

# 1300 N CORRIDOR STUDY

November, 2024



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# PURPOSE & PROCESS

Kosciusko County is a community that is committed to developing and supporting a strong business environment while providing a high quality of life for its residents and protecting its rich agricultural traditions. To assist in achieving this goal, the County Redevelopment Commission determined that an analysis of the area between the Towns of Milford and Syracuse, around County Road 1300 N, was warranted due to several factors.

1. Kosciusko County recently completed its Comprehensive Planning process in 2022. One of the major issues identified in that process was the need for new housing, commercial, and industrial development.
2. The study area is centered along County Road 1300 N, which is a major transportation corridor with access to rail lines. With the completion of the new overpass, the corridor will soon be linked to State Road 15 over the Norfolk Southern and CSX Railway. This connection to the State Highway will further enhance this corridor.
3. There are existing residential neighborhoods in the vicinity which could be expanded to meet the Comprehensive Plan goal of providing much-needed housing in the County.
4. Due to its location in the County, the study area should be attractive for both industrial and residential developers.

To facilitate development and contribute towards meeting the community's objective, the 1300 N Area Development Strategy process was undertaken to:

- Analyze demographic, housing, and business data for trends and projections to establish reasonable growth rates for the Area.
- Provide a proposed development strategy for the Area based on data and feedback from technical experts, local government, and businesses as well as insights from local representatives that formed the project steering committee.
- Create a conceptual design for a priority development area selected by the steering committee to illustrate a plausible development opportunity in the Area.
- Identify potential funding opportunities to assist with development in the study area.

The core components of the strategy included:

- Establishing a steering committee representing local stakeholders and the jurisdictions of Kosciusko County, the Town of Milford, and the Town of Syracuse.
- Reviewing and summarizing existing land use, transportation plans, and studies impacting the study area.
- Mapping and reviewing existing and proposed utility networks including:
  - » Public Domestic Water Service
  - » Public Sanitary Sewer
  - » Natural Gas
  - » Electricity
  - » Broadband/Fiber
- Mapping and reviewing existing and proposed transportation networks including:
  - » State and Local Roads
  - » Active Transportation (Bicycle and Pedestrian Routes)
  - » Railroads
- Mapping any known developmental constraints such as:
  - » Floodplains
  - » Wetlands
  - » Parks or Conservation Areas
- Providing for public review and comment on the draft development strategy
- Working with the Kosciusko County Redevelopment Commission to adopt the approved strategy.
- Working with Kosciusko County Area Plan Commission to adopt the approved strategy.

# PURPOSE & PROCESS

## STEERING COMMITTEE MEETINGS

The steering committee (Committee) was a critical component of the development strategy. During this process, members collaborated, revised, and developed the overall strategy with technical assistance and project management from the Abonmarche team. Committee members included representatives from Kosciusko County, the Town of Milford, the Town of Syracuse, local organizations, and study area businesses. This study could not have been completed without their input, technical knowledge, expertise, and relationships in the community. A list of the Committee members can be found on page 2.

The Committee met 5 times during this process:

- November 28, 2023
- January 22, 2024
- March 25, 2024
- May 31, 2024
- July 29, 2024

The focus of the November meeting was to kick-off the project by introducing the project details and allowing the Committee to get to know each other and the planning team from Abonmarche. We also identified key items of concern, reviewed and set the meeting schedule, discussed the project timeline, and established the study area boundaries.

The January meeting was held to discuss the preliminary inventory and existing conditions report with the steering committee. A key outcome of the meeting was to settle on reasonable growth rates for both residential and industrial development to be used in the land use maps in future meetings.

The March and May meetings provided an opportunity for the Committee to refine the development strategy. This was an iterative process in which the Committee provided feedback to the Abonmarche planning team on proposed land use maps. Steering committee suggestions and comments were incorporated into revised Area maps along with key findings from additional analysis of natural features, transportation network, and economic factors such as job growth. During the May meeting the location for the conceptual industrial subdivision was identified.

The July meeting was a review and discussion of the conceptual industrial subdivision presented by Abonmarche.

## REDEVELOPMENT COMMISSION MEETINGS

Abonmarche staff provided updates to the Kosciusko County Redevelopment Commission through progress reports in both writing and at their meetings on the following dates:

- March 14, 2024 (via zoom)
- May 1, 2024
- July 11, 2024
- September 26, 2024
- November 14, 2024

## COMMUNITY STAKEHOLDER MEETINGS

In addition to a review of community plans, the Abonmarche team also conducted a series of meetings and other communications with:

- Maple Leaf Farms
- CTB Inc.
- Polywood
- CSX Rail Line
- Water and Sanitary Sewer Department Representatives
- NIPSCO
- Highway Departments of both Elkhart and Kosciusko County
- Wawasee Community Schools
- USDA- Rural Development Representative
- Kosciusko County Planning and Highway Departments
- Elkhart County Highway Department
- Kosciusko County Economic Development Corporation - KEDCO

These meetings provided valuable insights from a variety of stakeholders' perspectives. This information was shared with the steering committee and is included in each appropriate chapter of the study.



Memorial Day Festival - Milford

# PURPOSE & PROCESS



Lake Wawasee Waterfront Homes - Syracuse

## STUDY PRESENTATION AND MEETINGS

### Kosciusko County Redevelopment Commission

The Redevelopment Commission was presented with the draft report of the 1300 N Corridor Study at their September 26, 2024, meeting. The Commission approved hosting a community meeting to share the draft study with the public.

The draft study and the presentation slides from the Redevelopment Commission meeting were also posted on the Kosciusko County website on the Redevelopment Commission page under the related pages tab. ([www.kosciusko.in.gov/department/board.php?structureid=210](http://www.kosciusko.in.gov/department/board.php?structureid=210))

### Community Meeting

The Redevelopment Commission, 1300 North Steering Committee, and Abonmarche held a community meeting on October 30, 2024, at the Milford Community Building at 111 South Main Street. was presented with the draft report of the 1300 N Corridor Study at their September 26, 2024, meeting. The Commission approved hosting a community meeting to share the draft plan with the public.

This meeting was promoted through notification of the press, email notices to the Steering Committee, Redevelopment Commission, Plan Commission, County Council, and County Commissioners. They were asked to share the meeting details with their constituents and contacts. Posters with event details were also shared.

The slides from the September Redevelopment Commission meeting were shared along with paper copies of the draft study for the participants to review. Abonmarche staff was also available to answer questions. 13 community members attend this meeting.

### Public Presentations

The study was also presented at the following Kosciusko County public meetings:

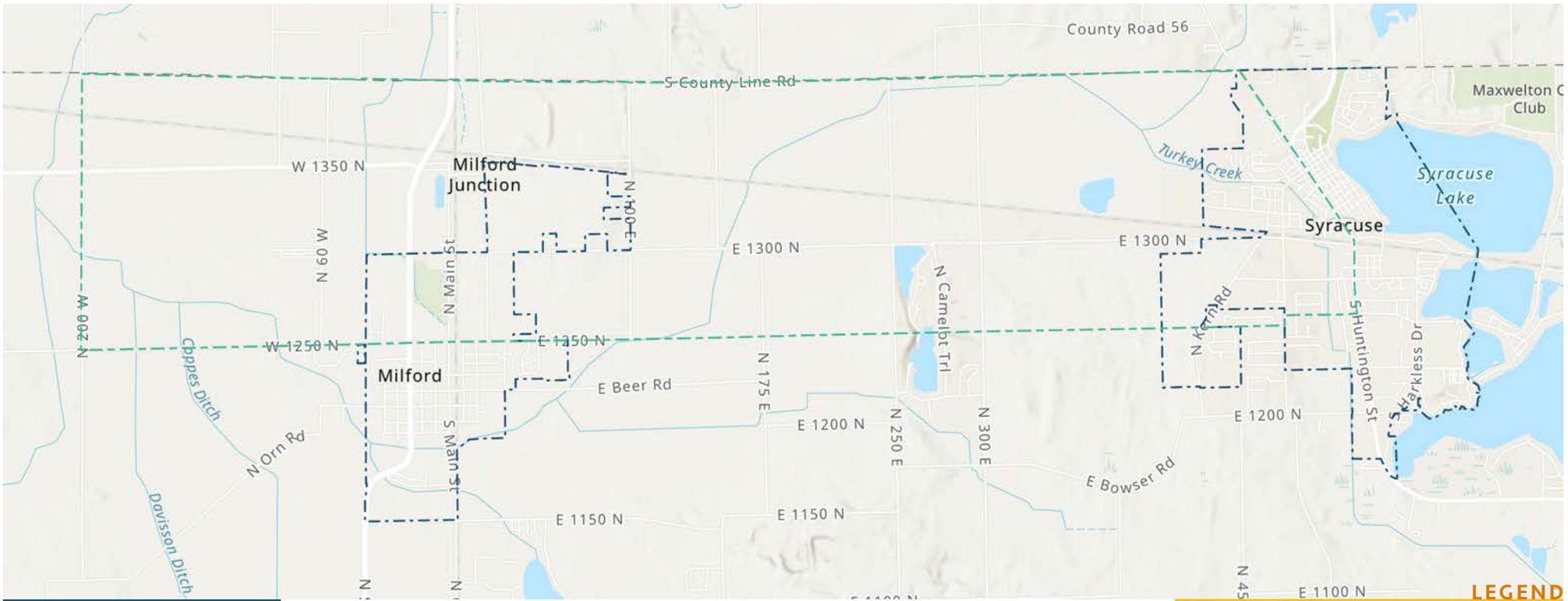
- County Commissioners - November 4, 2024
- Plan Commission meeting on November 6, 2024
- County Council - November 14, 2024

### Redevelopment Commission Study Adoption Meeting

The Redevelopment Commission met on November 14, 2024, to review and adopt the 1300 North Corridor Study. The draft study was updated with event details and photos from the community meeting along with comments received during the meeting.



October 30, 2024 Community Meeting



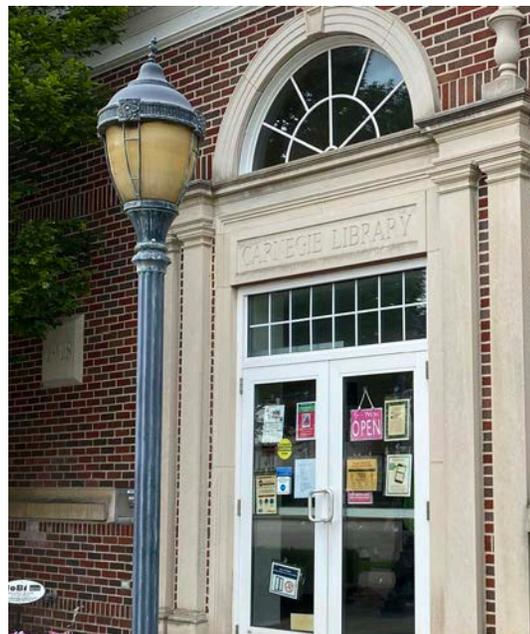
LEGEND

## STUDY AREA

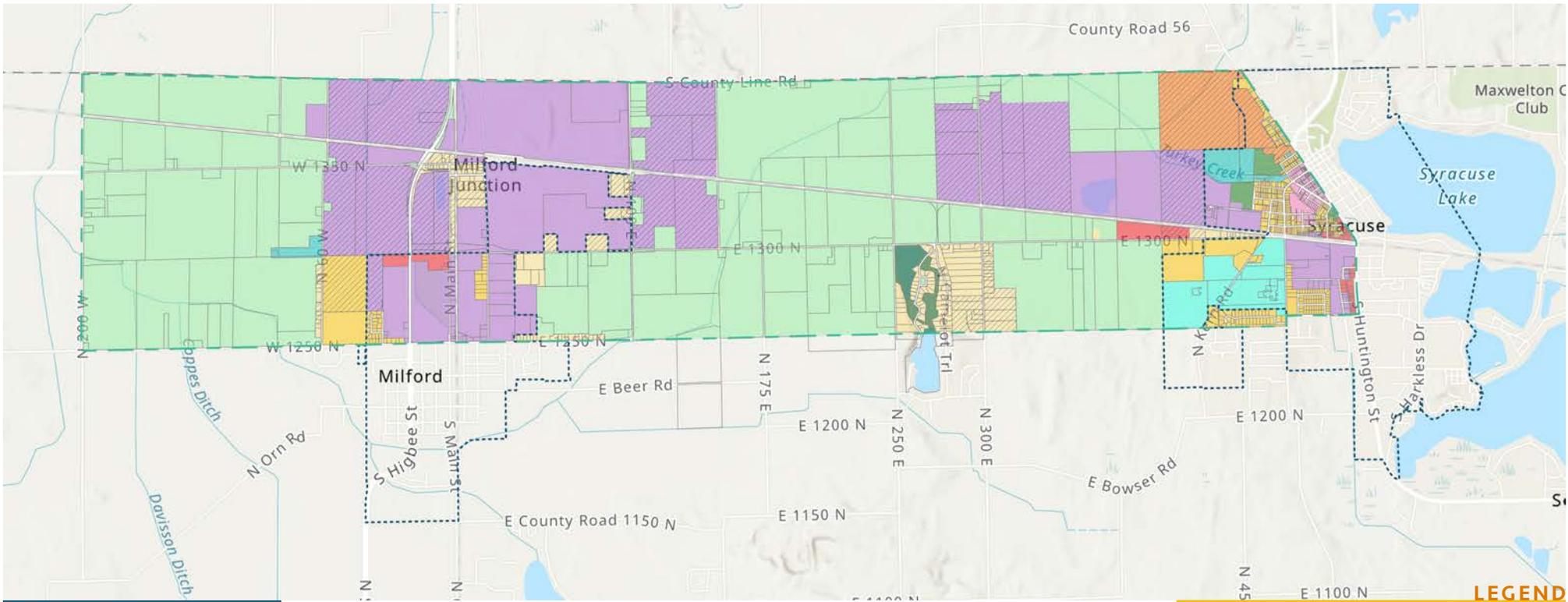
The study area was established by the steering committee and is roughly 6,500-acres bordered by County Road 1250 N on the south and County Line Road on the north with County Road 1300 N as the central corridor. Milford and Syracuse anchor the study area on the west and east respectively. Agricultural uses are prominent outside of these communities, with a typical mix of residential, commercial, office, and industrial uses found inside those communities. Camelot Lake is located near the center of the study area. Turkey Creek bisects the corridor diagonally northeast to southwest.

Due to its location between two established communities with access via 1300 N as the main thoroughfare between them, the study area should be attractive for both industrial and residential developers. This report will further discuss the conditions of the study area and make recommendations for future land use.

-  Study Area
-  Municipal Boundaries



Milford Public Library - Milford



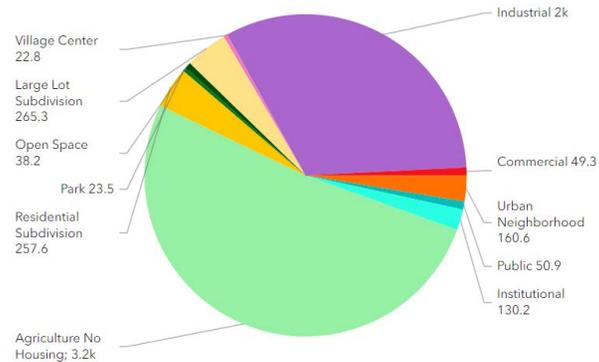
## DEVELOPMENT STRATEGY OVERVIEW

The above map is the recommended development strategy for the 1300 N Study Area. It should be noted that this is not a property rezoning or acquisition plan but an evaluation of current and future land use to provide information and recommendations on development patterns for the Area. This study is very similar to the County's comprehensive plan and is intended to be used in conjunction with that document.

Parcels that have a hatched pattern indicate a change from the Forward Kosciusko Comprehensive Plan. [More information on the proposed development strategy can be found in the development strategy section.](#)

DEVELOPMENT STRATEGY FUTURE LAND USE	PERCENT
Agriculture No Housing	51.63%
Large Lot Subdivision	4.27%
Residential Subdivision	4.15%
Urban Neighborhood	2.59%
Commercial	0.79%
Industrial	32.29%
Institutional	2.10%
Open Space	0.62%
Park	0.38%
Public	0.82%
Village Center	0.37%

### DEVELOPMENT STRATEGY ACRES



# CONTEXT ANALYSIS

During this process, the planning team assembled and analyzed existing conditions and future trends including:

- Existing Plan Review
- Demographic, Economic and Future Growth Analysis
- Transportation and Utility Inventory and Base Mapping
- Zoning, Existing Land Use, and Development Inventory

The Existing Plan Review ensured consistency with this effort and other plans that impact the study area, including the Comprehensive Plans of the County, the Town of Milford and the Town of Syracuse. Key findings from these plans represent community priorities and assisted in establishing the development strategy.

The Demographic, Economic and Future Growth Analysis examined the demographic characteristics of the study area, including an analysis of recent trends in population, households, income, age distribution, labor force, employment and commuting patterns. Much of this data came from Esri Business Analyst population and market demographic information. This analysis provided critical information on current and projected community conditions that informed future land use decisions presented in this study. This information was presented at the January 22, 2024, meeting to facilitate discussion among the steering committee members to establish reasonable growth and land use projections and rates to be used to refine the development strategy.

Transportation and Utility Inventory and Base Mapping was used to identify the location of these important services in the Area. This includes the existing street system, bike and pedestrian facilities, and public and private utilities, all of which are critical components for potential development.

Zoning, Existing Land Use and Forward Kosciusko Future Land Use provided important information regarding current and proposed future land uses. This information served as the starting point for the conversation regarding growth and development in the Area.



# PLAN REVIEW

## Kosciusko County Comprehensive Plan

The County adopted Forward Kosciusko County its comprehensive plan in May 2022. As part of this process, community leaders and stakeholders came together to identify county-wide goals, create a future land use map, and develop actions that could assist the community in achieving its desired future.

The following 5 goals were established during this process:

1. Ensure the safety, wellness, and success of our local residents, employers, and business owners.
2. Provide for balanced, planned, and orderly growth.
3. Plan for effective public services and facilities.
4. Create and nurture unique destinations for local and regional enjoyment.
5. Manage local resources and plans for continued reinvestment throughout the County.

In addition, 9 objectives were identified to help guide future development and planning.

1. Preserve our lakes, waterways, and natural features.
2. Preserve our productive agricultural land.
3. Support growth within the incorporated communities.
4. Support business growth and expansion.
5. Support additional residential housing diversity.
6. Leverage and enhance historical assets.
7. Encourage the development of community facilities, parks, and open spaces.
8. Support the development of complete transportation systems.
9. Create linkages between communities and destinations.

This study used these goals and objectives to assist in establishing the plan growth strategy and the detailed land use map for the study area.

The Forward Kosciusko County Future Land Use Map is used as the basis for the 1300 N development strategy with minor changes based on a closer analysis of demographic trends in housing and business development from information gathered from the steering committee, published data, and local business representatives.

## Town of Milford Comprehensive Plan

The Town of Milford participated in the Forward Kosciusko County process and adopted a new Town Comprehensive Plan in 2022. That plan indicates that the Town of Milford Comprehensive Plan was prepared specifically for the Town and reflects the Town’s unique strengths, opportunities, and challenges that are in alignment with the County’s Comprehensive Plan.

A few of the Comprehensive Plan Key Findings that are important to this study include:

- Milford has grown since 2000 and is expected to continue to grow over the next decade.
- The Town is a regional source of employment.
- Milford Elementary School is an anchor and helps draw new residents looking for quality schools.
- The Town has a large amount of developable land for new industrial and residential projects.
- The Town is actively working to advance residential housing initiatives within adjacent to town limits.
- The extension of CR 1300 to SR 15 will provide safety improvements and increased access to Milford.
- More diverse housing options are needed.
- Lack of residential amenities negatively impacts the Town’s ability to draw new residents.
- Local broadband service is lacking.

A few of the Land Use and Growth Objectives from the Comprehensive Plan for Milford that are relevant to this study are:

- Encourage active commercial and office uses along Main Street and Emeline Street.
- Encourage commercial development along SR 15 and enhance existing commercial intersections and roadways.
- Encourage residential development and availability of a greater range of housing types and sizes.
- Leverage the CR 1300 N extension to incentivize and spur development in the Beer Creek Industrial Park.

These key findings and objectives from the Milford Comprehensive Plan provide valuable information for the steering committee and influenced the development strategy.

## Town of Syracuse Comprehensive Plan

The Town of Syracuse participated in the Forward Kosciusko County process and although they did not adopted a new Town Comprehensive Plan, they did develop a new Action Plan. The Town of Syracuse Action Plan indicates that it was prepared specifically for the Town and is in alignment with the County’s Comprehensive Plan.

A few of the Action Plan Key Findings that are important to this study include:

- The existing Economic Development Areas or Tax Increment Finance (TIF) districts located within and adjacent to the Town are assets and are an opportunity for the Town.
- New housing is needed withing the community as seasonal homeowners have begun to inflate housing prices outside of what local residents can afford.
- Local broadband service is lacking.
- Town officials would like to partner more with the County and find ways to move forward together.

The 2017 Town of Syracuse Comprehensive Plan and Future Land Use Plan’s primary goals that were included in the Action Plan and are relevant to this study are:

- Encourage long-range planning efforts outside of Syracuse to include Turkey Creek and Benton Township and Kosciusko County.
- Encourage new development that occurs outside of and adjacent to the corporate limits to be annexed.
- Pursue annexation of existing developments, especially housing, within the Town service area.
- Encourage infill development and rehabilitation of existing structures.
- Support a mix of commercial, office, and industrial land uses to provide a diverse economic tax base.
- Strategically annex new land where feasible and possible in areas of expected and desired future growth.

These key findings and objectives from the Syracuse Action Plan and Comprehensive Plan provide important insight into the goals of the Town. This information helped to inform and direct the steering committee when establishing the development strategy.

# POPULATION & HOUSING

## KEY FINDINGS

- Recent population losses are not consistent with the study area's historical steady population growth. This study, based on past trends and input from the steering committee, assumes a population increase over the next 20 years.
- Average household size continues to decrease in the study area and the County, indicating that there may be a demand for smaller homes and more variety of housing unit styles.
- The median age for the study area has increased and is projected to continue to increase. This may increase demand for housing types more convenient for older residents.
- The total number of housing units in the study area has increased at a slow, but steady rate and is projected to continue to increase. The key will be to provide adequate units to meet current unmet demand, as well as demand based on new jobs and a growing community.
- Housing affordability and availability are issues facing the study area as well as Kosciusko County, the State of Indiana, and the US in general.
- Increasing the type of housing units that are available in the study area to include single-family attached, multi-family and mixed-residential developments will be important for meeting the demand for housing and offering more options to current and future residents.

# POPULATION & HOUSING

The review and analysis of population and housing data was a major component of this study as housing is not only needed to support a strong local economy for employers, but housing, in and of itself, is an economic development strategy. The study area is a desirable location for residents to live, raise a family, and build a community.

Table 1 shows population and housing unit trends for the study area (Area) and Kosciusko County from 2010 through 2023. Population growth in the study area was relatively slow between 2010-2020 but increased at an annual rate of 0.24% (Area) and 0.37% (County).

