

TOWN OF NORTH WEBSTER

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.



NORTH WEBSTER

PEOPLE

Demographic Trends

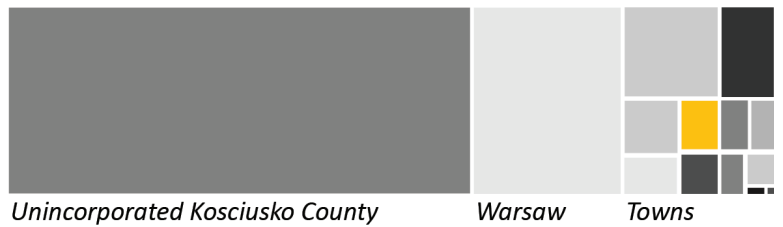
North Webster has seen slow growth in population, since 2000, and has noticeably stagnated in the last decade. The Town's total population is 1,151 people, about 1.5% of the County's total population. North Webster has grown by 7.9% since 2000 and is estimated to only grow by 0.5% come 2030. North Webster's low predicted growth is similar to other Kosciusko lake communities, who are expected to remain the same population over the next decade.

The median age of residents living within North Webster is 45.4 years, an increase from 2010 when the median age was 41.6 years. This slight increase may indicate that many of the Town's residents are aging in place, likely because there are housing, amenities and services available to accommodate their changing needs. The largest age cohort living within North Webster are those between 65 and 74 years of age (13.5%), while over 40% of the Town's population is over the age of 55.

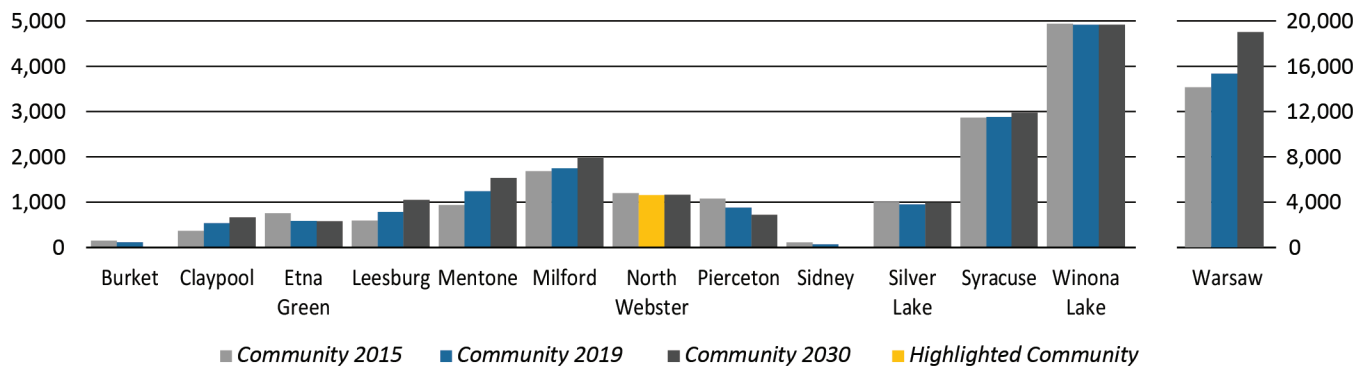
Approximately 97.9% of those living within North Webster identify as Caucasian, 0.2% identify as Black or African American, 0.5% as Some other race, and 1.4% as Two or more races. In addition, 0.7% of residents also identify as Hispanic or Latino in origin, which is a decrease from 2010 (5.2%).

North Webster's median household income is \$53,485, a 35.9% increase since 2010, yet \$7,881 (12.8%) less than the County's median household income. The Town's income per capita (\$30,199) increased 29.6% from 2010 to 2019 and is the highest in the County behind Winona Lake. 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. The Town's increase in median household and per capita income is not reflected by the poverty rate (10.3%), although it has fallen since 2010.

1,151

Total
population
(2019)

Population Growth



Income and Poverty



\$53,485 Median
Household
Income

9.8% County
Poverty Rate

Race and Ethnicity



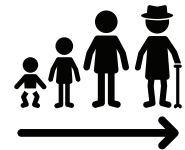
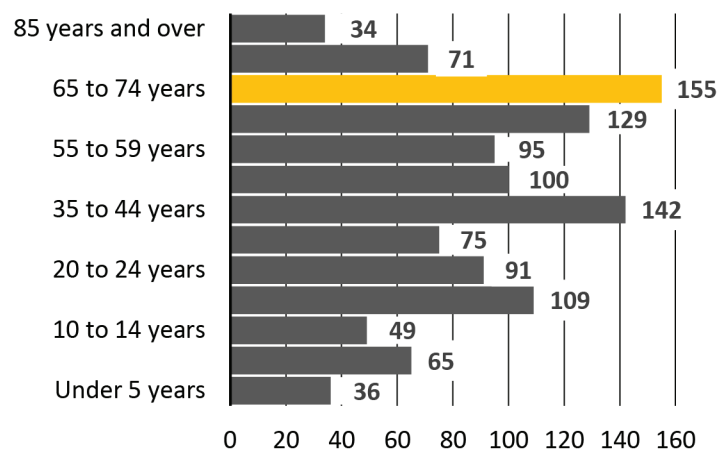
97.9%

Identify as Caucasian

0.7%

Identify as Hispanic

Population Age



45.4

Median Age

Employment and Industry

Of residents 25 years or older, 87.8% have a high school degree or higher and 14.4% have a bachelor degree or higher. North Webster has seen an increase in educational attainment since 2010 when 86.2% of residents over the age of 25 had a high school degree or higher.

Although North Webster has seen an increase in population over the past decade, the labor force (65.2% of residents over the age of 16) has decreased by 6.8% since 2010. The decrease in the Town's labor force could be explained by the increase in the population's age, as more residents are retiring within the Community. Manufacturing industries (45.5%) employ nearly half of North Webster's residents, while educational services, and health care and social assistance industries (19.3%) are the second largest employers. The average earning for manufacturing jobs within the County is \$91,815, the second highest out of all major industry types.

The mean travel time for North Webster residents is 20.5 minutes. About 77.9% of residents are driving to work alone, while 19.7% carpool with others and 1.1% walk to work. The majority of residents are commuting outside of the Community (88.2%) for work, while only 18.5% are commuting outside the County for work. An estimated 7,549 Kosciusko County residents leave the County for work each day.

