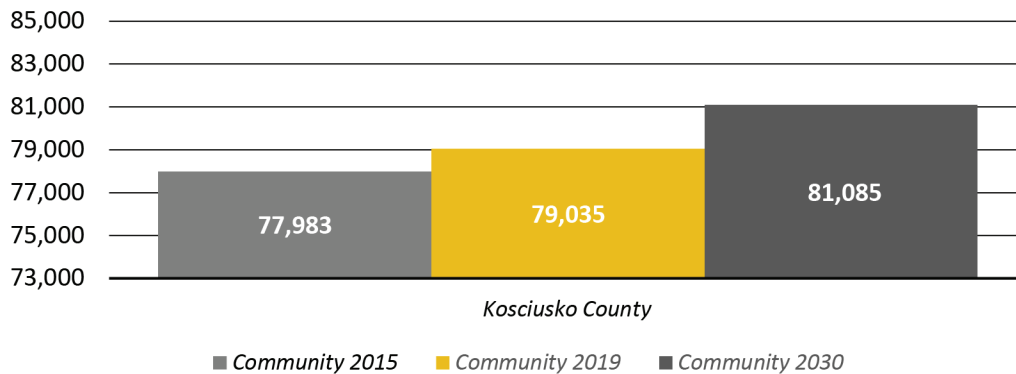


# 79,035

Total population (2019)



## Population Growth



## 2.6%

Project growth by 2030

## Income and Poverty



# \$61,366

Median Household Income

# 9.8%

County Poverty Rate

## Race and Ethnicity



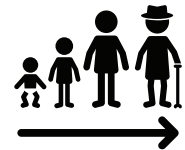
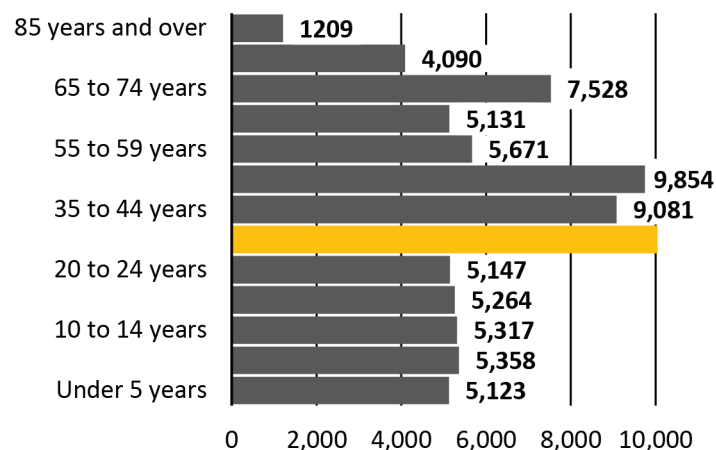
# 91.8%

Identify as Caucasian

# 8.2%

Identify as Hispanic

## Population Age



# 38.5

Median Age



## ***Employment and Industry***

Of residents 25 years or older, 85.7% have a high school degree or higher and 23.3% have a bachelor degree or higher. Kosciusko County has seen a small increase educational attainment since 2010 when 84.7% of residents over the age of 25 had a high school degree or higher and 20.2% had a bachelor degree or higher.

The Kosciusko County economy has been growing. The county had a total of about 40,050 jobs in 2018, up by 8,200 or 25.8% since 2002 and 21.5% since 2010. The COVID-19 Pandemic reduced the employment base temporarily to 38,880 in 2020. But the county is expected to gain back most of the lost jobs as it recovers from the Pandemic.

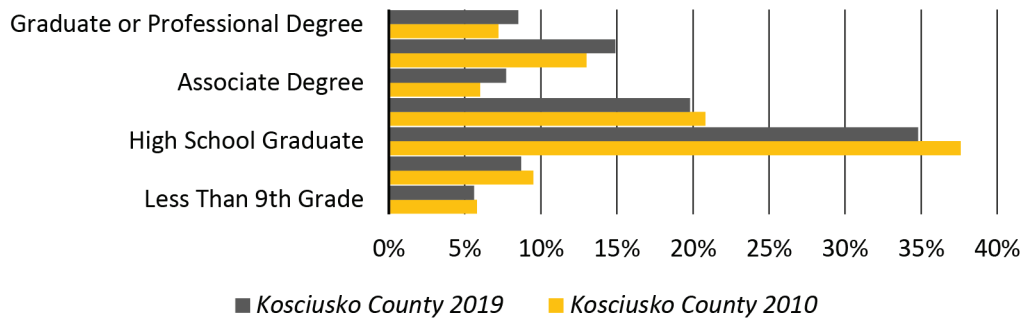

### ***Largest Industries***

The County's economy is driven by manufacturing industries. The manufacturing sector accounts for over 40% of the local employment base, or more than 16,000 of the county's 40,000 jobs. Based on the latest Census of Manufacturing, Kosciusko County had nearly 200 manufacturing companies representing a diverse set of industries, ranging from the production of food and agricultural products to chemicals, furniture, metals, transportation equipment, and plastic.

Furthermore, the county is a global leader in medical equipment manufacturing, with 16 medical equipment and supply manufacturers located in Kosciusko County employing nearly 5,300 people in 2016. Because of the presence of these medical manufactures and the skilled workforce they employ, the county has a strong medical equipment and supply industry "cluster" that serves as a base for business networking, collaborations, research & development, and growth.

Retail trade is the second largest sector of the county's economy, accounting for 8.7% of at-place employment. However, sectors such as retail and wholesale trade are highly dependent on the income generated from the county's manufacturing jobs, so manufacturing has a far-reaching impact on the county's overall economic health. The county also has significant employment in health care (8.6%), education (7.6%), accommodation services (6.1%), and administration services (5.6%). All other industries account for much smaller shares of the local economy and several including real estate, arts & recreation services, information, mining (such as quarries), and utilities are barely represented.

## Educational Attainment

85.7%

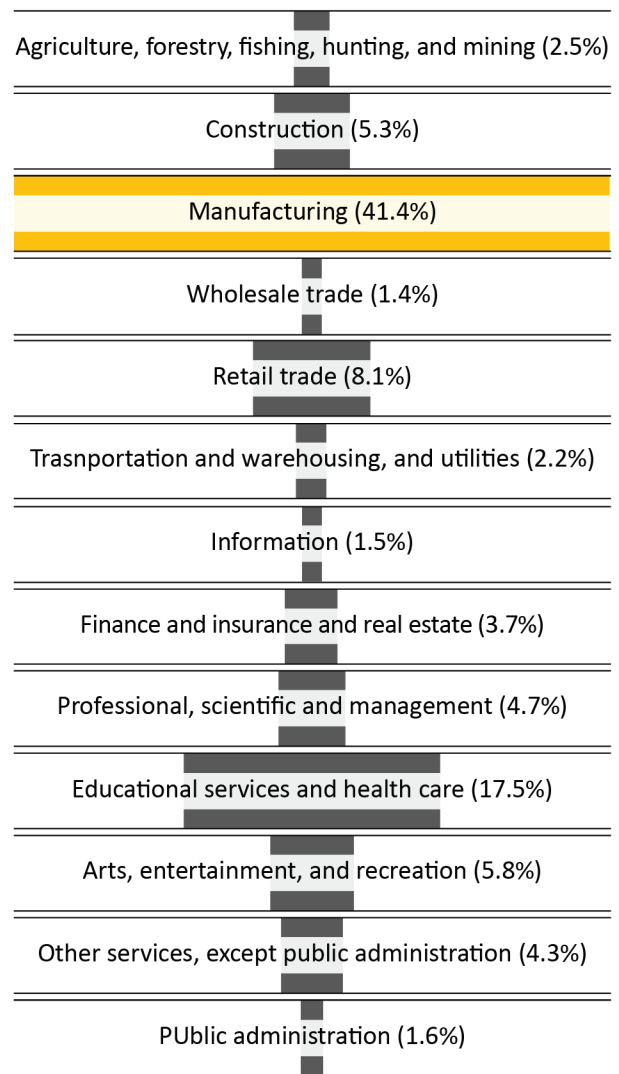
Have obtained a high school degree or higher

## Industries and Businesses

Industry	Employment	Businesses
Food/Ag Products	993	16
Apparel/Textiles	109	7
Wood, Wood Products	124	15
Paper, Printing	1,390	8
Fuels, Chemicals	198	6
Plastics & Rubber	764	6
Non-Metallic Mineral	38	5
Non-Ferrous, Foundries	754	5
Metal Products	520	18
Machinery, Equipment	1,727	40
Computer, Electronics	129	5
Transportation Equip	374	11
Furniture	863	12
Medical Equip/Supply	5,286	16
Other Misc. Manufacturing	26	6
<b>TOTAL</b>	<b>13,292</b>	<b>176</b>

Note: Employment in some industries estimated based on Census range

Sources: U.S. Census of Manufacturing and Randall Gross / Dev. Economics.





### ***Agriculture as a Leading Industry***

According to the Indiana State Department of agriculture's recent *Indiana READI with Agriculture* publication (2021) within the state of Indiana there are approximately 56,649 farms and 15 million acres in farmland. Nearly 2% of those farms and farmland acres lie within Kosciusko County. The local farms within Kosciusko County are largely (94%) operated as family farms and 23% hire outside labor to operate the farm. The farms are predominately owned by males (66.0%) who are aged 35-64 (60.1%) however nearly 29% are over the age of 65. Nearly all are white (99.7%). Approximately 22% of the County's total farm owners (producers) are classified as new and beginning farmers.

As documented in the 2017 Census of Agriculture prepared by the United States Department of Agriculture, over 260,000 acres, or nearly 77% of the County's total land area is developed as a farm. While the total farm acreage has increased 3% since 2012, the total individual farms (1,042) has decreased by 16% since the 2012 report. This is likely due to the consolidation of smaller farms and an increase in industry automation. Additionally, with the average age of farm owners being between the ages of 35-64, some individual farm owners may be nearing retirement. Younger generations may have challenges in transferring the family farm over to new, and younger owners, due to the cost of land, equipment and overall production costs. With younger generations unable to establish themselves within the industry, their previously family owned operation is at risk of being acquired by larger corporate farm operations. The increase in land being used for farming is reflective of the importance of the agricultural industry on Indiana and Allen County economy. At the same time, the decrease in farm operations is consistent with jobs data indicating relative stable employment in the agricultural industry directly. Essentially, the agricultural industry is projected to continue to grow with more automation and less employment.

The County's agricultural production, which consists of a market value of \$298 million equates to 3% of the state's total agricultural sales. Currently, the County ranks 4<sup>th</sup> in the State based on total market value of products sold, and is ranked within the top 8% across the United States. The County is diverse in its agricultural offerings with 42% of the total sales coming from crops and 58% coming from livestock, poultry and products. The majority of the County's crops are grains, oilseeds, dry beans and dry peas, although some values were withheld from the report to protect individual operations. The top crops consist of corn for grain (101,074 acres) and soybeans for beans (95,318 acres). Poultry and eggs make up 51.3% of the County's total livestock products followed by 30.1% hogs and pigs, 9.3% milk from cows and 8.4% cattle and calves. An inventory, included in the Census of Agriculture report documents that within the County there are 478,694 chickens (broilers or other meat type) and 2,010,858 young hens (pullets).

With the majority of Kosciusko County's agricultural market coming from livestock, poultry and related products, it is not surprising that portions of the County are home to a number of established combined and concentrated animal feeding operation (CFO and CAFO) facilities. Within the state of Indiana, regulated feeding operations are broken down into two categories: Confined Feeding Operations (CFO's) and Concentrated Animal Feeding Operations (CAFO's). Both are regulated under the Indiana Department of Environment Management's (IDEM) Confined Feeding Control Law. A CFO, as defined by the United States Department of Agriculture (USDA), is an intensive animal feeding operation (AFO) in which over 1,000 animal units are confined for over 45 days a year. CFOs are governed by regulations that restrict how much waste can be distributed and the quality of the waste materials. CFO's are defined based on the size of any one livestock group (cattle, swine, poultry or horses). Concentrated Animal Feeding Operations (CAFOs) are a subset of CFOs containing high numbers of confined animals. In the past, farms defined as CAFOs were subject to significantly different regulation compared to the smaller CFOs. Within the County, the majority of the existing CAFO's are located within the south and southeastern portions of the County, away from the area's natural lakes and waterways. Based on a 2008 Indiana's Workforce and Economy in context report, Kosciusko County has over 50 CFO permits to accommodate over 15,000 chickens and between 5,000 and 14,999 pigs.

Only specific elements including design and construction (setbacks, handling and storage) and run-off diversion, of CFO's and CAFO's are regulated by IDEM. In Indiana, counties and municipalities have the option of enacting planning and zoning tools to regulate the placement and use of CAFO's in addition to IDEM requirements. Currently the County does not have any additional zoning tools in place related to CFO's or CAFO's.





### ***Fastest Growing Industries***

The fastest growth has been in administrative services (109.0%), wholesale trade (82.6%), professional & technical services (66.7%), and transportation services (60.3%) since 2002. The largest number of jobs created since 2002 has been in manufacturing (3,000+), an accomplishment made even more remarkable when considering the overall decline in manufacturing employment nationwide since 2002. Manufacturing employment has generally fallen across many regions due to factors including new technologies and automation (which have increased productivity and reduced the need for workers) and foreign competition. That being said, average annual earnings in manufacturing fell by 20.5% in the county since 2015, so perhaps one reason for increasing employment is falling wages, making it more profitable for some manufacturing businesses to operate in the area.

The county also gained more than 1,100 education jobs and almost 800 jobs in health care services. Health care industries have been expanding nationwide for some time, so perhaps it's not surprising that the county's manufacturing base, which is also tied to growth in the health care sector, has also boomed.

### ***Declining Industries***

Despite the overall growth in Kosciusko County's economy, some sectors have been declining. The county saw a decrease in employment in mining, information services, government, and retail trade. Mining in Indiana often relates to quarrying activities. It is not surprising that information services have seen declining employment, which mirrors national trends related to the shrinking print media industries. Some but not all information-related jobs have moved from print and broadcast media into the growing internet publishing & broadcasting sub-sector.