This table also indicates that the population density was relatively stable over this period with slight fluctuations. The Area is slightly more dense than the County as a whole but, trends show that the Area has been growing less dense, while the County has increased in density. Additional consideration of density follows in the section.

Average household size in the Area, similar to many communities in the U.S., have decreased slightly during this data period from 2.70 to just over 2.53 people per household. A similar change has been documented in the County with a reduction from 2.60 to 2.51

The median age for the Area has increased during 2010-2023 from 38.4 years to 40.7. A similar trend can be found in the County with a slightly younger population, but the median age has also increased, from 37.6 to 39.8 during 2010-2023.

The total number of housing units has increased at a slow but steady rate over the past 13 years with similar rates of occupied and vacant structures. Data for the study area shows a very small increase in the number of housing units (only 4 units) from 2020 to 2023. These rates are far less than those experienced in the decade from 2000-2010 which had a 1% growth rate. Similarly, the County has seen increases, but only at rates with the greatest rate in the 2000-2010 time period with slower rates over the past 13 years. This information helped to inform the housing demand and growth rate analysis in this section.

The infographic provides key demographic facts for the Area and County.

**Table 1. Population & Housing Unit Trends**

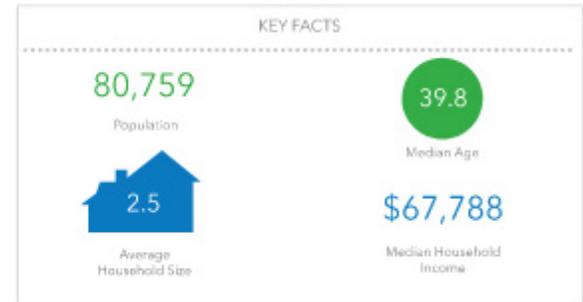
Study Area	2010	2020	2023	2028		2000	2010	2020	2023	2028
Total Population	1,611	1,650	1,596	1,569	Total Housing Units	565	660	689	693	697
Population Density	161.1	162.4	157.1	N/A	Owner Occupied	76%	75%	77%	76%	75%
Average Household Size	2.7	2.6	2.5	2.50	Renter Occupied	18%	15%	14%	14%	14%
Median Age	38.4	40.6	40.7	41.9	Vacant	7%	11%	13%	10%	11%
<b>Population Annual Rate of Change</b>					<b>Housing Unit Annual Rate of Change</b>					
2010-2020	2020-2023	2023-2028			2000-2010	2010-2020	2020-2023	2023-2028		
0.24%	-1.09%	-0.34%			1.68%	0.44%	0.19%	0.12%		

Kosciusko County	2010	2020	2023	2028		2000	2010	2020	2023	2028
Total Population	77,358	80,240	80,759	80,097	Total Housing Units	32,188	37,038	38,133	38,682	38,754
Population Density	145.7	151.0	152.0	N/A	Owner Occupied	67%	60%	62%	65%	65%
Average Household Size	2.60	2.52	2.51	2.48	Renter Occupied	18%	19%	20%	17%	17%
Median Age	37.6	39.0	39.8	40.8	Vacant	15%	21%	18%	18%	18%
<b>Population Annual Rate of Change</b>					<b>Housing Unit Annual Rate of Change</b>					
2010-2020	2020-2023	2023-2028			2000-2010	2010-2020	2020-2023	2023-2028		
0.37%	0.06%	-0.08%			1.51%	0.30%	0.48%	0.04%		

## STUDY AREA



## KOSCIUSKO COUNTY



Esri Business Analysis 2023 Key Facts Report

# POPULATION & HOUSING

## HOUSING UNIT TYPE

The table below provides a summary of the housing type in both the study area and Kosciusko County. Single-family detached homes are the most common housing type in both the Area and the County, but the County does offer a wider variety of housing types including single-family attached (commonly referred to as townhomes), small apartment buildings, apartment complexes, and mobile homes. The housing analysis in this study indicated that offering more variety in housing types would help to meet the demand for housing and provide more affordable options for residents.

In addition to looking at housing type, the age of units is also important to note. The median year for structures in the study area is 5 years older than the County. This indicates that new housing development in the study area has lagged behind the County. A closer look at the percentage of housing units constructed in each time period shows that a significant percentage of the study area's units were constructed prior to 1970 (47%). While many of the County's units were also constructed before 1970, they only represent 39%. Data indicates the Area has seen steady housing unit construction since 1970 ranging from 16% to 6% based on the decade under review. Additional construction of housing units is key to the development strategy for the Area.

**Table 2. Housing Characteristics**

HOUSING UNITS BY UNITS IN STRUCTURE	Study Area	Kosciusko County
1, detached	91.8%	75.7%
1, attached	0.1%	1.5%
2	0.3%	3.3%
3 or 4	4.8%	3.0%
5 to 9	0.5%	3.1%
10 to 19	0.1%	1.6%
20 to 49	0.0%	1.0%
50 or more	0.0%	0.9%
Mobile home	1.8%	9.8%
Boat, RV, van, etc.	0.7%	0.1%
HOUSING UNITS BY YEAR STRUCTURE BUILT	Study Area	Kosciusko County
Built 2020 or later	0.5%	0.3%
Built 2010 to 2019	6.7%	5.7%
Built 2000 to 2009	16.1%	12.8%
Built 1990 to 1999	10.1%	15.5%
Built 1980 to 1989	6.7%	11.7%
Built 1970 to 1979	12.7%	14.5%
Built 1960 to 1969	2.0%	8.2%
Built 1950 to 1959	7.9%	8.1%
Built 1940 to 1949	3.8%	4.3%
Built 1939 or earlier	33.3%	18.8%
Median Year Structure Built	1972	1977

Esri Business Analysis Community Profile Report

## HOUSING UNIT TENURE

While housing type provides some insight into a community, another key measure is housing tenure or unit occupancy. The table below provides data on housing unit occupancy for the study area and Kosciusko County. The study area has had, and is projected to continue to have, a significantly higher percentage of owner-occupied units (75%) than the County (65%). This correlates with the high rate of single-family detached homes as they are the most common form for owner-occupied units. It is important to note that single-family detached homes are not the only form home ownership can take. Single-family attached and multifamily buildings can be condominiums offering ownership opportunities. Mobile homes can also be owner-occupied units.

When looking at renter-occupied units, the percentage fluctuated by several percentage points but has remained in the 14-17% of occupied units in the study area. This may seem like a conflict with the housing type data, but this actually indicates that most of the rental units in the study area are in single-family detached units. Vacant unit data is informative as it provides information on the units that are not occupied. The vacancy could be for a variety of reasons such as whether the home is for sale or rent. This vacancy is normal and not a concern if the percentage is relatively low. A high percentage vacant units could be an indicator of a lack of demand for housing units or that the units are not in a habitable condition. The percentage of the housing units in the study area has been and is projected to be lower than in the County which provides a bit of comfort that the Area is not expected to experience abnormally high rates of vacancy.

**Table 3. Housing Units by Occupancy**

Housing Unit Summary	Study Area	Kosciusko County
<b>2000 Housing Units</b>	<b>565</b>	<b>32,188</b>
Owner Occupied Housing Units	75.8%	66.9%
Renter Occupied Housing Units	17.7%	17.8%
Vacant Housing Units	6.5%	15.2%
<b>2010 Housing Units</b>	<b>660</b>	<b>37,038</b>
Owner Occupied Housing Units	74.5%	60.3%
Renter Occupied Housing Units	14.5%	18.6%
Vacant Housing Units	10.9%	21.2%
<b>2020 Housing Units</b>	<b>689</b>	<b>38,133</b>
Owner Occupied Housing Units	76.9%	62.2%
Renter Occupied Housing Units	13.8%	19.6%
Vacant Housing Units	12.6%	18.2%
<b>2023 Housing Units</b>	<b>693</b>	<b>38,682</b>
Owner Occupied Housing Units	75.5%	64.5%
Renter Occupied Housing Units	14.1%	17.3%
Vacant Housing Units	10.4%	18.3%
<b>2028 Housing Units</b>	<b>697</b>	<b>38,754</b>
Owner Occupied Housing Units	75.0%	64.8%
Renter Occupied Housing Units	13.8%	17.0%
Vacant Housing Units	11.2%	18.2%

Esri Business Analysis Community Profile Report



Typical Neighborhood - Milford

# POPULATION & HOUSING

## HOUSEHOLDS

While the housing unit number is a measure of physical structures where people live, household data tells us information on the people living in those housing units. Household data for the Area and Kosciusko County is consistent with national trends of gradually shrinking household size from 2.7 persons/household in 2010 to 2.53 in 2023 for the study area and 2.6 to 2.51 for the County during the same time.

In addition, the percentage of smaller households as a percent of all households in the study area is increasing. Table 4 provides information from 2010 and 2020 Census which shows the percentage of single person households has increased over the last 10 years.

The household make-up is important for the community to consider when evaluating the type of housing units that will be in demand in the future.

## HOUSEHOLD INCOME AND HOUSING AFFORDABILITY

### Homeowner Housing Units

During discussions with local employers, the need for affordable housing for their employees and families was an issue that they felt was important for their business and the community. As the affordable mortgage calculations prove, housing for many of the current and future residents will need to include more affordable housing options.

The median home value for the study area in 2023 is \$200,694 and projected to be \$223,000 in 2028. The data projects no change in the total number of housing units during this time, but an overall increase in average home value from \$276,574 to \$300,667 by 2028. The County projections on home value are similar, but the average home value does not increase as dramatically as it is projected to do in the Area.

According to Redfin.com, In December 2023, the median sales price for a home in the County was \$235,000. This is down 11.4% from 2022. In addition, 2.7% of the listings sold under list prices and the average days on the market went up to 42 days versus 40 days in 2022. This would indicate a slight slowing of the housing market for the County which can be good for buyers and overall housing affordability.

In 2023 by comparison, home prices in Elkhart County were down 11.9% from 2022, with a median price of \$190,000. On average, homes in 2023 were on the market 24 days compared to 28 days in 2022.

In Marshall County, home prices were also up 11.9% compared to 2022, selling for a median price of \$235,000. On average, homes were on the market for 34 days on the market, compared to 53 days in 2022. (<https://www.redfin.com> - 1/21/2024)

By comparing the data for the 3-counties we get an idea where Kosciusko County fits in relation to its neighbors. There is no significant difference between Marshall and Kosciusko County, but Elkhart County home values are significantly lower, and they sell faster. Given the study area is so close to Elkhart County, it is important to look at that housing market as well as Kosciusko County as a whole.

**Table 4. Household Size in Study Area**

	2010	2020
1 Person Household	19.5%	24.3%
2 Person Household	38.0%	36.3%
3 Person Household	14.9%	16.0%
4 Person Household	14.9%	13.0%
5 Person Household	7.3%	5.9%
6 Person Household	2.9%	2.6%
7 + Person Household	2.4%	1.8%

**Table 5. Owner-Occupied Housing Unit by Value**

	Study Area		Kosciusko County	
	2023	2028	2023	2028
Total	523	523	24,933	25,124
<\$50,000	2.3%	1.9%	7.6%	6.7%
\$50,000 - \$99,999	10.1%	8.8%	8.4%	7.4%
\$100,000 - \$149,999	15.1%	13.2%	10.6%	9.4%
\$150,000 - \$199,999	22.4%	19.7%	20.9%	18.6%
\$200,000 - \$249,999	13.8%	14.3%	14.8%	15.4%
\$250,000 - \$299,999	6.7%	6.9%	9.4%	9.8%
\$300,000 - \$399,999	16.4%	19.3%	9.9%	11.3%
\$400,000 - \$499,999	4.8%	5.7%	7.7%	8.9%
\$500,000 - \$749,999	2.7%	3.3%	5.7%	6.5%
\$750,000 - \$999,999	4.0%	5.0%	3.7%	4.2%
\$1,000,000 - \$1,499,999	1.0%	1.3%	0.4%	0.4%
\$1,500,000 - \$1,999,999	0.6%	0.6%	0.9%	1.1%
\$2,000,000 +	0.4%	0.4%	0.1%	0.1%
Average Home Value	\$276,574	\$300,667	\$277,839	\$296,867



Typical Neighborhood - Syracuse

# POPULATION & HOUSING

## Rental Housing Units

While the housing units within the study area are mostly owner-occupied, rental housing units account for about 14% of the occupied units.

Table 6 provides a summary of rents for the study area and the County using the Esri American Community Survey 2017-2021 5-year projections (ACS). This data is the most current available and provides important information regarding housing costs for local rental households.

Regardless of ownership status, housing affordability is generally considered to be no more than 30% of gross household income. Table 6 provides information on the 2023 and 2028 projected household income and the 30% of that available for housing expenses for the unit to meet the affordability definition. It should be noted that housing costs generally include utilities and other reoccurring household expenses, such as taxes and insurance, not just rent or mortgage payments.

Household Income is also projected to increase from an average of \$87,281 in 2023 to \$100,524 in 2028. Table 7 provides a breakdown of the percentage of households in each income range for 2023 and the 2028 projections. The table also provides the amount available at 30% of gross income for housing related expenses.

Using Esri data for household income for the Area in 2023, Table 8 provides a maximum mortgage amount using the higher income limit. The mortgage is based on a 30-year fixed term with 7.5% interest using a simple on-line mortgage calculator (<https://yourhome.fanniemae.com/calculators-tools/mortgage-affordability-calculator>). This number does not account for any down payment, regular debt, utilities, taxes, or insurance and is intended to give a range for affordability for study area residents who are purchasing a home.

By comparing the affordable mortgage and income distribution in the study area the data indicates that over 40% of the residents could not afford, or would be close to their maximum affordable mortgage payment, to buy a new home at the December 2023 median sale price of \$235,000. This information is important when thinking of the type of housing options that are needed to meet local housing demand.

A review of the ACS data indicates that housing affordability is an issue in both the Area and the County. Of homeowners in the study area, 10% of those with mortgages and 1.8% without mortgages have monthly housing costs over 30% of household income. For the County, the rates are slightly higher: 11% of those with mortgages and 3.7% without mortgages have monthly housing costs over 30% of their household income.

**Table 6.**

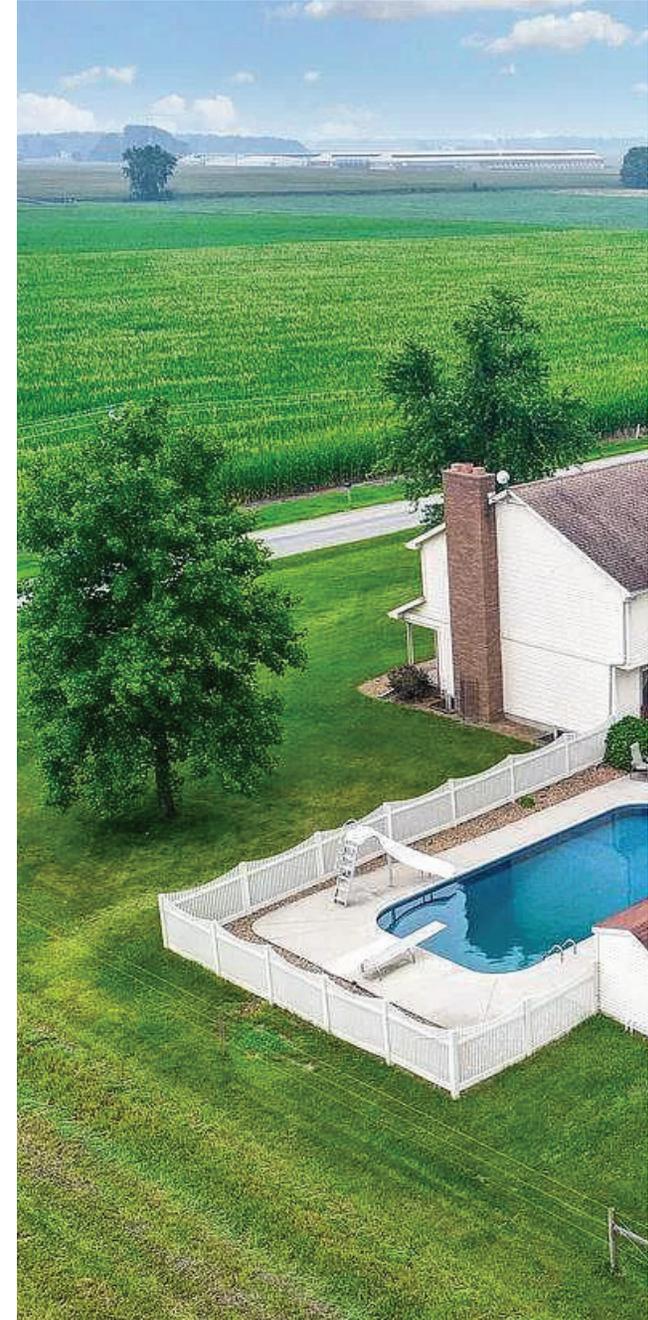
Households by Income Household Income Base	30% of Income for Housing/Income Range		2023	2028
	<\$15,000	\$ -	\$ 375	621
\$15,000 - \$24,999	\$ 375	\$ 625	11.9%	9.7%
\$25,000 - \$34,999	\$ 625	\$ 875	8.2%	6.3%
\$35,000 - \$49,999	\$ 875	\$ 1,250	13.0%	10.5%
\$50,000 - \$74,999	\$ 1,250	\$ 1,875	17.6%	16.0%
\$75,000 - \$99,999	\$ 1,875	\$ 2,500	21.6%	23.3%
\$100,000 - \$149,999	\$ 2,500	\$ 3,750	17.7%	21.6%
\$150,000 - \$199,999	\$ 3,750	\$ 5,000	4.2%	6.0%
\$200,000+	\$ 5,000		4.3%	5.3%
<b>Average Household Income</b>			<b>\$87,281</b>	<b>\$100,524</b>

**Table 7.**

Gross Rent	Study Area	Kosciusko County
\$0 to \$749	12.0%	28.7%
\$750 to \$799	8.4%	11.9%
\$800 to \$899	17.8%	11.5%
\$900 to \$999	7.5%	13.1%
\$1,000 to \$1,249	27.1%	17.4%
\$1,250 to \$1,499	23.4%	6.4%
\$1,500 to \$1,999	0.0%	4.1%
\$2,000 to \$2,499	0.0%	0.0%
\$2,500 to \$2,999	0.0%	0.0%
\$3,000 to \$3,499	0.0%	0.0%
\$3,500 or more	0.9%	0.1%
No cash rent	2.8%	6.7%
<b>Median Gross Rent</b>	<b>\$1,026</b>	<b>\$852</b>

**Table 8.**

2023 Household Income Base	621	Monthly Income		Max Mortgage 7.5%/30yr
		1.3%	11.9%	
<\$15,000	621	\$ -	\$ 1,250	\$ 17,763
\$15,000 - \$24,999	11.9%	\$ 1,250	\$ 2,083	\$ 55,809
\$25,000 - \$34,999	8.2%	\$ 2,083	\$ 2,917	\$ 93,901
\$35,000 - \$49,999	13.0%	\$ 2,917	\$ 4,167	\$ 150,994
<b>\$50,000 - \$74,999</b>	<b>17.6%</b>	<b>\$ 4,167</b>	<b>\$ 6,250</b>	<b>\$ 246,133</b>
\$75,000 - \$99,999	21.6%	\$ 6,250	\$ 8,333	\$ 341,272
\$100,000 - \$149,999	17.7%	\$ 8,333	\$ 12,500	\$ 531,595
\$150,000 - \$199,999	4.2%	\$ 12,500	\$ 16,667	\$ 721,919
\$200,000+	4.3%	\$ 16,667		\$ 721,919+
<b>Average Household Income</b>	<b>\$87,281</b>			



Typical Rural Homestead - Kosciusko County

# POPULATION & HOUSING

The population and housing demographic information was shared with the steering committee. After some discussion, it was determined that with the planned housing developments and business expansion projects in the Area, a negative population and housing unit growth rate did not seem probable. Instead, historical data, along with steering committee feedback, and interviews with local businesses and real estate professionals were used to calculate more accurate growth rates for population, households, and housing units. These rates have been used to evaluate the land needed to accommodate housing, services, and jobs for this study. As population and housing units are interrelated, the growth rates for each will be calculated together.

In addition, as one of the guiding principles for the Comprehensive Plans for Kosciusko County and both towns indicated that development should be focused in, or adjacent to, the towns where public utilities are available. For this reason, the housing evaluation includes the study area and both towns.

To ensure these numbers seemed reasonable, we expanded the data set to include a review of Census data from 2010 and 2020 for the Area and the County. We used data from the Milford Comprehensive Plan and the Syracuse Action Plan for those two towns. The following table provides an annualized growth rate from that data.

**Table 9. Annual Growth Rates**

	Area	County	Milford	Syracuse
Population	0.24%	0.24%	0.67%	0.27%
Housing Units	0.98%	0.88%	0.48%	0.79%

From these four communities' rates, the average, high, and low rates were used to provide a range of potential population and housing unit annual growth rates. A household size of 2.5 is used to estimate housing units based on population growth.

**Table 10. Estimated Population and Housing Unit Growth for Area**

2023 Population	1,596	Estimated Annual Population Growth
Average Rate	0.37%	6 people or 2 housing units
Highest Rate	0.67%	11 people or 4 housing units
Lowest Rate	0.24%	4 people or 2 housing units
2023 Housing Units	693	Estimate Annual Housing Units Growth
Average Rate	0.78%	5
Highest Rate	0.98%	7
Lowest Rate	0.48%	3

Based on feedback from steering committee members and local employer interviews, this study uses a target housing unit growth rate of 5-7 housing units per year for a conservative approach and 15-20 housing units for a more aggressive approach to meet the demand based on population growth.

The rationale for these growth rates is based on several factors:

- The development of a new 50-lot single-family subdivision in Milford is expected.
- Continued demand for housing in the study area, as well as in Milford and Syracuse, is assumed.
- Comprehensive Plans for the County, Milford, and Syracuse indicate the community is committed to promoting development of new housing units.
- Multi-family developments in Syracuse demonstrate a demand for this housing type in the Area.
- Anticipated employment growth in the Area will create more demand for housing.

The rate of housing unit growth is consistent with the estimate of annual housing units identified by the steering committee, reinforcing their understanding and experience working in this area.

In addition to the review of demographic data, the planning team interviewed several local business owners regarding their plans for the future. From this information it was determined that it is likely that Area businesses will add roughly 800 new jobs over the next five years. Not all of these employees will want to live in the Area or the surrounding towns of Milford and Syracuse, but from local business data, about 15.5% of their employees will live within 5 miles of the facility. If these ratios stay true, this could result in the need for approximately 120 additional housing units or about 16 per year over the next 5 years to meet potential demand from employment growth. Again, this data is consistent with the steering committee's estimates for the development strategy.

To calculate a range of potential new housing units that could be needed for the study area, four points were used. Projected population growth, projected housing unit growth, overall Area job growth, and the jobs from a proposed business expansion in the study area all contribute to the estimate of demand for new housing units.

Using the highest population growth rate of 0.67%, an additional **4 housing units per year or 80 over 20 years** would be needed to meet demand from estimated population growth.