623 Total
Residential
Labor Force
(2019)

95.7%

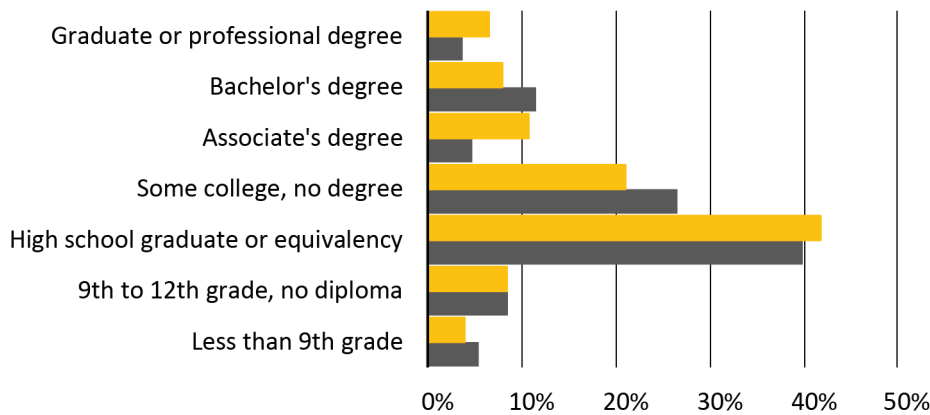
Of the local labor force is
employed



4.3%

Of the local labor force is
unemployed

Educational Attainment



87.8%

Have obtained a high school
degree or higher

Average Earnings for Manufacturing Jobs



\$91,815

Average
earnings
within the
County

Second highest out of all major
industry types

Commuting Time



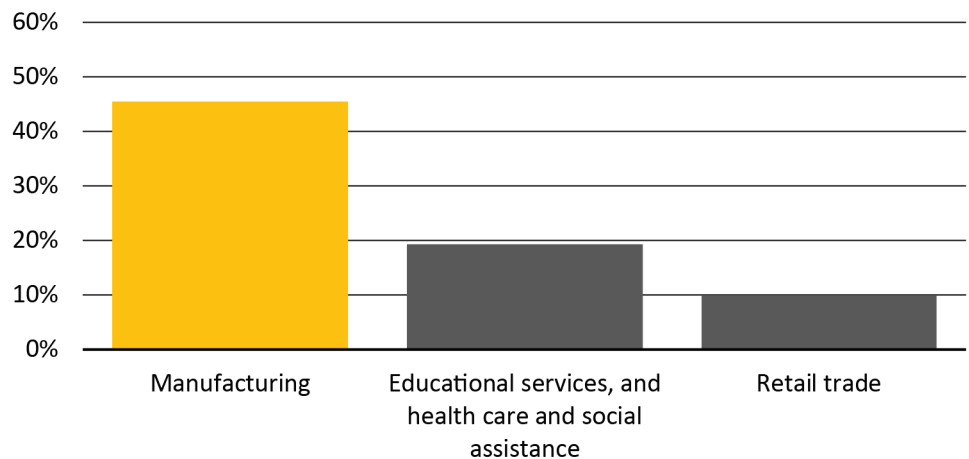
20.5

Average travel time in minutes

77.9%

Of workers prefer to drive to
work alone

Local Industries and Earnings



Housing

North Webster has 706 housing units, a 15.4% increase since 2000. The Town saw little to no housing development between 2000 and 2010, but saw new growth since 2010. This increase in housing units could be the cause of the Town's high vacancy rate (24.9%), indicating that North Webster is experiencing a major housing surplus.

The housing within North Webster is aging slower than other communities, with just 22.8% of housing built before 1940; however, 50.8% of units were built prior to 1970. This year is important because it marks when modern housing codes began to take effect throughout the Country. Since 2010, there have been 12 new housing units constructed within town limits, which makes up about 1.7% of the Community's total housing stock. This falls behind the County, where the housing units built after 2010 make up 4.2% of the County's total.

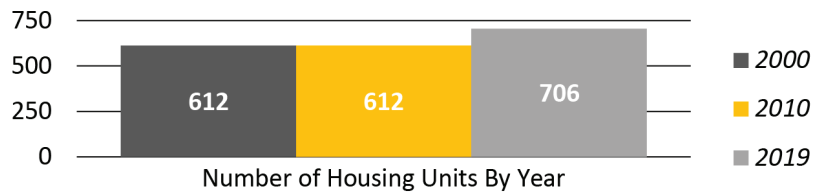
The most common type of housing structures within North Webster are single-unit detached structures, making up 72.8% of total housing units. The next highest are mobile homes (17.6%) and 2-unit, multi-family housing or duplexes (5.9%). The occupied households within the Town are predominately owner-occupied (74.3%), with 59.1% of units being family households and 30.8% single-person households. The percentage of rented households (25.7%) in North Webster is in line with the County (25.2%). The Town has 176 vacant houses (24.9%) of its 706 total housing units.

The median home value in North Webster is \$118,900, which is less the County's median value (\$150,000) and but higher than many communities within the County. The Town's home values have been rising since 2000 (increase of 24.7%), where the median home value was \$95,300.

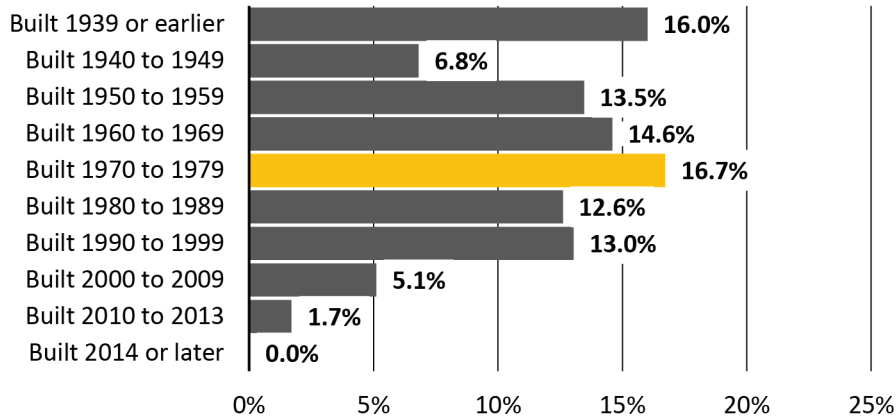
Currently, based on Zillow Research data on the prices of homes being sold within the Community, there is a large difference between the sales prices and the median assessed value of the homes as defined by the US Census. In 2019, the median home sale price was \$172,645 (compared to an assessed value of \$118,900), an increase of 35.8% since 2000 (\$127,076), and has increased 3.7% from 2019 to 2020 alone.

706

Total housing units



Age of Housing



50.8%
Of local housing units were built before 1970

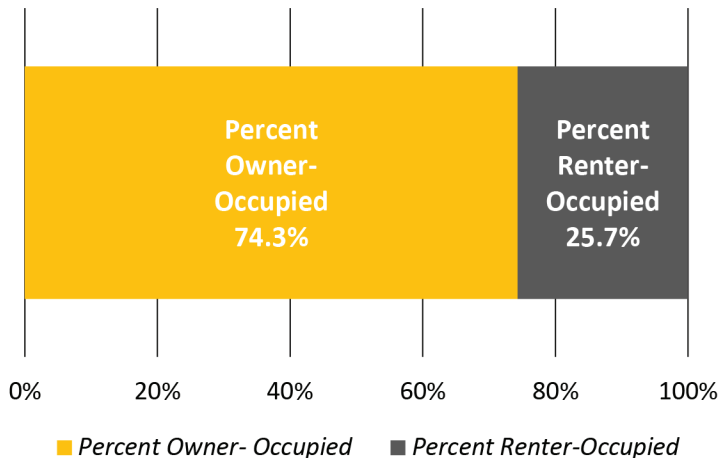
Home Value



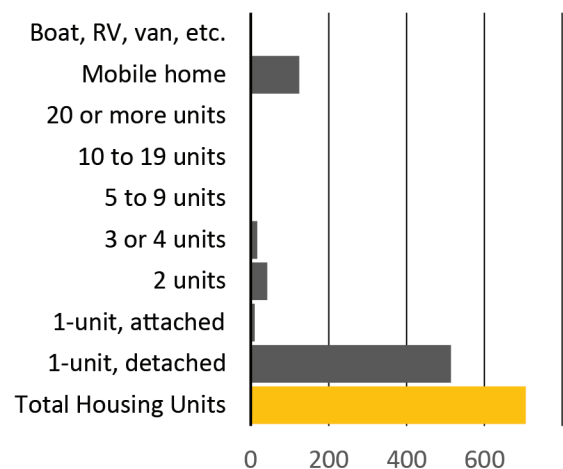
\$118,900 **Median Home Value**

Versus a median home sale price of \$172,645 (Zillow Research)

Housing Occupancy



Housing Type



NORTH WEBSTER PLACES

Existing development

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

Residential

The majority of North Webster's residential development is located east of SR 13 and along Webster Lake. The Town's newest housing is to the north along Epworth Forest Road and Crystal Flash Road. Due to the limited availability around the lake, new development is most likely to occur on the west edge of Town and north of the elementary school. The Town does offer senior living within one specific subdivision development. The subdivision, located north of Epworth Forest Road along Panorama Drive, is split in half with one area offering rental homes to all ages and the other offering rental homes to those over the age of 55.