Employment in retail trade fell during the first decade of this century because of the recession of 2008-09. Retail sales and employment are directly correlated with household and income growth, which are the key drivers for retail demand. Since 2010, the county's demographic growth (while slow) is nevertheless positive. So, a growing market base has leveraged growth in retail sales and employment in Kosciusko County. Sales increased by 19.3% between 2012 and 2017 to \$1.1 billion and employment increased by 446 or 12.5% during that same 5-year period, based on data from the Census of Retail Trade.

Interestingly, however, the number of retail businesses in Kosciusko County actually fell by 18% during that period, from 298 to 244. It may be that some smaller, local businesses may have been replaced by larger, "big box" chains during that period.

**Table 3. AT-PLACE EMPLOYMENT TRENDS, KOSCIUSKO COUNTY, IN, 2002-2018**

Sector	2002	2010	2018	2002-2018 Change	
				Number	Percent
Agriculture	408	487	554	146	35.8%
Mining	19	12	6	(13)	-68.4%
Utilities	35	50	41	6	17.1%
Construction	1,152	979	1,818	667	57.9%
Manufacturing	13,132	12,299	16,157	3,025	23.0%
Wholesale Trade	764	1,288	1,395	631	82.6%
Retail Trade	3,514	3,150	3,478	(36)	-1.0%
Transport	302	378	484	182	60.3%
Information	587	454	412	(175)	-29.8%
Finance	571	640	714	143	25.0%
Real Estate	214	135	245	31	14.5%
Prof/Tech	456	492	760	304	66.7%
Management	387	428	589	202	52.2%
Admin	1,072	1,292	2,240	1,168	109.0%
Education	2,667	3,122	3,035	368	13.8%
Health Care	2,647	3,513	3,424	777	29.4%
Art, Entertainment	178	185	215	37	20.8%
Accommodation	1,909	2,045	2,440	531	27.8%
Other	976	1,027	1,321	345	35.3%
Government	850	985	718	(132)	-15.5%
<b>TOTAL</b>	<b>31,839</b>	<b>32,961</b>	<b>40,046</b>	<b>8,207</b>	<b>25.8%</b>

Sources: US Bureau of the Census and Randall Gross / Development Economics.



### ***Labor Force and Commuting Patterns***

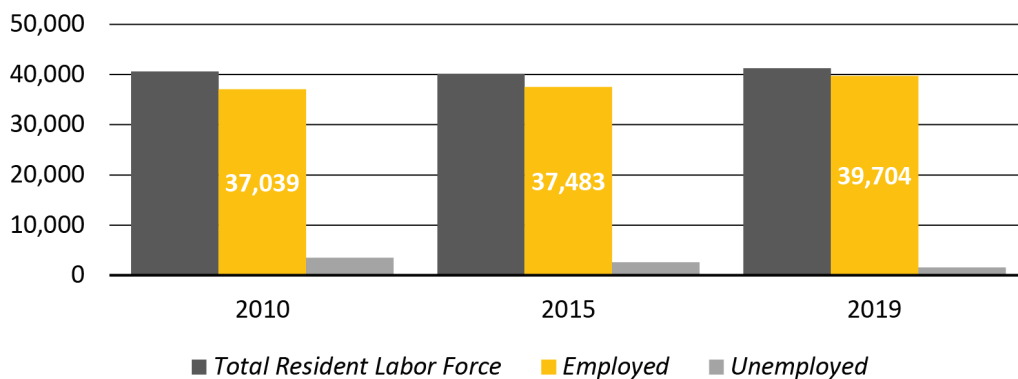
Kosciusko County had been seeing a gradual increase in the size of its resident labor force 39,230 in 2010 to a high of 42,699 in 2018. But the COVID-19 Pandemic helped reduce the size of the active labor force back down to 41,420 in 2020, according to the US Bureau of Labor Statistics. The unemployment rate had fallen to a low of just 2.6% in 2018 and 2.7% in 2019, before spiraling up to an annual average of 6.1% in 2020 (an increase of 163.6%). There were more than 2,500 Kosciusko County residents unemployed on average in 2020, compared with 1,100 in 2018. Yes, even with the impacts of the Pandemic, Kosciusko County is much better off than during the previous global recession, when the unemployment rate hit 10.7% in 2010 and about 4,220 residents were unemployed. The mean travel time for Winona Lake residents is 19.3 minutes, the lowest time of all Kosciusko County communities. About 79.9% of residents are driving to work alone, while 12.3% carpool with others and 1.8% walk to work. The majority of residents worked within the county (77.1%). About 56% of Kosciusko County's working residents are employed within the county, while 44% commute elsewhere for their jobs. This retention rate is relatively high, given that the county lies adjacent to several other metropolitan areas. The counties where residents commute primarily include St. Joseph, Elkhart, Marshall, Noble, Whitley, Allen (Fort Wayne), Wabash, Fulton and of course, Kosciusko. The largest share of the county's commuting residents (about 18%) are employed in Elkhart County, to the north. Another 3.5% are commuting to St. Joseph, 2.8% to Allen, and 2.2% to Marshall.

The Kosciusko County Labor Market Area (LMA) is the area from which workers at Kosciusko County jobs are drawn. That area includes the same nine counties as above, plus Huntington. About 54% of workers employed in Kosciusko County live within the county, while 46% commute from the surrounding areas. About 5.1% of the workers commuting into Kosciusko originate from Elkhart, 4.5% from Allen, 4.1% from Whitley, 3.3% Wabash, and 2.6% from Fulton. In general, the workers commuting into the county are more evenly distributed in the surrounding counties, while jobs held by Kosciusko County residents are more heavily concentrated in Elkhart County.

# 41,420

**Total  
Residential  
Workforce  
(2020)**

## Employment



# 3.7%

County unemployment rate  
(2019)

## Commuting Patterns

# 7,549

Residents live in Kosciusko County but work outside the County



# 8,496

Residents live outside the County but work inside Kosciusko County

### TOP COUNTIES SENDING WORKERS INTO KOSCIUSKO COUNTY

County Sending Workers	Workers
Whitley County	1,621
Marshall County	1,028
Elkhart County	1,006
Wabash County	946
Allen County	832
<b>Total Workers</b>	<b>5,433</b>

### TOP COUNTIES RECEIVING WORKERS FROM KOSCIUSKO COUNTY

County Receiving Workers	Workers
Elkhart County	4,202
Allen County	573
Marshall County	400
Out of State	398
Whitley County	365
<b>Total Workers</b>	<b>5,938</b>



## Housing

Kosciusko County has a total of 38,526 housing units, with 36.5% of those units located within the county's communities. The County's total housing units has increased by 19.7% since 2000, and grew more quickly from 2000 to 2010 than the last decade. With the increase in housing units since 2000, the vacancy rate (19.5%) within the County has also risen, although this could be due in part to the large number of rental vacancies around the lakes.

The housing within Kosciusko County is young when compared to the communities within, with 18.6% of housing built before 1940, and 40.2% of units built prior to 1970. This year is important because it marks when modern housing codes began to take effect throughout the country. The large differences between the housing ages within the County when compared to the communities could be due to most new development occurring in unconsolidated parts of the County. Since 2010, there have been 1,622 new housing units constructed within the county, which makes up about 4.2% of all units.

The housing structures within Kosciusko County are predominantly single-unit detached structures, making up 75.6% of total housing units. The next highest are mobile homes (11.4%) and 2-unit, multi-family housing or duplexes (2.8%). The households within the County are mainly owner-occupied (74.8%), with 70.5% of total units being family households and 23.49% single-person households. The percentage of rented households within the County is 25.2% and is likely influenced by seasonal lake residents.

The median home value in Kosciusko County is \$150,000, which is higher than all communities within the county with the exception of Winona Lake. The County's home values have been steadily rising since 2000 (increase of 57.1%) where the median home value was \$95,500.

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 \$178,874, an increase of 46.6% since 2000 (\$122,012), and has increased 5.1% from 2019 to 2020 alone.

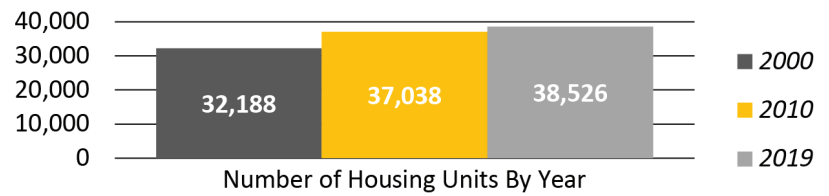
In 2019, a Housing Market Potentials Analysis was completed by Zimmerman/Volk for Kosciusko County and the City of Warsaw. The market analysis summarized existing housing market conditions at that time as follows:

### HOUSING MARKET CONDITION SUMMARY

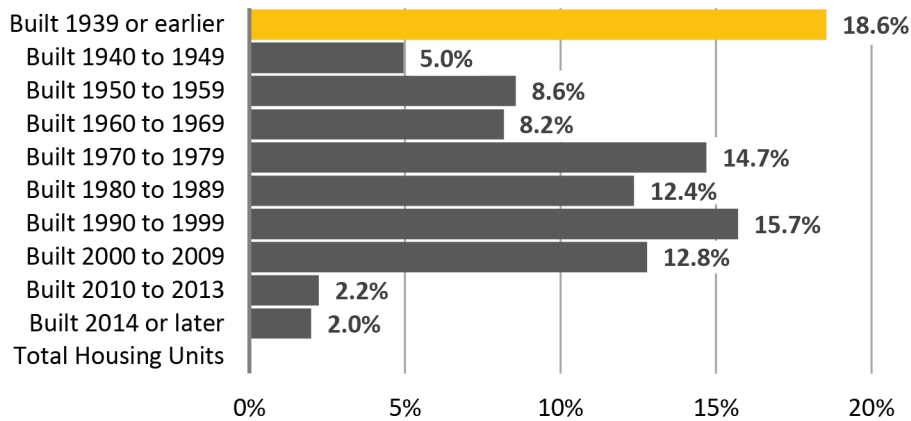
Attached For-Sale Housing Products	Detached For-Sale Housing Products	Rental Housing Products
<u>Pricing:</u>	<u>Pricing:</u>	<u>Rents:</u>
\$125,000-\$695,000	\$162,500-\$2.9 million	\$500-\$2,100/month
<u>Square Footage:</u>	<u>Square Footage:</u>	<u>Square Footage:</u>
863 (1-bedroom condo) –	1,178 (3-bedroom) –	529 (1-bedroom) –
2,506 (4-bedroom condo)	4,006 (5-bedroom)	1,620 (2-bedroom)
<u>Price per Square Foot:</u>	<u>Price per Square Foot:</u>	<u>Rent per Square Foot:</u>
\$126-\$302	\$92-\$723	\$0.68-\$1.28

# 38,526

**Total housing units**



## Age of Housing



# 54.6%

Of local housing units were built before 1960

## Home Value

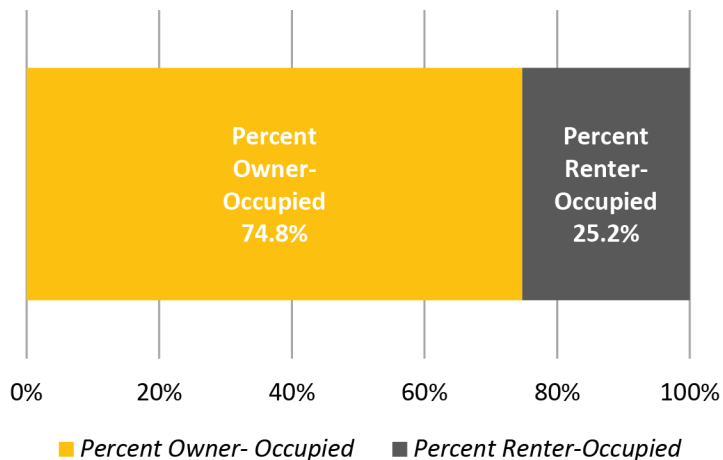


# \$115,800

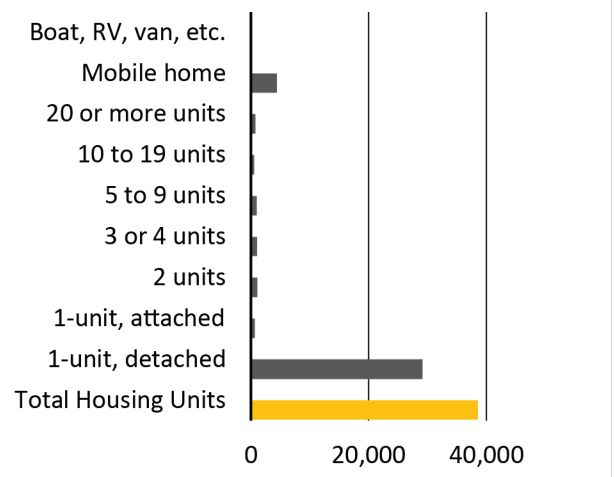
**Median Home Value**

Versus a median home sale price of \$234,502 (Zillow Research)

## Housing Occupancy



## Housing Type



In terms of affordability, the market study found that 39% of Warsaw renters and 50% of renters in the remainder of the county could only afford rents below \$1,000. About 35% of Warsaw condominium buyers and 40% of those in the county could only afford to purchase at prices under \$100,000. Similarly, about 45% of Warsaw townhouse buyers and 43% of those in the county could only afford to purchase at under \$150,000. Among Warsaw's detached home buyers, 29% could only afford housing priced at under \$180,000 but 41% of those in the county could only afford to purchase detached homes at prices of under \$180,000. At the time, only a limited supply of housing existed in the market at prices that were affordable to these modest-income households.