Using the highest housing unit growth rate of 0.98%, an additional **7 housing units per year or 140 over 20 years** would be needed to meet demand from estimated housing unit growth.

For this review, a 1.5% job growth rate was used to calculate roughly 40 new jobs per year over the next 20 years or 800 jobs. From local interviews, an average of 15% of employees live within 5 miles. Assuming the same ratio for new employees, an additional **6 housing units per year or 120 over 20 years** will be needed in the area using a conservative estimate.

Interviews with representatives from local businesses indicate another 400 jobs are anticipated or 80 jobs per year for the next 5 years. Based on employer feedback, they believe many more of these new employees would want to live closer to the facility. A ratio of 25% of these employees living within 5 miles was used to estimate the need for an additional **20 units per year or 100 units over the next 5 years**.

From the combination of this data, the study projects a demand for approximately 37 housing units per year for the next 5 years for new residents. This number does not include any current unmet demand for housing units.

# POPULATION & HOUSING

Demand for housing units was reviewed when formulating the development strategy recommendations and the acreage of land that should be made available for residential development.

The steering committee reviewed data based on Kosciusko County Development Standards for residential development found in the Zoning Ordinance. The Zoning Ordinance only has one Residential District (R) but has 2 sets of lot requirements based on if the unit will be served without sewer (most commonly through a septic system) or will utilize public sewer. Tables 12 and 13 provide the calculations for maximum allowable housing unit densities based on these standards.

**Table 11. Residential Lot Standards**

	District	Minimum Lot Area (SqFt)	Minimum Add. Lot Area Per Family (SqFt)	Minimum Lot Width (Feet)	Minimum Depth Front Yard (Feet)	Minimum Width Side Yard (Feet)	Minimum Depth Rear Yard (Feet)
Without Sewer	R	20,000	10,000	100	35	10	15*
With Sewer	R	10,000	2500	75	25	10	15*

\*Thirty-five feet where yard adjoins abuts, faces, or is in proximity to lake or waterway

**Table 12. Allowable Residential Density Without Sewer**

For lots without sewer, a density of approximately 2 units per acre is allowed. For each additional acre, an additional 4 units per acre would be allowed.

R-Without Sewer	1 acre	2 acres	3 acres	4 acres	5 acres	6 acres
Units Per Acre	2	3	3	4	4	4
Total Units	2	6	10	14	18	22

**Table 13. Allowable Residential Density With Sewer**

For lots with sewer, a density of approximately 4 units per acre is allowed. For each additional acre, an additional 17 units per acre would be allowed.

R-With Sewer	1 acre	2 acres	3 acres	4 acres	5 acres	6 acres
Units Per Acre	4	11	13	14	14	15
Total Units	4	21	38	55	72	89

The Development Strategy Land Use Map has identified three Residential Districts to provide a variety of housing types and densities.

## LARGE LOT SUBDIVISION

The Large Lot Subdivision District is for farmsteads and other very low-density housing, with a density of 1 or less than 1 unit per acre. This housing is almost always single-family detached and, in the study area, often associated with farms or the Camelot subdivision. The development strategy does not anticipate any new development of this type, as it is inconsistent with the Comprehensive Plans for the County, Milford, and Syracuse that prioritize development near the towns, utilizing public water and sewer services.

## RESIDENTIAL SUBDIVISION

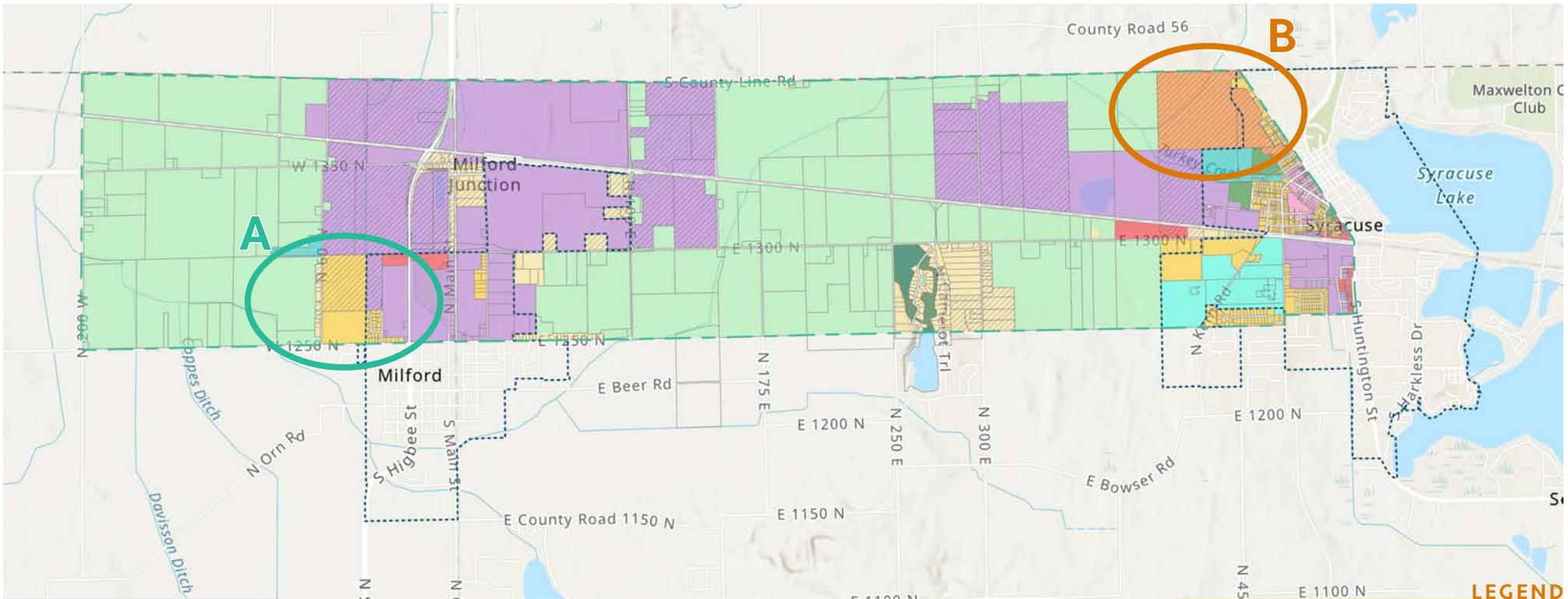
The Residential Subdivision District would accommodate medium and small lots at a density of 3-5 units per acre. This is similar to many of the traditional subdivisions in and around the study area. This district is appropriate for single-family detached, single-family attached, and small multi-family developments.

The development strategy and the County's current Comprehensive Plan have several areas designated for this type of development near Milford and Syracuse. These locations will provide the opportunity for additional housing units while remaining consistent with the Comprehensive Plan's goal of directed development in areas that can be serviced with public water and sanitary sewer systems.

## URBAN NEIGHBORHOOD

The Urban Neighborhood District would allow for housing units at a density of 4-15 units per acre. This district would allow for single-family detached, single-family attached, multi-family, and mixed-residential developments.

The development strategy calls for expanding areas within the County that could accommodate these housing styles, potentially increasing availability and affordability of housing while, introducing more variety in housing unit types to increase resident choice.



## RESIDENTIAL FUTURE LAND USES & GROWTH AREAS

### LARGE LOT SUBDIVISION

Density is 1 or less than 1 unit per acre. Housing types include single-family detached.

### RESIDENTIAL SUBDIVISION

Density is 3-5 units per acre. Housing types include

- Single-family detached;
- Single-family attached; and
- Small multi-family buildings.

### URBAN NEIGHBORHOOD

Density is 4-15 units per acre. Housing types include

- Single-family detached;
- Single-family attached; and
- Multi-family buildings; and
- Mixed-residential developments.

### RESIDENTIAL GROWTH AREA A

This area allows for medium density residential subdivision land use on the Town of Milford public water and sanitary sewer utilities.

Based on the 50 additional acres recommended in this study for residential subdivision land use, between 150 and 250 additional units could develop in this area.

### RESIDENTIAL GROWTH AREA B

This area allows for medium density in a mix of housing unit types. The development would be serviced by the Town of Syracuse public water and sanitary sewer utilities.

The development strategy plans for an additional 161 acres for this type of development to be located north of Syracuse, west of the existing corporate limits. Based on the land size and proposed densities, this area could accommodate between 600 and 2,400 housing units.

## LEGEND

-  Study Area
-  Municipal Boundaries
-  Parcels
-  Changed Future Land Use
-  Agricultural No Housing
-  Large Lot Subdivision
-  Residential Subdivision
-  Urban Neighborhood
-  Commercial
-  Industrial
-  Institutional
-  Open Space
-  Park
-  Public
-  Village Center

# BUSINESSES & JOBS

## KEY FINDINGS

- Nearly 49% of residents in the study area have obtained their high school diploma as their highest level of educational attainment. Another 27.3% have completed some college or an associate's degree. This level of education is consistent with skilled labor needed for industrial and technology jobs.
- Many of the Area residents are employed in the manufacturing (39%) and service (34%) industries.
- Jobs provided by businesses in the Area are highly concentrated in manufacturing (45%), wholesale trade (23%) and services (19%).
- A significant number of local residents are employed in manufacturing (39.9%). The high percentage of businesses in the study area that provide jobs in manufacturing (45.3%) indicates a close connection to the skill set of residents and those needed by local employers.

# BUSINESSES & JOBS

Data points reviewed for the economic development section of this study include educational attainment and employment for residents of the study area and Kosciusko County, shown on this page. Data on page 21, focuses on the businesses located in the study area and the County, and their employees.

Area residents have a higher rate of obtaining a high school diploma than those in the County, with only 8% not obtaining a diploma and nearly 49% are high school graduates. The Area residents have slightly lower rates of having completed some college and associates degrees than the County, at 27.3% and 27.4% respectively. The largest difference in educational attainment between the study area and the County is in the bachelors/graduate/PhD, with the study area at 16%, while the County as a whole is 26.2%.

Residents in the study area have a significantly lower unemployment rate than that of the County, with only 2.1% unemployment, while the County was experiencing 3.5%.

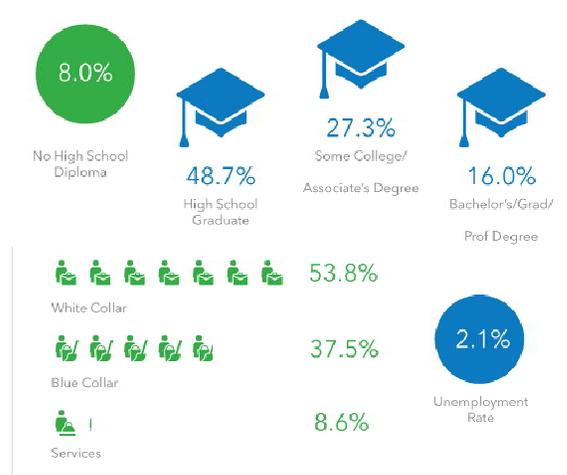
Comparing job types for the residents of the Area and County indicated that they are very close in “blue collar” job percentages, but the Area has more residents employed in “white collar” jobs while the County has more residents in service jobs.

These charts provide more details of employment by industry type (chart 1) and occupation (chart 2) of the 885 employed residents of the Area and those in the County.

Area residents’ employment details are very consistent with that of the County. A few notable points are that, compared to the County, the Area has more residents that work in the service and agricultural and mining industries. The number of residents employed in manufacturing is nearly the same.

Residents of the Area and the County have similar occupations. Most of the classifications are within 1-2% between the two. The only notable differences are that the Area has 3.6% higher rates of residents that are in management, business, and financial while the County has nearly 3% higher rates of residents with a service occupation.

## STUDY AREA



## KOSCIUSKO COUNTY

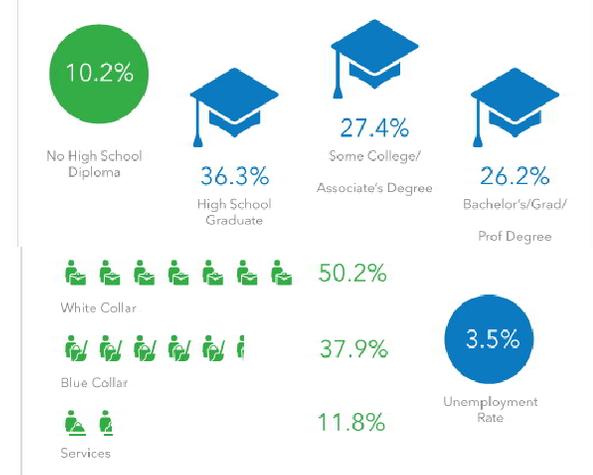


Chart 1. 2023 Employed Population by Industry

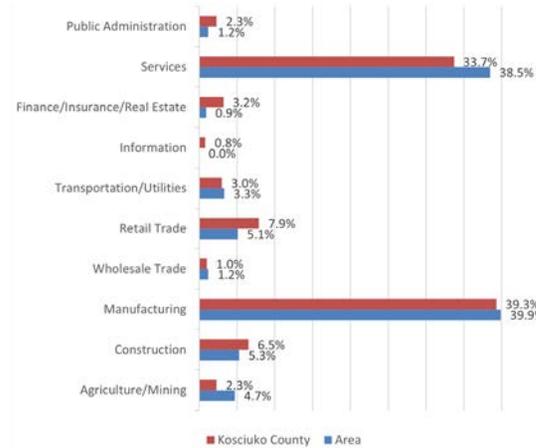
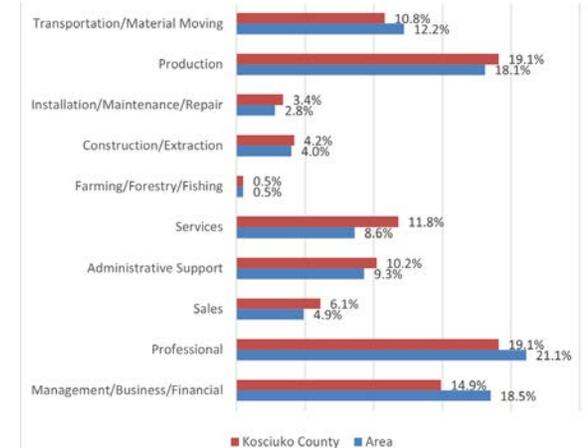
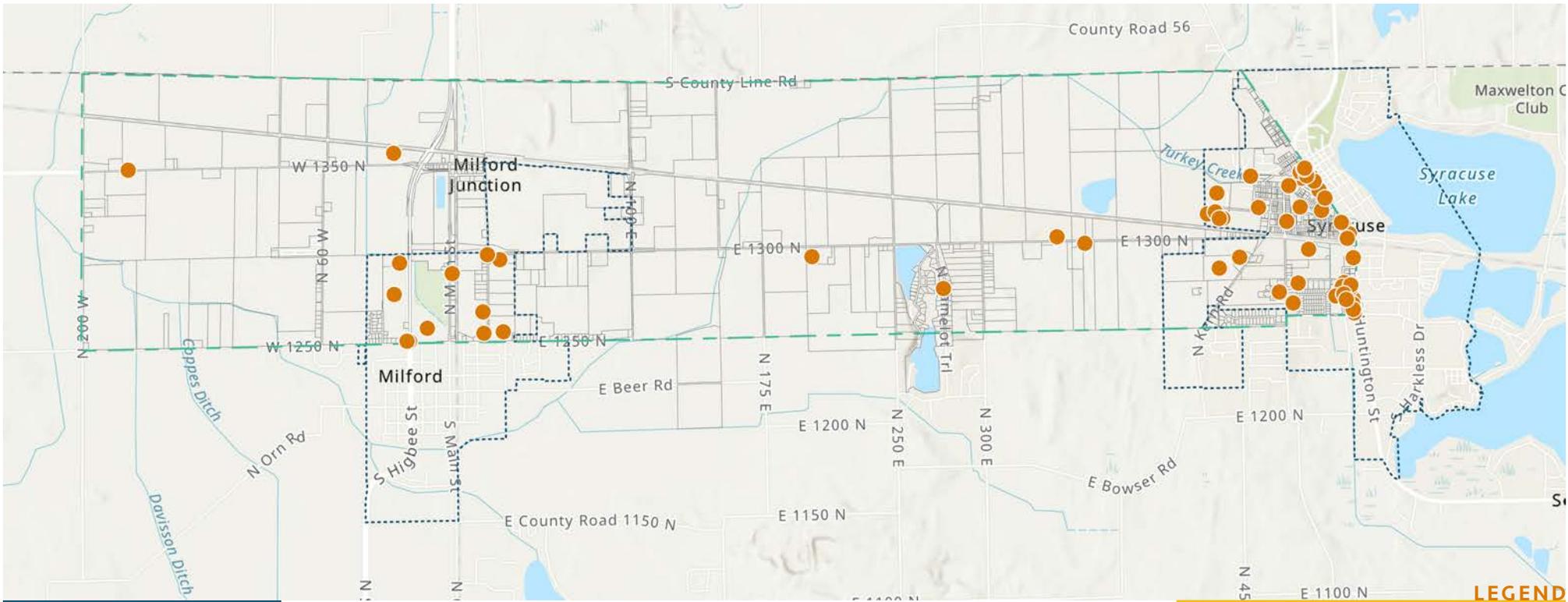


Chart 2. 2023 Employed Population by Occupation





## BUSINESSES IN THE STUDY AREA

## MAJOR EMPLOYERS

BUSINESS NAME	ADDRESS
CTB, Inc	N Higbee St
Chore-Time Equipment	N Higbee St
Parker O-Ring & Engineered Seals	S Sycamore St
Jasper Plastics Solutions	W Railroad Ave
Bison Coach, LLC	N Old State Road 15
Wawasee High School	Warrior Path
Parker-Hannifin Corp	S Sycamore St
Syracuse Elementary School	N Kern Rd
AIA Countertops LLC	S Huntington St
Polywood	Polywood Dr
Rogers Electro-Matics Inc	W Chicago St
Purina Animal Nutrition	W 1350 N
Leading Edge Fabrication LLC	W Railroad Ave
Patrick Industries Inc	S Huntington St

## LEGEND

-  Study Area
-  Municipal Boundaries
-  Parcels
-  Businesses

# BUSINESSES & JOBS

In addition to reviewing data related to the residents of the Area and County, evaluating data for the businesses located in the study area and County is also important. Table 14 provides data on the number of businesses and employees in the study area.

The 93 businesses in the Area have also been classified based on their industry codes. There are 10 manufacturing businesses identified in the Area, which accounts for 10.8% of the companies. These same companies employ over 45% of the employees in the study area, illustrating the dominance of manufacturing in the local economy.

It is notable that the day-time population of the study area increases significantly each day due to an influx of workers commuting in. The residential population for the study area is 1,596 while the employees in the same area are 2,357. This shows that the Area is an employment center for the County and region of northern Kosciusko and southern Elkhart Counties.

The Census Bureau's OnTheMap tool was used to estimate the number of employees commuting in and out of the study area. The map to the right provides a summary of local community patterns. This information is from 2021 but is the most recent available. Although the data might not provide exact number it does provide a relative percentage of workers coming in to work which is consistent with the other data sources that indicate the Area is a job center

According to OnTheMap, there are 771 residents that commute out of the study area for work. In comparison, 1,817 employees commute into the study area to work for local businesses. There are 47 people that live and work within the study area. This information is consistent with comments from local employers indicating many of their employees travel to the Area for work.

**Table 14. Business Data**

	Study Area				Kosciusko County			
Total Businesses:	93				2,791			
Total Employees:	2,357				49,720			
Total Population:	1,596				80,759			
Ratio (Jobs/100 Residents)	148				62			
	Business	Percent	Employees	Percent	Business	Percent	Employees	Percent
Agriculture & Mining	5	5.4%	40	1.7%	104	3.7%	499	1.0%
Construction	6	6.5%	28	1.2%	242	8.7%	1,503	3.0%
Manufacturing	10	10.8%	1,068	45.3%	173	6.2%	20,702	41.6%
Transportation	2	2.2%	5	0.2%	84	3.0%	827	1.7%
Communication	1	1.1%	1	0.0%	21	0.8%	143	0.3%
Utility	1	1.1%	14	0.6%	10	0.4%	208	0.4%
Wholesale Trade	6	6.5%	549	23.3%	105	3.8%	2,756	5.5%
Retail Trade Summary	17	18.3%	143	6.1%	562	20.1%	7,128	14.3%
Finance, Insurance, Real Estate Summary	8	8.6%	27	1.1%	267	9.6%	1,768	3.6%
Services Summary	30	32.3%	448	19.0%	981	35.1%	12,590	25.3%
Government	5	5.4%	32	1.4%	124	4.4%	1,467	3.0%
Unclassified Establishments	2	2.2%	1	0.0%	118	4.2%	129	0.3%



# BUSINESSES & JOBS

As the population and housing analysis looked at how demand for housing units impacts development strategy recommendations, the business and jobs section for this study looks at the land use recommendations for commercial and industrial developments.

The steering committee reviewed data based on Kosciusko County Development Standards for commercial and industrial development found in the Zoning Ordinance. The Zoning Ordinance standard lot requirements for these types of developments are relatively small compared to lot sizes desired for new development.

**Table 15. Commercial and Industrial Lot Standards**

District	Minimum Lot Area (SqFt)	Minimum Lot Area (Acres)	Minimum Lot Width (Feet)	Minimum Depth Front Yard (Feet)	Minimum Width Side Yard (Feet)	Minimum Depth Rear Yard (Feet)
C	3,000	0.07	30	35	10	20*
I-1	20,000	0.46	100	35	20	20*
I-2	30,000	0.69	100	35	20	20*
I-3	80,000	1.84	200	75	50	50*

\*Thirty-five feet where yard adjoins abuts, faces, or is in proximity to lake or waterway

When formulating the development strategy recommendations for industrial development, additional sources of information were consulted. Data from Kosciusko and Elkhart County tax records and recent economic development project requests (Economic Development Leads) were used to identify a more appropriate size for new industrial development lots. The table below provides a summary of that industrial lot detail.

**Table 16. Industrial Lot Data**

Industrial Lot Details	Size Range (Acres)	Average Size (Acres)	# of Parcels
Economic Development Leads	10-320	65-90	6
Study Area Industrial Lots	.05-226	11	55
Elkhart County Industrial Lots	.01-155	5	3,492

Data from the recent economic development project requests, the study area and Elkhart County on average lot sizes for manufacturing, warehousing, and agribusiness were identified as preferred industrial development types for the Area. The table below illustrates that these businesses are often located on properties much larger than the Kosciusko County minimum requirements.

**Table 17. Average Industrial Lot Size by Industry**

Industrial Lot Details	Average Lot Size for Manufacturing (Acres)	Average Lot Size for Warehouse (Acres)	Average Lot Size for Agribusiness (Acres)
Economic Development Leads	25	N/A	300
Study Area Industrial Lots	14	8	79
Elkhart County Industrial Lots	7	4	11

Note: lots of less than 1 acre were not included in the calculation

A review of existing businesses' property sizes in the study area provided additional information on the appropriate lot size for new industrial development for Development Strategy recommendations. The table below provides acres of land by business, ranging from 16 acres to 226 acres, with an average of 63 acres. This illustrates that to be attractive for a variety of businesses, the study area needs to have a range of lot sizes to meet the needs of existing and future businesses in the Area.

