

**STATEMENT OF POLICY**

The comprehensive plan is a blueprint to guide future growth and development of the community. It is a tool to guide decision makers in planning for the vision of the community. After information is collected and reviewed, the substance of the comprehensive plan is the section pertaining to the overall goals and action steps to be taken in order to reach that vision.

Implementation of these ideas and recommendations should be carefully considered by the various organizations that carry out the vision set forth in this plan.



**INCLUDED IN THIS SECTION...**

- Land Use.....38
- Transportation...42
- Infrastructure.....48
- Annexation.....58
- Housing.....62
- Environment.....66
- Community Facilities.....70
- Wawasee Village.....76
- Downtown Revitalization....80
- Industrial Expansion.....84

## Land Use

### OVERVIEW

The land use issues that face Syracuse are typical of many small rural communities. Town expansion is a problem due to the lack of developable land within the town limits and a lack of utilities to encourage growth outside the town boundaries. Furthermore, the town is constrained by its boundaries, the existing development on the periphery of town, and its biggest asset, the lakes.

There is a divide in the community with those in favor of growth while others desire little change. Through proper planning, it is important that the community strive for a good balance of orderly growth while maintaining its small town character. With proper developmental regulations and zoning decisions being made locally, this balance can be achieved.

### ISSUES

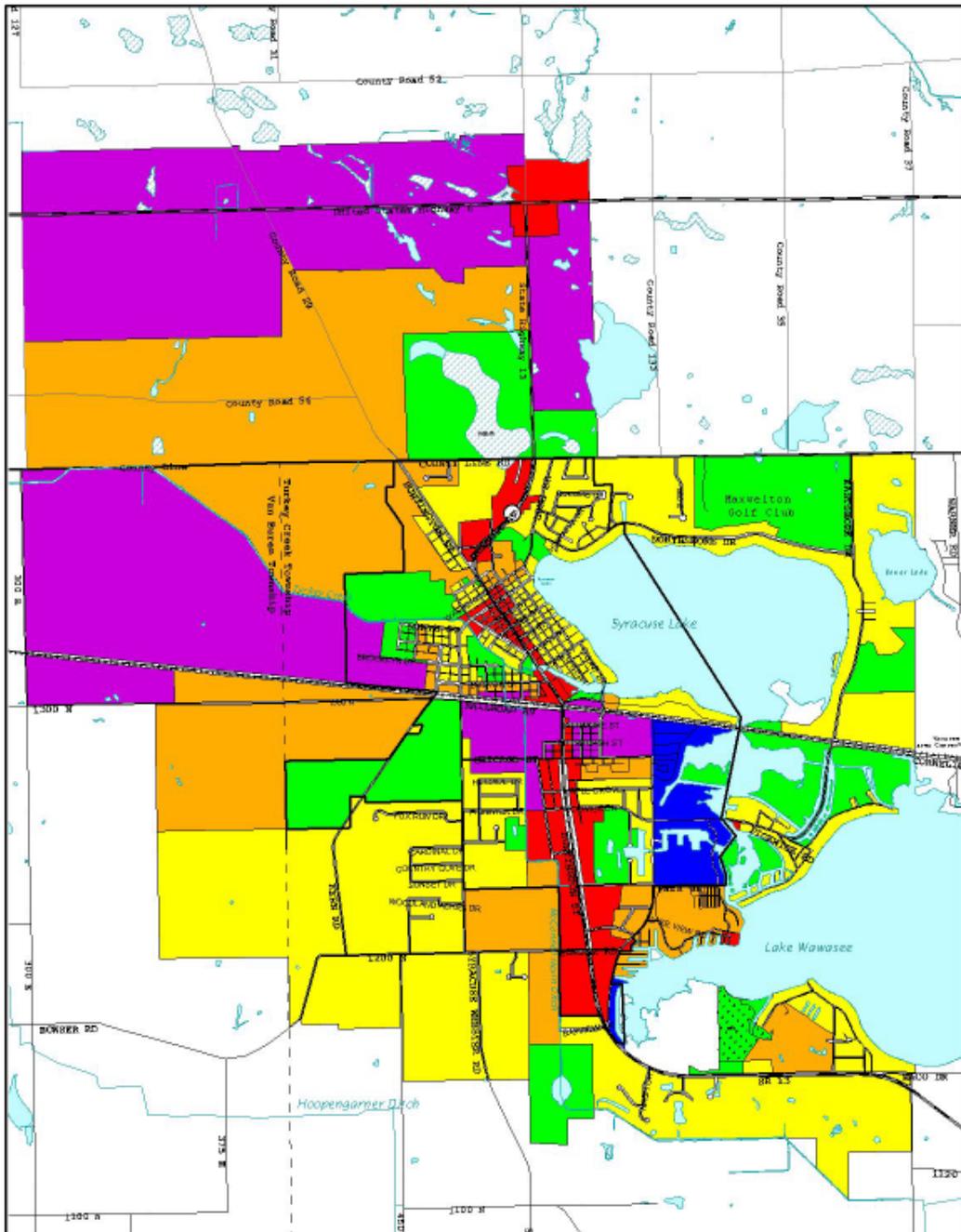
- Lack of local zoning control-decisions made by Kosciusko County Area Plan Commission
- Outdated zoning ordinance sometimes makes compatible new development difficult
- Limited development opportunities within corporation limits
- Lack of enforcement of town codes
- Development occurring on periphery of town limits without water/sewer