The market analysis forecasted potential for 1,350 to 1,920 new units in the county within the 5-year period, or an average of about 270 to 384 per year. This annual demand as disaggregated as follows:

In order to place these forecasts in perspective, an analysis was conducted for this Comprehensive Plan of past housing development trends in the county between 2000 and 2020. During that period, about 7,600 housing units were permitted in the county, for an average of 362 per year. The county experienced a fairly rapid pace of housing construction during the period from 2000 until the global real estate recession in 2008, with an average of almost 500 units permitted per year in Kosciusko County during that time. However, housing construction fell precipitously during the recession and only continued to recover slowly until about 2017. During that period, the county permitted about 240 units per year. Since that time, housing construction has picked up, with an average of about 330 units permitted per year since 2018. The Pandemic does not seem to have negatively impacted on housing construction and may have accelerated some growth trends and people retired or otherwise exited from larger metropolitan areas to high-amenity places like the lakes in Kosciusko County.

Throughout the 21-year period, multi-family construction has remained remarkably stable at about 85 to 87 units per year, even as single-family housing permits fell from an annual average of nearly 400 (2000-2008) to about 150 (2009-2017) and recovering somewhat to 240 per year since 2018. A table summarizing the detailed permit trend data analyzed for this plan is found in the Appendix of this report.

The 2019 market analysis helped inform a countywide Housing Strategy, produced by a consortium of organizations within Kosciusko County and Warsaw in August 2020 as a guide for addressing "gaps" in the supply of housing. The Housing Strategy included a Production Plan that quantified the number of units to be produced over a five-year period. More information regarding the current and ongoing efforts to implement this Production Plan is provided later in the comprehensive plan report.



## HOUSING FORECAST SUMMARY

Tenure/Type	Warsaw CBD	Suburban Warsaw	Balance of County
Rental	29-39	38-50	99-132
Condo/TH	11-15	3-5	10-16
Detached/Row	3-5	23-36	54-86
<b>TOTAL/Year</b>	<b>43-59</b>	<b>64-91</b>	<b>163-234</b>
<b>TOTAL/5-Years</b>	<b>215-295</b>	<b>320-455</b>	<b>815-1,170</b>

Source: Zimmerman/Volk

## Forecasted Residential Demand

1,350-1,920

New housing units that could be supported  
(Forecasted potential within a 5 year period)



270-384

New units per year  
(Forecasted potential within a 5 year period)

## COUNTY 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, as well as opportunities for growth.

#### **Residential**

Much of the residential development within Kosciusko County is found within the individual communities and surrounding the numerous lakes. Warsaw, Syracuse, and Winona Lake have the highest concentrations of housing within the county, with Warsaw seeing new residential growth stretching outside of the city boundaries within the last decade. Outside consolidated areas, Lake Tippecanoe, the Barbie Lake chain, the Chapman Lake chain, and Palestine Lake have the greatest concentration of residential development. However, many of these homes may be seasonal or for renting purposes. Additional large lot, rural residential lots have been developed throughout the unincorporated portion of the County. In many areas these residential structures are previous or existing farmhouses. Additionally, some large lot, rural subdivisions have been developed in the unincorporated portion of the County, however these areas are often near or immediately adjacent to incorporated boundaries.

#### **Commercial/ Industrial**

Although Warsaw is the center of both commercial and industrial land uses within the county, most communities have a commercial core that provide daily shopping or entertainment needs for residents. Industrial land uses follow a similar pattern, typically being located in or surrounding the cities and towns within the county. However, for those not anchored to a specific community, both large scale commercial and industrial sites are found along the various highways within Kosciusko County.

#### **Government/ Civic**

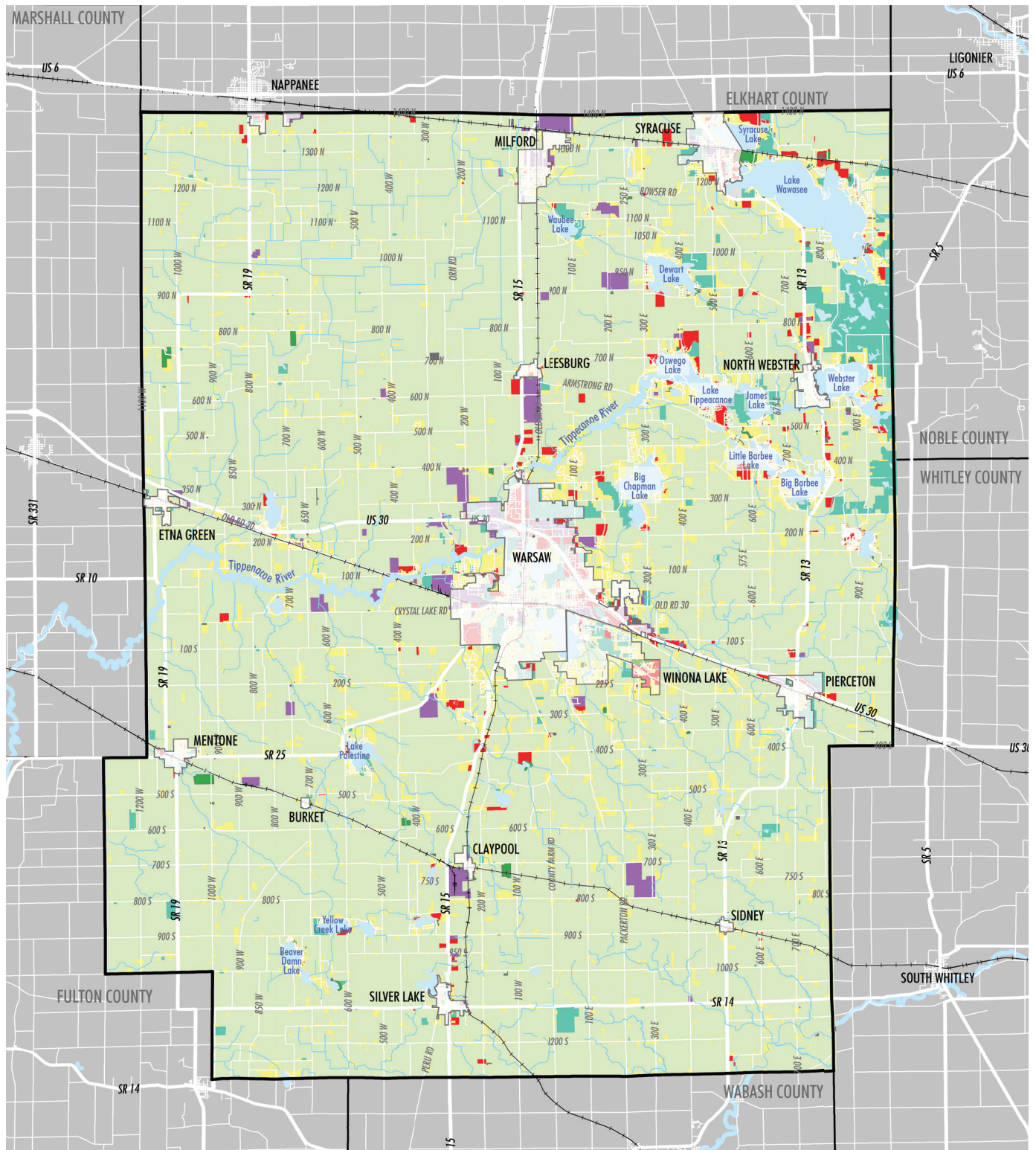
The majority of all governmental and civic land uses are found within each city and town. The county seat, Warsaw, holds the majority of the government offices for the county as a whole including regulatory bodies such as planning and zoning, or community services such as the county sheriff's office.

#### **Recreation and Open Space**

Kosciusko County has passive and active recreation opportunities for residents and visitors, both within the cities and town themselves and surrounding the multiple lakes. Communities in the county are often home to baseball fields and small parks, offering a safe location for residents and families to relax or exercise. Trails can be found connecting destinations within the larger communities with future plans to expand into the county and connect with smaller town, giving way to a county-wide system.

#### **Agriculture**

Agricultural land uses are the most prevalent land use type within the county. Crop production dominates the landscape, while livestock production (largely poultry) can be found within pockets of the county as well. Kosciusko County has a strong agricultural history, with poultry production being a major nationwide export at one time. Now, although agriculture and related industries are still prevalent within the county, industrial and residential land uses have begun to slowly spread into historically farmed areas.



### Legend

- |                     |                           |               |
|---------------------|---------------------------|---------------|
| Town/ City Boundary | Street Centerlines        | Industrial    |
| County Boundary     | Lakes and bodies of water | Institutional |
| Parcel              | Agricultural Areas        | Residential   |
| Rail System         | Commercial                | Utility       |



### Existing Development in Detail

As shown in the following summary table, a total of nearly 640 retail/commercial business units were inventoried in 3.7 million square feet of commercial space as part of this plan. The largest share of retail square footage in the county, as evidenced by this inventory, is in shopper's goods stores, which offer goods for which consumers will comparison shop. The county's 244 shopper's goods stores account for nearly 1.8 million square feet or about 50% of all sample retail/commercial building use. Nearly 100 convenience businesses (which sell goods that meet immediate needs or are purchased on a convenience basis) occupy about 650,000 square feet or roughly 18% of the county's retail/commercial space. Eating & drinking establishments account for another 12% of this space. Entertainment and personal services account for a relatively small share of commercial space, with 2% to 3% each.

**RETAIL BUSINESS SPACE BY CATEGORY, KOSCIUSKO COUNTY, 2021**

Category	Number	Square Feet	Percent
Convenience	98	645,470	17.5%
Shoppers Goods	244	1,783,709	48.4%
Eating & Drinking	154	423,562	11.5%
Entertainment	6	79,227	2.2%
Personal Services	57	91,117	2.5%
Vacant	78	659,728	17.9%
<b>TOTAL</b>	<b>637</b>	<b>3,682,812</b>	<b>100.0%</b>

Sources: Kosciusko County Assessor, Listings, Business, and Randall Gross / Development Economics.

### Retail

The largest number of retail businesses are represented by full-service restaurants (66), personal services (57), limited service ("fast food") restaurants (53), gas/convenience stations (39), vehicle dealers (31), and snack/beverage businesses (23). A large number of these are auto- and highway-oriented businesses. Interestingly, due to its lake recreation culture and visitor economy, Kosciusko County has an unusually large number of boat & water recreation businesses as well as sporting goods stores including those that offer bait-and-tackle. Also somewhat unique is Kosciusko County's large cluster of specialty and snack food businesses, offering everything from beef jerky and donuts to cheese balls and ice cream. Again, this concentration is partly explained by the presence of a lake-oriented visitor base that drives demand for these goods. Entertainment businesses in the county include the Wagon Wheel Center for the Arts and the historic Pickwick Cinema on Main Street in downtown Syracuse. North Pointe Cinemas is located on US30.

The largest amount of retail/commercial space is occupied by groceries, home centers, department stores, vehicle dealers, and full-service restaurants. It is notable that nearly all of these large box chain stores are located on or near US30 (Lake City Highway) or specifically clustered near the intersection of US30 and North Detroit Street (Route 15) on the north side of Warsaw.

Wagon Wheel Center for the Arts | Visit Kosciusko



## Office

Kosciusko County has more than 1.2 million square feet of office use in 313 office-based businesses. As with retail, there is a variety of office uses in the county, ranging from contractor's offices to banks and corporate headquarters.

Office space is also concentrated in the US30 Bypass (Lake City Highway) as well as in Downtown Warsaw and other business districts in the county. Medical office space is clearly concentrated near the two main hospitals in the US30 Corridor, while government and lawyer's offices are more likely to be found downtown near the courthouse. There are bank branches, insurance, and real estate offices located throughout the county, even in many of the smallest communities. While several of the largest office buildings are owner-occupied by large corporations like Zimmer Biomet, there are several multi-tenant buildings available for lease in the county, such as Northgate Plaza on Detroit Street, Wawasee Plaza (23,000sf) in Syracuse, and a vacant office building at 737 Detroit Street (12,760 square feet).

## Industrial

There is an estimated total of 142 industrial and industrial service businesses operating in over 1.3 million square feet of industrial space in Kosciusko County. However, this amount only represents an estimated sample of what is likely a larger inventory. Among the manufacturing facilities inventoried in this analysis were ATA Countertops, Warsaw Black Oxide, the Wawasee Boat Hulling Plant, Da-Lite Manufacturing, Avalign Cutting Instruments, Jasper Plastics, and many others. Manufacturing tends to be more dispersed throughout the county than commercial uses.

Kosciusko County is home to several craft manufacturing businesses of national and even international acclaim, such as Townsends Reproduction Clothing and Theater Supply, located in Pierceton, or Whetstone Wooden Ware in Silver Lake. In addition to manufacturing and agricultural storage facilities, there are at least 40 automotive service businesses with more than 70,000 square feet and other industrial service types of businesses. The county has at least 20 mini-storage warehouse locations, many of which are clustered in the Syracuse area to accommodate seasonal visitors and water recreation enthusiasts. There are also several large grain elevators and agricultural product supply & warehousing businesses in the county.



Whetstone Woodenware, Silver Lake, IN | TSWDG



## 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, among others. In addition to preventing conflicts, zoning can play a major role in preserving the community's character and enhancing the local quality of life.

The Kosciusko County Area Plan Commission (APC) is the major planning body for both the unincorporated areas of Kosciusko County and many of the smaller communities as well. 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. The county is divided into the following zoning districts:

**Public Use District:** The district is designated for and limited to uses, which serve as a benefit to the public. These uses may or may not be taxed, and may be uses, which 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, and establish a quarter (1/4) mile (1,320 feet) protective zone for livestock operations, to protect such operations from urban development that is not compatible.