Commercial/ Industrial

The primary location for North Webster's retail and office spaces is along Main Street (SR 13) from Backwater Road to Epworth Road. North Webster has multiple stores which can fulfil the daily needs of residents such as a grocery store, hardware store, and local entertainment options. The Town also has lakeside resorts and the Dixie Boat which are tourist draws for the area. Many of North Webster's businesses are also lake-oriented. The Town has limited industrial properties within town boundaries, with most located outside Town along SR 13.

Government/ Civic

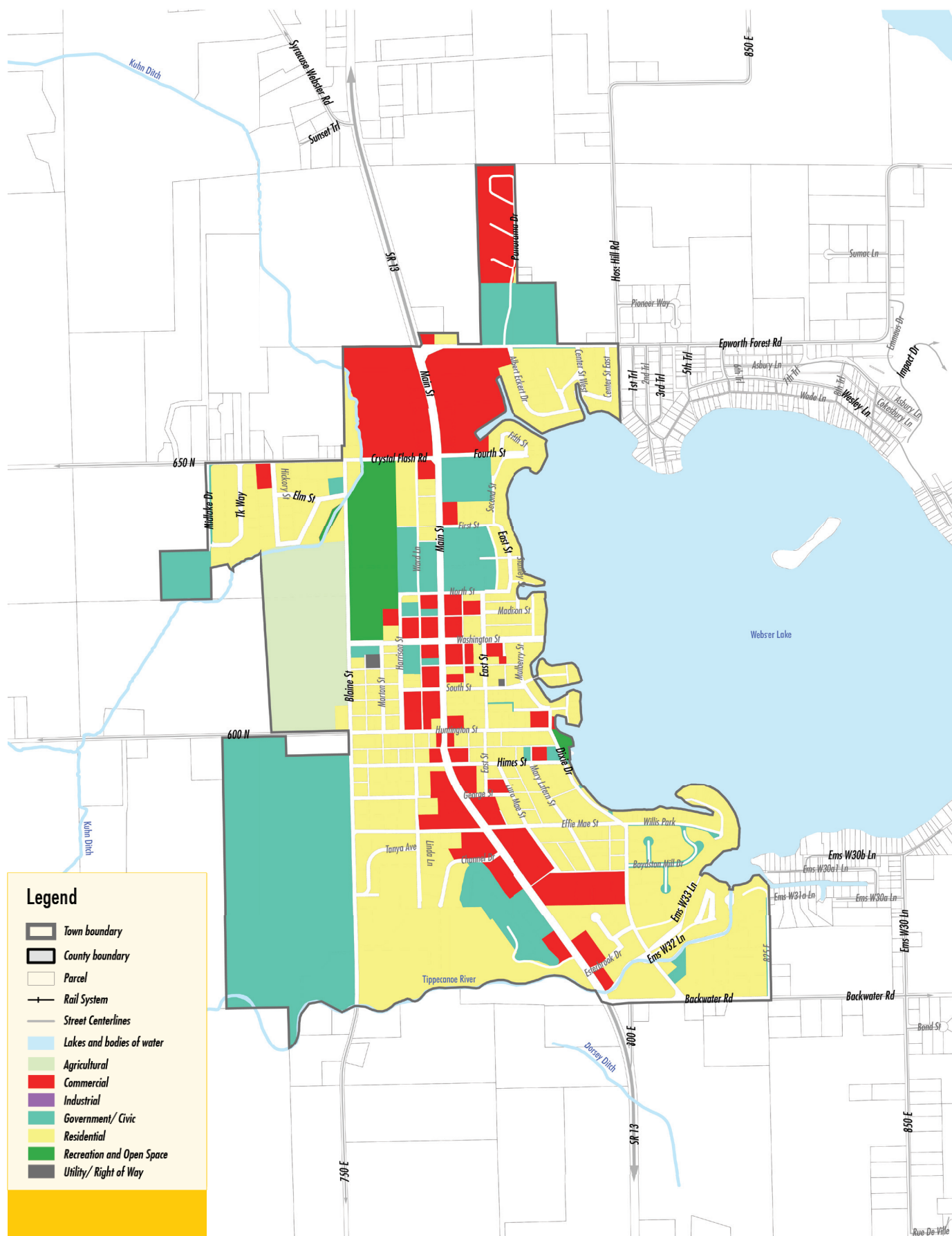
The majority of all government/civic land uses are located along Main Street within the Community's downtown area. This includes the new North Webster Community Center located at the intersection of Main Street (SR 13) and North Street. The Community Center features a gymnasium, banquet hall and meeting rooms which are available for public use and rental. The facility is also home to the North Webster Public Library.

Recreation

There are multiple areas within North Webster with land uses dedicated to recreation including the area south of the elementary school, the baseball/softball fields north of the township trustee's property, and various locations along North Webster Lake.

Agriculture

Agricultural land uses surround the Community to the north and west. These areas have the possibility of being developed in the future. Webster Lake and areas of natural vegetation exist to the south and east of Town which limit growth opportunities in these directions.