### OVERALL LAND USE GOAL

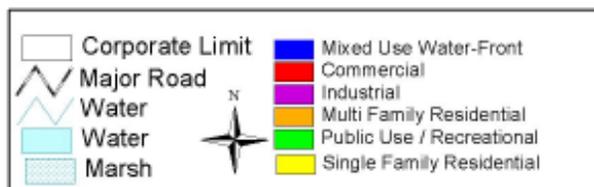
Provide for land development that is harmonious with current land uses, continues the small town character of Syracuse, and protects our natural resources through the implementation of growth strategies and local land use policies.



# Land Use - Goals and Action Steps



**FUTURE LAND USE MAP**



# Syracuse Comprehensive Plan

**ISSUE #1**

Turkey Creek  
Township and  
Elkhart County  
Long Range  
Planning

**GOAL**

***ESTABLISH A LONG RANGE PLANNING EFFORT OUTSIDE THE CORPORATION LIMITS TO INCLUDE THE REMAINDER OF TURKEY CREEK TOWNSHIP AND BENTON TOWNSHIP IN ELKHART COUNTY***

**RECOMMENDATIONS**

- Encourage township officials to set aside funding for long range planning efforts.
- Coordinate planning efforts with the Kosciusko County Area Plan Commission and Elkhart County Planning Department, and the Turkey Creek Regional Sewer District.
- Encourage cooperation between the county and Syracuse in order to further the goals of the Syracuse Comprehensive Plan.
- Discourage new development without access to public sewers.
- Encourage new development to be annexed into the Town of Syracuse.

ACTION PLAN - LAND USE	
	Present Syracuse Comprehensive Plan to Kosciusko and Elkhart County governments and urge them to adopt the plan to better assist in proactive and coordinated development.
	Require Kosciusko and Elkhart County Planning Departments to send public hearing notice to the town when cases are filed within the town's planning jurisdiction.
	Meet with township officials to share growth plans and discuss how land use decisions outside of town affect providing services such as fire protection and parks and recreation.
	Meet with the Turkey Creek Regional Sewer District to share growth plans and discuss how land use decisions impact the town on treating sanitary sewer from new development outside of the town limits.

**GOAL**

**GAIN CONTROL OF LOCAL LAND USE POLICY AND AUTHORITY WITHIN THE INCORPORATED TOWN.**

**ISSUE #2**  
*Local Land Use Authority*

**RECOMMENDATIONS**

- Encourage in-fill development and rehabilitation of existing structures in lieu of new development.
- Encourage the ongoing maintenance of current structures and uses to promote future reuse of existing structures.
- Ensure that new development is harmonious and compatible with the current land uses in town.
- Encourage a developer friendly environment with design flexibility, streamlined application and permitting process, and a fair and consistent inspection environment.
- Create flexible ordinances that eliminate redundant requests to the Board of Zoning Appeals.

<b>ACTION PLAN - LAND USE</b>	
	Establish an Advisory Plan Commission for Syracuse and eliminate participation in the Kosciusko County Area Plan Commission.
	Draft and adopt the Syracuse Zoning Ordinance to reflect the design and land use guidelines that will enhance the small town character of Syracuse. Included in this document should be the subdivision control ordinance.
	Provide minimum landscaping and buffering requirements between residential areas and conflicting land uses and incorporate landscaping into parking lot design.
	Require common green space/open space within development projects for recreation and/or stormwater.
	Designate mixed use and multi-family zones with the new zoning ordinance with specifications of design and material standards.
	Establish a building and planning department or dedicate existing staff to enforce zoning ordinance, issue permits, and conduct inspections.
	Reorganize Board of Zoning Appeals to bring into compliance with advisory planning law.
	Review ordinance annually and update as necessary to keep up with development trends.