**Table 18. Industrial Business Property Size in Area**

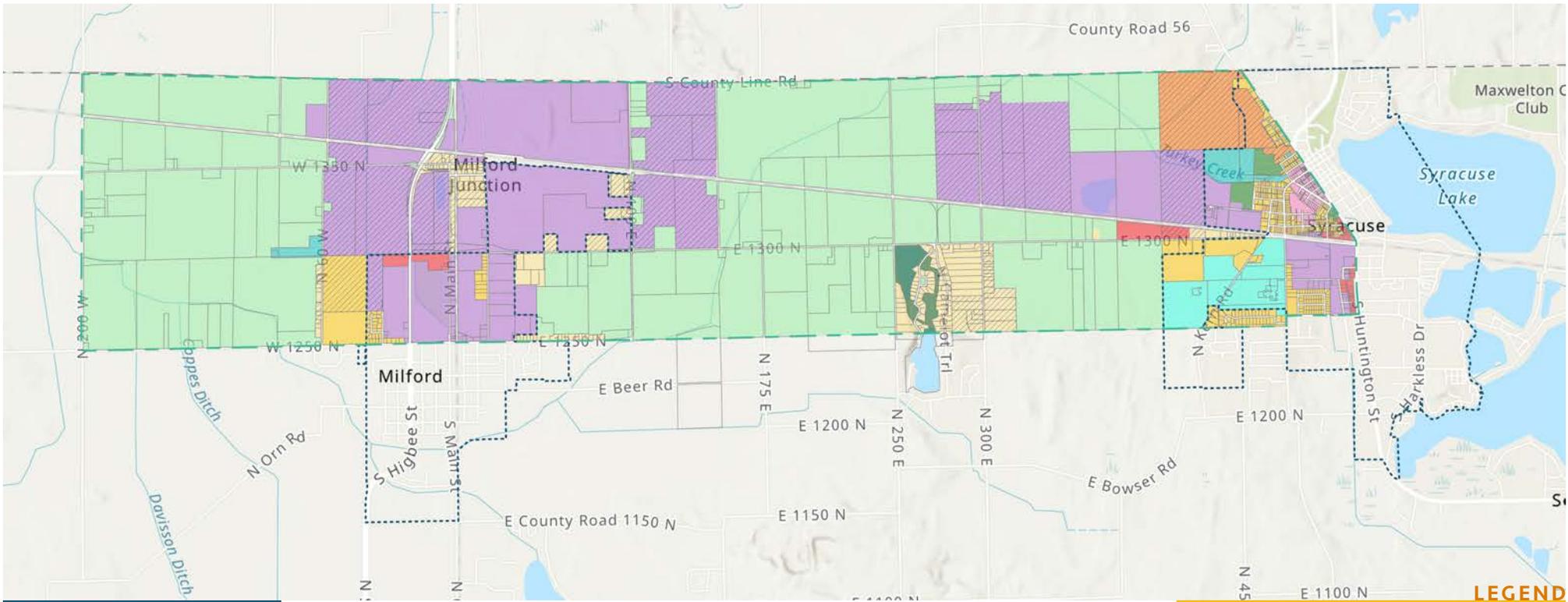
Business	Business Property Size (Acres)
Polywood	44
Cargil	226
Crop Production Services	45
CTB	113
Syracuse Products	18
Highwater Marine	16
Denarius	30
Patrick	16
<b>Average Industrial Property for Study Area</b>	<b>63</b>

Business and employment data for Kosciusko County from 2001 through 2023 was reviewed to provide historical growth rates for business development and employment. Over the 23-year period the County has seen the number of businesses increase from 1,734 in 2001 to just over 2,100 in 2023. The annual rate of change for businesses ranged from negative 1.96% in 2013-2014 to a positive 2.75% in 2022-2023. The 20-year growth rate for the County was 16.98%, or 0.85% annually. The 5-year growth rate was 7.94%, or 1.59% annually. As this information is only available at the County level, the percentages were used to estimate a growth rate and the estimated number of additional businesses for the Area. The Area was reported to have 93 businesses in 2023. Using a 0.85% and 1.5% growth rate it was calculated that the Area could see an additional 16 to 30 businesses over the next 20 years.

The data in Table 14 on the previous page provides details on business types and indicates that approximately 24 (26%) of the Area businesses would be classified as an industrial land use. Table 18 provides information on industrial lot sizes that indicates new industrial development lot sizes could range from 25 to 200 acres per new project.

To estimate the amount of land to recommend for additional industrial development, the study used the above-mentioned data points and feedback from local real estate professionals to determine that an additional 104 to 1560 acres would be needed. The average of this range for industrial land demand would be approximately 830 acres.

Real estate trends indicate that industrial development sites are growing as demand for larger facilities increases. The need for on-site stormwater management, parking, truck maneuvering, etc. also contribute to the demand for larger industrial lots. Given these developmental requirements and projected growth in industrial businesses, additional land for industrial development in the 800-1,000-acre range seems reasonable to prepare for and promote new industrial opportunities in the Area.



## COMMERCIAL AND INDUSTRIAL GROWTH AREAS

The development strategy identifies one industrial and two commercial land use districts. Hashed zones on the map indicate that there is a proposed change in land use from that listed in the Comprehensive Plan Land Use Map. These land use changes could allow for additional commercial or industrial development opportunities.

### INDUSTRIAL

The land proposed to be available for industrial projects in the Development Strategy is approximately 2,000 acres. This will provide sufficient land for industrial businesses, while preserving agriculture and agriculture business interests in the Area. Any industrial development in the Area will be closely tied to availability of sewer and water utilities and the pace of development will be contingent on these services. To ensure orderly development, these projects are most likely to develop adjacent to the Towns of Milford and Syracuse where the infrastructure investments to provide utilities are most cost-effective.

It should be noted that the development strategy calls for more than 3,200 acres, or just under 52% of the land in, the Area to remain as agricultural uses.

### COMMERCIAL

A small area of approximately 22 acres of commercial land use was added to the development strategy to allow for businesses that complement the current and future large industrial developments in the study area. Proposed for the north side of 1300 N, west of Syracuse, this property may be attractive for uses such as a daycare center, medical clinic, restaurants, or retail that would serve the needs of employees in the area.

### VILLAGE CENTER

Village center is intended for the downtowns in the County. No new village center areas were proposed as part of the development strategy. Uses that are desired in these historic downtown areas should be encouraged to locate here. Continued support of the downtown cores of small towns in Kosciusko County is essential to their character, sense of civic pride, and economic vitality.

## LEGEND

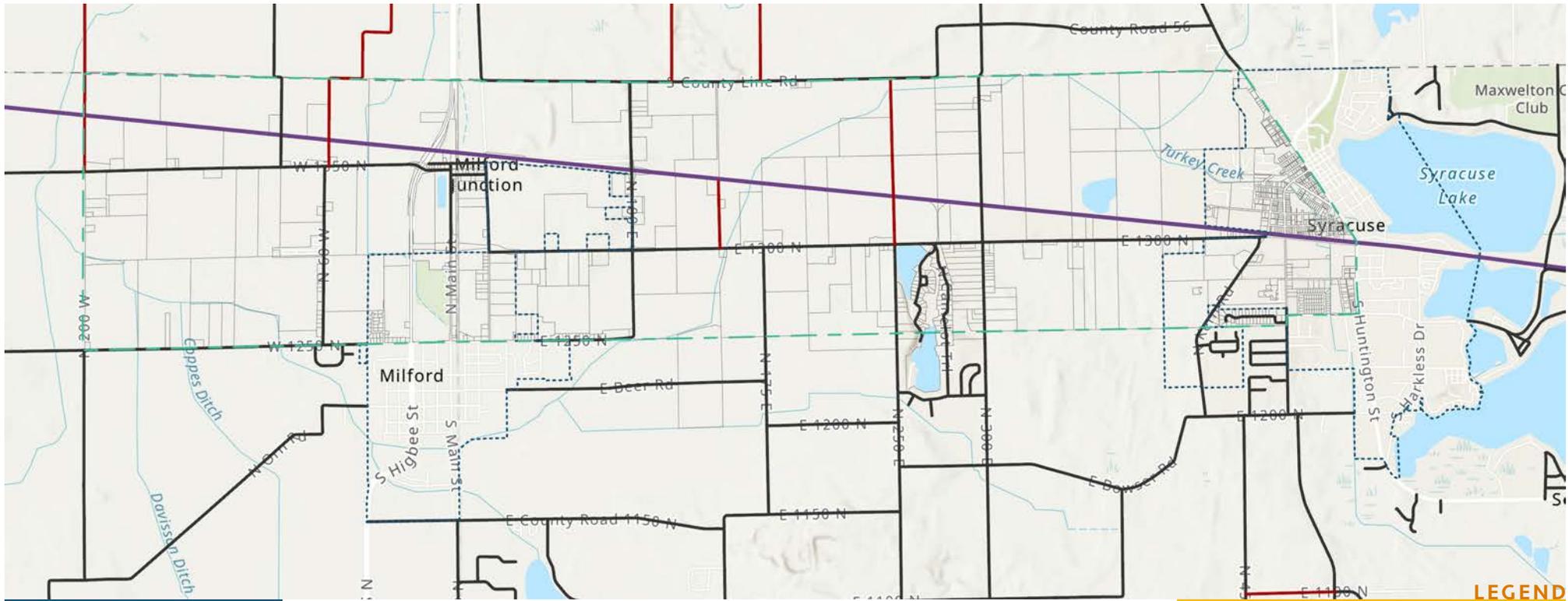
- Study Area
- Municipal Boundaries
- Parcels
- Changed Future Land Use
- Agricultural No Housing
- Large Lot Subdivision
- Residential Subdivision
- Urban Neighborhood
- Commercial
- Industrial
- Institutional
- Open Space
- Park
- Public
- Village Center

# TRANSPORTATION

## KEY FINDINGS

- 1300 N serves as the main vehicular transportation corridor in the study area. Development should be concentrated along this corridor and within the existing municipal boundaries to help preserve rural character.
- The recently constructed 1300 N overpass project will further solidify 1300 N as the main corridor connecting the Towns of Milford and Syracuse.
- Access to rail, 1300 N, SR 15, and utilities makes northern Milford an ideal place to handle freight in and out of the study area.
- Gaps in County Line Road and gravel roads make access to parcels in the northern part of the study area between Milford and Syracuse difficult to access for anything but agricultural uses.
- As development occurs, special consideration should be given to truck traffic. Some of the Area's highest truck counts are on narrow, rural roads that often gravel.
- The proposed trails connecting Milford and Syracuse (Pg 30 #1, #2) should be actively pursued to provide an alternative form of transportation for commuting to work, visiting the towns, and recreation.





## ROADS, ACCESS, & CONDITIONS

The study area includes a mix of gravel (red) and asphalt (black) road surfaces. Road surface type was an important factor in determining the proposed future land use for abutting properties. While low-traffic uses such as agriculture can utilize gravel roads, more intense development such as higher-density residential and industrial businesses, will require paved roads.

Even when paved, many roads in the study area are narrow and may need improvements to be able to accommodate higher intensity development and additional truck traffic.

The 1300 N corridor is the major connector between Syracuse and Milford. There are other east-west roads in the study area, but none make a direct connection, which forces much of the local traffic onto 1300 N.

1300 N has a narrow right-of-way (40 feet) and road surface. In addition, drainage ways along the roadside make it difficult to expand the road width to accommodate increased demand for vehicular traffic or to add pedestrian and bicycle infrastructure.

County Line Road appears to be a potential east-west connection, but it has not been built in all places and is gravel in other locations. The gaps in the roadway and road surface were important factors in identifying lower intensity uses, as these conditions limit truck traffic and make access to some of the properties difficult.

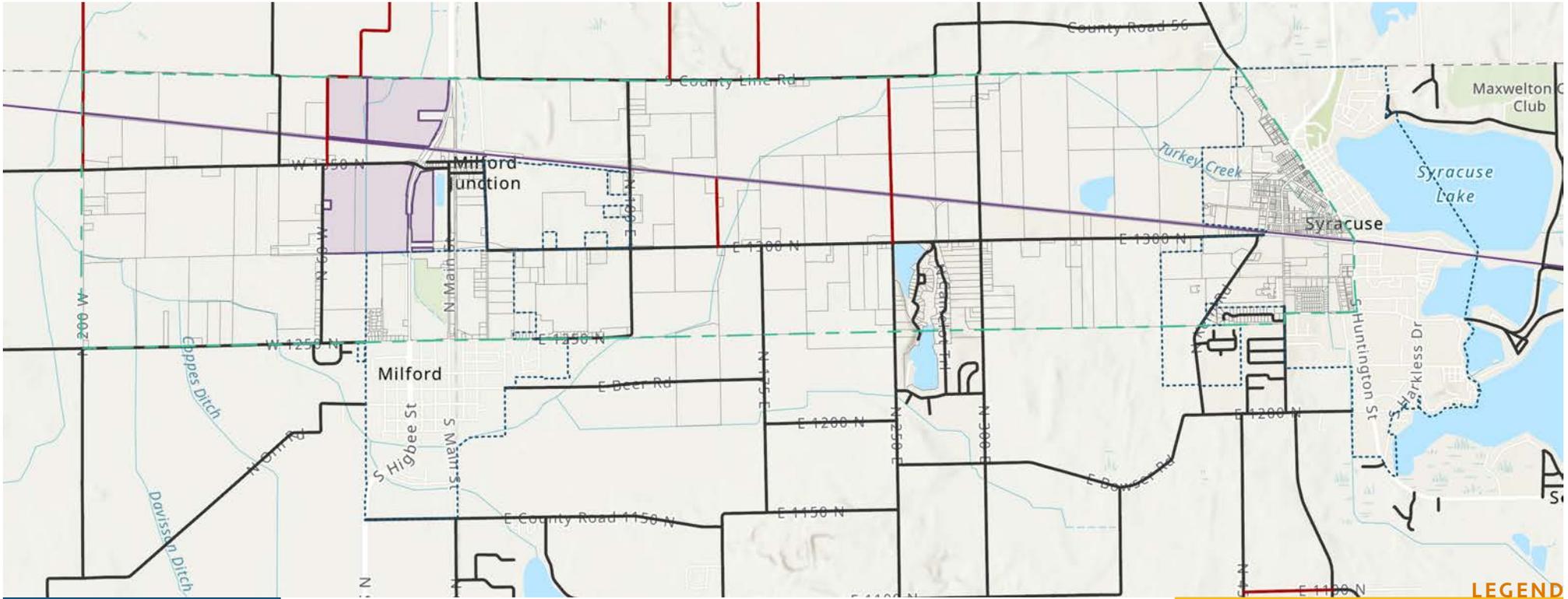
The area is connected to the region by SR 15 on the west which runs through Milford and SR 13 on the east which runs through Syracuse. The recently constructed overpass connecting 1300 N to SR 15 will improve connectivity and decrease conflicts with the railroad. Additional project details are provided on the next page.

The steering committee requested the study area be expanded to explore potential connectivity into Elkhart County via 200 W and to County Road 17. Discussions with the Elkhart County Highway Department indicate that a project is not planned in the near future to connect these two gravel roads.

### LEGEND

- Study Area
  - Municipal Boundaries
  - Parcels
  - Railroad
- #### Road Surface Type
- ASPHALT
  - CONCRETE
  - GRAVEL





## RAIL ACCESS

A major component of the transportation network is the CSX rail line that bisects the study area. This rail line could provide an opportunity for additional freight train access to abutting industrial development sites which could greatly improve the marketability of those properties. Use of rail could also help to mitigate truck traffic volumes in the Area by allowing for more goods and materials to be transported by rail.

The railroad crossing at Oak Street in Syracuse has also been identified as a major traffic concern because of its steep design and proximity to the rail crossing at Main Street. A potential solution to this issue would be for the community to work with CSX to develop a new north-south crossing west of the current Oak Street location. A new crossing would provide a direct connection from 1300 N across the CSX line to the proposed industrial land on the north side of the rail line. This could alleviate an existing traffic concern and facilitate new industrial development west of the current industrial facility as shown in the development strategy.



CSX Line Through The Study Area - Milford

**LEGEND**

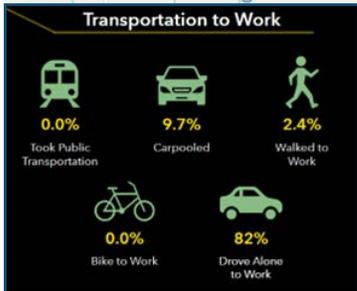
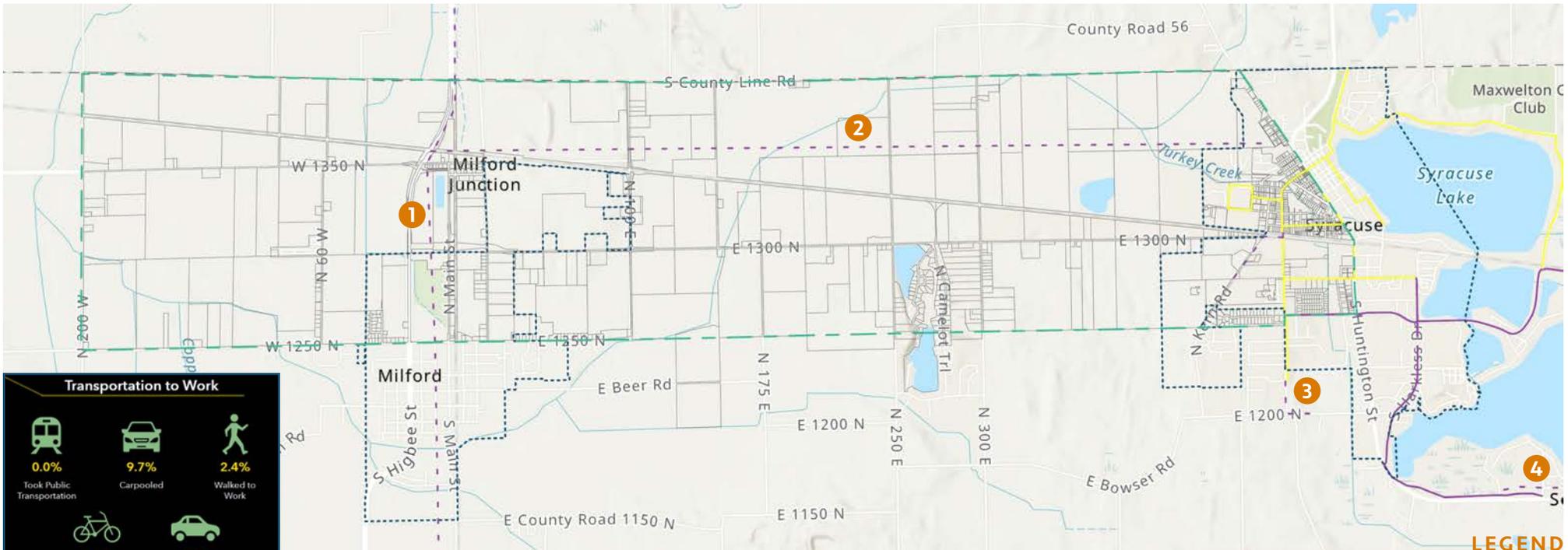
- Study Area
- Municipal Boundaries
- Parcels
- Conceptual Industrial Park Area
- Railroad

**Road Surface Type**

- ASPHALT
- CONCRETE
- GRAVEL







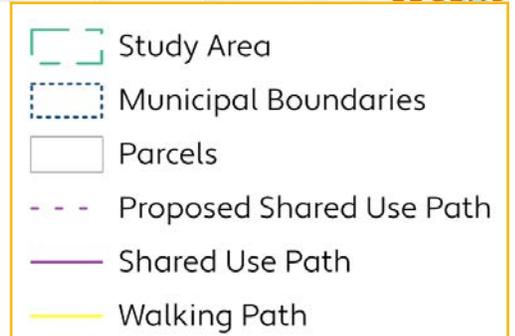
## ACTIVE TRANSPORTATION

MACOG provided an inventory of the existing active transportation network and the proposed routes as part of the MACOG Active Transportation Plan 2050. Along with the existing routes shown above, there are four proposed routes that serve the Area. It should be noted that these are conceptual routes and do not indicate the exact locations. These routes are intended to show potential connections that could be built with federal funding in conjunction with MACOG.

For this inventory a shared use path is typically 10-12 feet wide and intended to serve both cyclists and pedestrians. Walking paths are not as wide as shared use paths, typically 5-8 feet wide, and are only for pedestrian use.

Current Esri estimates indicate that very few commuters bike or walk to work. This is most likely not from a lack of desire to commute by active transportation, but rather a lack of safe facilities for people to do so. The four proposed routes in MACOG's active transportation plan could provide commuters with a new way to get to work. Specifically, completing proposed routes 1 and 2 would significantly improve non-vehicular transportation options within the study area.

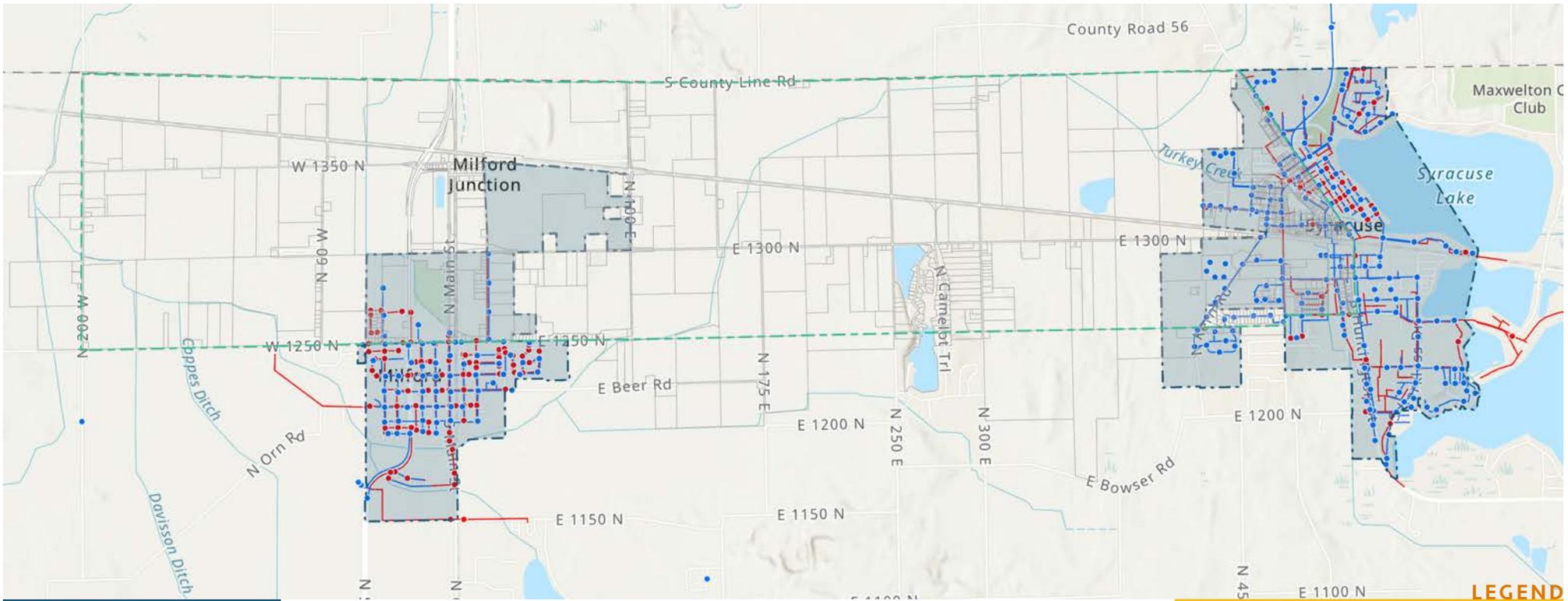
- 1** Proposed route 1 is a shared use path that provides a north-south route roughly parallel to SR 15. This will provide a significant connection to the rest of the County to the south and the proposed network in Elkhart County and beyond.
- 2** Proposed route 2 will be another significant connection, connecting Milford and Syracuse. Given its short distance of only 4.75 miles, this proposed active transportation route could easily replace car trips with cycling. This distance could be covered by bicycle in 15-20 minutes, providing an opportunity to commute to work by bicycle between the two towns.
- 3** Proposed route 3 begins at the existing terminus of a shared use path at Pickwick Drive and Syracuse-Webster Road. This shared use path will head south and turn east on CR 1200 N.
- 4** Proposed route 4 begins at the terminus of the existing shared use path at SR 13 and Grandview Drive. This extension will serve North Webster and the east side of Lake Wawasee.