Zoning

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

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

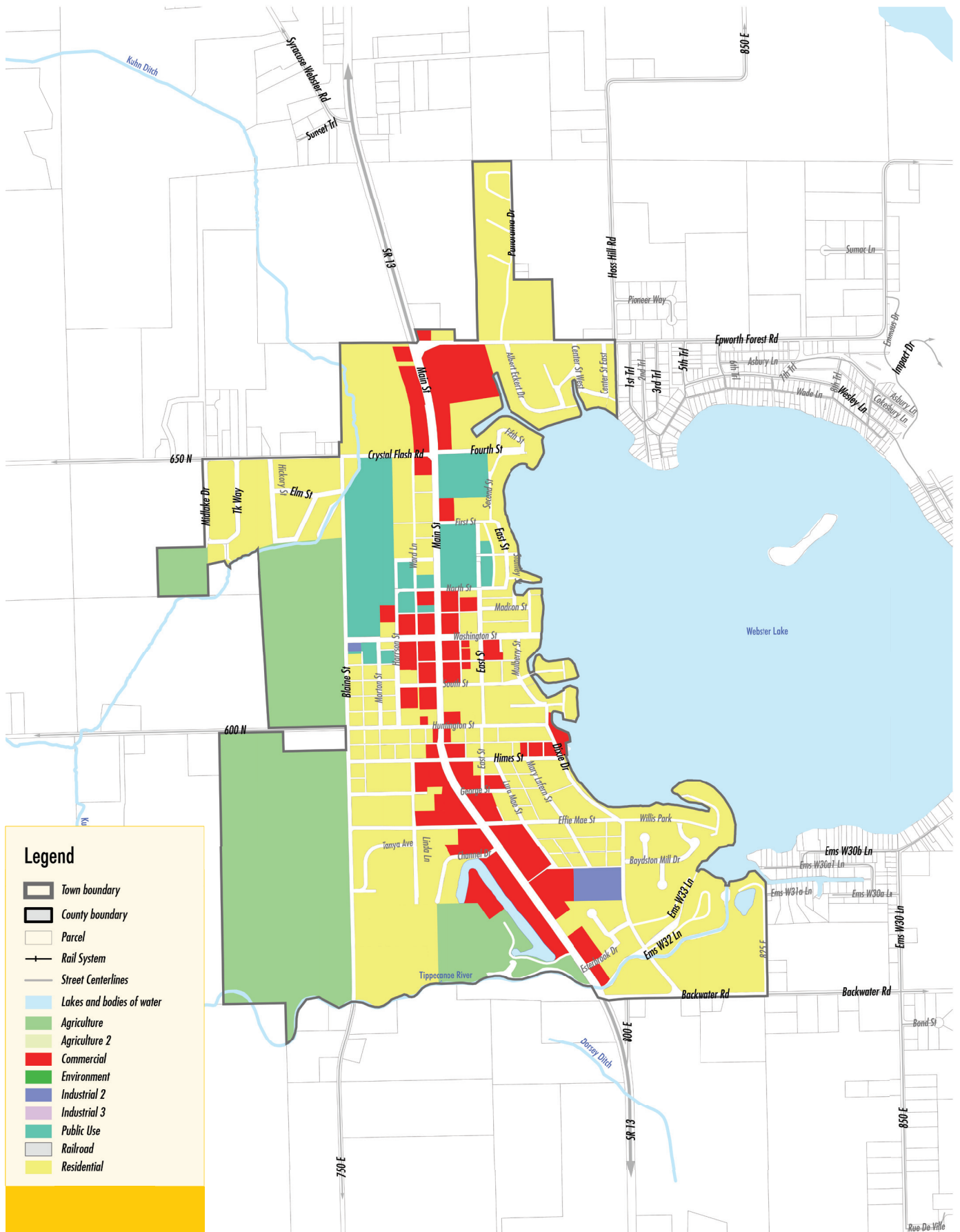
Public Use District: This district is designated for and limited to uses that serve to benefit the public. These uses may or may not be taxed, and may be owned and operated either privately or publicly.

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

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

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

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



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

North Webster has an informal downtown and business core that spans approximately three blocks along Main Street (SR 13). While the area serves as the center of the Community, there is no Main Street organization or defined downtown district. Additionally, buildings within the business core are in need of structural and façade improvements and the visual aesthetic of the character varies due to the SR 13 travel corridor.

Contributing to the informal business core, there are a number of structures 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.

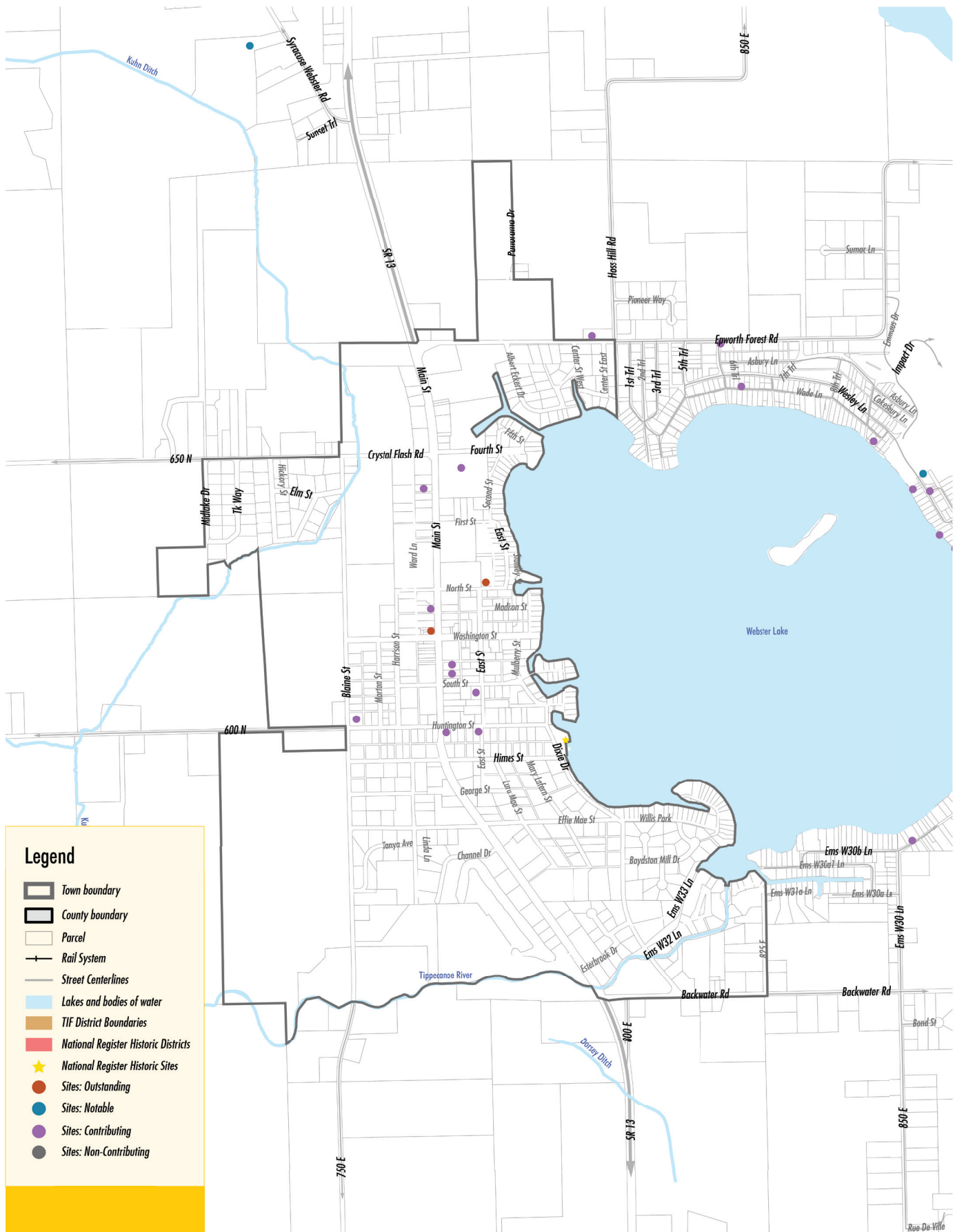
Contributing: The property is at least 40 years old, but does not meet the criteria of outstanding or notable. These resources are important to the density or continuity of the area's historic fabric. Contributing structures can only be listed in the National Register as part of a historic district.

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 North Webster, there are numerous properties mapped within the SHAARD database, two of which are noted as 'outstanding' structures. The Warner School, located at North Street and East Street, was the first school built in the area and included sleeping quarters for the teacher. It is noted to be the oldest remaining structure in the Township and dates back to 1838. The Brockman Store, located at Washington Street and Main Street (SR 13), is a prime example of mid-19th century commercial architecture and is noted as being the finest early example of commercial architecture in the County. North Webster also features several 'contributing' properties along and near Main Street (SR 13). Unlike other communities, North Webster also has one site designated as a National Register Site. The Dixie, which was built in 1929, is Indiana's oldest sternwheel excursion boat. The boat, which was added to the Historic Register in 2009, is docked at North Webster Town Park and available for seasonal lake tours. North Webster also has two 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.