## Transportation

### OVERVIEW

Traffic congestion and safety are the main issues concerning SR 13 in the Village area. During the summer months traffic picks up in quantity and at times it can be virtually impossible for pedestrians to cross the street. Various traffic calming devices can help alleviate both problems and provide for better access to the business in the Village area. Please refer to the Wawasee Village section for details on action steps to address this area.

Syracuse has a heavy through traffic problem on SR 13. Because it is the only north-south route through town, truck traffic is heavy. This problem will continue to grow as the existing industrial parks grow and new industrial areas are developed.

The CSX railroad has brought many issues and concerns to the citizens of Syracuse. These issues and concerns deal with safety, speed, and the number of trains that pass through Syracuse on a daily basis. Although these issues are of importance to the citizens of the community, the town does not have jurisdiction and power to change the conditions of the railroad. An overpass or underpass would address some of the concern, but construction of such a project may not be economically feasible.

The community lacks a comprehensive network of trails and greenways. However, recent efforts by the Syracuse-Wawasee Park Foundation have established a master plan to address this issue. Currently, the organization is raising funds to support the first phase of construction along the Skinner Ditch from Bowser Road to Pickwick Drive.

### ISSUES

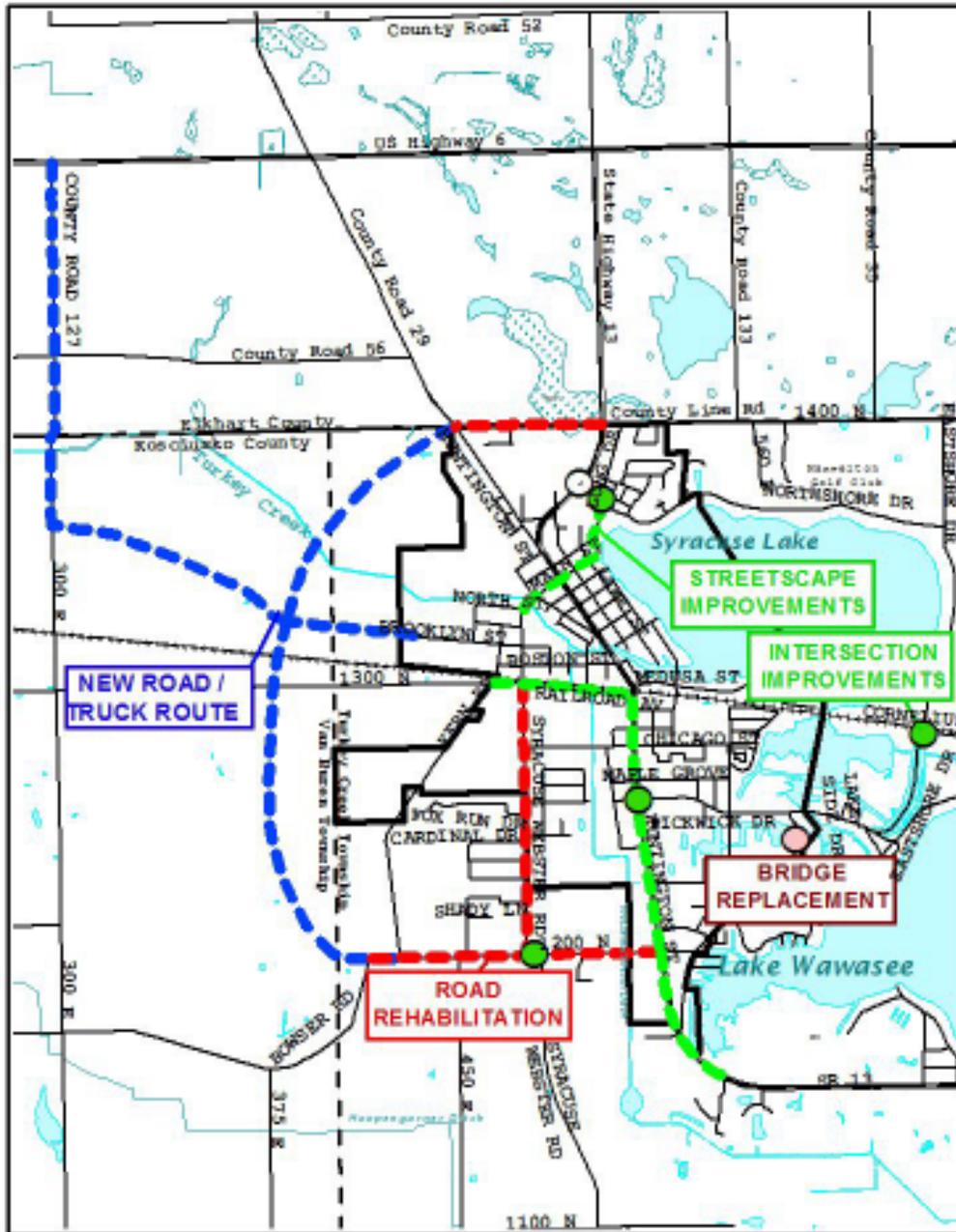
- Lack of railroad over/underpass
- Heavy truck/trailer traffic on Highway 13
- Lack of truck north-south route
- Seasonal traffic congestion in community
- Frontage roads are confusing and dangerous
- Dangerous intersections - Crazy Corners, Eastshore & Pickwick
- Lack of bicycle/pedestrian facilities