# UTILITIES

## KEY FINDINGS

- Generally, the study area is adequately served with utilities.
- Public Water and sanitary sewer services are provided in the Towns of Milford and Syracuse.
- Homes and businesses outside of either Town most often rely on private water wells and on-site septic systems.
- Currently, extension of sewer and water services outside of the towns of Milford and Syracuse are not planned, but development of the study area will be linked to the availability of these public utilities.
- High-voltage electric access, including 138kV and 345kV lines, are available for high-electric industrial users.
- There is adequate natural gas in the study area to serve residential and business customers.
- Gigabit or higher internet speeds are available in some parts of the site.



## WATER & SEWER

### WATER

Both the Town of Milford and the Town of Syracuse have public water treatment and distribution systems to serve their residents and businesses. Future expansion of these systems will be based on town-specific extension policies and available funding.

Discussions with the Syracuse Utility Department indicated that the town has adequate capacity for additional customers for its water utility.

Properties located outside of either town most often rely on private wells for their water supplies.

No known environmental concerns pose a risk to water quality for well users.

### SEWER

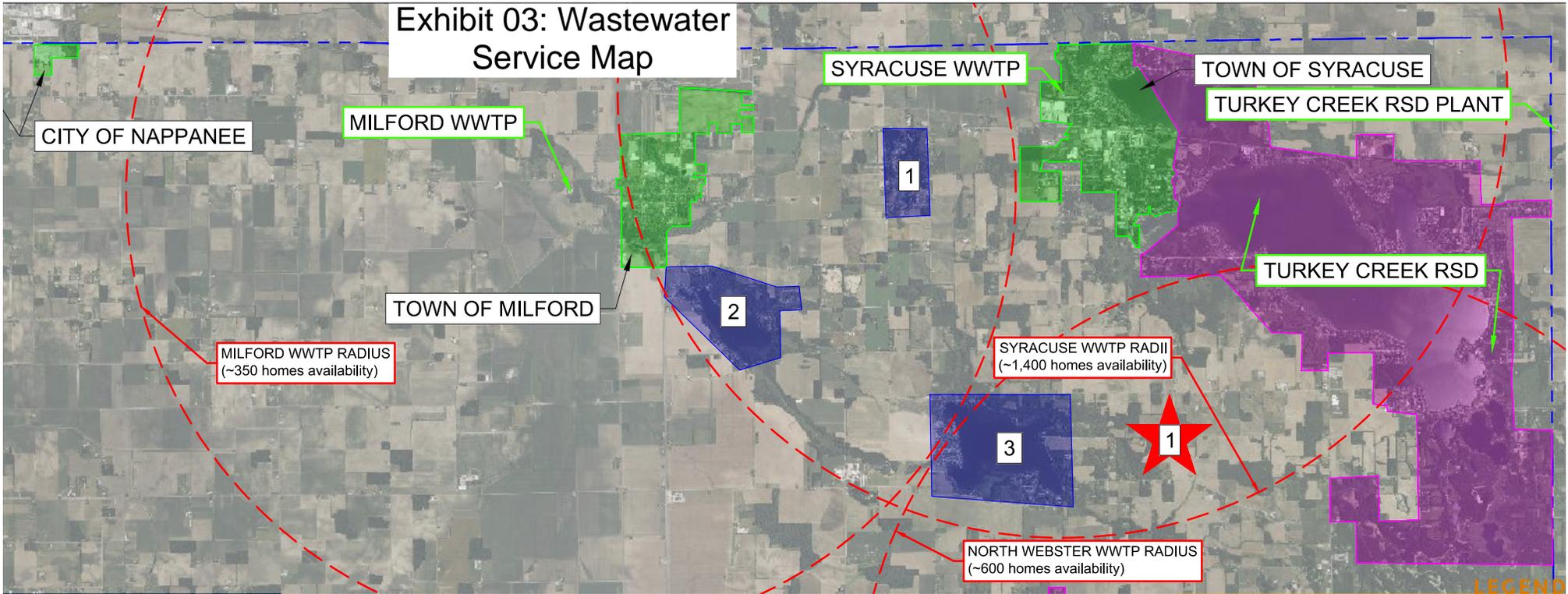
The Town of Milford and the Town of Syracuse both have public sanitary sewer collection and treatment systems. A study was conducted of current sanitary sewer capacity for Kosciusko County. A potential service area map from that study (on the opposite page) provides some capacity estimates for both systems. Future expansion of these systems will be based on town-specific extension policies and available funding.

Discussions with the Syracuse Utility Department indicated that the town has capacity at its wastewater treatment plant for new customers.

Properties located outside of either town most often rely on private on-site septic systems.

- LEGEND**
- Study Area
  - Municipal Boundaries
  - Parcels
  - Water Points
  - Sewer Points
  - Water Mains
  - Sewer Mains

### Exhibit 03: Wastewater Service Map



## WESSLER ENGINEERING UTILITY STUDY

This map was taken from the Wessler Engineering Utility Study prepared for Kosciusko County. The red circles show a five-mile potential service area for each of the towns.

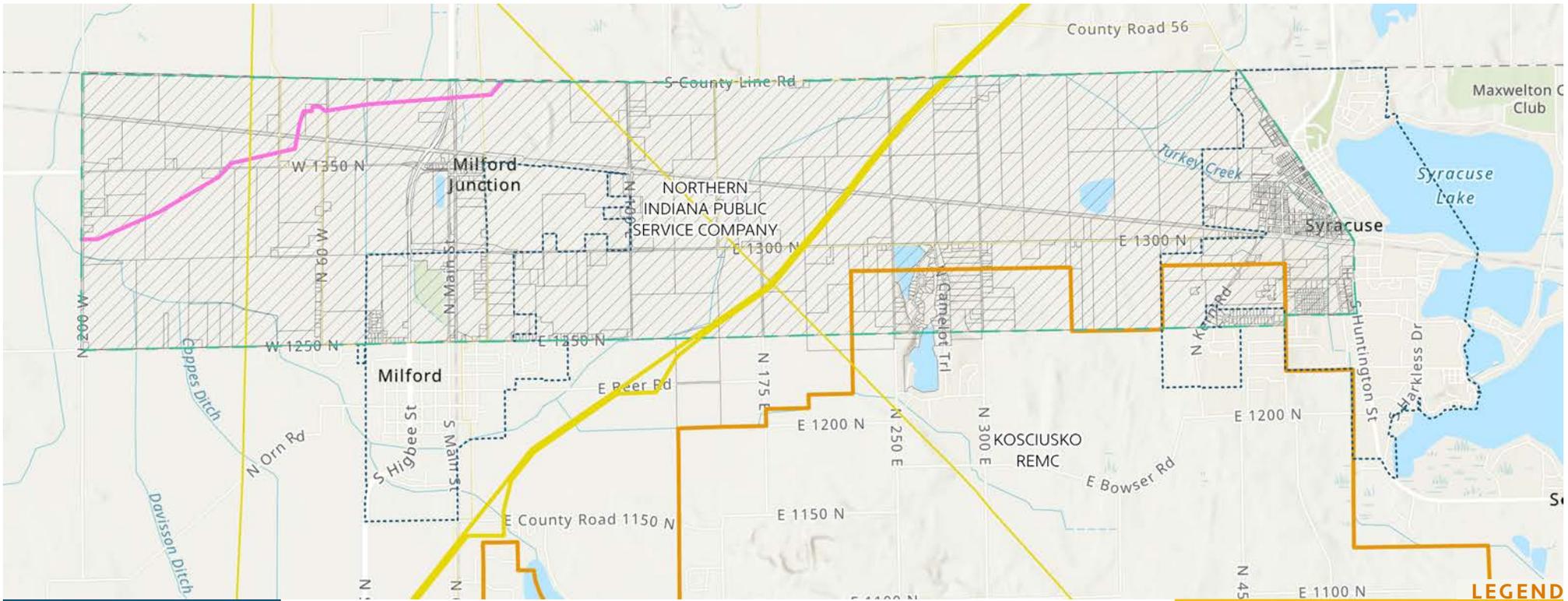
This report projected that the Town of Milford Wastewater Treatment Plant would have capacity available to serve an additional 500 homes.

This report projected that the Town of Syracuse Wastewater Treatment Plant would have capacity available to serve an additional 1,400 homes.

At this time, new sewer connections outside of the town jurisdictions are not planned.

As with many locations around the State of Indiana that rely heavily on the use of on-site septic systems, Kosciusko County is planning for the future. When functioning properly and installed away from wells and sensitive areas, septic systems can be safely used. As existing systems reach the end of their functional period and start to fail, a long-term solution to this issue will need to be found to protect the groundwater supply and public health.





## ELECTRIC & GAS

### ELECTRIC

The study area has two electric services providers. Ninety percent of the study area is served by NIPSCO and the other 10% is served by Kosciusko REMC.

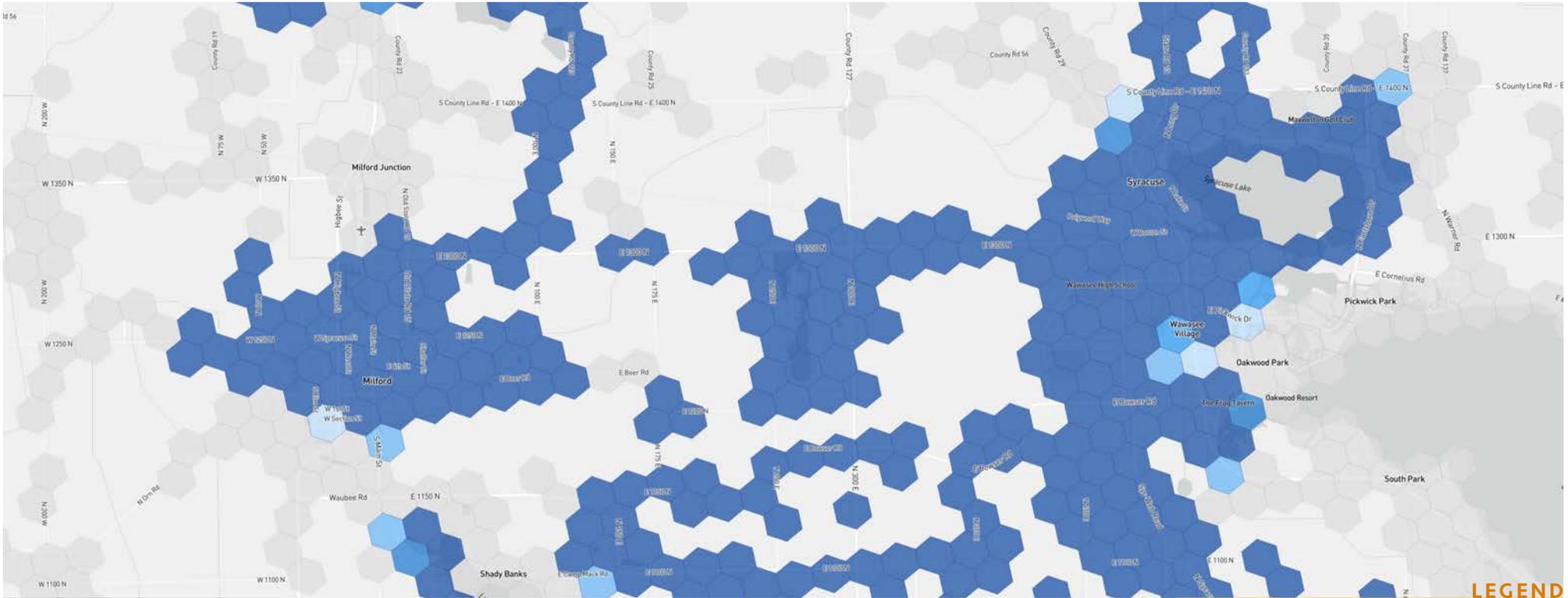
Conversations with NIPSCO indicate that they have significant capacity in the Area and that the company could serve large uses if they were to develop. The company does not provide infrastructure improvements speculatively, but they work with property owners to build the service and capacity that each project demands.

There are multiple high-voltage lines crisscrossing the study area with two lines at 138kV and one at 345kV. This provides the opportunity for high-electricity industrial users to locate within the study area or for electrical power generation, such as wind or solar.

### NATURAL GAS

NIPSCO is the sole provider of natural gas utility in the study area. Existing gas service lines of small to medium size exist in the Area and can service medium to large users.

- LEGEND**
- Study Area
  - Municipal Boundaries
  - Parcels
  - NIPSCO Gas Service Area
  - Hazardous Liquid Pipeline
  - Electric**
  - 345kV
  - 138kV
  - 69kV
  - Electric Service Territories (IURC)



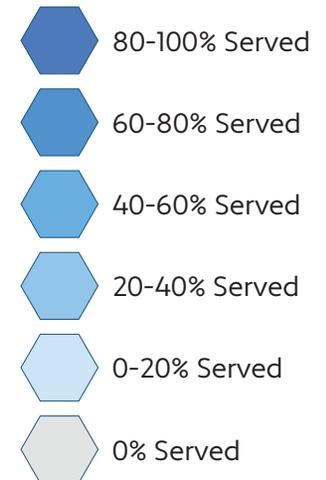
LEGEND

## FIBER INTERNET

Access to the internet is available throughout the study area but it may not be the speed desired by all users. The map shows by color of lightest to darkest the speed of the internet around the study area. The map illustrates that there is no fixed service in the zones without the hexagonal pattern. Due to the rural nature of the study area, this may not be a major issue. The map shows most of the populated sectors do have access to the service.

The availability of the internet is an asset for the study area. Many users prefer to have access to internet speeds of 1Gbps or higher which is shown in the darkest blue color on the map. Access to gig-speed internet may attract certain types of industrial and commercial development that need high-speed and reliable internet access for their business operations. Gigabit internet is also essential for educational and institutional uses.

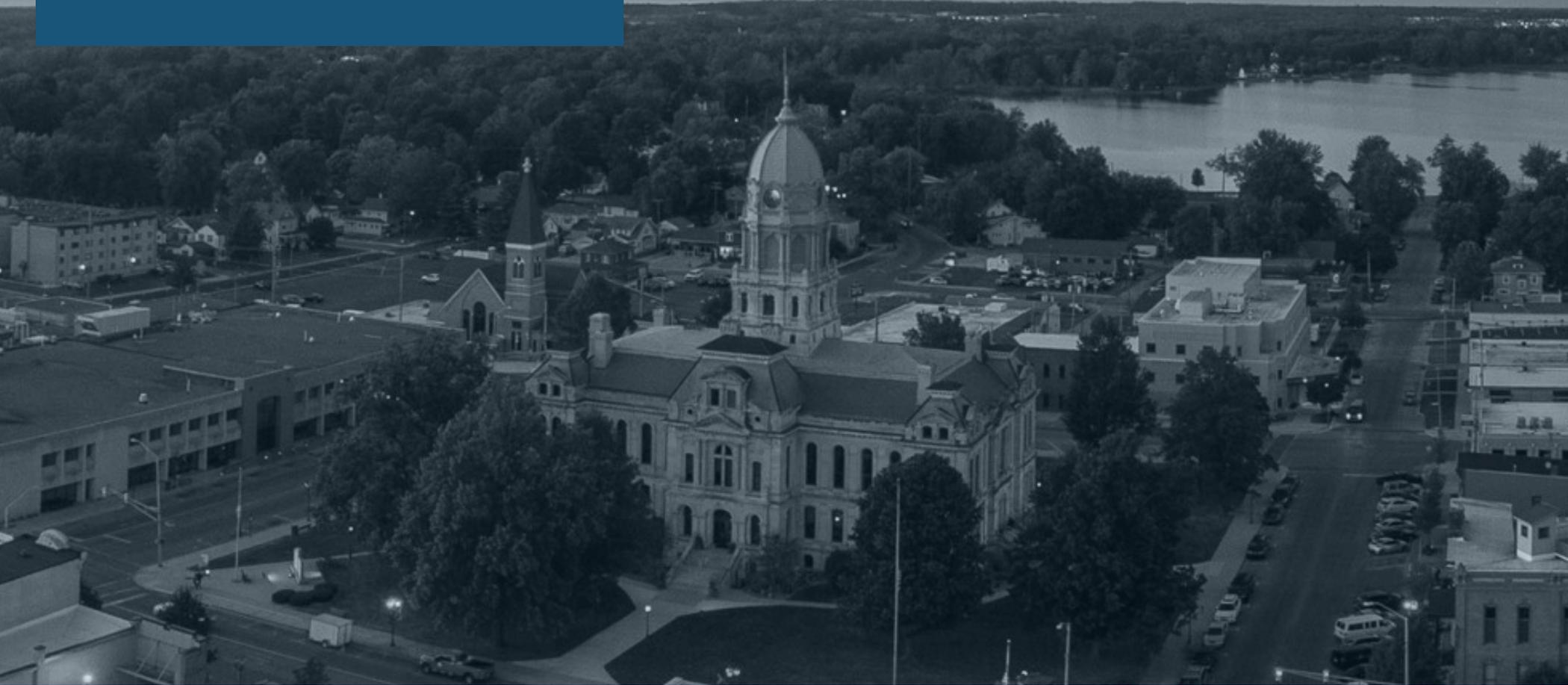
### 1Gb Fiber Availability

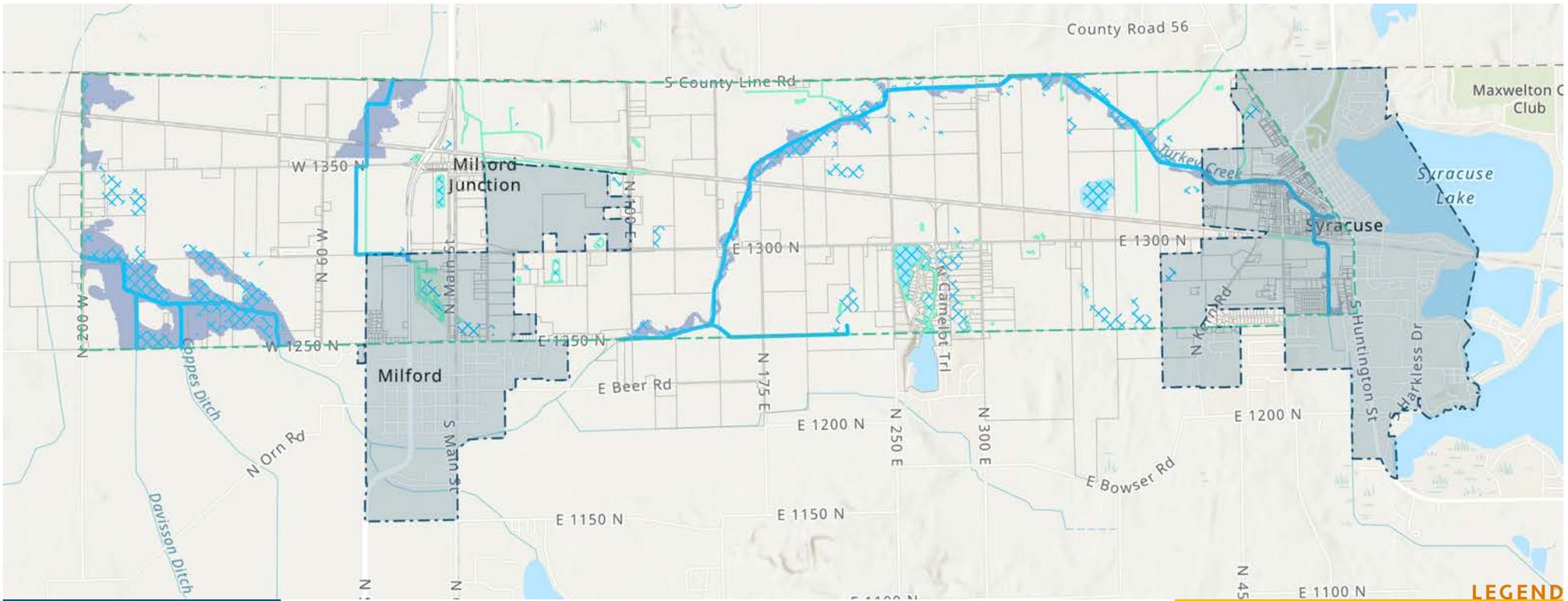


# ENVIRONMENTAL

## KEY FINDINGS

- The study area has Kosciusko County regulated drains, floodplains, and wetlands that may impact the type and location of development.
- Turkey Creek and its associated wetlands make intensive development such as multi-family housing, commercial, or industrial inappropriate for portions of the study area.
- Co-locating compatible land uses such, as residential near residential and industrial near industrial, help to create a cohesive development pattern and reduce potential impacts on adjacent land uses and environmentally sensitive areas.





## COUNTY MANAGED DITCHES, FLOODPLAINS & WETLANDS

Local regulated drains, floodplains, and wetlands are key natural features to identify when evaluating future land use and development. The above map locates these features in Kosciusko County.

Regulated drains are an important part of the local stormwater management system and are under the regulation and maintenance of the Kosciusko County Drainage Board. These ditches may or may not also have mapped flood hazard areas by Indiana Department of Natural Resources (IDNR) or the Federal Emergency Management Agency (FEMA).

The IDNR and FEMA mapped flood hazard areas will require additional review and could potentially limit or exclusion development of property or part of a property. These areas were, for the most part, identified to remain in agricultural use.