Development Incentive Districts

Currently, there are no development incentive districts within or adjacent to North Webster.



NORTH WEBSTER

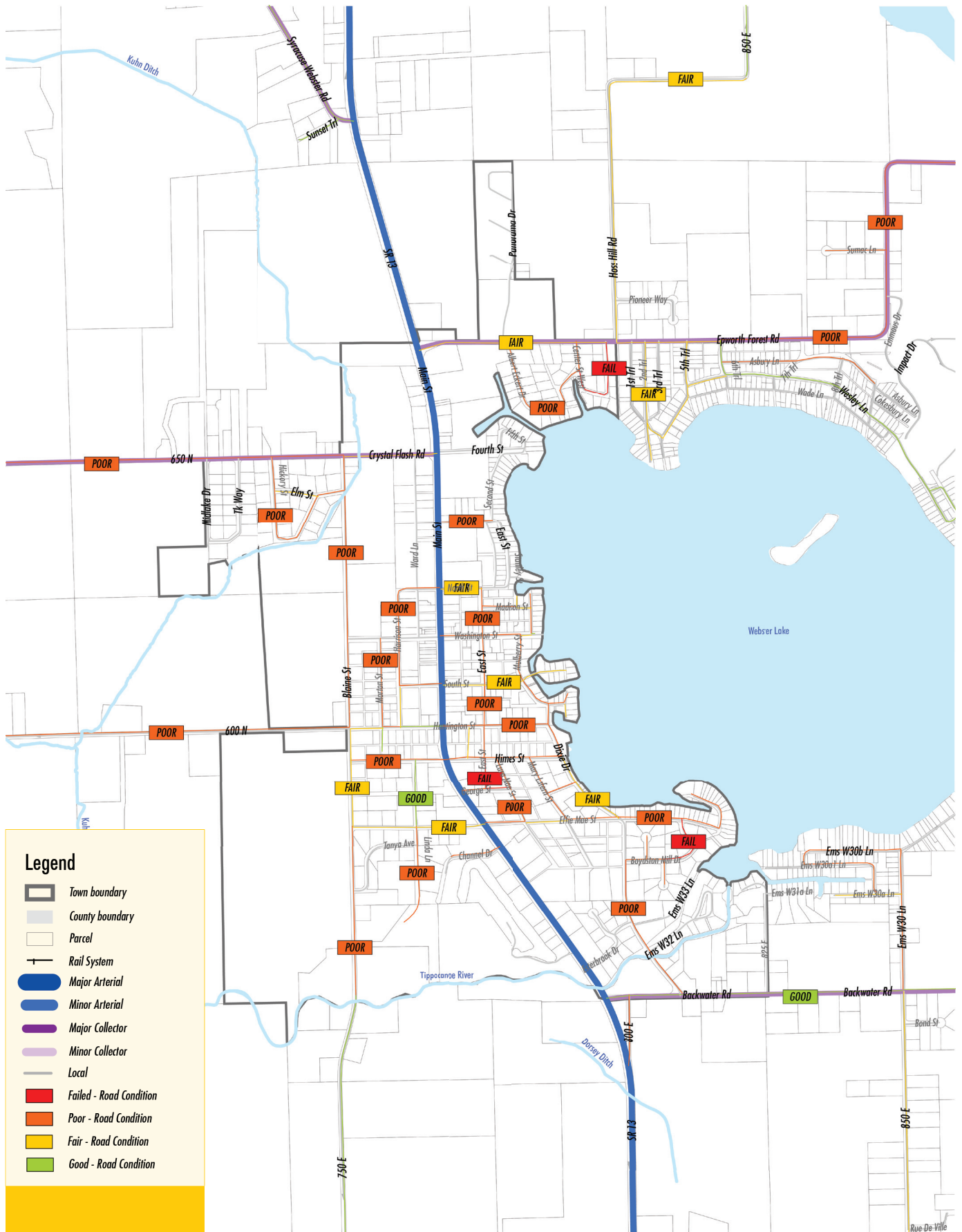
TRANSPORTATION SYSTEMS

Motorized

Roadways within and surrounding the Town of North Webster can be classified under the Highway Functional Classification system established by the Federal Highway Administration. This system was established to group streets and highways into classes based on the level of service they are intended to provide. These classifications not only allow the roads system to be evaluated and maintained in an efficient manner, but also rate roadways based on the concepts of mobility and accessibility.

North Webster consists primarily of local collectors, with the exceptions being SR 13 (Minor Arterial) and Minor Collectors along the edges of the Community including: East Epworth Forest Road, 650 North, and 550 North. Due to the volume of traffic along SR 13, the roadway would have likely been reclassified and expanded if space limitations in the Community did not restrict width and speed. SR 13 does not provide any direct connections to neighboring major communities, but connections to the Town of Syracuse in the north and Pierceton in the South are made possible via the corridor. The southern connection also provides access to US 30, which leads to the Kosciusko County Seat of Warsaw, as well as the cities of Columbia City and Fort Wayne.

SR 13 sees the greatest number of average daily trips within the Community. A minor number of commuters enter/exit this corridor just south of the Community at County Road 500 North.



Roadway Character and Condition

The roadways within and surrounding North Webster, while rural in nature, vary in character. Main Street (SR 13) is the Town's primary corridor and provides thru access from the north to the south. At the southern end of the Town, Main Street (SR 13) consists only of two travel lanes separated by a center pavement marking. On both sides there are narrow shoulders which are either paved or gravel. The character of the roadway to the north remains the same until the intersection of East Huntington Street. Sidewalks are present at this intersection and run along the eastern road edge until East First Street where they no longer exist.

Aside from Main Street (SR 13), the roadways within and surrounding North Webster are predominately rural in nature and include varying levels of facilities and amenities. North Webster's corridors primarily consist of two-lanes, approximately 20-24' in width, and often lack shoulders, curbs and centerline pavement markings.

As an incorporated community, North Webster is responsible for the public right of way within the town boundary. Kosciusko County, and many of the incorporated communities, utilize the Pavement Surface Evaluation and Rating System (PASER) to visually assess and rate the condition of local roads. The PASER system rates the condition of the road from 1 (failing) to 10 (excellent). With this information, local governments are able to project future conditions of the pavement and plan for the most effective treatment. Pavement conditions, as defined by the PASER system, have been collected on a regular basis for County roads from 2016 to 2020, including all roads within the Town of North Webster. Nearly all of the roads within Town are classified as a "Fair" rating or above, with only a few residential streets being noted in "Failed" condition.

Based on available data, there are no known roadway improvement projects currently being planned or considered by Kosciusko County or the Town of North Webster.

Roadway Character, North Webster, IN | TSWDG



Rail Corridor

There are currently no existing railways through the community of North Webster.

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 U.S. Federal Transit Administration.

Non-Motorized

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

While some sidewalk infrastructure exists along Main Street (SR 13), it does not extend into the surrounding residential areas. The sidewalk network that does exist runs through the commercial area of the Community containing a grocery store, deli shop, North Webster Police and Fire Department, and several other retail establishments.