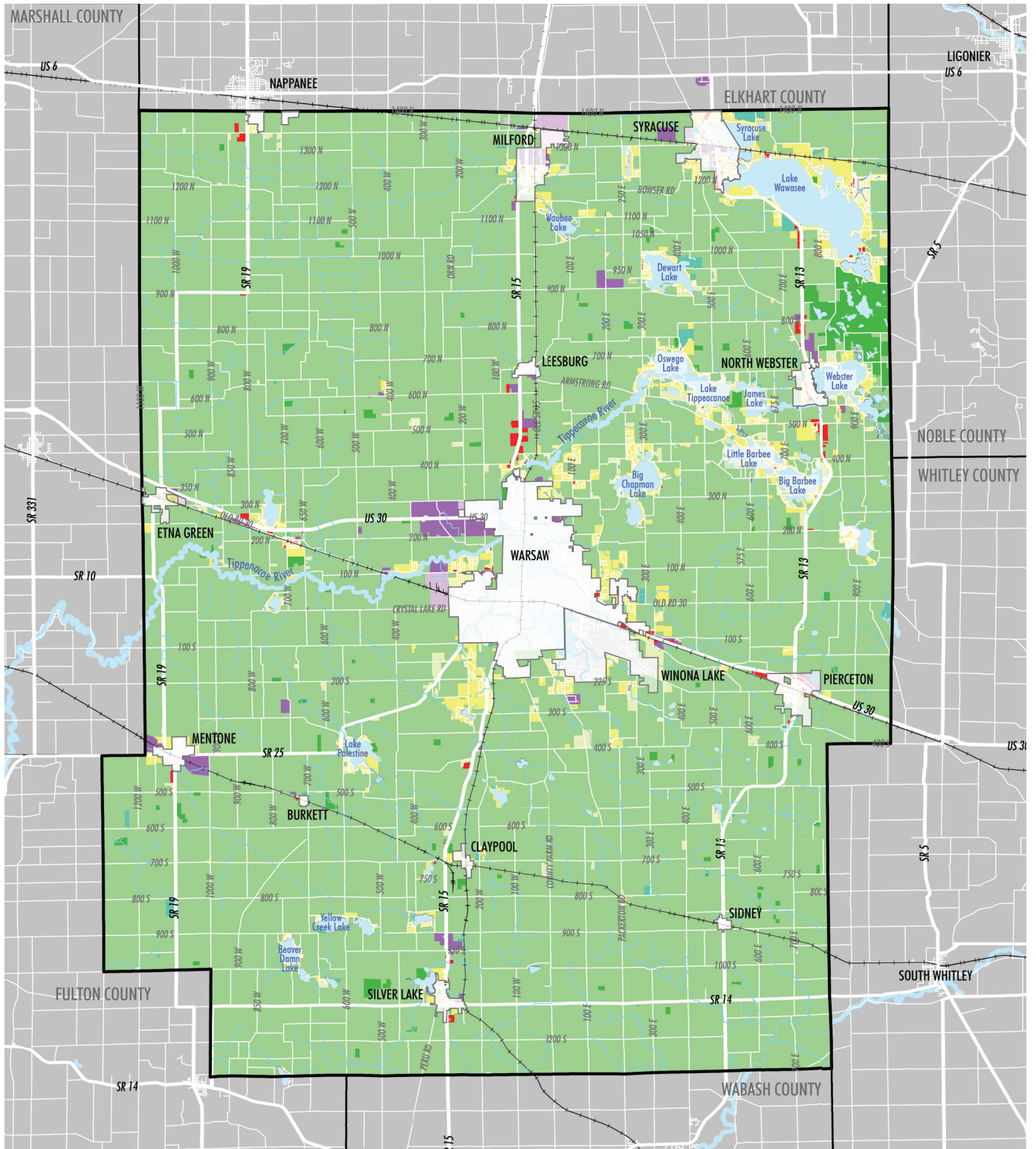
**Residential District:** The residential district is limited to dwellings, public and semi-public uses which are normally associated with residential neighborhoods.

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

**Light Industrial District:** This district is intended to provide areas for the development of industrial uses for the operation of fabricating, manufacturing, processing, wholesaling, warehousing, and ancillary related offices.

**Heavy Industrial District:** This district is intended to provide areas for the development of heavy industrial uses, including but not limited to heavy fabricating, manufacturing, processing, extraction, heavy repair and dismantling industries, including open land operations.





### Legend

- |                    |                           |              |             |
|--------------------|---------------------------|--------------|-------------|
| Town/City Boundary | Street Centerlines        | Commercial   | Public Use  |
| County Boundary    | Lakes and bodies of water | Environment  | Railroad    |
| Parcel             | Agricultural              | Industrial 2 | Residential |
| Rail System        | Agriculture 2             | Industrial 3 |             |



## ***Redevelopment and Development 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***

While the majority of the defined business districts occur within the incorporated communities, the unincorporated portions of the County have hundreds of historically significant residential homes, and farm houses classified by the Indiana Department of Natural Resources (IDNR). 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:

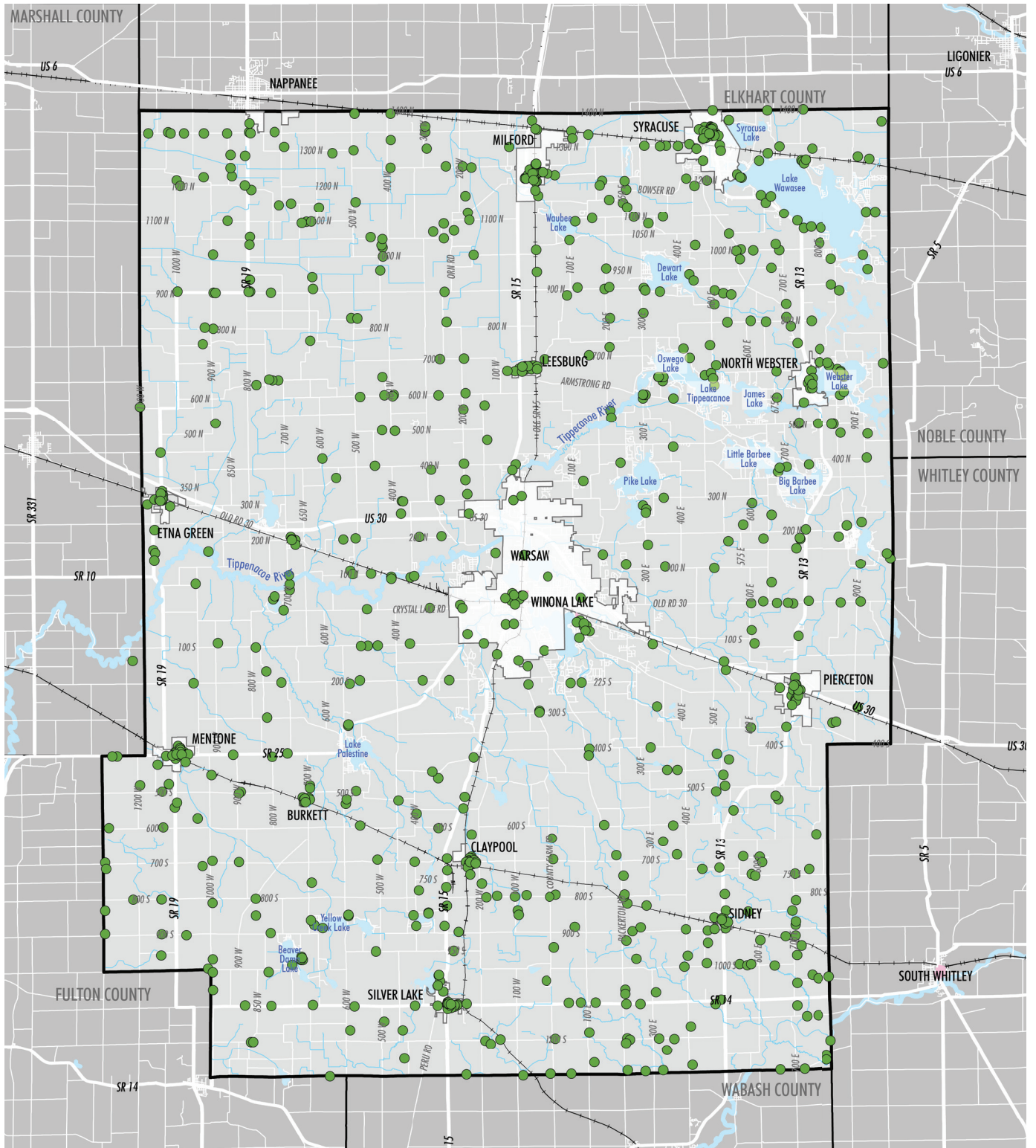
**Outstanding:** The property has sufficient historic or architectural significance that is listed, or is eligible for individual listing, in the National Register of Historic Places. Outstanding resources can be of local, state, or national importance.

**Notable:** 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:** 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:** The property is not included in an inventory unless it is located within the boundaries of a historic district. These properties may be less than 50 years old, or may be older structures that have been altered in such a way that they have lost their historic character. These properties are not eligible for listing in the National Register.

Within the unincorporated portions of the County there are over XX structures noted as being in 'outstanding' condition. These buildings and properties are most often original farm houses, barns or outbuildings that date back to the late 1800's in some instances. There are also a number of 'notable' and 'contributing' structures located throughout the unincorporated areas of the County with nearly all areas of the County being home to a structure of some significance. There are no documented historic districts outside of the incorporated areas. Additionally, there are properties that are categorized as 'demolished'. These properties /structures were once classified within the SHAARD system; however, during a periodic update, the structures were no longer there.



### Legend

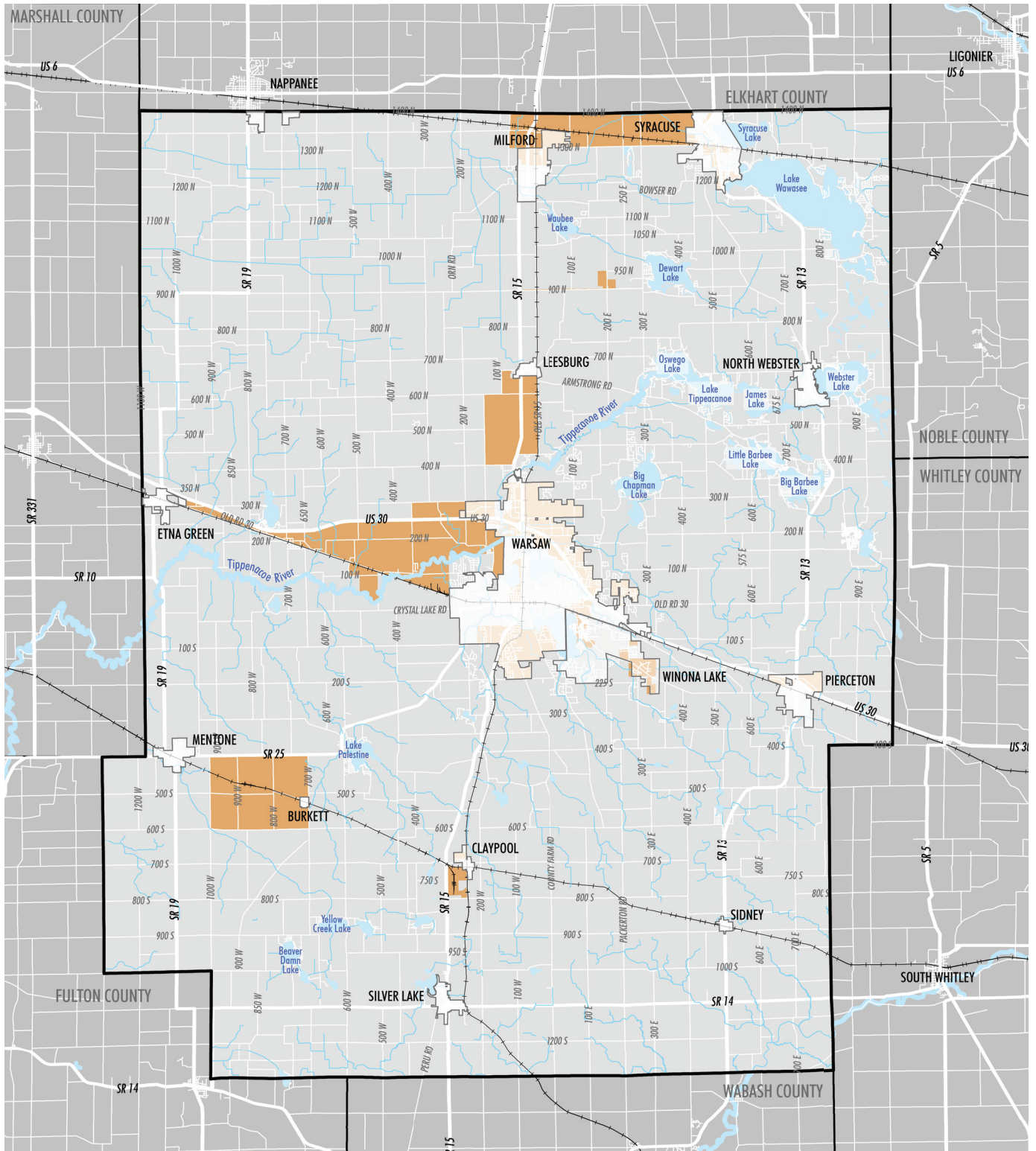
- Town/ City Boundary
- County Boundary
- Parcel
- Rail System
- Street Centerlines
- Lakes and Bodies of Water
- Historic Significance Structure

### ***Development Incentive Districts***

While it may be harder to pinpoint locations outside the individual communities within the county for redevelopment, there has been a clear trend for where new development has been occurring within the county during the last decade. Much of the growth has been focused between Warsaw and the northeast corner of the county, and along US 30. New residential development within the county is occurring to the northeast of Warsaw, as homeowners have the ability to quickly travel to the city or to the various lakes in the region. Industrial and commercial development is occurring along the major corridors in the community, as ease of access and high volumes of traffic are often sought after for such ventures.

To assist in the development of areas within both incorporated and unincorporated areas, the County has established a number of TIF districts. 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. While some of the established TIF districts are within incorporated areas, there are large districts that encompass unincorporated areas of the County, which could be used to incentivize both future improvements and development. The largest areas within the County are included in the Co-Op TIF, located between Mentone and Burket, the 30 West TIF located along US 30 between Etna Green and Warsaw, the Leesburg TIF, located along SR 15 between Warsaw and Leesburg and the Trupoint TIF/ Truepoint Cooperative TIF located between Milford and Syracuse. Within the various districts, development has occurred at varying rates.