### OVERALL TRANSPORTATION GOAL

Provide for a more efficient transportation network for trucks, local residents, tourists, and pedestrians while enhancing the visual character of the community.



# Transportation - Goals and Action Steps



**THROUGHFARE PLAN**



# Syracuse Comprehensive Plan

**ISSUE #1**  
**Alternative**  
**Truck Route**

**GOAL**

***ELIMINATE HEAVY TRUCK TRAFFIC THROUGH SYRACUSE BY PROVIDING AN ALTERNATIVE ROUTE ON THE WEST SIDE OF THE COMMUNITY.***

**RECOMMENDATIONS**

- Provide a more efficient transportation network to separate truck and vehicular traffic
- Eliminate truck traffic through residential neighborhoods
- Provide a direct route from industrial areas to major highways
- Encourage truck traffic to avoid the Wawasee Village on Highway 13

**ACTION PLAN - TRANSPORTATION**

	Establish a truck route to service industrial park on west side of town.
	Phase I - Extend Brooklyn Street 2250 feet west. Extend south to County Road 1300 North. Construct at-grade crossing at railroad.
	Phase II - Extend Brooklyn Street to County Road 300 East.
	Phase III - Upgrade County Road 300 East/County Road 127 to US 6.
	Phase IV - Connect Brooklyn Street Extended with County Line Road at Huntington Street. Construct bridge over Turkey Creek.
	Phase V - Connect County Road 1300 North with Bowser Road.

## Transportation - Goals and Action Steps

---

### GOAL

**RAISE AWARENESS OF RAILROAD SAFETY AND GAIN A BETTER UNDERSTANDING OF THE RAILROAD ITSELF**

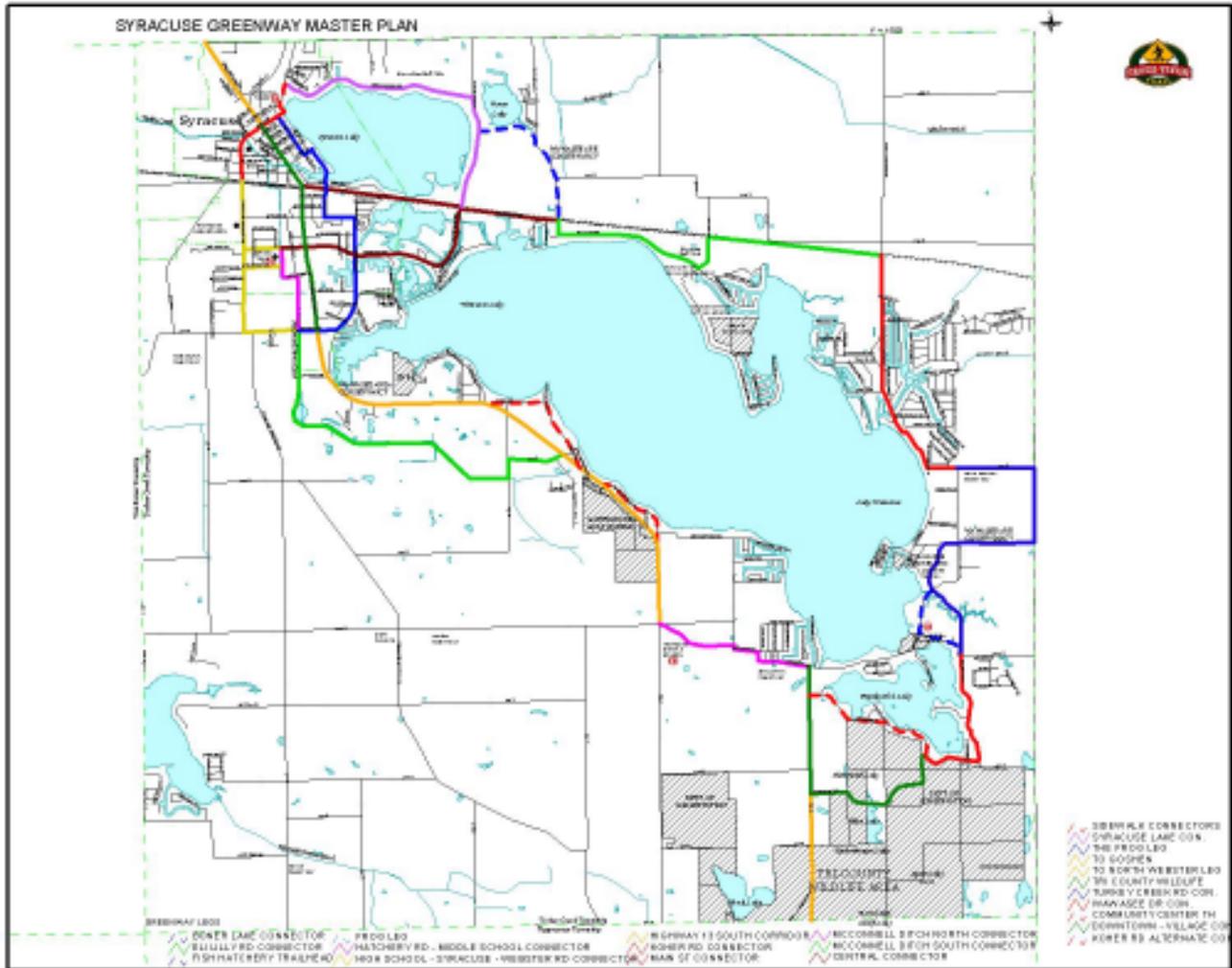
**ISSUE #2**  
**Railroad**  
**Safety/Access**