The only other existing trail is the Welah Metekkah Natural Trail located south of North Webster Elementary School. This trail loop primarily serves the students and staff at the elementary school and does not connect to anything else.

Utility Systems

Public infrastructure and services ensure that the health, safety and wellbeing of North Webster residents is a priority. The Town of North Webster, in partnership with Kosciusko County and private utilities, provides several key services to its residents.

North Webster, IN | TSWDG



NORTH WEBSTER UTILITY SYSTEMS

Water and Wastewater

The Town of North Webster does not provide water services, so residences access water through individual wells. Wells collect ground water to be stored at a threshold beneath the ground's surface and then pumped to the surface for use. A primary concern with well water is regulating the water quality and preventing the water from being contaminated from run-off.

Wastewater services are provided through the Township of North Webster-Tippecanoe utility company. The Town-operated utility is based out of the North Webster Sewer Billing office within the Community, and it sends wastewater to a small treatment facility on the Community's western edge.

Gas and Electric

Similar to other small communities in Kosciusko County, the Town of North Webster is electrically serviced by the Northern Indiana Public Service Company (NIPSCO), with the potential power alternative of the Kosciusko Rural Electric Membership Corporation (REMC).

Broadband

According to BroadbandNow, a digital database that utilizes data from the Federal Communications Commission (FCC) and local service providers, there are 11 internet providers that service North Webster, with 8 of those offering residential service. The majority of service within the Town is gained through DSL or satellite providers, although commercial service is available through cable/fiber. Due to the way broadband data is reported and collected by the FCC, some zip codes report having a higher number of providers and subscription plans available to local residents. While there are numerous providers, coverage varies depending on the specific provider. Broadband speeds are measured by upload and download speeds in Megabytes per second (Mbps). The average download speed within North Webster is 78.9 Mbps, which is 39.7% slower than Indiana's average. For reference, the Federal Communications Commission identifies effective broadband access as having a minimum download speed of 25Mbps and upload speed of 3Mbps.

Rural Indiana Stats, an application managed by Purdue University and the Indiana Office of Community & Rural Affairs, offers an alternative view of local broadband statistics. The application, which aggregates FCC data at the Census tract level, reports that 17.1% of area residents do not have internet access, 8.3% have no computing device, and 18.9% of residents use only a mobile device.

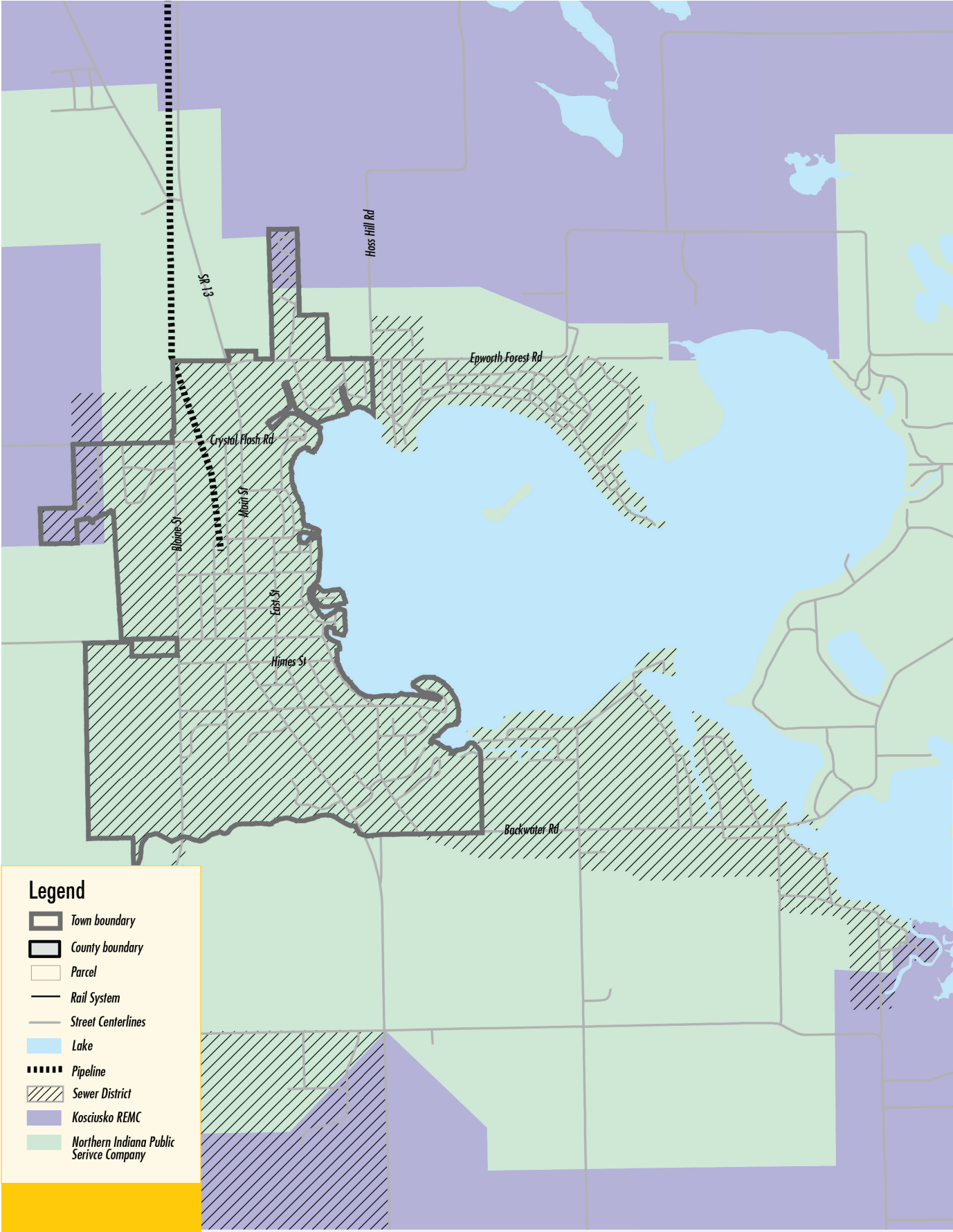
Due to the way data is aggregated and reported, both databases use geographic boundaries that include the Town of North Webster as well as unincorporated areas of the County in the statistics identified above.

Public Safety Systems

The North Webster Tippecanoe Township Volunteer Fire Department is located on the north end of the commercial strip, just south of North Street.

The Town has their own police force housed within the Town Hall. The force consists of four officers.

North Webster currently has a contract with Lutheran Health Network for EMS services.



NORTH WEBSTER

DESTINATIONS

Community Facilities and Support Services

Government Facilities

North Webster's Town Hall is located at the corner of Main Street (SR 13) and Camelot Lane in the heart of the downtown. The Town's post office is housed in commercial buildings near Epworth Road. North Webster also has a community building, which holds a library and YMCA. The community building is used by people both inside and outside the community, but it is not supported by local tax dollars.

Public Health Facilities

North Webster has a doctor's office specializing in family medicine. However, for any specialty or more urgent treatments, residents would need to visit Warsaw or Colombia City located approximately 18 miles to the northwest and northeast.

Schools and Learning Institutions

North Webster Elementary is located within the Town and serves the surrounding region as part of the Wawasee School Corporation. A community walking trail is just south of the school. The Town's middle school (grades 6-8) is located to the north of Town, along SR 13 and the senior high school (9-12) is located to the within Syracuse.