### Legend

- |                     |                           |
|---------------------|---------------------------|
| Town/ City Boundary | Street Centerlines        |
| County Boundary     | Lakes and Bodies of Water |
| Parcel              | TIF District Boundaries   |
| Rail System         |                           |

## COUNTY

# TRANSPORTATION SYSTEMS

---

### Motorized

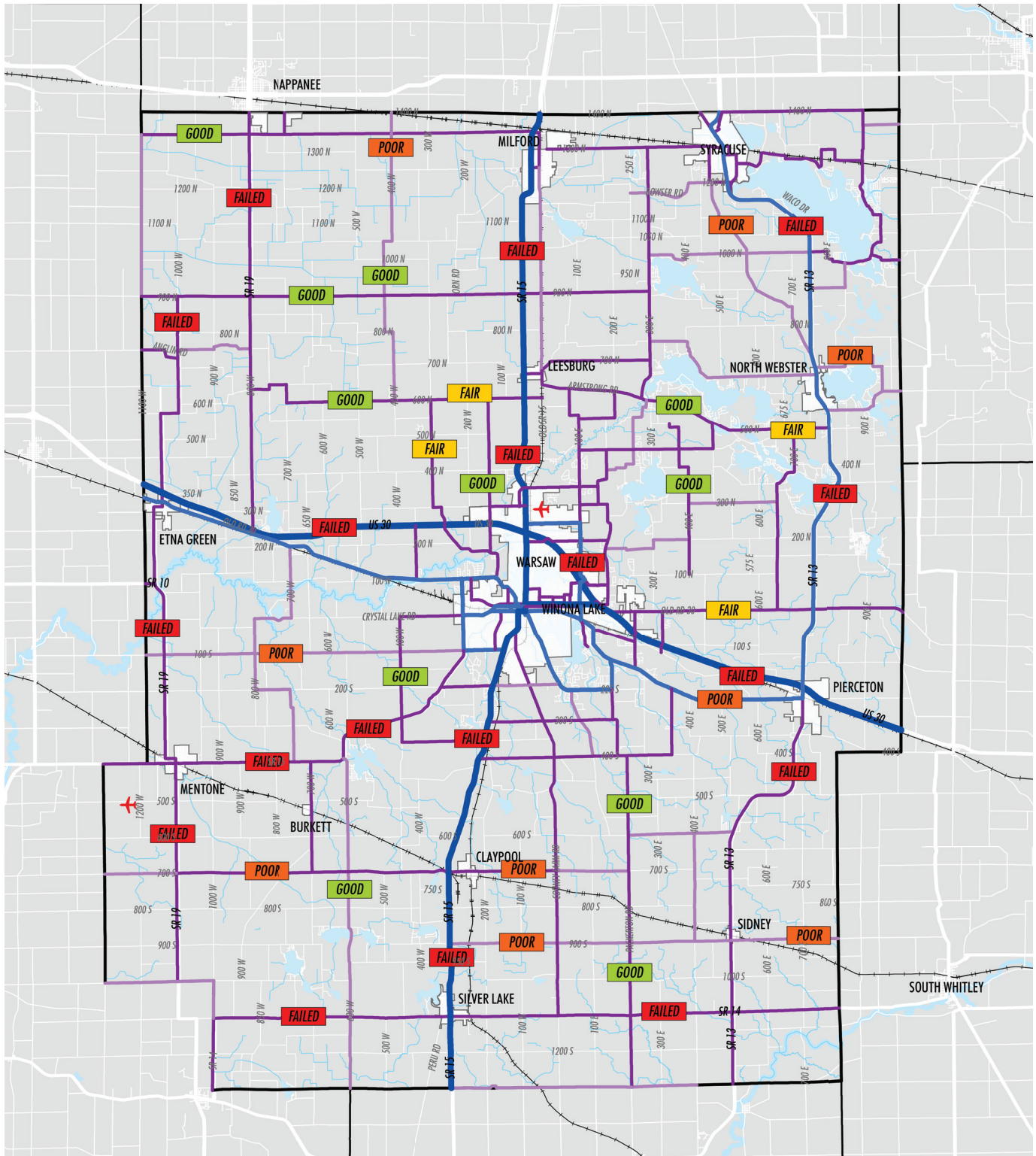
Roadway classifications generally conform to those for rural areas, including (when disregarding unimproved roads), two types of arterials (major and minor), two types of collectors (major and minor), and local streets. Arterials primarily serve a mobility purpose, enabling efficient movements for larger volumes of vehicles, whereas local streets primarily serve to provide access for local properties, and collectors bridging the other two categories.

The areas within and around Pierceton, Warsaw and Winona Lake, are well served by arterial and collector networks. In addition to the State and US Highway system, Old Road 30 (the old US Highway route) connects Warsaw west to Hoffman Lake, while Pierceton Road connects Winona Lake to Pierceton. US 30 and SR 15 intersect in Warsaw north of Pike Lake, while Center Street and Winona Ave (SR 25) serve as the east-west connections in Downtown Warsaw and to Winona Lake.

Outside of these areas, arterial functions are served solely by the State and US Highway network. SR 16 serves as a central axis that connects, going from north to south, Milford, Leesburg, Warsaw, Claypool, and Silver Lake, while US 30 connects, going from west to east, Etna Green, Warsaw, Winona Lake, and Pierceton. SR 13 connects Princeton to North Webster and Syracuse. Claypool, Menton, Nappanee, and Sidney are connected to Collector-level State Highways, while Burket has no State Highway serving it.

Roadway volumes are heaviest along US 30 and SR 16 exceeding 20,000 vehicles per day along all of US 30 and along SR 16 within and north of Warsaw. SR 25 also shows moderately heavy volumes (~7,500 vehicles per day) leading into Warsaw, as does SR 13 from Pierceton north to North Webster and Syracuse. The rest of the State Highway network within the County generally shows volumes under 5,000 vehicles per day. Several local-jurisdiction collector streets in the County, including CR 1300 North from Milford to Syracuse, Armstrong Road from Leesburg to North Webster, and Old Road 30 east of Warsaw exhibit volumes rivaling local-jurisdiction arterials in Warsaw, and should be considered candidates for reclassification to minor arterial streets.

Using accessibility from Warsaw as a proxy for overall accessibility, the county has access to a number of transportation facilities and urban areas within a reasonable drive time. US 30, a sizable north-south corridor, is located within a 30 minute drive; within 60 minutes, the County has access to I-69 and I-90, as well as the metropolitan South Bend-Elkhart and Fort Wayne regions. Within 90 minutes, a driver can reach Gary and Kokomo, and is approaching the Chicago and Indianapolis metropolitan areas.



### Legend

- |                 |                   |                         |
|-----------------|-------------------|-------------------------|
| Town boundary   | Minor Arterial    | Poor - Road Condition   |
| County boundary | Major Collector   | Fair - Road Condition   |
| Parcel          | Minor Collector   | Good - Road Condition   |
| Rail System     | Local             | Failed - Road Condition |
| Major Arterial  | Municipal Airport |                         |



**Roadway Character and Condition**

Kosciusko County manages over 1,200 miles of roadway, outside of the primary thoroughfares that INDOT manages, ranking Kosciusko County the 3rd largest county in terms of roadway volume. While vast in length, the County's roadway corridors are nearly all rural in character. The County's primary corridors, managed and maintained by INDOT include SR 19, SR 15, and SR 13 in the north-south direction and SR 14, and SR 25 in the east-west direction. While the right of way varies along these corridors, they nearly all consist of two travel lanes (one in either direction) and are approximately 24 feet wide. Travel lanes are separated by a center pavement marking and, on either side, there are narrow shoulders which are either paved or gravel. As SR 19 turns eastward into Town, the right of way also includes a pedestrian sidewalk along the north side. Within the unincorporated areas of the County there are no additional streetscape enchantments and no pedestrian facilities.

The roadways managed by the County Highway Department largely match the character exhibited along INDOT roadways, with many corridors featuring two travel lanes, separated by a center pavement marking. The majority of roadways are 24 feet wide, with narrow gravel shoulders and drainage ditches on either side. In some areas, pavement markings are lacking and roadway widths appear narrower. These corridors often only provide minimal north-south or east-west connectivity, and primarily serve local rural residential lots.

The overall width of County corridors is sufficient for traditional vehicular traffic; however, it could pose concerns for local agricultural producers who often use the corridors to transport equipment and heavy machinery. Additionally, in portions of the County, Amish residents utilize horse and buggies for their primary mode of transportation. With no dedicated facilities to separate these users from the traditional vehicular traffic an increase in safety concerns may exist.

Roadway Character, Kosciusko County, IN | TSWDG





## Roadway Condition

The County is responsible for the public right of way within the unincorporated areas of the County. Kosciusko County utilizes 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 conditions of the pavement and plan for the most effective maintenance. Pavement conditions, as defined by the PASER (Pavement Surface Evaluation and Rating) visual inspection rating system, have been collected along County roads annually from 2016 to 2020 (note that not every road is collected every year). Data from 2020 show that about 40% of roads are in "good" or "excellent" condition, while about 60% are in "fair" or worse condition. Generally, "poor" conditions predominate on roads within the smaller communities; Warsaw and Winona Lake show "fair" conditions.

### **PASER RATING SUMMARY**

<b>Paser Rating</b>	<b>2020</b>		<b>2019</b>		<b>2018</b>		<b>2017</b>		<b>2016</b>	
	<b>miles</b>	<b>%</b>	<b>miles</b>	<b>%</b>	<b>miles</b>	<b>%</b>	<b>miles</b>	<b>%</b>	<b>miles</b>	<b>%</b>
Excellent (9-10)	75.6	6.1%	123.6	9.9%	75.8	7.3%	48.4	4.7%	28.3	2.7%
Good (7-8)	407.1	33.0%	511.4	41.0%	277.6	26.6%	226.9	21.8%	150.7	14.3%
Fair (5-6)	346.6	28.1%	294.9	23.7%	318.8	30.6%	293.2	28.2%	333.6	31.8%
Poor (3-4)	356.7	28.9%	277.0	22.2%	321.6	30.8%	390.9	37.6%	442.9	42.2%
Failed (1-2)	46.9	3.8%	39.1	3.1%	49.4	4.7%	79.4	7.6%	94.9	9.0%
<b>Total</b>	<b>1,233.0</b>	<b>100.0%</b>	<b>1,246.0</b>	<b>100.0%</b>	<b>1,043.3</b>	<b>100.0%</b>	<b>1,038.8</b>	<b>100.0%</b>	<b>1,050.4</b>	<b>100.0%</b>

The County Highway Department maintains both a working list and aspirational list of maintenance projects. As a goal, the Department aims to pave and/ or repave approximately 80 miles of roadways annually and to provide cost and schedule efficiencies often completes the work with their own departmental crews throughout the year. The annual goal of 80 miles per year ensures that each roadway under County control is improved once every ten years. Included within the FY20-24 Transportation Improvement Program are a series of bridge improvement projects sponsored by the County which should all be completed by the end of 2024. The County is also participating in the CR 1300 North extension near Milford which will provide a new access point along SR 15, opening up Milford's industrial area for new development. The project is expected to begin construction in Spring of 2022.

In addition to the County's maintenance efforts, INDOT has also planned a series of projects to improve their corridors. Minor structural improvements including a HMA (hot mix asphalt) overlay to repair and resurface approximately 24.5 miles along SR 15 and SR 19 are currently underway. Several minor bridge structures along SR 15 are also planned, as well as safety improvement measures along Hickory Street in Warsaw.

The 2018 Indiana Multimodal Freight Plan Update states that the US 30 corridor from SR 49 to I-69, which includes the Kosciusko County segment, is one of the primary freight highway bottlenecks in the State. Within Kosciusko County there are currently over 30,000 cars per day and over 6,000 trucks per day using the corridor. Both of these statistics is projected to increase by the year 2035. Knowing that the corridor causes both access and safety concerns, INDOT will soon begin a study to improve the US 30 corridor from Valparaiso to the Ohio state line. In this study, known as a *Planning and Environment Linkages Study* (PEL), INDOT will examine various options to improve the safety, traffic flow, freight movement and economic development potential of the corridor, including the construction of a freeway as well as alternative bypass configurations.



**INDOT PLANNED PROJECTS**

Road	ID	Project	Location	Length	Cost	Timing
SR 19	1601008	HMA Overlay Minor Structural	From 5.53 mi S of US 6 (CR 900N) to 0.49 mi N of US 6 (Berlin Court Ditch)	6.2 Miles	\$2.8M	2021
SR 19	1601007	HMA Overlay Minor Structural	From 0.43 mi N of SR 25 (N Lmt Mentone) to 0.77 mi S of US 30 (S Lmt Etna Green)	6.9 Miles	\$1.6M	2021
SR 15	1600998	HMA Overlay Minor Structural	From 0.70 miles N of SR 14 (N limit Silver Lake) to 1.97 miles S of 30	11.4 Miles	\$4.3M	2021
SR 13	1600432	Bridge Replacement	Over Plunge Creek, 0.60 miles S of SR 14	0.1 Miles	\$1.3M	2022
SR 15	1323627	Small structure replacement	UNT to Walnut Creek, 7.58 miles N of SR 14	0.1 Miles	\$0.5M	2021
SR 15, Warsaw	1600468	Bridge replacement	Over Eagle Creek, 0.35 miles S of SR 25	0.1 Miles	\$1.0M	2022
Hickory Street, Warsaw	1802784	Safety revisions	Market St to Main St in Warsaw, One-way conversion w/ signal mounts	0.1 Miles	\$0.4M	2021
Over Lones Ditch, Warsaw	1600414	Small structure pipe lining	0.05 miles N of US 30, RP 58	0.1 Miles	\$0.2M	2021

In response to INDOT's initial planning phases, local community members along the US 30 route have formed a Coalition to advocate for the Counties, and the impacted communities throughout the planning process. In total the Coalition consists of a 15 member board that includes elected officials, local staff members, economic development representatives and industry stakeholders. The primary responsibility of the board is to solicit public and stakeholder input and to emphasize corridor safety while also prioritizing the needs and aspirations of impacted communities.