**TABLE 19**

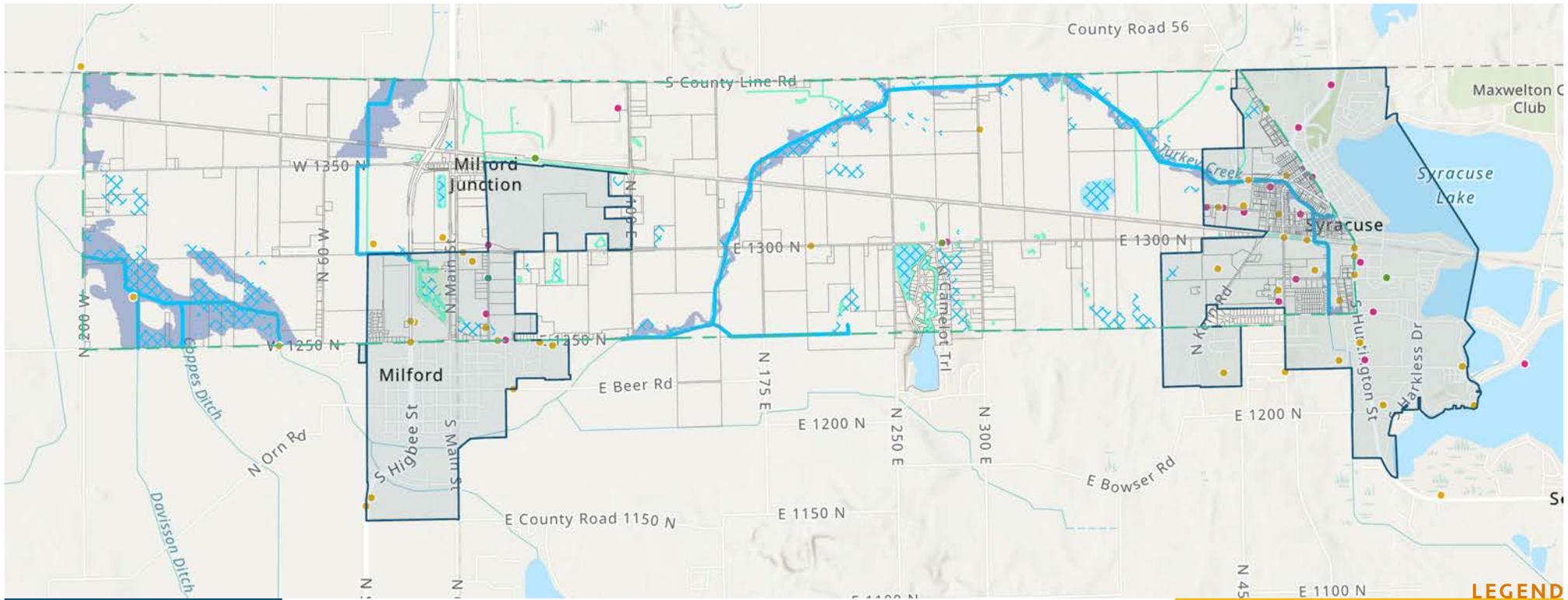
	ACRES	PERCENT
Area Without Flood Hazards & Wetlands	5792.3	89.1%
Areas With Flood Hazards & Wetlands	708.6	10.9%

Identified wetlands are also mapped above as they are important natural features that can provide habitat for plants and animals, as well as flood mitigation. Development in wetlands may be regulated based on the type of wetland and state and federal regulations. As with all potentially sensitive natural areas, knowing their location is important to future land use decision making.

This study identified several parcels that may not be suitable for development due to floodplains and wetlands. These areas were, for the most part, identified as future agricultural land. Turkey Creek may also pose access issues for the parcels surrounding it.

**LEGEND**

- Study Area
- Municipal Boundaries
- Parcels
- Flood Waterways
- County Managed Ditches
- Wetland
- Flood Hazard Areas



LEGEND

- Study Area
- Municipal Boundaries
- Parcels
- Flood Waterways
- County Managed Ditches
- Wetland
- Flood Hazard Areas

**EPA Program**

- Air Pollution
- Biannual Reporting
- Brownfield
- Hazardous Waste
- Toxic Releases
- Water Dischargers

**EPA PROGRAMS IN THE AREA**

The map above is provided by US Environmental Protection Agency through its EnviroMapper online tool. The map utilizes Envirofacts, which is a single point of access into select U.S. EPA environmental data. The website provides access to several EPA databases with information about environmental activities in a selected area. The points on the map do not indicate that there is an environmental issue, only that the business or location is registered in one of the EPA programs.

**Legend Definitions**

- **Air Pollution** identifies facilities of stationary sources of air releases that are regulated by EPA, the state, and other local agencies.
- **Biannual Reporting** identifies facilities that are required to submit a report every two years regarding the nature, quantities, and disposition of hazardous waste generated.

- **Brownfields** are properties that contain or may contain a hazardous substance, pollutant or contaminant, complicating efforts to expand, redevelop or reuse them. Cleaning up and reinvesting in these properties can improve and protect the environment.
- **Hazardous Waste** tracks information concerning the generation, shipment, treatment, and disposal of hazardous wastes.
- **Toxic Releases** identifies facilities that use one or more of the Toxic Release Inventory regulated chemicals.
- **Water Discharges** identifies facilities with a NPDES or National Pollutant Discharge Elimination System permit for discharging of water into a body of water.

<https://enviro.epa.gov/envirofacts/enviromapper/search>



## PROTECTED NATURAL AREAS

The map above identifies potential environmentally sensitive areas within the study area. When evaluating the potential for future development, it is important for the community to locate natural features that may require protection or additional study. These should be avoided, when possible, to reduce impacts on sensitive areas, such as nature preserves and other protected zones.

A review of data indicates that there is no Indiana Department of Natural Resources managed land located within the study area.



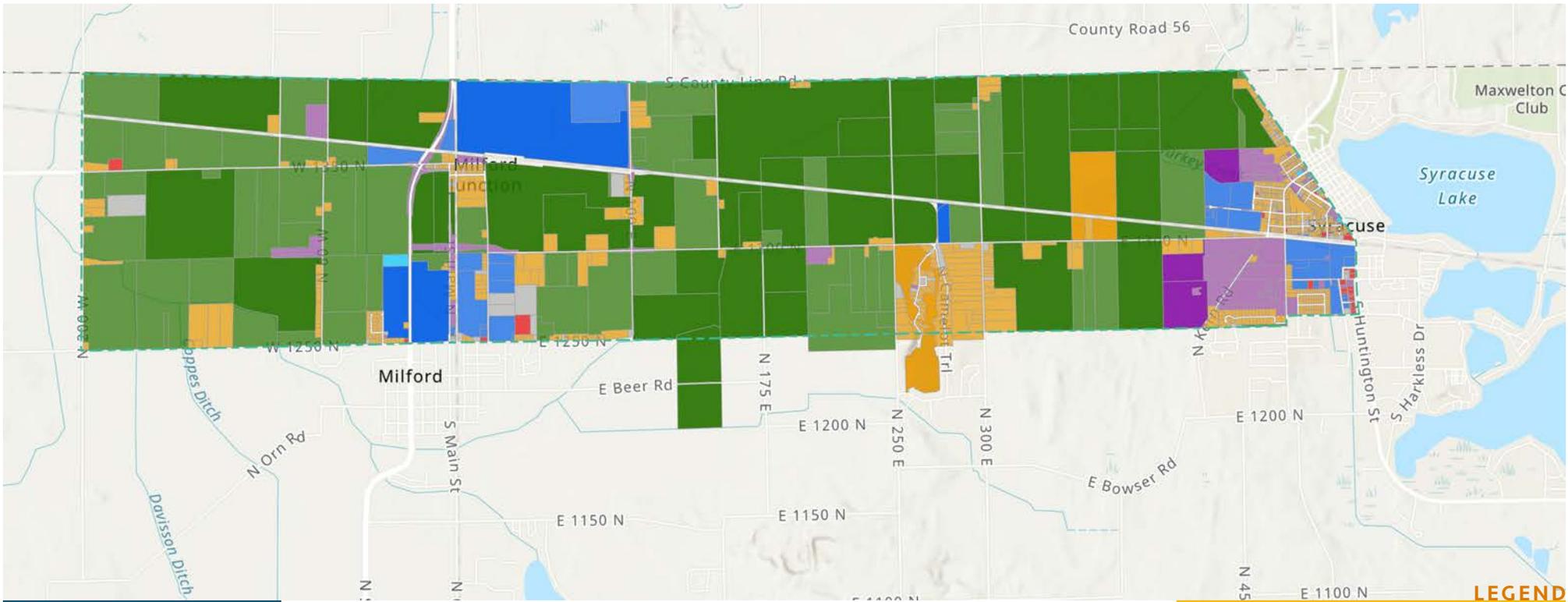
Lake Wawasee - Syracuse

- LEGEND**
-  Study Area
  -  Municipal Boundaries
  -  Parcels
  -  Wetland
  -  DNR Managed Lands

# LAND USE

## KEY FINDINGS

- The future land use map from the Forward Kosciusko County Comprehensive Plan serves as the basis for the more detailed land use and development strategies analysis performed during this study.
- It is commonly agreed that the agricultural and agribusiness uses of the study area are key to its character and should be retained.
- Data from the American Farmland Trust indicates where agricultural land is of highest quality and most productive within the study area.
- The most significant changes in land use are the identified industrial expansion zones west of Syracuse and north of Milford. Target industrial development would focus on manufacturing including but not limited to agribusiness, food production, marina, and recreational vehicles.
- Residential growth zones identified in the development strategy are located in proximity to the Towns of Milford and Syracuse to take advantage of public utilities.



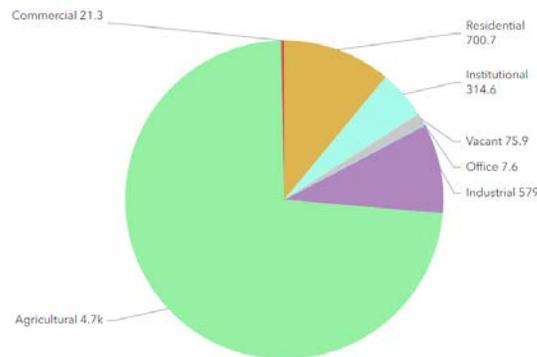
## CURRENT LAND USE

The current land use map was created using Kosciusko County land classifications from tax records. The existing land use map is a point of reference to show how land is currently classified. During the study process, this map provided a gauge upon which to review the Forward Kosciusko Comprehensive Plan Future Land Use Map and the proposed land use recommendations of the Development Strategy.

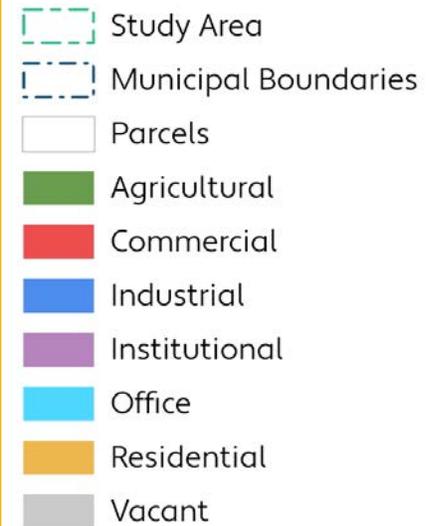
As with the Future Land Use Map adopted as part of the Forward Kosciusko Comprehensive Plan, any of the proposed changes in land use outlined in this study do not impact the current zoning or use of the land.

These land use maps are tools to be used by the community to guide future development in a manner that is consistent with community goals, as outlined in the Comprehensive Plan and further defined with the additional detailed analysis provided during this study.

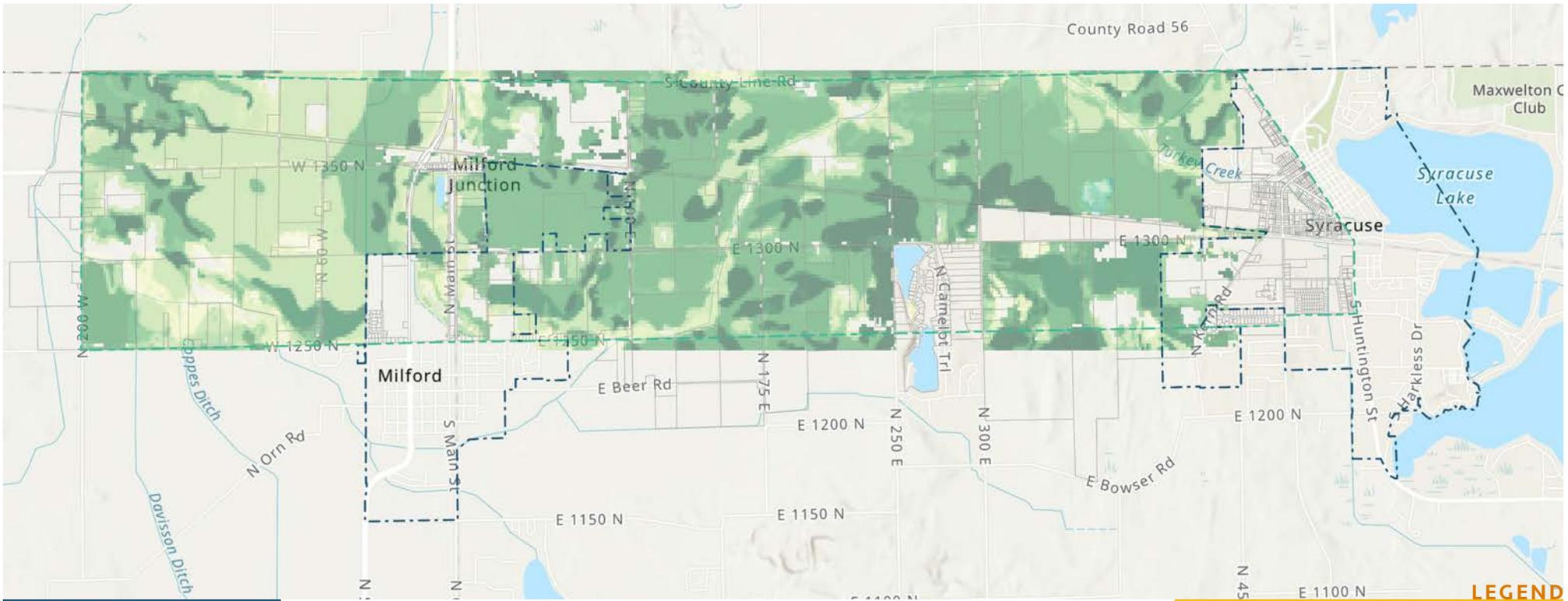
### CURRENT LAND USE BY ACRES



CURRENT LAND USE	PERCENT
Agricultural	75.60%
Commercial	0.30%
Industrial	8.10%
Institutional	4.40%
Office	0.11%
Residential	10.40%
Vacant	1.06%



### LEGEND



## AGRICULTURAL LAND - PVR (PRODUCTIVITY, VERSATILITY, & RESILIENCY)

The PVR index is the assessment of agricultural land quality that explicitly accounts for productivity, versatility, and resiliency. Higher PVR values indicate higher suitability for long-term, intensive crop production, especially for food crops such as fruits, nuts, vegetables, and staple grains. This assessment occurred in 2016 by the American Farmland Trust. Given the nature of soils and that it does not tend to change frequently underneath us, this data is still an accurate representation of the productivity value of farmland within the study area. Agricultural

uses make up a significant percentage of the current, future, and proposed land use in the Area. When reviewing options for the future development strategy for the area, this map helped to inform recommendations on what areas were most suited to remain in agricultural use.

For more information on the PVR index, visit [Farms Under Threat: The State of the States](#) from the American Farmland Trust.

**LEGEND**

- Study Area
- Municipal Boundaries
- Parcels

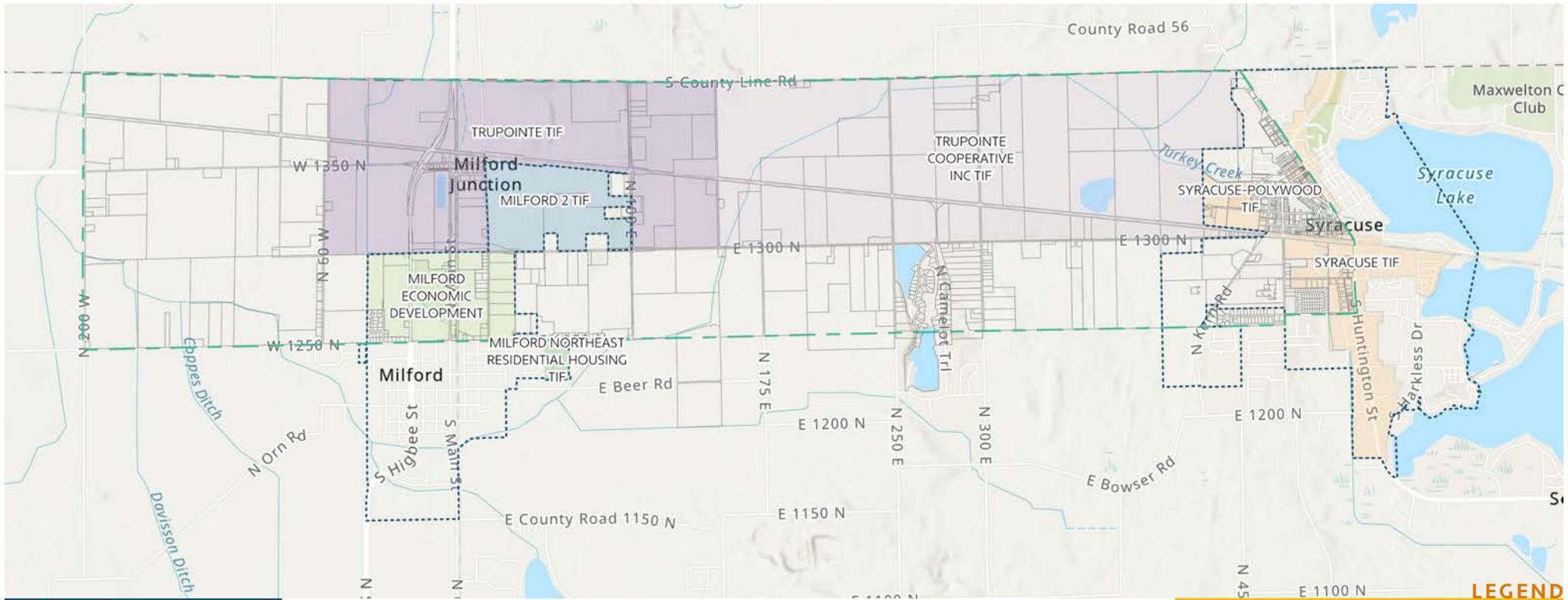
**PVR Index**

Value

- High
- Low



Farmer Plowing a Field - Kosciusko County



## TAX-INCREMENT FINANCE (TIF) DISTRICTS

There are multiple Economic Development Areas, commonly referred to as TIF districts, located in the study area. The Kosciusko County Redevelopment Commission manages the Trupointe Cooperative Inc TIF and Trupointe TIF. The Milford Redevelopment Commission manages the Milford 2 TIF, Milford Economic Development, and Milford Northeast Residential Housing TIF. The Syracuse Redevelopment Commission manages the Syracuse TIF and the Syracuse-Polywood TIF.

The plans for these districts are adopted by the appropriate Redevelopment Commission and outline potential projects designed to spur economic development for the Economic Development Areas.

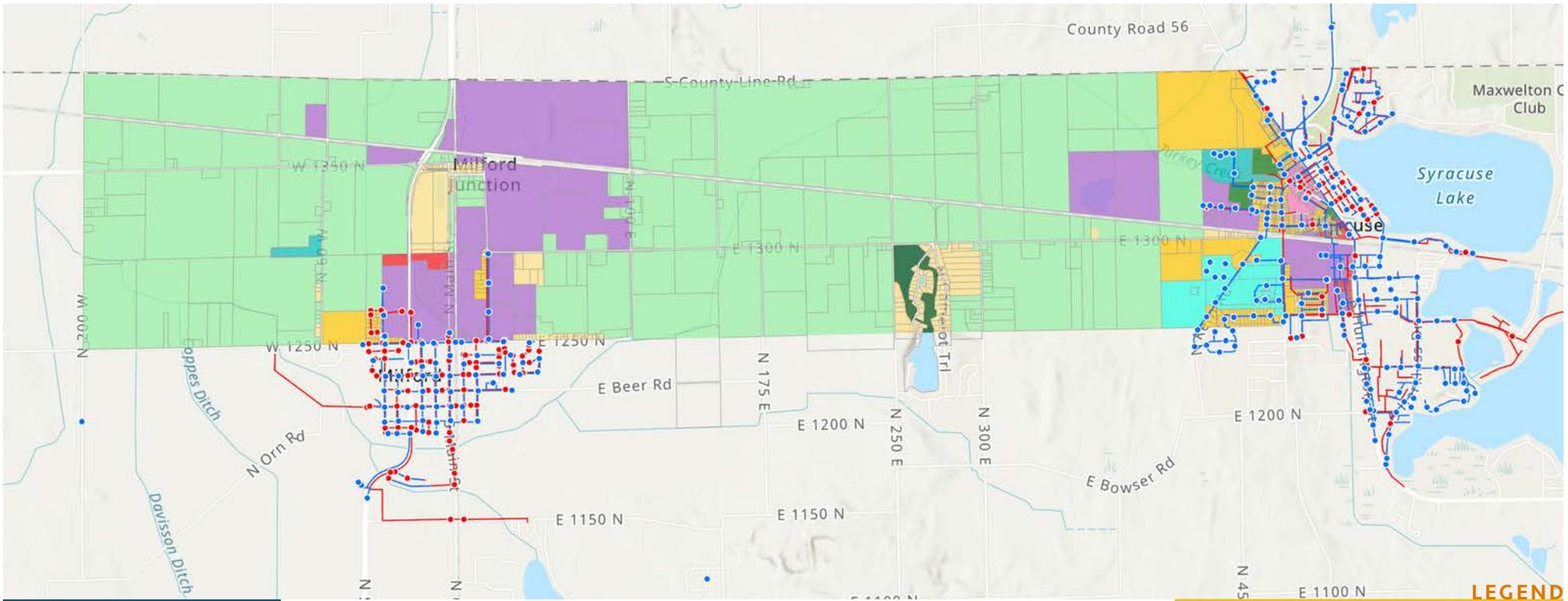
Redevelopment Commissions in the State of Indiana operate as outlined in IC 36-7-14 and have a variety of powers and tools to spur economic development in a community. The most common of these tools is the use of Tax Increment Financing (TIF), which lends its name to these types of projects. These funds could

be used for most local public improvements, such as utility infrastructure, roadway improvements, active transportation projects, and others as defined by the Redevelopment Commission and the district plan.

This study could be adopted by each of the Redevelopment Commissions as an amendment to the existing plans in the study area. Adoption of this study would incorporate the development strategy and identified potential projects into their existing plans, making them eligible uses of any increment collected in the respective districts.

In addition to providing new information for furthering economic development in the Area, this study could also act as a tool to develop intergovernmental partnerships. The three Redevelopment Commissions could work collaboratively, across jurisdictional boundaries, to design creative solutions to identified issues and stimulate appropriate economic growth for the study area.