Child Care and Early Childhood Facilities

Based on a search of INconnect, an online database of childcare or early childhood facilities, North Webster has no established early childhood and daycare facility within the Town. However, local field tours did find that there are care options within the Town including a daycare facility and private preschool. Aside from these facilities, parents are forced to take their children outside the Community for childcare needs. The nearest facilities lie in Syracuse or Warsaw, both of which are approximately 8 and 17 miles away respectfully. INconnect allows any individual to search for care providers by a variety of criteria and provides listings for both licensed and unlicensed, centers, homes and ministry-based facilities.

Grocery and Convenience Stores

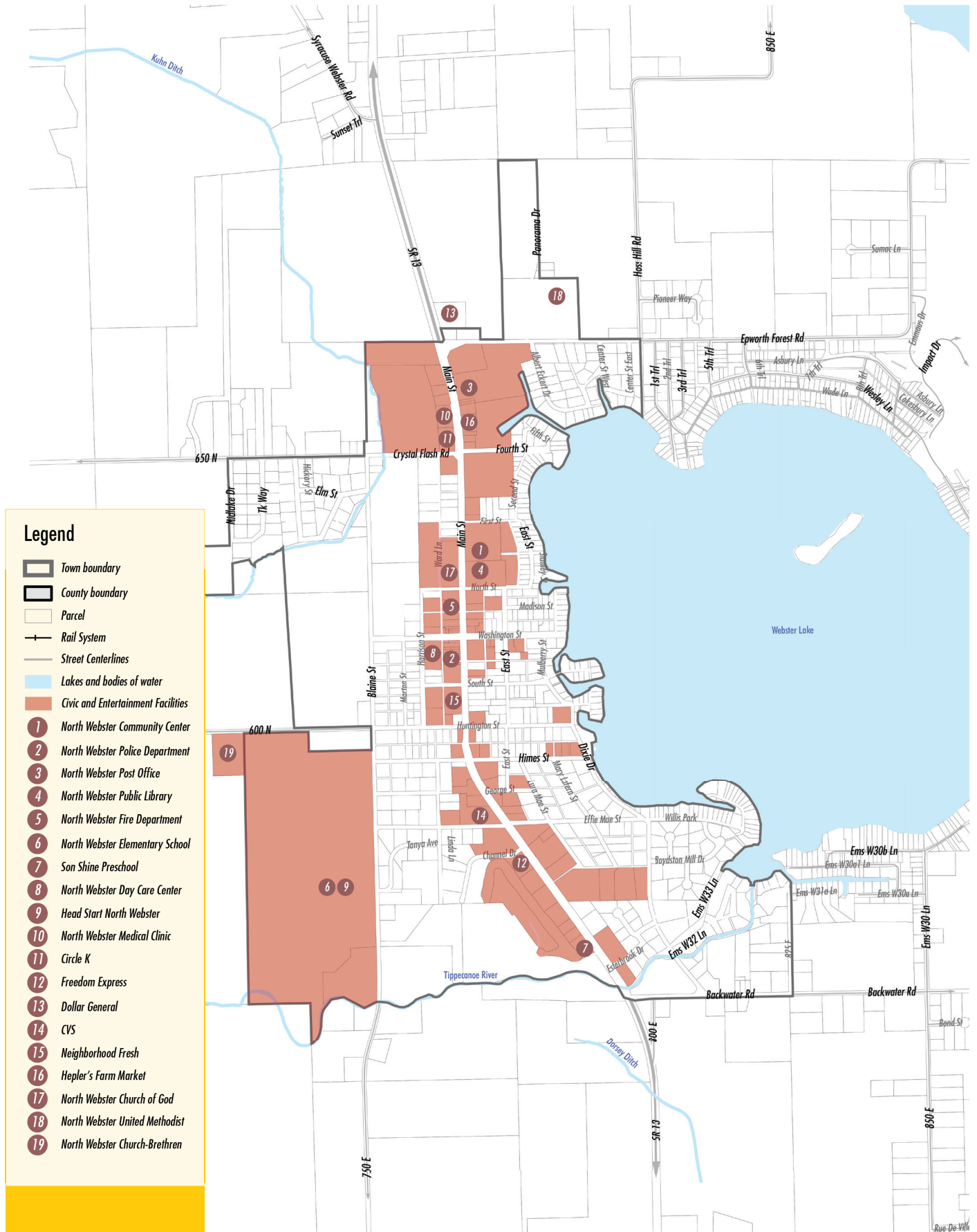
North Webster has a Neighborhood Fresh grocery store which provides fresh produce and pantry staples for both seasonal and year-round residents. There are also a number of gas stations and a Dollar General that can be sources for quick pantry and dry good needs.

Civic and Entertainment Facilities

Besides the community center, the Town has a number of entertainment options including restaurants, bars, the Dixie Boat, and other activities involving Webster Lake. While larger venues and activities may require residents to travel outside the community, the Town has a greater number of options than a typical community of its size.

Religious and Cultural Facilities

There are four religious' institutions within North Webster.



Parks and recreation

The Town has multiple community festivals during the spring and summer months that generate income for the Town. The local Lion's Club holds their annual 4-day Mermaid Festival along Washington Street at the end of June with amusement rides, free entertainment, food and artisan vendors, 2 parades, and a demolition derby. The following month, The North Webster Chamber of Commerce holds the annual Dixie Day Festival with an open-air food and artisan vendor market, musical acts, an auto show, the Dixie Dash 5K, and extended boat cruises on Webster Lake. There is also an annual summer carnival held within the Town.

North Webster Town Park and Beach is located on South Dixie Drive, between East Huntington and East Himes Streets, along the western edge of Webster Lake. The nearly 0.4-acre park site includes a small sandy beach for swimming, a children's playground, swing for adults, a picnic shelter, and public piers. The picnic shelter is used to host events and activities from large picnic gatherings to small concerts. This is also the main location for watching water sporting events such as the Ski-Bee Waterskiing shows. The Dixie Paddle Boat and the Lakeview Pizza King Restaurant is located next to the park.

The North Webster Community Center is home to the North Webster Community Public Library, the local YMCA, and recreational and event spaces. The site has rental spaces for special social events such as weddings, showers and parties as well as space for professional events such as meetings and conferences. The site also provides space for the operation of local businesses including The Watershed Foundation, Synergy Massage, YMCA, and The Senior Primelife Enrichment Center (SPEC). Recreational opportunities, including tennis and exercise classes, are provided as part of the YMCA and children's camps offer activities during the out-of-school months.