An announcement regarding the planned initiative was released in early 2021 with no additional defined timeline. While the corridor alternatives are still in development, the unincorporated areas along US 30, and the preliminary bypass corridors, as well as the communities of Pierceton, Warsaw, Winona Lake and Etna Green will primarily be impacted by recommendations to the US 30 corridor.

### **Rail Corridor**

There are four active rail lines servicing the County. Three of them – a Norfolk Southern rail line across the southern part of the County connecting Sidney, Claypool, Bunket, and Mentone; a CF&E Rail America line across the middle of the County that intersects Pierceton, Winona Lake, Warsaw, and Etna Green; and a CSX line that intersects Milford and Syracuse in the County's north – run westward towards Chicago. Another Norfolk Southern line runs north-south paralleling SR 16, connecting Silver Lake, Claypool, Warsaw, Leesburg, and Mentone. The only incorporated community in the County without rail access is North Webster.

According to the 2017 Indiana State Rail Plan, Kosciusko County receives a significant amount of rail traffic from other parts of the State for the manufacture of food products. The Plan's long-range investment program identifies a railroad grade separation project in Warsaw.

One abandoned rail corridor, a former Conrail line, intersects the County's southeastern corner.

### **Public Transportation**

The Kosciusko Area Bus Service (KABS) provides countywide demand-responsive public transportation service. The service is 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 US Federal Transit Administration.

### **Non-Motorized**

Short walking trails exist in Prairie Township Park, near Hoffman Lake, as well as in Pierceton Park; these appear to be primarily for fitness and recreational use. Other trails exist around Lakes Wawasee and Syracuse and within Warsaw. Syracuse is the only area where bike lanes can be found, along Logan Street, Center Street, Lincoln Street, and portions of Winona Avenue.

Sidewalks are generally available in older portions of incorporated areas, including Claypool, Etna Green, Leesburg, Mentone, Milford, , North Webster, Pierceton, Silver Lake, Syracuse, Warsaw, and Winona Lake.

Outside of these facilities, which are all located within incorporated areas, or developed nature preserves, there are no additional facilities along County roadways or within County maintained lands.



Signed Bikeways, Kosciusko County, IN | TSWDG





## COUNTY UTILITY SYSTEMS

---

Public infrastructure and services ensure that the health, safety and wellbeing of Kosciusko County residents. Each community, in partnership with Kosciusko County and private utilities provide several key services to their residents.

### **Water and Wastewater**

Most communities have centralized water treatment and distribution, but a few (Burket, Leesburg, North Webster, and Sidney) do not, and are dependent on individual wells. Indiana American Water Company provides service to Warsaw and the northern half of Winona Lake; the rest of Winona Lake is dependent on well water. The Turkey Creek Regional Sewer District provides water for a small area to the east of Lake Wawasee.

All of the communities, with the exception of Burket, have wastewater collection and treatment. The Turkey Creek Regional Sewer District serves several areas in the northeast part of the County, including the areas around the Syracuse, Wawasee, Papakeechee, Allen, Spear, and Shock Lakes. The treatment plant is located near the intersection of CR 1400 N and Wawasee Drive, at the very northeastern tip of the County.

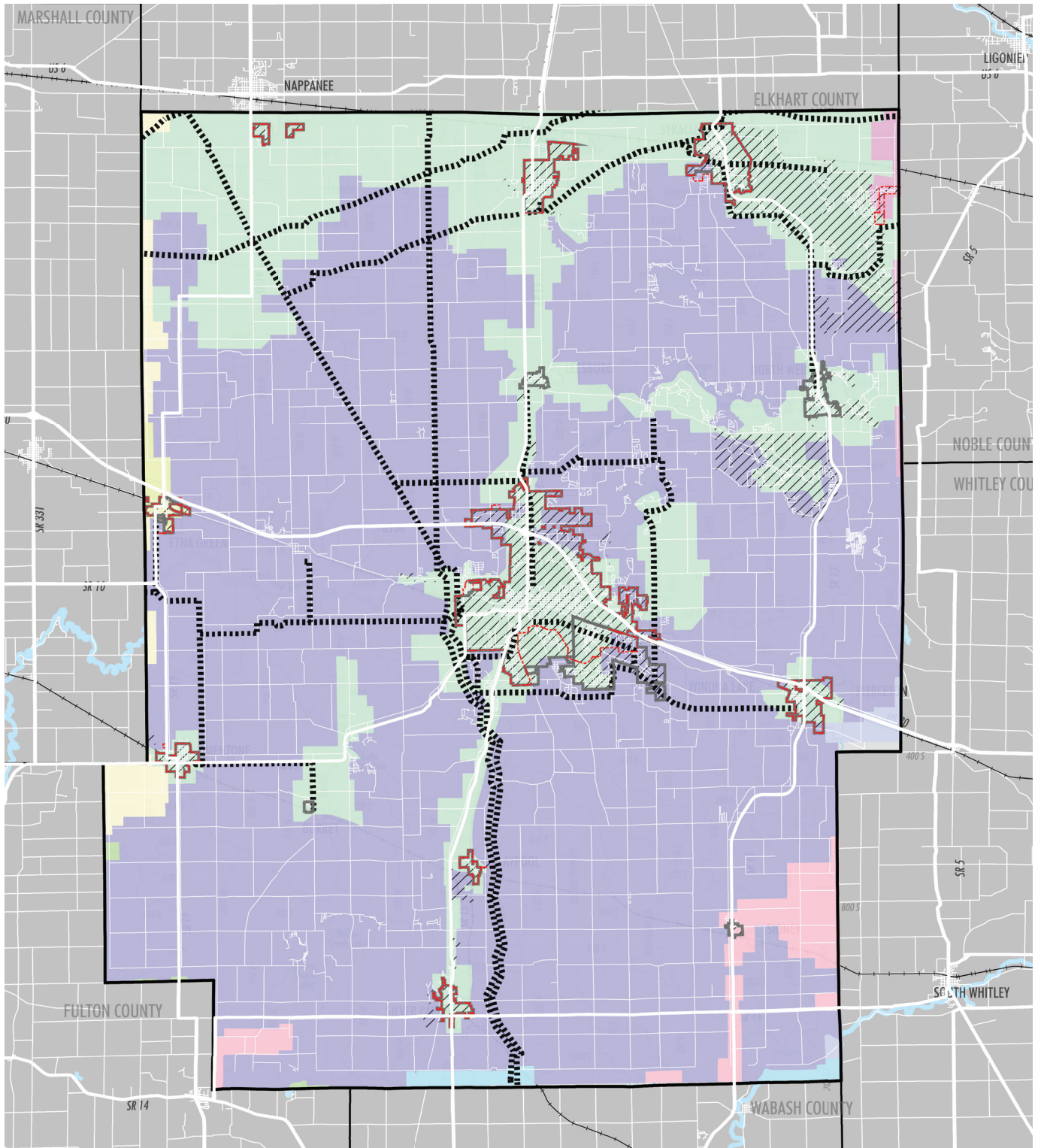
In 2020, the County Commissioners approved the creation of the Lakeland Regional Sewer District, serving Tippecanoe Township including the Big Barbee, Little Barbee, Banning, Kuhn, Sechrist, Irish and Sawmill Lakes. The entire project of building a wastewater treatment plant and installing sewer lines, lifts and other necessary equipment is estimated to cost \$24.5 million and is being completely funded by a 40-year loan from the USDA Department of Rural Development. The site of the plant is west of CR 575 E on CR 100 N.

Despite these improvements, there are several lakes in the northern part of the County where significant residential development is going unserved by wastewater collection and treatment, including the Chapman Lakes, Dewart Lake, Ridinger Lake, Oswego Lake, Tippecanoe Lake, and the eastern shore of Webster Lake. Recently, conversations have begun to establish a Regional Sewage District for the Chapman Lakes, Oswego Lake, and Tippecanoe Lake

### **Storm Sewer**

Kosciusko County has a Soil and Water Conservation District, which consults and coordinates educational activities with local property owners. Additionally, the County has a Drainage Board which oversees and regulates the system of drains, ditches, and storm sewers in the unincorporated areas of the County. The County passed a "Stormwater Runoff Control and Erosion Control Ordinance" in 2021. This ordinance requires development petitioners to produce a preliminary drainage plan for review, incorporate stormwater facilities for 100-year return intervals, and specifies construction standards for infrastructure. The intent of this ordinance is to reduce the hazard to public health and safety caused by excessive storm water runoff, to enhance the quality of runoff water, to enhance economic objectives, and to protect, conserve, and promote the orderly development of land and water resources within the regulated area of the Kosciusko County Area Plan Commission.

Unplanned development within a watershed has the potential for degradation of water quality and increased loss of property from flooding. Runoff from city streets, improper farming and logging techniques, and poor residential and industrial chemical-disposal practices all can affect water quality. Locating homes and businesses on flood plains greatly increases the chance of damage from flooding. In some places, flood-control structures such as dams and levees are required to protect development already located on the flood plain.



### Legend

- |                    |                |   |                      |
|--------------------|----------------|---|----------------------|
| Town boundary      | Water District | Kosciusko REMC                          | Town of Elma Green   |
| County boundary    | Pipeline       | Northeastern REMC                       | Marshall County REMC |
| Parcel             | Sewer District | Northern Indiana Public Service Company | Heartland REMC       |
| Rail System        |                | Noble REMC                              |                      |
| Street Centerlines |                | Duke Energy                             |                      |

## Gas and Electric

Kosciusko County possesses an extensive network of gas lines that provide natural gas to residents, with most major lines expanding outward from the City of Warsaw. The illustrated green lines carry natural gas, for which the Northern Indiana Public Service Company (NIPSC) is the sole provider. The company also owns a petroleum pipeline that roughly parallels SR 16; Dome Pipeline Corporation owns a pipeline carrying refinery products (gasoline and diesel) traversing the northwest area of the County.

NIPSC also provides electric service to the majority of the incorporated areas, as well as the northern area of the County. Duke Energy has some territory in the south of the County, including Sidney. Etna Green has its own municipal electric company. Several surrounding countywide REMC districts including Fulton County, Marshall County, Noble County, and a regional district called Northeastern REMC have territories that slightly encroach into Kosciusko County.

## Broadband

According to BroadbandNow, a digital database that utilizes data from the Federal Communications Commission (FCC) and local service providers, there are over a dozen providers which service various areas of Kosciusko County. The majority of service within the town is gained through DSL or satellite providers, although commercial service is available through cable/fiber in some areas. Due to the way broadband data is reported, and collected at 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 and are measured in Megabytes per second (Mbps). The average download speed within the county varies between 1 and 50 Mbps. For reference, the Federal Communications Commission defines broadband as a minimum download speed of 25Mbps and upload speed of 3Mbps. Although this site does state speeds go up to 1000 Mbps, this is typically only seen in major commercial or industrial sites using fiber.

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 15.4% of county residents do not have internet access and 10.0% have no computing device what so ever. The report also states that the median downtown speed within the county is 25 Mbps and median upload speed is 3.0 Mbps.

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

## Public Safety Systems

The county is served by fourteen (14) separate fire departments, which are a combination of municipal, township, and volunteer. These are typically found within individual communities and cover the majority of the county. The only area which lacks a Kosciusko County specific fire department is the northwest corner of the county. However, this is close to and is likely serviced by Nappanee.

Kosciusko residents are protected by either local police offices or the county sheriff. There are four communities who have contracts with the sheriff's office for policing and do not have a full police staff or town marshal, Enta Green, Leesburg, Sidney, and Burket. The county jail is located downtown Warsaw.

EMS services are typically provided by third party groups within Kosciusko County. The majority of services are provided by Lutheran Health Services and Parkview, although there are other local or regional groups who do provide support. EMS typically form contracts with individual communities within the county for their services, which usually include housing for staff and vehicles.



Kosciusko County, IN | Visit Kosciusko





## COUNTY DESTINATIONS

---

### *Community Facilities and Support Services*

#### **Government Facilities**

The various government facilities within Kosciusko County are typically found within their own community with any countywide facilities are located within Warsaw. This includes town halls, libraries, and utilities which service an area. There are seven libraries within the county, each specific to their own town as there is no county wide system. All County government facilities are located within the City of Warsaw, the County seat.

#### **Public Health Facilities**

Warsaw is the major hub of healthcare related facilities within the county and holds the two major hospitals, Parkview Warsaw and Kosciusko Community Hospital. While some of the smaller incorporated towns within the county do have some form of doctor's office, there are areas within the county without services which may force residents to commute for necessary healthcare.

#### **Schools and Learning Institutions**

There are two major school districts within the county, Warsaw Community Schools and Wawasee Community School Corporation, located in Warsaw and Syracuse respectively. Tippecanoe Valley School Corporation covers the southwest corner of Kosciusko County, while Whitco School Corporation reaches into the county's southeast corner. These are supplemented by various early education programs and centers within the county, both private and public.