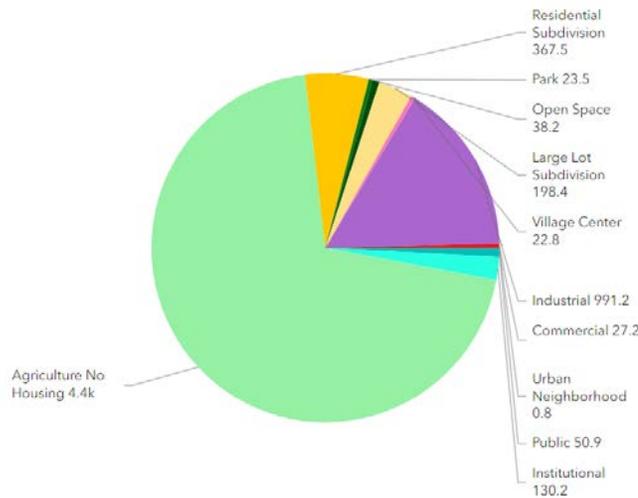




## FORWARD KOSCIUSKO FUTURE LAND USE

The map above shows future land use from the Forward Kosciusko Comprehensive Plan and acted as a point of reference in these planning efforts. As this is the County's adopted map, the development strategy compared each of the land uses with the map to ensure consistency.

### FORWARD KOSCIUSKO FUTURE LAND USE BY ACRES



### FORWARD KOSCIUSKO FUTURE LAND USE

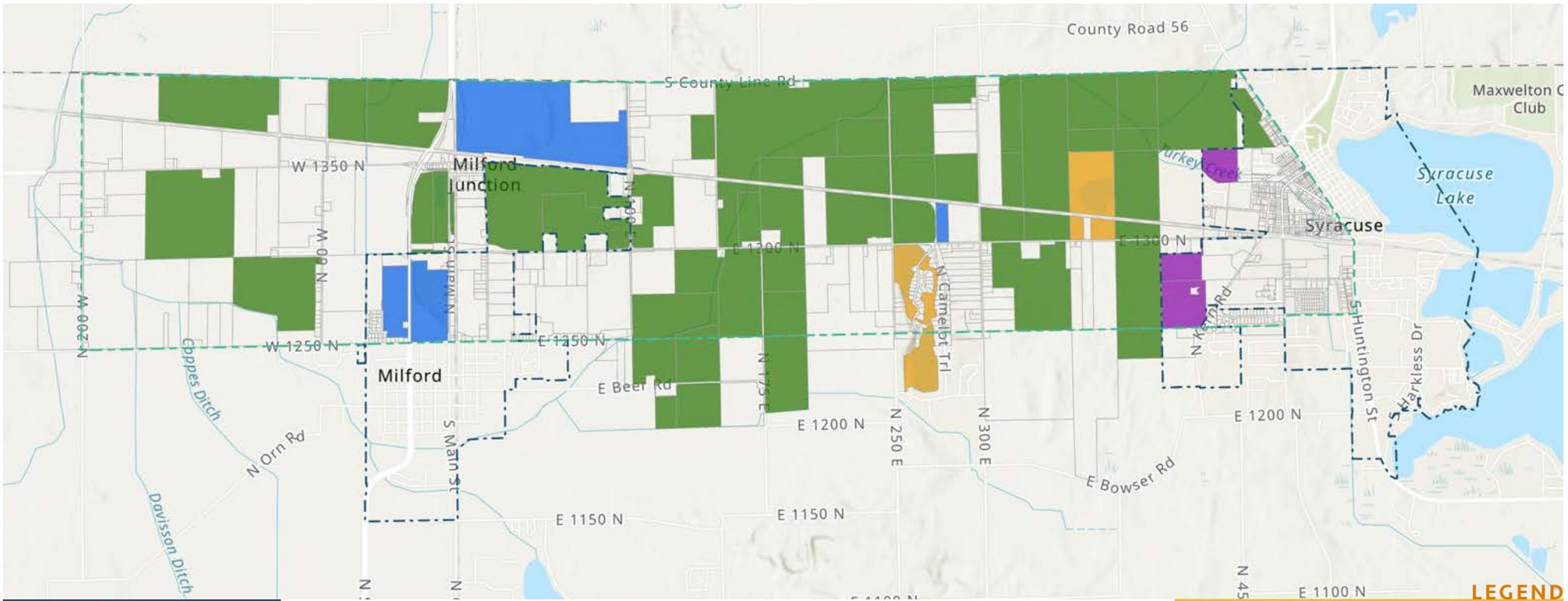
FORWARD KOSCIUSKO FUTURE LAND USE	PERCENT
Village Center	0.37%
Commercial	0.44%
Industrial	15.95%
Large Lot Subdivision	3.19%
Open Space	0.61%
Institutional	2.10%
Agriculture No Housing	70.21%
Park	0.38%
Public	0.82%
Residential Subdivision	5.91%
Urban Neighborhood	<0.01%

- Parcels
- Water Points
- Sewer Points
- Water Mains
- Sewer Mains

### Future Land Use

#### Forward Kosciusko Future Land Use

- Village Center
- Commercial
- Industrial
- Large Lot Subdivision
- Open Space
- Institutional
- Agriculture No Housing
- Park
- Public
- Residential Subdivision
- Urban Neighborhood



LEGEND

## POTENTIALLY SIGNIFICANT OWNERS

The map above provides information on significant property owners in the 1300 N Corridor Study Area. Parcels of over 20 acres in size and under the same ownership as other large parcels in the study area were noted. All parcels that are over 100 acres were included in this list. As these property owners have control over substantial portions of the study area, they will be important partners in making future land use decisions in the Area. This list can be found in the Appendix.



Milford Town Hall - Milford

-  Study Area
-  Municipal Boundaries
-  Parcels
-  Agricultural
-  Industrial
-  Institutional
-  Residential

# DEVELOPMENT STRATEGY

The information and key findings from the Context Analysis portion of this study were shared and reviewed with the steering committee to develop the proposed development strategy. This process involved reviewing natural features such as wetlands and floodplains, transportation networks, and economic factors such as job growth and housing demand. This data, along with community feedback, was then used to create the development strategy that will position the study area for future development while ensuring an appropriate mix of land uses.

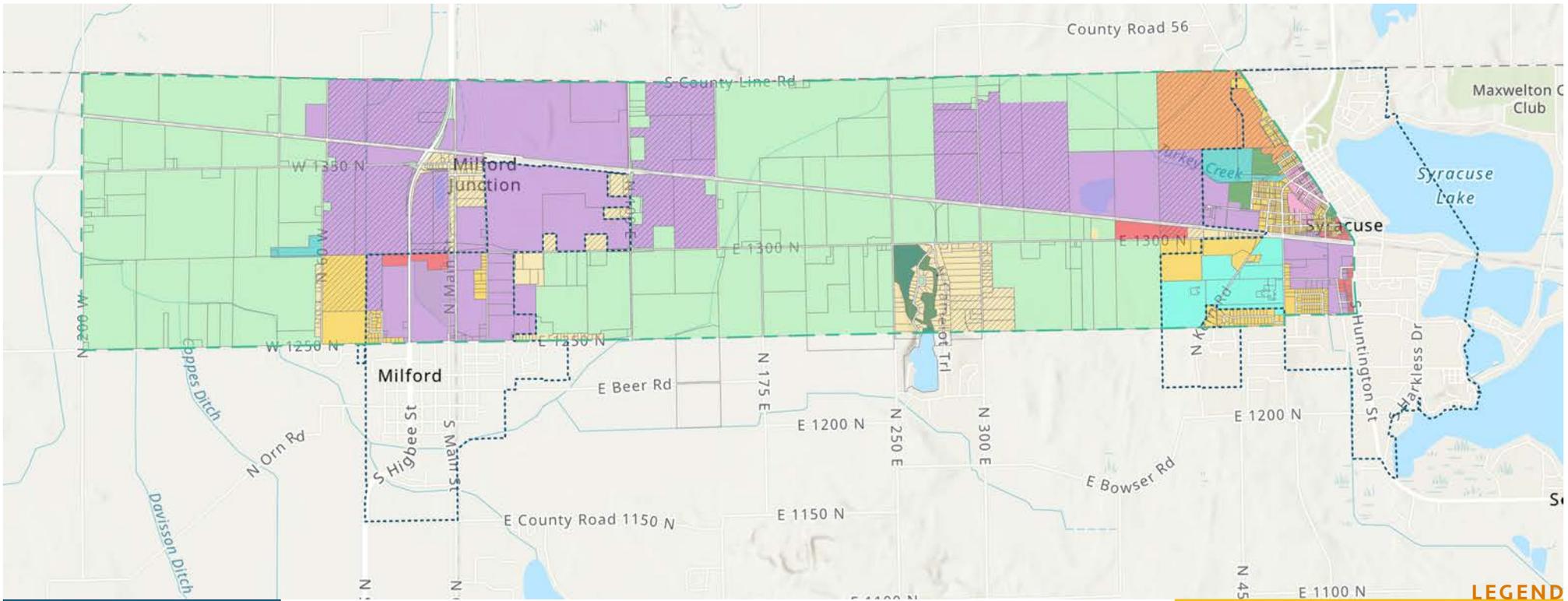
Housing was a major component of this analysis because it was identified as a goal in the Comprehensive Plan for the County as well as both towns. It was also mentioned by local stakeholders and business representatives as critical for supporting a strong local economy. Housing development is an important component of an overall economic development strategy as people are more commonly choosing where to live and then finding employment. The study area, with its mix of rural character and proximity to good transportation infrastructure and public utilities, is an attractive place for current and future residents to live, raise a family, and build community.

Proposed commercial land use changes are minor but provide an opportunity for service businesses to develop adjacent to a significant job center that is expected to expand in the coming years. The addition of this complementary land use next to a major thoroughfare, with many potential customers traveling to work, creates an excellent business prospect while supporting the needs of local employees and businesses.

Industrial land use is the most significant change in the proposed development strategy. Identifying additional opportunities for industrial development was a major goal of the Forward Kosciusko Comprehensive Plan and this study. The development strategy attempts to find a balance between all land uses in the Area.

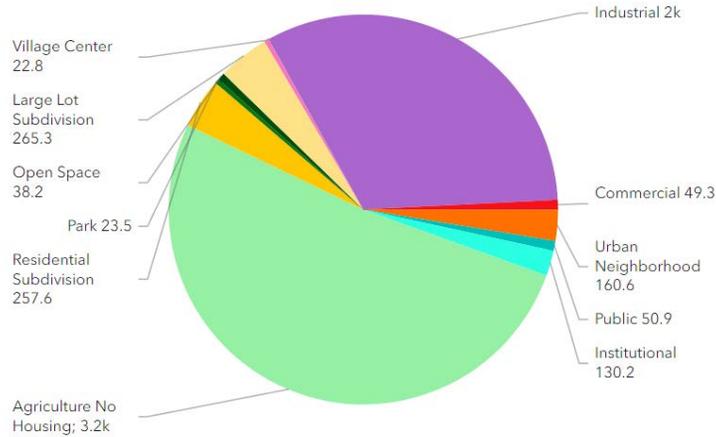
Page 48 provides a table detailing the proposed changes in land use by acres and percentage of the study area.





## RECOMMENDED DEVELOPMENT STRATEGY

### DEVELOPMENT STRATEGY BY ACRES



### DEVELOPMENT STRATEGY FUTURE LAND USE

DEVELOPMENT STRATEGY FUTURE LAND USE	PERCENT
Agriculture No Housing	51.63%
Large Lot Subdivision	4.27%
Residential Subdivision	4.15%
Urban Neighborhood	2.59%
Commercial	0.79%
Industrial	32.29%
Institutional	2.10%
Open Space	0.62%
Park	0.38%
Public	0.82%
Village Center	0.37%



# DEVELOPMENT STRATEGY

The table below provides a break-down of total acreage and percentage of land in the development strategy by land use type, compared to the Forward Kosciusko County Comprehensive Plan Future Land Use Map. As the Future Land Use Map was developed during the county-wide comprehensive planning process, it is an important tool for evaluating the study area's land uses. The 1300 N Study is a more detailed review of future land use for the Area, as it is focused at a much smaller scale than was the Forward Kosciusko County project. For this reason, the development strategy is recommending some changes to land uses in the study area to reflect the additional examination and public input collected during this process.

Some key points from the table are:

- The relatively small amount of additional Commercial land use should be attractive for service businesses, while not competing with retail and services found in the Village Center land use classification in the downtowns.

- There is a proposed 16.3% increase in available land for Industrial development. To help assess if this was a reasonable amount, several conceptual industrial subdivisions were developed on a potential 200-acre site to determine if that size property would be viable for an industrial subdivision. Lots could range from 25 acres to 200 acres, based on demand and property owner interest. These concepts can be found in the Appendix.
- Even with the proposed reduction of Agricultural uses, the study area land use still remains over 51% agricultural. As noted on the next page, some of this reduction can be accounted for by reclassifying residential properties that were classified by the Future Land Use map as agricultural when they were in fact residential properties.
- The reduction in the Residential Subdivision percentage is due in large part to the proposed increase in land available for Urban Neighborhood uses.

**Table 20. Development Strategy Proposed Land Use Changes from Forward Kosciusko Future Land Use**

Land Use Classification	Forward Kosciusko County Future Land Use (Approx. Acres)	Forward Kosciusko Percent of Total Land in Study Area	Development Strategy (Approx. Acres)	Percent of Total Land in Development Strategy	Area Change from Forward Kosciusko	Percent Change from Forward Kosciusko
Agriculture No Housing	4,361	70.2%	3,207	51.6%	-1154	-18.6%
Large Lot Subdivision	198	3.2%	265	4.3%	67	1.1%
Residential Subdivision	368	5.9%	258	4.2%	-110	-1.8%
Urban Neighborhood	1	0.0%	161	2.6%	160	2.6%
Commercial	27	0.4%	49	0.8%	22	0.4%
Industrial	991	16.0%	2,007	32.3%	1016	16.3%
Institutional	130	2.1%	130	2.1%	0	0.0%
Open Space	38	0.6%	38	0.6%	0	0.0%
Park	24	0.4%	24	0.4%	0	0.0%
Public	51	0.8%	51	0.8%	0	0.0%
Village Center	23	0.4%	23	0.4%	0	0.0%
Total	6,212	100%	6,212	100%		

Note: Approximate acreage in this table is based on County tax records and GIS mapping

# DEVELOPMENT STRATEGY

The table below provides more detailed data on the acreage change for each land use type. This level of detail is provided to help answer questions regarding specific parcel-level changes. A list of each of the parcels identified during this process for a change in land use is provided in the Appendix.

The recommended change of 160 acres of land classified for Residential Subdivision to Urban Residential is located northwest of Syracuse. As mentioned in the Population and Housing section, this land use change opens up opportunities for additional housing units and types in the study area.

Approximately 57 acres of land that were classified as Large Lot Subdivision are recommended to be available for industrial uses. The identified property is located just east of SR 15 adjacent to the new overpass.

While reviewing the Kosciusko County tax data tables, it was noted that multiple properties with a current land use of single-family dwelling had been assigned "Agriculture No Housing" in the Future Land Use Map. As part of this study process, these properties were reassigned in the development strategy as "Large Lot Subdivision" to reflect the current use. This action resulted in a reclassification of approximately 110 acres that was misidentified as agricultural land. Many of these lots are located in or around the Camelot Lake residential subdivision. Others are homes on smaller parcels that may or may not be associated with a larger farm operation.

The approximately 1,092 acres of agriculturally classified land that could be available for industrial development is generally located near existing industrially classified properties and concentrated near the Towns of Milford and Syracuse, where future extension of utilities would be most likely. Access to paved roadways was also important to this recommendation. It should be reiterated that this development strategy is a planning tool and not a rezoning or acquisition plan. Property owners retain all rights and privileges to their property. The zones proposed for future industrial development is intended to be adequate for the next several decades and projects will most reasonably begin near either town and progress with utility extensions into the remaining land when it is made available by the property owner for development.

The proposed change of 20 acres of agricultural property to commercial use on the north side of 1300 N, south of the Polywood facility could provide an opportunity for service businesses to locate near this job center.

The proposed change of approximately 50 acres of agriculturally-classified for residential subdivision land uses is located north of the existing residential subdivision, adjacent to the Town of Milford. This land is well positioned for an expansion of the existing residential neighborhood for additional housing units. New residential units should be designed to connect to Milford public water and sanitary sewer systems.

**Table 21. Detailed Land Use Change**

Forward Kosciusko County Future Land Use Classification	Development Strategy Land Use Classification	Change in Approximate Acres from Forward Kosciusko to Development Strategy
Residential Subdivision	Urban Residential	160
Large Lot Subdivision	Industrial	57
Agriculture No Housing	Large Lot Subdivision	113
Agriculture No Housing	Industrial	1,092
Agriculture No Housing	Commercial	20
Agriculture No Housing	Residential Subdivision	50

Note: Approximate acreage in this table is based on County tax records and GIS mapping



Main Street - Milford

# DEVELOPMENT STRATEGY

1300 N Study Potential Projects	Potential Funding Source	Potential Funding Source	Potential Funding Source	Potential Funding Source
<b>Town of Milford</b>				
Upgrades to Milford's Water	Indiana Finance Authority, State Revolving Fund (SRF)	US Department of Agriculture, Rural Development Programs	Indiana Office of Community and Rural Affairs (OCRA)	Tax Increment Financing (TIF) allocation funds or financing & Public/Private Partnership
Upgrades to Milford's Sanitary Sewer	Indiana Finance Authority, State Revolving Fund (SRF)	US Department of Agriculture, Rural Development Programs	Indiana Office of Community and Rural Affairs (OCRA)	Tax Increment Financing (TIF) allocation funds or financing & Public/Private Partnership
Extension of Milford Utilities for Industrial	Indiana Economic Development Corporation - Industrial Development Grant Funds	US Department of Agriculture, Rural Development Programs	Indiana Office of Community and Rural Affairs (OCRA)	Tax Increment Financing (TIF) allocation funds or financing & Public/Private Partnership
Extension of Milford Utilities for Residential	Indiana Economic Development Corporation - Industrial Development Grant Funds	US Department of Agriculture, Rural Development Programs	Indiana Office of Community and Rural Affairs (OCRA)	Tax Increment Financing (TIF) allocation funds or financing & Public/Private Partnership
<b>Town of Syracuse</b>				
Extension of Syracuse Utilities for Industrial	Indiana Economic Development Corporation - Industrial Development Grant Funds	US Department of Agriculture, Rural Development Programs	Indiana Office of Community and Rural Affairs (OCRA)	Tax Increment Financing (TIF) allocation funds or financing & Public/Private Partnership
Extension of Syracuse Utilities for Residential	Indiana Economic Development Corporation - Industrial Development Grant Funds	US Department of Agriculture, Rural Development Programs	Indiana Office of Community and Rural Affairs (OCRA)	Tax Increment Financing (TIF) allocation funds or financing & Public/Private Partnership
<b>CSX Railroad</b>				
Relocate the CSX Oak Street Crossing further west	US Department of Transportation Federal Railroad Administration			
New Spur for development West of SR 15	US Department of Transportation Federal Railroad Administration	Tax Increment Financing (TIF) allocation funds or financing	Public/Private Partnership	
CSX Site Select Program	Marketing Opportunity			
<b>Elkhart County Highway</b>				
Extension of County Line Road west of SR 15	Indiana Department of Transportation - Local Road and Street Funds	Tax Increment Financing (TIF) allocation funds or financing		
<b>Kosciusko County Highway</b>				
Upgrade of 1350 N East of overpass	Indiana Department of Transportation - Community Crossing Grant Fund	Tax Increment Financing (TIF) allocation funds or financing		
Extension of 1300 N West of SR 15	Indiana Department of Transportation - Local Road and Street Funds	Tax Increment Financing (TIF) allocation funds or financing		
Upgrades to 150 E	Indiana Department of Transportation - Community Crossing Grant Fund	Tax Increment Financing (TIF) allocation funds or financing		

1300 N Study Potential Projects	Potential Funding Source	Potential Funding Source	Potential Funding Source	Potential Funding Source
Upgrades to 300 E	Indiana Department of Transportation - Community Crossing Grant Fund	Tax Increment Financing (TIF) allocation funds or financing		
<b>Private Utilities</b>				
Upgrades to broadband	Indiana Office of Community and Rural Affairs Indiana Connectivity Program	US Department of Agriculture, Telecom Programs		
<b>Active Transportation</b>				
Milford-Syracuse North Connection	Michiana Area Council of Governments (MACOG)	Indiana Department of Natural Resources - Next Level Trails	Tax Increment Financing (TIF) allocation funds or financing	
<b>Housing Development</b>				
Programs for new and renovated housing units	US Department of Agriculture, Rural Development Programs	Indiana Housing and Community Development Authority	Habitat for Humanity of Kosciusko County	Tax Increment Financing (TIF) allocation funds or financing & Public/Private Partnership
<b>Industrial Development</b>				
Programs to fund industrial development projects	US Department of Agriculture, Business Programs	Indiana Economic Development Corporation - Industrial Development Grant Funds	Indiana Office of Community and Rural Affairs Indiana - Site Certified Program	Tax Increment Financing (TIF) allocation funds or financing & Public/Private Partnership

# DEVELOPMENT STRATEGY

Program	Website	Program Summary
State Revolving Fund (SRF) Loan Programs	<a href="https://www.in.gov/ifa/srf/">https://www.in.gov/ifa/srf/</a>	Provides low-interest loans to Indiana communities for projects that improve wastewater and drinking water infrastructure. The Program's mission is to provide eligible entities with the lowest interest rates possible on the financing of such projects while protecting public health and the environment.
Indiana Economic Development Corporation (IEDC) - Industrial Development Grant Funds IEDC	<a href="https://iedc.in.gov/indiana-advantages/investments/industrial-development-grant-fund">https://iedc.in.gov/indiana-advantages/investments/industrial-development-grant-fund</a>	Provides assistance to municipalities and other eligible entities with off-site infrastructure improvements needed to serve the proposed project site. IDGF will reimburse a portion of the actual total cost of the infrastructure improvements.
US Department of Agriculture, Rural Utilities Service Water and Environmental Programs (WEP)	<a href="https://www.rd.usda.gov/">https://www.rd.usda.gov/</a>	Provides technical assistance and financing necessary to develop drinking water and waste disposal systems.
Indiana Office of Community and Rural Affairs (OCRA)	<a href="https://www.in.gov/ocra/cdbg/">https://www.in.gov/ocra/cdbg/</a>	A variety of projects including water infrastructure, public facilities, blight clearance, Mainstreet revitalization and many others. These funds help communities to improve quality of life and to ensure the health and safety of their residents. In turn, this enhances their ability to create places where citizens can grow, thrive and prosper
Tax Increment Financing (TIF) allocation funds or financing	<a href="https://www.kosciusko.in.gov/department/board.php?structureid=210">https://www.kosciusko.in.gov/department/board.php?structureid=210</a>	Redevelopment Commission manages Economic Development Areas and TIF funds.
Public/Private Partnership (PPP)		PPP is a partnership between the public sector and the private sector for the purpose of delivering a project or a service traditionally provided by the public sector.
U.S. Department of Transportation Federal Railroad Administration	<a href="https://railroads.dot.gov/grants-loans/grants-loans">https://railroads.dot.gov/grants-loans/grants-loans</a>	Safety improvements and the expansion and upgrade of passenger and freight rail infrastructure and services. A variety of competitive and dedicated grant programs and technical assistance and training to grantees and stakeholders as well as conducts ongoing monitoring of grants.
CSX Select Site Program	<a href="https://www.csx.com/index.cfm/customers/industrial-development/search-property-types/csx-select-sites/">https://www.csx.com/index.cfm/customers/industrial-development/search-property-types/csx-select-sites/</a>	The CSX Business Development Team helps locate the best rail served sites for development or expansion. The program offers many levels of recognition.
Indiana Department of Transportation - Local Road and Street Funds	<a href="https://www.in.gov/indot/doing-business-with-indot/local-government-resources/supporting-local-roads/">https://www.in.gov/indot/doing-business-with-indot/local-government-resources/supporting-local-roads/</a>	NDOT works proactively to assist Local Public Agencies (LPAs) in addressing these capital needs. INDOT's LPA Program provides stewardship and technical assistance to city, town, and county governments as well as financial resources in constructing, preserving, and improving transportation on local roads.
Indiana Department of Transportation - Community Crossing Grant Fund	<a href="https://www.in.gov/indot/doing-business-with-indot/local-public-agency-programs/community-crossing-matching-grant-program/">https://www.in.gov/indot/doing-business-with-indot/local-public-agency-programs/community-crossing-matching-grant-program/</a>	Provides funding to make improvements to local roads and bridges.
Indiana Office of Community and Rural Affairs Indiana Connectivity Program	<a href="https://www.in.gov/ocra/broadband/icp/">https://www.in.gov/ocra/broadband/icp/</a>	Program aims to connect residents and businesses that lack access to broadband internet service with service providers and assist in the expense of extending broadband to those locations.