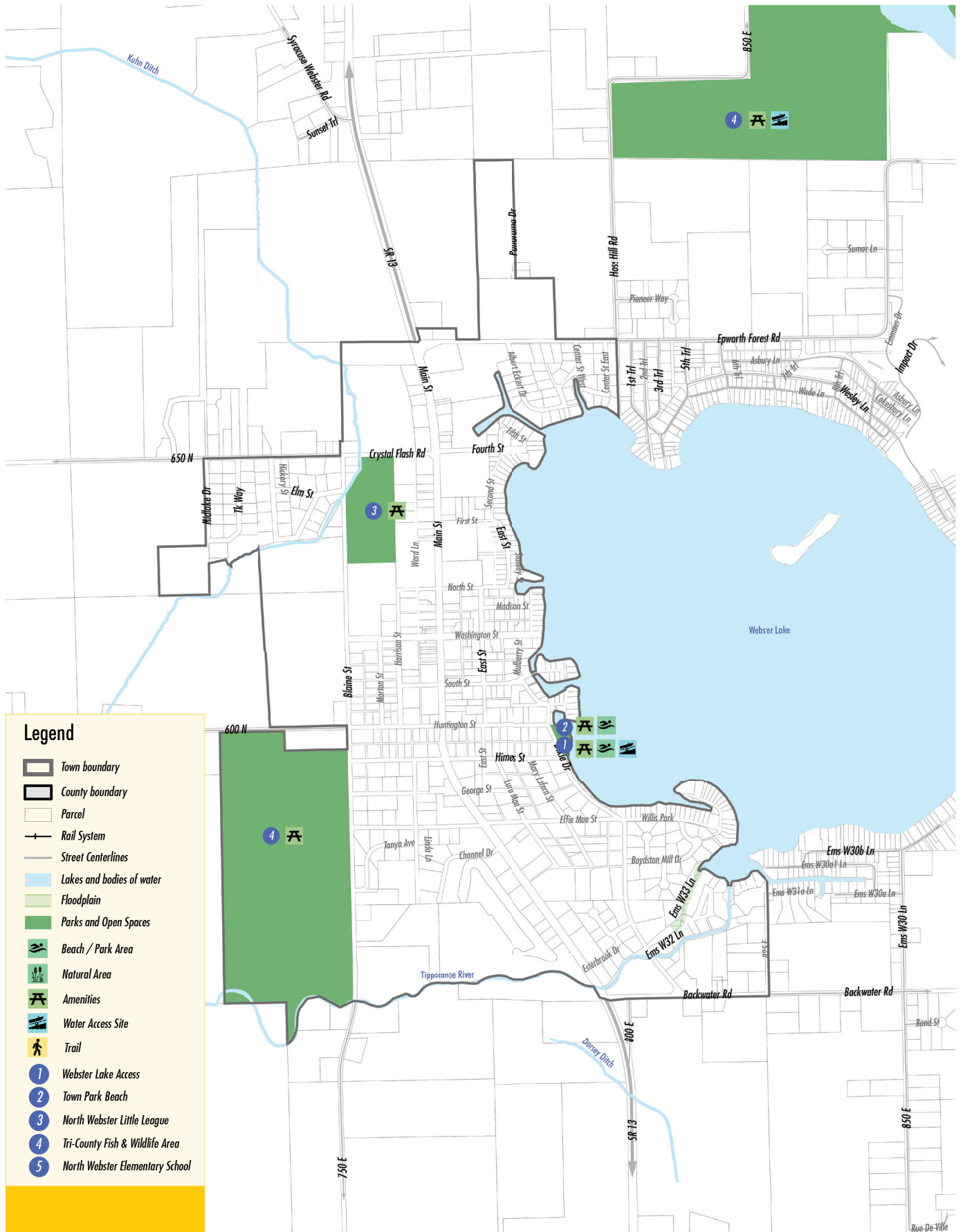
The large recreational park space is located west of the Community Center along North Blaine Street between Crystal Flash Road to the north and commercial space to the south along West Washington Street. The park includes three standard-size ball fields, one children's ball field, two tennis courts, a sand volleyball court, and ample open lawn space for activities. Kuhn Ditch Travels through the northwest corner of the park, feeding into the Tippecanoe River and subsequent James Lake. Also located along South Blaine Street, the Welah Metekkah Nature Trail is positioned on the southern side of North Webster Elementary School. The loop trail was designed as part of an Eagle Scout project by Tyler B. Wear and is intended for public use and use by the neighboring school for both fitness and engagement with nature.

Lakes and waterways

North Webster is built around Webster Lake, a 640-acre natural lake surrounded by both natural woodlands and wetlands. The lake includes a watershed that is approximately 31,000 acres in size and reaches a depth of 52 feet at its deepest point with an average depth of 12.5 feet. Webster Lake provides for recreational activities such as boating and any affiliated water sports (including shows put on by the Webster Ski Bees Water Ski Team), swimming, and fishing – particularly for crappie and muskellunge (muskie). Public boat access is located just a mile outside town limits at 744 Backwater Road and at the North Webster Town Park and Beach location. A river connects the lake to James and Tippecanoe Lakes to the west., while huge areas of state protected land lies between Webster Lake and Lake Wawasee to the north.

While outside of the Town's limits, local residents also are within close proximity to Backwaters Lake to the southeast and James Lake to the west.

The Tippecanoe River enters the Lake from Backwaters and exits within the southeastern boundary of the North Webster town limits. A majority of the Town's southern boundary is defined by the Tippecanoe River, which travels westward until entering James Lake. Public access to James Lake is available along Armstrong Road and provides opportunities for boating, fishing and skiing. This site also provides access to Grassy Creek, Tippecanoe Lake and Oswego Lakes. Backwater Lake can be accessed at a public site off Backwater Road.



NORTH WEBSTER

KEY FINDINGS

The key findings of the North Webster 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:

- North Webster has a variety of annual events and local features which attract large amounts of visitors to the Community.
- There is a strong sense of community through North Webster, which can be seen in the seasonal events offered including Lions Club events, Dixie Days and the Mermaid Festival.
- There are multiple properties of historic significance in the Community.
- The Town does offer senior living within one specific subdivision development. The subdivision, located north of Epworth Forest Road along Panorama Drive, is split in half with one area offering rental homes to all ages, and the other offering rental homes to those over the age of 55.
- Webster Lake is known for having Muskie fishing, which is a unique feature for the region.
- North Webster features the historic Dixie Boat in the summer months. Built in 1929, The Dixie is Indiana's oldest sternwheel excursion boat. Cruises are offered daily and run from Memorial Day to Labor Day weekend providing unique tourism opportunities for the Town.
- The area adjacent to the Dixie Boat features two overnight options for guests. Each business also includes an outdoor pool.
- North Webster has a Community Center which also includes a local library. The building offers the YMCA gym and meeting rooms.
- The Town recently completed improvements to their sewer and wastewater treatment facilities due to state mandated projects.

Weaknesses and Threats:

- Like many lake communities, the lack of developable land in North Webster can limit new growth and development unless new residents want to live further out from the lake.
- Much of the Town, including homes lying directly adjacent to the lake, are not on sewer.
- Although the community center is a tremendous asset to the Town, it is not currently supported by tax dollars and does not have a sustainable business model.
- Sidewalk infrastructure is limited throughout the Town and the portions that exist are in varying conditions. Improvements may be needed to repair existing segments.
- Local broadband services could be over reported, leaving some individual service plans falling below the national baseline of 25 Mbps download and 3Mbps upload. Additionally, most services are based off wireless and satellite technologies, which can be unreliable.
- Recreational and open space is minimal within the Town and there is a desire to find ways to increase recreation offerings.
- The Town of North Webster does not have a local water service. Water is provided through wells only.
- While outside of the limits of North Webster, there are homes along Webster Lake that do not have sanitary service. Historically, there has been some interest by these homeowners to connect into existing services
- There is no downtown Main Street organization currently.
- Currently, the local Chamber of Commerce helps facilitate improvements and actions throughout the community; however, it relies on Town Council for funding. A better separate and distinction of roles, responsibilities and funding mechanisms may strengthen both groups.
- The Town has portions of roadways that have been categorized as 'Poor' condition per the PASER rating system. Improvements and maintenance will be needed.