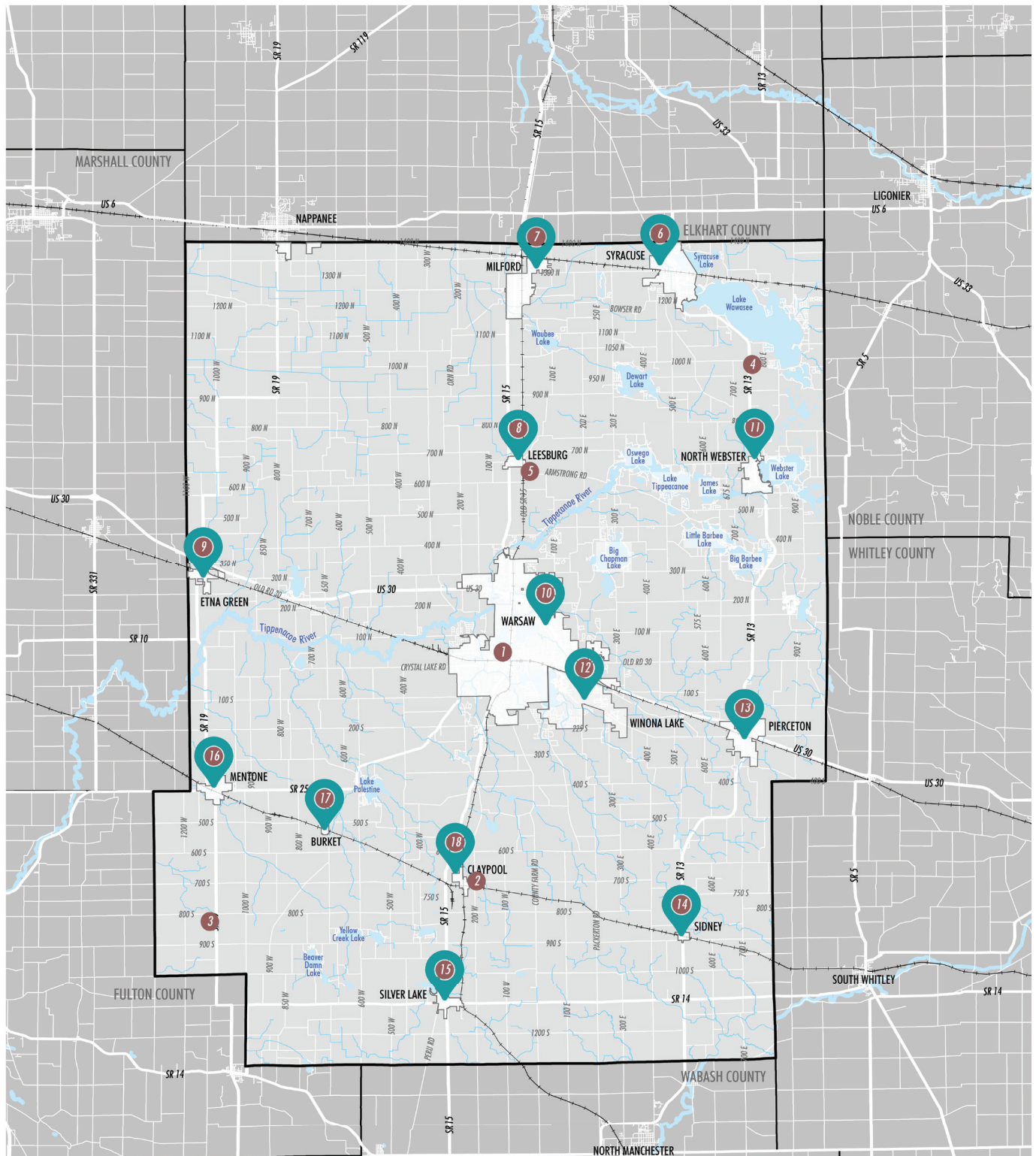
#### **Child Care and Early Childhood Facilities**

Based on a search of INconnect, an online database of childcare or early childhood facilities, there are 116 childcare or early childhood facilities within the County or within a 20 mile radius of the City of Warsaw. 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.

While the county does have child care and early childhood facilities, the majority is located within Warsaw, or within the adjacent communities of Columbia City, and North Manchester. There are some facilities within local communities however some Towns are lacking facilities when compared against the actual needs of the parents and caregivers within a given community.

#### **Grocery and Convenience Stores**

While the larger communities within the county have access to full sized grocery stores, most towns rely on convenience or dollar stores to supply their daily grocery needs. These food deserts within the county often force residents to commute to a major city or out of the county in order to purchase groceries and, more specifically, fresh produce.



### Legend

-  *Town/ City Boundary*
 *Street Centerlines*  
 *County Boundary*
 *Lakes and Bodies of Water*  
 *Parcel*  
 *Rail System*

- |   |                                  |    |                                       |    |                                     |
|---|----------------------------------|----|---------------------------------------|----|-------------------------------------|
| 1 | County Government Facilities     | 8  | Leesburg Destinations (8 total)       | 15 | Silver Lake Destinations (10 total) |
| 2 | Claypool Elementary              | 9  | Etna Green Destinations (7 total)     | 16 | Mentone Destinations (12 total)     |
| 3 | Tippecanoe Valley High School    | 10 | Warsaw Destinations (27 total)        | 17 | Burket Destinations (3 total)       |
| 4 | Wawasee Middle School            | 11 | North Webster Destinations (19 total) | 18 | Claypool Destinations (9 total)     |
| 5 | Leesburg Elementary School       | 12 | Winona Lake Destinations (14 total)   |    |                                     |
| 6 | Syracuse Destinations (27 total) | 13 | Piercetown Destinations (21 total)    |    |                                     |
| 7 | Millford Destinations (16 total) | 14 | Sidney Destinations (5 total)         |    |                                     |



**Civic and Entertainment Facilities**

Although many of the smaller towns within the county have some form of bar or small entertainment venue, the majority of residents who are looking for entertainment options must either travel to the larger communities or venture outside the county. Similarly, people looking to host large gatherings within their community are often limited due to available space. While some towns do have community buildings or Lion's Clubs, the county is lacking a large venue which can support groups of people over 100 people.

Within the unincorporated portions of the County are a series of opportunities to experience agritourism. While these facilities may not serve the daily entertainment needs of County residents, they do serve a larger tourism role for the County and broader Michiana region. Agricultural tourism is essentially the act of visiting a any agricultural, horticultural, or agribusiness operation for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation. These experiences and supporting facilities provide farm operators with a way to increase income through a variety of service initiatives such as farm demonstrations, festivals, school group tours, hayrides, pick-your-own crop harvests, bed and breakfasts, campgrounds, crop mazes, and a host of other products and services. These services can be full time or can be tailored to specific seasons. The Blue Barn Berry Farm outside Syracuse, Tippy Creek Winery outside of Leesburg, and Creighton's Crazy Egg Café outside of Warsaw are prime examples of local agritourism destinations.

**Religious and Cultural Facilities**

There are multiple religious and cultural facilities within Kosciusko County, most in the form of churches. Many of the towns within the county hold multiple small parishes.



Hop Lore Brewery, Kosciusko County, IN | Visit Kosciusko





## ***Parks and recreation***

While Kosciusko County does not own or operate any park facilities, there are recreational opportunities within the unincorporated areas that contribute to the quality of place offered to residents and attract visitors from across the region. While the majority of the active recreation opportunities are within the incorporated communities, there are natural areas throughout the County that provide unique recreational opportunities.

Many of these natural, and wild spaces were established to protect local watersheds that provide clean water to surrounding communities and provide habitats for a variety of local wildlife. These spaces include preserves, trails, and wildlife areas that make hiking, biking, and birdwatching possible within the County. Kosciusko County is home to multiple spaces that offer various amenities such as parking, restrooms, ADA accessibility, paved trails, hiking, paved cycling, mountain biking, kayaking, on-leash dog walking, wildlife, birding, cross-country skiing, and hunting.

These spaces can generally be described in two way; pedestrian pathways or nature sites, with some opportunities combining both facilities. There are 7 popular trail networks that provide walking, biking, and hiking opportunities. Located to the west of Warsaw, The **Old Chinworth Bridge Trail** is nearly two miles long and perfect for hikers and bicyclists, who can learn some area history as they traverse the asphalt trail, which incorporates two historic bridges along the way. Heading east of Warsaw, the **Beyer Farm Trail** not only offers a tranquil escape for those in our community, but it also helps educate the public about the surrounding wetlands, from explaining the functions of it as well as both the wildlife and vegetation that is present. Upon exiting the 1800 feet of boardwalk over the wetlands, an asphalt trail will appear near the lake shore to the Pike Lake Campground.

The northeast corner of Kosciusko County has several other existing trails. Situated near Wawasee Lake, the **Syracuse Lake Wetland Trails, and Buck Island Trail** consist of three trails which wind through the area. On these trails, you can see beautiful wetlands, wooded areas, and lakeshore. The **Conklin Bay Boardwalk, included within the Wawasee Area Conservancy Foundation Centre**, extends the existing eleven miles of trail with a one-third-mile wetland boardwalk along with two-thirds more miles of concrete trail. The new section of trail opened officially in May of 2020 and runs through the Rolland Wetland Conservation Area. The **Syracuse-Wawasee Trails** offer an 11-mile network of walking/ bicycling trails meanders around the town of Syracuse, Syracuse Lake, and Lake Wawasee.

The remaining wild spaces are nature sites that showcase the natural environment and habitats that exist there. The **Greider's Woods Nature Preserve** offers 10 acres of a self-guided nature trail nature preserve that lies within the Tri-County Fish and Wildlife Area. The **Tri-county Fish and Wildlife Area** is composed of flat to rolling upland fields and gradual to steep slopes of oak-hickory woodlands, falling off to depressions of wetlands. Tri-County includes 10 natural lakes with water depths of 75 feet. The **Between-the-Lakes Preserve** is approximately seven acres with nearly 1,600 feet of water frontage adjoining the crucial Mud Lake wetlands. Located on the eastern board of the county, the 445 combined acres of **Pisgah Marsh Area and Boardwalk** is comprised of grassland, wetland, upland forest and lake habitat. Visitors can enjoy fishing, boating, and hiking at the **Deniston Natural Resource Area**, which wraps around Robinson Lake near Grassy Creek and Doke Ditch in Larwill, IN.

While not located near a lake, residents and visitors can retreat to the **Koinania Environment and Retreat Center** that encompasses 100-acres containing hardwood and pine forests, a five-acre lake, a large wetland complex with walkway and observation decks and a restored prairie. A nature center houses labs and museum on the upper level and retreat center below. Located in Leesburg, **Oppenheim Woods** contains rolling hills, lush forests, and gorgeous wildflowers. The **Wildwood Nature Preserve** has a small pond surrounded by forest, vernal pools scattered beneath the trees, a pine planting, numerous wetlands and a prairie. Lastly, the **Bock Nature Preserve** has several small ponds, plentiful prairie grass, wooded areas, spring flowers, and six miles worth of trails available in Akron.





## ***Lakes and waterways***

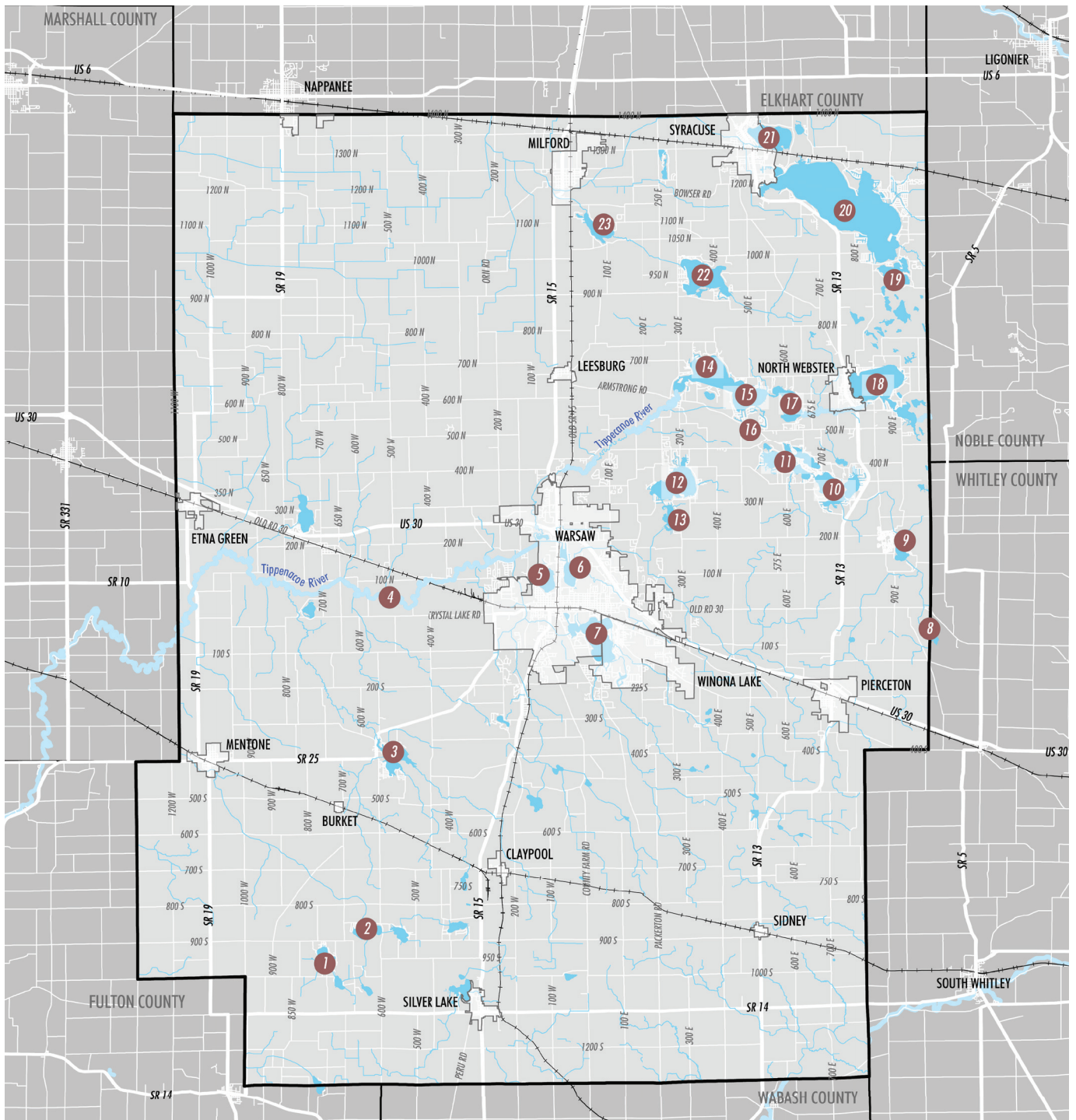
Kosciusko County is well known for its various lakes and waterways which draw in thousands of residents and tourists each year. The county has over 100 inland lakes, the most out of all counties in Indiana, and also has the largest natural lake (Lake Wawasee) and deepest lake in Indiana (Tippecanoe Lake). The Tippecanoe River is the largest river within the county, cutting to the west edge of the county and continuing through the state until merging with the Wabash River north of Lafayette.