# DEVELOPMENT STRATEGY

Program	Website	Program Summary
US Department of Agriculture, Telecom Programs	<a href="https://www.rd.usda.gov/programs-services/telecommunications-programs">https://www.rd.usda.gov/programs-services/telecommunications-programs</a>	The agency provides a variety of programs to improve telecommunications, particularly in investments in tribal and economically disadvantaged areas.
Michiana Area Council of Governments (MACOG)	<a href="https://www.macog.com/activetransportation.html">https://www.macog.com/activetransportation.html</a>	Identify needs, resources, and strategies to improve and increase walking and bicycling in the region.
Next Level Trails	<a href="https://www.in.gov/dnr/state-parks/recreation/grants/next-level-trails/">https://www.in.gov/dnr/state-parks/recreation/grants/next-level-trails/</a>	Next Level Trails (NLT) is designed to incentivize collaborative efforts to accelerate trail connections.
Indiana Housing and Community Development Authority	<a href="https://www.in.gov/ihcda/">https://www.in.gov/ihcda/</a>	IHCDA's charge is to help communities build upon their assets to create places with ready access to opportunities, goods, and services. They promote, finance, and support a broad range of housing solutions, from temporary shelters to homeownership.
Habitat for Humanity of Kosciusko County	<a href="https://kosciuskohabitat.org/">https://kosciuskohabitat.org/</a>	Habitat for Humanity builds in the county for local families, use local volunteers and contractors, and even raise money locally.
US Department of Agriculture, Business Programs	<a href="https://www.rd.usda.gov/programs-services/business-programs">https://www.rd.usda.gov/programs-services/business-programs</a>	Business Programs provide financial backing and technical assistance to stimulate business creation and growth.
Indiana Office of Community and Rural Affairs Indiana - Site Certified Program	<a href="https://www.in.gov/ocra/indiana-site-certified/">https://www.in.gov/ocra/indiana-site-certified/</a>	The Indiana Site Certified program certifies sites that are ready for economic development as one of three tiers of readiness: Silver, Gold, and Prime. The program is paused accepting new applications until Jan. 1, 2025.

# APPENDIX

## INDUSTRIAL PARK CONCEPTS

The first section of the appendix includes four conceptual industrial park layouts for the area west of SR 15, south of CR 1350, east of CR 50 & CR 60, and north of CR 1300. These are conceptual and were used to identify potential barriers in the area to implementation of the development strategy. There are no landowners currently interested in industrial development within the concept area. These concepts are for discussion purposes only.

## CHANGED FUTURE LAND USE TABLE

The second section of the appendix is the table of the parcels and ownership of all property where the assigned future land use has changed from the Forward Kosciusko Comprehensive Plan. Most of these changes were to align the future land use more to the existing land use. For example, multiple properties were assigned "Agriculture, No Housing" in the Forward Kosciusko Comprehensive Plan. In this plan, those properties were reassigned "Large Lot Subdivision" to reinforce the continued use of the homesteads located on those parcels.

## POTENTIALLY SIGNIFICANT OWNERS TABLE

The third section of the appendix is the table of identified potentially significant owners of land within the study area. These owners were identified to explore if any focused public engagement would be required with these owners.

# INDUSTRIAL PARK CONCEPT 1



## LEGEND

- Concept Area Property Boundaries
- New Road
- Potential CSX Rail Connection
- Floodway
- Flood Fringe

# INDUSTRIAL PARK CONCEPT 2



## LEGEND

- Concept Area Property Boundaries
- New Road
- Potential CSX Rail Connection
- Floodway
- Flood Fringe

# INDUSTRIAL PARK CONCEPT 3

COUNTY LINE RD

75 W

50 W

INDIANA 15

**A**  
Approx.  
77 Acres

**B**  
Approx.  
13 Acres

**C**  
Approx.  
46 Acres

1350 N

NORTH ST

SOUTH ST

1350 N

**B**  
Approx.  
41 Acres

**D**  
Approx.  
43 Acres

**E**  
Approx.  
28 Acres

**F**  
Approx.  
29 Acres

MAIN ST

OLD SR 15

60 W

INDIANA 15

**C**  
Approx.  
26 Acres

1300 N

## LEGEND

- Concept Area Property Boundaries
- New Road
- Potential CSX Rail Connection
- Floodway
- Flood Fringe

# INDUSTRIAL PARK CONCEPT 4

COUNTY LINE RD

75 W

50 W

INDIANA 15

A  
Approx.  
141 Acres

1350 N

NORTH ST

SOUTH ST

1350 N

D  
Approx.  
55 Acres

E  
Approx.  
40 Acres

F  
Approx.  
41 Acres

G  
Approx.  
29 Acres

MAIN ST

OLD SR 15

60 W

INDIANA 15

1300 N

## LEGEND

- Concept Area Property Boundaries
- New Road
- Potential CSX Rail Connection
- Floodway
- Flood Fringe

# CHANGED FUTURE LAND USE

OWNER	ADDRESS	PIN	ACRES	CURRENT LAND USE	FORWARD KOSCIUSKO FUTURE LAND USE	NEW FUTURE LAND USE
Hoopingarmer Stanley H & Catherine Louise	4180 E 1300 N	007-023-001	74.92	Cash Grain/General Farm	Agriculture No Housing	Industrial/Commercial
Haab Alvin D Trust Und 1/2 & Carol C Haab Trust Und 1/2	Higbee St	020-029-026	18.04	Vacant Land	Agriculture No Housing	Industrial
Beer Dan M & Deborah R	3468 E 1300 N	027-002-001	150.86	Cash Grain/General Farm	Agriculture No Housing	Industrial
Beer Dan M & Deborah R	300 N	027-002-002	33.55	Vacant Land	Agriculture No Housing	Industrial
Haab Martha J	N 300 E	027-002-003	48.84	Vacant Land	Agriculture No Housing	Industrial
Beer Dan M & Deborah R	1300 N	027-003-002	51.68	Other Agricultural Use	Agriculture No Housing	Industrial
Schafer Ann Marie Trust	E 1300 N	027-004-001	77.12	Vacant Land	Agriculture No Housing	Commercial
Dowty Larry D & Edward J Dowty TIC	N 300 E	027-005-001	19.46	Vacant Land	Agriculture No Housing	Industrial
Dowty Larry D & Edward J Dowty TIC	N 300 E	027-005-002	19.33	Vacant Land	Agriculture No Housing	Industrial
Dowty Larry D & Edward J Dowty TIC	N 300 E	027-005-003	4.71	Vacant Land	Agriculture No Housing	Industrial
Dowty Larry D & Edward J Dowty TIC	N 300 E	027-008-001	41.23	Vacant Land	Agriculture No Housing	Industrial
Nine Jason J & Britt Christen Revocable Living Trust Jason J & Britt Christen Nine Trustees	E 1400 N	027-010-001	45.33	Vacant Land	Agriculture No Housing	Industrial
C & R Farms	N 100 E	027-010-002.C	51.90	Vacant Land	Agriculture No Housing	Industrial
Ralph Richard W & Ruby M	150 E	027-010-003	21.57	Vacant Land	Agriculture No Housing	Industrial
Beer Dan M & Deborah R	N 100 E	027-011-001.E	46.98	Vacant Land	Agriculture No Housing	Industrial
Beer Dan M	N 150 E	027-011-003	70.15	Vacant Land	Agriculture No Housing	Industrial
Zimmerman Arden J & Virginia K Martin	13367 N Old Sr 15	027-015-011.B	4.82	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Bautista Octavio & Tasha	13271 N Old Sr 15	027-015-011.C	4.85	Mobile or Manufactured Home - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Miller Glen A & Shellie Day JTWSR	13333 N Old Sr 15	027-015-011.D	5.11	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Courson Kira A & Javier Ivan Gonzalez JTWSR	13367 N 100 E	027-016-001	1.95	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
BRTB Investments LLC	100 E	027-016-001.A	1.22	Vacant Land	Agriculture No Housing	Large Lot Subdivision
Kosciusko County Commissioners	N 100 E	027-016-001.B	0.49	Exempt, County	Agriculture No Housing	Large Lot Subdivision
Appenzeller Bill	766 E 1300 N	027-016-002	7.20	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
CDLT Inc	13191 N 100 E	027-016-002.A	4.23	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Yoder Irvin L	512 E 1300 N	027-016-002.C	4.81	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Ferrell Angela A	13245 N 100 E	027-016-003	1.81	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
MF Miller Family Farms LLC	N State Rd 15	027-017-001	96.80	Other Agricultural Use	Agriculture No Housing	Industrial/Large Lot Subdivision
State Of Indiana	North St	027-017-001.D	1.35	Exempt, State of Indiana	Agriculture No Housing	Large Lot Subdivision
Sopher Lucille M	38 W North St	027-017-002	1.12	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Wood Michael A & Pamela S	56 W North St	027-017-002.A	0.32	Mobile or Manufactured Home - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Morris Brandon & Maria L	10 W North St	027-017-003	0.92	Mobile or Manufactured Home - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
MF Miller Family Farms LLC	1400 N	027-018-001	48.44	Vacant Land	Agriculture No Housing	Industrial
Gunden Family Farm LLC	1350 N	027-018-003	37.85	Vacant Land	Agriculture No Housing	Industrial
SMF Properties LLC	N Sr 15	027-019-001	95.87	Vacant Land	Agriculture No Housing	Industrial
Haab Alvin D Trust 1/2 & Carol C Haab Trust 1/2 Alvin D Haab & Carol C Haab Trustees	60 W	027-019-002	55.70	Vacant Land	Agriculture No Housing	Industrial
State of Indiana	N Sr 15	027-020-001	1.63	Exempt, State of Indiana	Agriculture No Housing	Industrial
State Of Indiana	N Sr 15	027-020-001.A	0.52	Exempt, State of Indiana	Agriculture No Housing	Industrial
Haab Alvin D Trust Und 1/2 Int & Carol C Haab Trust Und 1/2 Int Alvin D Haab and Carol C Haab Trustees	60 W	027-030-001	49.82	Vacant Land	Agriculture No Housing	Residential Subdivision
Cable Kurtis L	12851 N 60 W	027-030-002.A	0.84	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Peterson Rebecca J	12981 N 60 W	027-030-002.C	1.26	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Cable Kurtis L	N 60 W	027-030-002.D	0.21	Vacant - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Brunjes Richard Allen & Cheryl Ann	12697 N 60 W	027-030-003.A	0.96	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Beer Barbara E Trust Barbara E Beer Trustee	12643 N 60 W	027-030-003.B	0.49	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Schmucker Donald & Diane	12637 N 60 W	027-030-003.D	0.49	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Rusher Elizabeth & Mary Denise Leisner & Clarissa Lee Skroupa Und 1/2 JTWSR & Allen H & Norma J Leisner Und 1/2 TIC	12637 N 60 W	027-030-003.E	0.49	2 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Caballero Elida R & Manuel E	2795 E 1300 N	027-041-001.D	0.89	Mobile or Manufactured Home - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Clingerman Valerie Ann Gary L Mock LE	12633 N 300 E	027-041-002.A	5.29	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Miller Andrew R & Lorinda K	12695 N 300 E	027-041-002.AA	3.47	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Gabrys Dennis M & Angela D	12607 N 300 E	027-041-003	0.93	Mobile or Manufactured Home - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Most Terry Lee & Patricia Ann	12573 N 300 E	027-041-004	1.41	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Jackson Alexander	12539 N 300 E	027-041-005.A	2.32	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Davis Rebecca Buskirk Toni Jones-Ellersieck	12559 N 300 E	027-041-005.AB	2.32	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Haines Timothy D & Nancy L	12469 N 300 E	027-041-005.AC	11.88	1 Family Dwell - Unplatted (10 to 19.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Ott Braydon E	12946 N 300 E	027-046-001	0.33	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Burke Robert & Judith A	3053 E 1300 N	027-046-001.A	0.95	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Burke Robert K & Judith A	N 300 E	027-046-001.B	0.90	Vacant - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Rassi John A & Diana S	300 E	027-046-001.C	0.57	Other Residential Structures	Agriculture No Housing	Large Lot Subdivision
Knafel Ashley K	12934 N 300 E	027-046-001.D	0.50	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Rassi John A & Diana S	12874 N 300 E	027-046-001.E	0.57	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Halt Kathleen	12912 N 300 E	027-046-001.F	1.14	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Hartman Family Irrevocable Trust Jill Pearson Trustee	12856 N 300 E	027-046-002	0.71	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Boggs Todd Allen	12830 N 300 E	027-046-003	0.71	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Schafer Michael E & Lydia A	12818 N 300 E	027-046-004	0.71	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Schafer Michael E & Lydia A	N 300 E	027-046-004.A	0.71	Vacant - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Ellis Letcher B & Lori L TBE	12778 N 300 E	027-046-005	1.44	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Sabin Brian & Teresa	12734 N 300 E	027-046-006.D	1.30	Mobile or Manufactured Home - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Manning Cory	12540 N 300 E	027-046-006.DA	6.99	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Morgan Brian H	12664 N 300 E	027-046-006.DB	7.82	Mobile or Manufactured Home - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Grindie Daniel R & Jeffery A Grindle JTWSR Bruce & Judy Grindle LE	12594 N 300 E	027-046-006.DC	6.99	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Morgan Michael D	12700 N 300 E	027-046-006.DD	5.02	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing	Large Lot Subdivision
Martin Joseph G & Kathy S	2983 E 1300 N	027-041-001.A	2.17	1 Family Dwell - Unplatted (0 to 9.99 Acres)	Agriculture No Housing/Large Lot Subdivision	Large Lot Subdivision
Weisser Steven R & Sherry A	13169 N Main St	027-020-001.E	26.66	Cash Grain/General Farm	Large Lot Subdivision	Industrial/Large Lot Subdivision
Weisser Steven R & Sherry A	Sr 15	027-020-001.F	30.58	Vacant Land	Large Lot Subdivision	Industrial
Dowty Larry D 3/8 & Edward J Dowty 3/8 & Rita J Currier-Ultz 2/8 TIC	Huntington St	007-021-006	4.49	Vacant Land	Residential Subdivision	Urban Neighborhood
Dowty Larry D 3/8 & Edward J Dowty 3/8 & Rita J Currier-Ultz 2/8 TIC	Huntington St	007-022-001	123.37	Vacant Land	Residential Subdivision	Urban Neighborhood
Dowty Larry D 3/8 & Edward J Dowty 3/8 & Rita J Currier-Ultz 2/8 TIC	Huntington St	008-021-006	0.84	Vacant Land	Residential Subdivision	Urban Neighborhood
Dowty Larry D 3/8 & Edward J Dowty 3/8 & Rita J Currier-Ultz 2/8 TIC	Huntington St	008-021-072	25.57	Vacant Land	Residential Subdivision	Urban Neighborhood
Barnhart Lee F & Janice L	1001 & 1005 N Huntington	008-024-151	5.76	2 Family Dwell - Platted Lot	Residential Subdivision	Urban Neighborhood

## POTENTIALLY SIGNIFICANT OWNERS

OWNER	ADDRESS	PIN	ACRES	LAND USE
Armbruster Elmer C & Doris M	300 E	027-001-001	56.42	Agricultural
Armbruster Elmer C & Doris M	300 E	027-001-004	45.47	Agricultural
Beer Dan M & Deborah R	3468 E 1300 N	027-002-001	150.86	Agricultural
Beer Dan M & Deborah R	300 N	027-002-002	33.55	Agricultural
Beer Dan M & Deborah R	1300 N	027-003-002	51.68	Agricultural
Beer Dan M & Deborah R	N 100 E	027-011-001.E	46.98	Agricultural
Beer Dan M & Deborah R	Beer Rd	027-039-001	52.35	Agricultural
Beer Steven R & Constance C TBE	1415 E Beer Rd	027-038-004	86.57	Agricultural
Black Walnut Farms LLC	Kern Rd	027-048-001.B	27.13	Agricultural
BRTB Investments LLC	N Old Sr 15	020-015-001	141.80	Agricultural
BRTB Investments LLC	N 100 E	020-016-002.B	68.79	Agricultural
Camelot Owners Association Inc	N Camelot Dr	027-041-006.C	24.58	Residential
Camelot Owners Association Inc	2554 E Lapoint Dr	027-044-004.A8	45.06	Residential
Cory David A	N 150 E	027-012-002	29.70	Agricultural
Cory David A	E 1300 N	027-012-003	23.12	Agricultural
CTB Inc	410 N Higbee St	020-029-011	57.75	Industrial
CTB Inc	611 N Higbee St	020-029-027	35.97	Industrial
Dowty Larry D & Edward J Dowty TIC	Huntington St	007-022-001	123.37	Agricultural
Dowty Larry D & Edward J Dowty TIC	Huntington St	008-021-072	25.57	Agricultural
Dowty Larry D & Edward J Dowty TIC	N 300 E	027-008-001	41.23	Agricultural
Gilbert Family Trust	N 175 E	027-037-003	38.80	Agricultural
Gilbert Family Trust	N 175 E	027-040-001	66.06	Agricultural
Gunden Thomas D & Julie A	1350 N	027-023-005	157.17	Agricultural
Gunden Thomas D & Julie A	60 W	027-030-002	106.07	Agricultural
Haab Paula M Revocable Living Trust	250 E	027-006-004	40.09	Agricultural
Haab Paula M Revocable Living Trust	13020 N 250 E	027-008-002	73.63	Agricultural
Haab Paula M Revocable Living Trust	E 1300 N	027-038-001	39.96	Agricultural
Haab Steven E & Marceil A	300 E	027-005-005	22.68	Agricultural
Haab Steven E & Marceil A	13554 N 250 E	027-005-006	67.72	Agricultural
Hoopingarner Catherine L	12965 N 175 E	027-037-002	74.89	Agricultural
Hoopingarner Catherine L	100 E	027-038-003	70.76	Agricultural
KPT LLCWilliam Leon Tucker LE	2370 E 1300 N	027-007-001	108.89	Agricultural
KPT LLCWilliam Leon Tucker LE	E 1300 N	027-012-004	68.55	Agricultural
KPT LLCWilliam Leon Tucker LE	E 1300 N	027-037-004	38.28	Agricultural
Maple Leaf Farms Inc	2764 E 1300 N	027-008-UNKNOWN	9.04	Industrial
Maple Leaf Farms Inc	2764 E 1300 N	027-008-UNKNOWN	0.63	Industrial
MF Miller Family Farms LLC	N State Rd 15	027-017-001	96.80	Agricultural
MF Miller Family Farms LLC	1400 N	027-018-001	48.44	Agricultural
Ralph Richard W & Ruby M	150 E	027-010-003	21.57	Agricultural
Ramer Devon & Laura	13963 N 75 W	027-021-001.A	122.53	Agricultural
Roth Pamela G, Joseph L Sands & Timothy W Sands and				
Shandon L Sands Revocable Family Trust	2091 E 1400 N	027-006-002	242.36	Agricultural
Schafer Ann Marie Trust	County Line Rd	027-001-003	20.16	Agricultural
Schafer Ann Marie Trust	E 1300 N	027-004-001	77.12	Agricultural
Schafer Ann Marie Trust	E 1300 N	027-045-007	80.49	Agricultural
Schafer Ann Marie Trust	E 1300 N	027-046-006.B	112.29	Agricultural
Stuckman Anna Marie	E 1300 N	027-001-002	20.69	Agricultural
Stuckman Anna Marie	3678 E 1300 N	027-004-002	74.64	Residential
Town Of Syracuse	Conrad St	008-023-002.E	22.68	Institutional
TruHorizons LLC	13795 N 100 E	027-013-001	225.89	Industrial
Wawasee Community School Corporation	12501 N Kern Rd	008-026-002	40.82	Institutional
Wawasee Community School Corporation	Kern Rd	008-026-004.B	23.36	Institutional
Weisser Steven R & Sherry A	13169 N Main St	027-020-001.E	26.66	Agricultural
Weisser Steven R & Sherry A	Sr 15	027-020-001.F	30.58	Agricultural

SUM OF ACREAGE	ACRES
Armbruster Elmer C & Doris M	101.89
Beer Dan M & Deborah R	335.42
Beer Steven R & Constance C TBE	86.57
Black Walnut Farms LLC	27.13
BRTB Investments LLC	210.59
Camelot Owners Association Inc	69.63
Cory David A	52.82
CTB Inc	93.72
Dowty Larry D & Edward J Dowty TIC	190.17
Gilbert Family Trust	104.86
Gunden Thomas D & Julie A	263.24
Haab Paula M Revocable Living Trust	153.68
Haab Steven E & Marceil A	90.40
Hoopingarner Catherine L	145.65
KPT LLCWilliam Leon Tucker LE	215.71
Maple Leaf Farms Inc	9.67
MF Miller Family Farms LLC	145.23
Ralph Richard W & Ruby M	21.57
Ramer Devon & Laura	122.53
Roth Pamela G, Joseph L Sands & Timothy W Sands and	
Shandon L Sands Revocable Family Trust	242.36
Schafer Ann Marie Trust	290.05
Stuckman Anna Marie	95.34
Town Of Syracuse	22.68
TruHorizons LLC	225.89
Wawasee Community School Corporation	64.19
Weisser Steven R & Sherry A	57.24