With more than 100 lakes in Kosciusko County, local water resources are a huge economic driver for the local communities and the County as a whole. The lakes provide direct opportunities for lake-specific businesses such as boat marinas and manufacturers and in total the waterbodies have an estimated economic impact of over \$313 million annually. While critical to the local economy, of the 100+ inland lakes in Kosciusko County, only 23 are identified as recreational opportunities based on the public access and varied amenities offered. Located in the southwest quadrant of the County, Beaver Dam Lake, Yellow Creek Lake, and Lake Palestine all have water access sites with shoreline fishing area and paddling opportunities. Yellow Creek Lake is the only lake in this area that offers camping. It is important to note that Lake Palestine is an ADA accessible blue space.

The central area of Kosciusko County, surrounding Warsaw, is home to 4 primary waterways including Tippecanoe River-Chinworth, Center Lake, Pike Lake, and Winona Lake. While amenities area limited along the Tippecanoe River-Chinworth, this area offers shoreline fishing and suitable conditions for non-motorized watersports including paddle boarding, canoeing, and kayaking. The other 3 blue spaces are well-equipped with amenities and provide ADA accessible recreation.

Majority of the lakes with public access are located in the northeast quadrant of the County. This area is home to 16 lakes, creeks, and nature preserves. Deniston Nature Preserve and the Tri-County Fish and Wildlife are two wild spaces that include water access and shoreline fishing. Grassy Creek is a linear waterway that connects Tippecanoe Lake and James Lake, to Sawmill Lake. While a few lakes abut town jurisdictions, majority of these blue spaces are located within the unincorporated area of the County. The remaining 13 lakes open for public use include:

Ridinger Lake	Oswego Lake	Syracuse Lake
Big Barbee Lake	Lake Tippecanoe	Dewart Lake
Little Barbee Lake	James Lake	Waubee Lake
Big Chapman Lake	Webster Lake	
Little Chapman Lake	Lake Wawasee	



### Legend

- Town/ City Boundary
- County Boundary
- Parcel
- Rail System
- Street Centerlines
- Lakes and Bodies of Water

- |                              |                        |                                 |
|------------------------------|------------------------|---------------------------------|
| 1 Beaver Dam Lake            | 9 Ridinger Lake        | 17 James Lake                   |
| 2 Yellow Creek Lake          | 10 Big Barbee Lake     | 18 Webster Lake                 |
| 3 Lake Palestine             | 11 Little Barbee Lake  | 19 Tri-County Fish and Wildlife |
| 4 Tippecanoe River-Chinworth | 12 Big Chapman Lake    | 20 Lake Wawasee                 |
| 5 Center Lake                | 13 Little Chapman Lake | 21 Syracuse Lake                |
| 6 Pike Lake                  | 14 Oswego Lake         | 22 Dewart Lake                  |
| 7 Winona Lake                | 15 Lake Tippecanoe     | 23 Wauabee Lake                 |
| 8 Deniston Nature Preserve   | 16 Grassy Creek        |                                 |



Each water body offers a unique set of opportunities and amenities. The table below summarized each of the 23 bodies of water and the recreational amenities they include. Furthermore, if the water way is located in or along a community's jurisdiction, a more detailed descriptions of the blue space can be found in the community write-up.

### PUBLIC WATERWAY OPPORTUNITIES AND AMENITIES

	Accessible	Beach	Park	Camping	Conservation Area	Non-motorized sports	Motorized sports	Boat Access	Rentals	Marina	Muskie	Shoreline Fishing
Beaver Dam Lake						X	X	X				X
Yellow Creek Lake				X		X		X				X
Lake Palestine	X							X				X
Tippecanoe River-Chinworth						X						X
Center Lake	X	X	X		X	X		X	X			X
Pike Lake	X	X	X		X	X		X	X			X
Winona Lake	X	X	X	X		X	X	X	X	X		X
Deniston Nature Preserve	X							X				X
Ridinger Lake		X	X					X				X
Big and Little Barbee Lake				X	X	X	X	X	X	X	X	
Big Chapman Lake	X					X	X	X				X
Little Chapman Lake	X			X		X		X				
Oswego Lake						X	X	X	X	X		
Lake Tippecanoe			X	X	X	X	X	X	X	X	X	
Grassy Creek						X						X
James Lake							X	X			X	
Webster Lake	X	X				X	X	X	X	X	X	
Tri-County Fish And Wildlife						X		X				X
Lake Wawasee	X	X			X	X	X	X	X	X	X	
Syracuse Lake	X	X	X			X	X	X				X
Dewart Lake	X	X		X		X	X	X	X			X
Waubee Lake		X	X			X	X	X				X

Lakes and Waterways, Kosciusko County, IN | Visit Kosciusko



## Watersheds and Floodplains

Unusually enough, Kosciusko County intersects three (3) major watersheds – the Great Lakes watershed, which flows north and east to the Great Lakes and the Atlantic Ocean; the Ohio watershed, which flows south and west to the Ohio River and the Gulf of Mexico; and the Upper Mississippi, which flows west to the Mississippi River and the Gulf of Mexico. The dominant flow vector of stormwater (and for gravity-flow sanitary sewer systems, for that matter) therefore varies on where in the County a precipitation event is experienced.

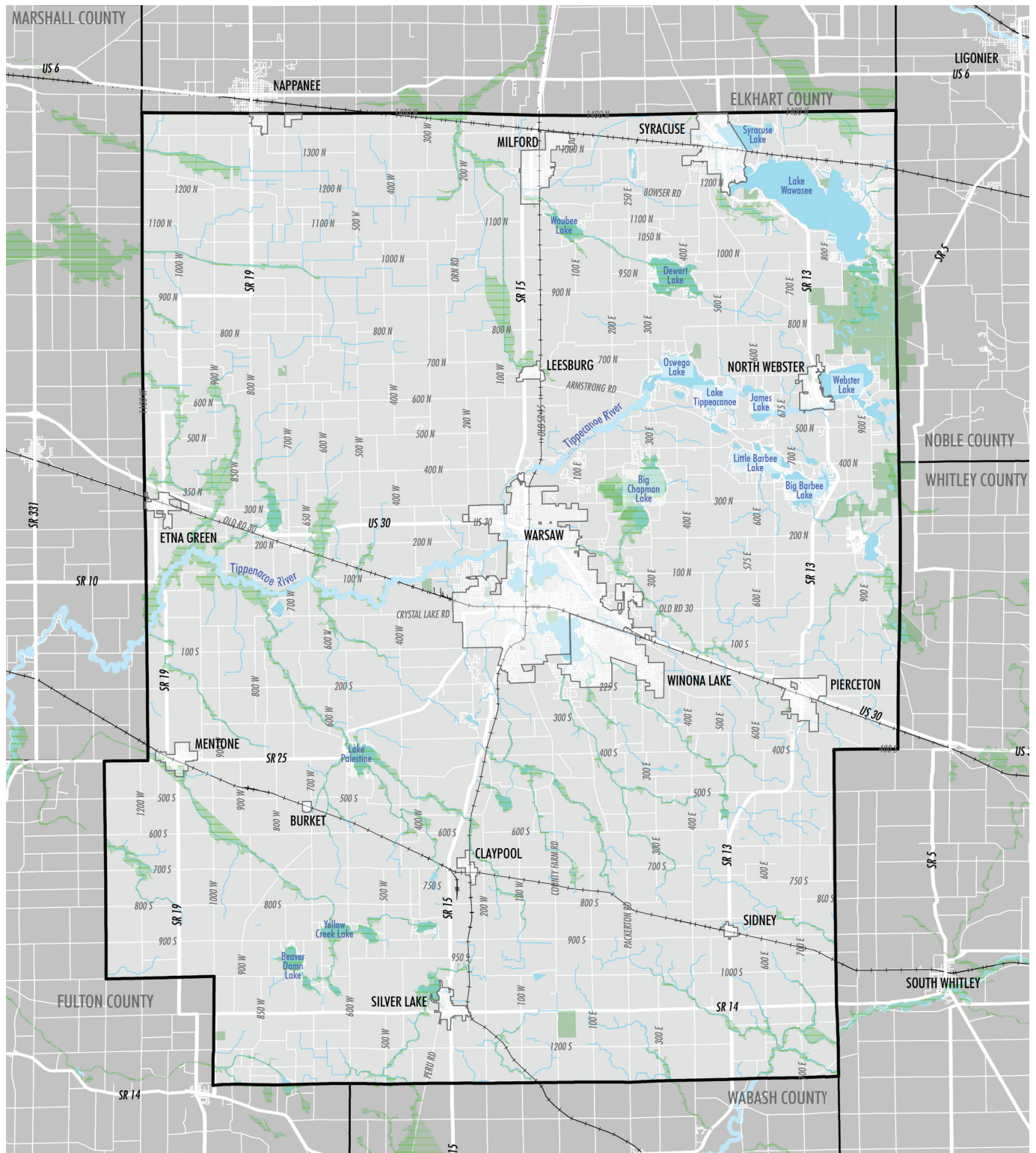
According to [www.floodfactor.com](http://www.floodfactor.com), a rating service for flood risk, about 5,200 properties in Kosciusko County (10 percent of the total) have a greater than 25 percent chance of experiencing severe flooding within the next 30 years. The risk is disproportionately found outside of municipalities; about 1,020 (20 percent) of the high risk properties are within cities and towns, representing about 7 percent of all properties therein; the remaining 4,200 are found in unincorporated areas, representing about 11 percent of total properties. The distribution of these properties is uneven, with concentrations located at a few key areas, as follows:

- About 100 properties on the north shore of Yellow Creek Lake, in the southwest part of the County, with another 30 properties on nearby Diamond Lake.
- Riplinger Lake in the East-Central part of the County has about 150 high-risk properties along its western shore (including Jellystone Park) stretching through N CR 850 East, as well as about 40 properties on the eastern shore.
- About 200 properties along the combined shorelines of Irish, Sechrist, and Little Barbee Lakes.
- About 300 properties along the shoreline of Tippecanoe Lake, with another 20 along a causeway off of nearby James Lake.
- About 100 properties along the eastern shoreline of Lake Wawasee and connected areas (the “Enchanted Hills” subdivision)
- About 50 properties along Lake Waubee, near Milford.
- About 25 properties along Palestine Lake, near Mentone.

According to the Indiana Department of Natural Resources, there are seven (7) dams in Kosciusko County, located along the string of lakes from Webster Lake to Lake Wawasee; the risk of severe flooding is considerably lower in this corridor than elsewhere in the County. Two of these dams, located near Long Lake, have a “zero-foot” structural height above the stream bed, meaning that they effectively have no value in stormwater management; the remaining five dams range in height from 6 feet (in North Webster, along Webster Lake) to 28 feet (at Goldeneye Pond). The twelve-foot dam in North Webster, on the south shore of Webster Lake (proximate to the six-foot dam discussed above), contains a drainage area (the area supplying water to the waterbody behind the dam) of over 49 square miles.

The Indiana Department of Transportation (INDOT) is responsible for installing (where appropriate) and maintaining curbs, gutters, catch basins, and inlets within the limits of the roadway right-of-way, but this management responsibility applies only to surface water that collects on the right-of-way; INDOT is not obligated to scale drainage infrastructure to meet the needs of adjacent property owners.





### Legend

- |                     |  |
|---------------------|--|
| Town/ City Boundary | Street Centerlines                     |
| County Boundary     | Lakes and Bodies of Water              |
| Parcel              | 100 Year Floodplain                    |
| Rail System         | Parks, Open Space and Nature Preserves |

## COUNTY

**KEY FINDINGS**

*The key findings of the Kosciusko County 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:**

- The county has seen an increase in population over the last decade, and is expected to continue growing.
- Although the county still retains a strong agricultural base, advanced manufacturing and related industries are now a dominating force within the county and act as an attraction for new residents.
- The lakes throughout the County are a strong amenity. As the process progresses attention should be made to include additional waterways within this to see how rivers can be preserved and enhanced.
- The SR 15 corridor is primed for commercial development in many areas. Specifically, between Leesburg and Warsaw. Utilities are present making development easier.
- The Area Plan Commission (APC) provides support to all incorporated municipalities except Warsaw, Winona Lake, Sidney and Mentone. Leesburg is the most recent addition to the APC. This organization provides an opportunity for continued collaboration between the County and the individual communities.
- Preserving the natural amenities within the County is a priority and identifying how to balance the environmental impacts of growth and development moving forward should be included in future action plans.
- There is interest in developing a group/ board that would function as a County parks department or parks board. The initial use of this group would allow the County to apply for funds but over the long run it could then organically grow into a broader County-wide parks system.
- The lakes throughout the County are a strong amenity. As the process progresses attention should be made to include additional waterways within this to see how rivers can be preserved and enhanced.
- The SR 15 corridor is primed for commercial development in many areas. Specifically, between Leesburg and Warsaw. Utilities are present making development easier.

---

### ***Weaknesses and Threats:***

- Due to the age of many communities within the county, outdated infrastructure will be a major concern for community leaders and residents in the coming years.
- The US 30 Coalition, along with state and local partners are looking at necessary improvements to the US 30 corridor. The study is just beginning and could take up to two years to see recommendations. Changes and improvements to the corridor could have huge impacts depending on what the recommendations include.
- Due to the ongoing study of the US 30 corridor, development and infrastructure improvements within this area will be unknown for the foreseeable future. Interim considerations and options may be needed so that the area is not negatively impacted once study recommendations are finalized.
- Local waterways such as the Tippecanoe River and the Eel River are underestimated assets.
- Child care options seem to be limited across the County. The County could be able to play a stronger role, especially when it comes to approving in home day care establishments.
- 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.
- 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.
- Sidewalk infrastructure is predominately located within incorporated areas. Existing county roads do not provide dedicated facilities for pedestrians or cyclists.