### RECOMMENDATIONS

- Help residents feel safer about the railroad running through the town
- Consider the construction of a over/underpass
- Explore the effects of a whistle ban in the community
- Improve pedestrian safety at railroad crossings
- Provide rail access to industrial areas.

ACTION PLAN - TRANSPORTATION	
	Construct at-grade rail crossing west of town to access industrial park.
	Eliminate Oak Street rail crossing after new crossing is constructed.
	Replace future at-grade crossing with an overpass on proposed alternative route on the west side of town.
	Establish pedestrian crossings at railroad with separate gate mechanism.
	Construct rail spur to industrial park on the west side of town.
	Construct a railroad platform for loading/unloading materials for the industrial park and other companies in the community.
	Partner with Indiana Economic Development Corporation and local business to provide funding for the rail spur/platform construction.
	Work directly with CSX for further safety precautions including pedestrian crossings and the effects of a whistle ban.
	Develop a railroad safety awareness program to educate the citizens of the community.

# Syracuse Comprehensive Plan



**SYRACUSE-WAWASEE TRAIL SYSTEM MASTER PLAN**



# Transportation - Goals and Action Steps

**GOAL**

**ESTABLISH A NETWORK OF TRAILS AND GREENWAYS THROUGHOUT TURKEY CREEK TOWNSHIP**

**ISSUE #3**  
**Bicycle  
Pedestrian  
Facilities**

**RECOMMENDATIONS**

- Link neighborhoods with schools, parks, and commercial areas.
- Provide trails and greenways around the lakes.
- Encourage new development to construct bicycle/pedestrian facilities.
- Implement the Syracuse-Wawasee Trails Master Plan.



ACTION PLAN - TRANSPORTATION	
	Coordinate funding, land acquisition, and trail construction with the Syracuse-Wawasee Park Foundation.
	Construct trail along east side of Skinner Ditch with a bridge crossing to Wawasee Heights at Pickwick Drive.
	Extend trail at high school along Syracuse-Webster Road to Bowser Road.
	Coordinate trail construction through Wawasee Village with the Indiana Department of Transportation.
	Coordinate trail construction with Street Department plans for sidewalk construction/rehabilitation.
	Construct sidewalks/trails parallel to proposed new road construction.
	Identify trail location with common signage including trail heads, mile markers, and points of interest.
	Require bicycle/pedestrian connectivity in new residential subdivisions.
	Establish bicycle safety education program through police department.

## Infrastructure

### OVERVIEW

As the town plans for growth, upgrading the existing infrastructure is essential. The water distribution system is scheduled for more than \$6 million in improvements in 2006. A new filtration plant will be constructed along with a new water tower to improve water quality and increase fire protection capabilities. Although, the wastewater plant has adequate capacity, future sewer extension will be necessary to serve undeveloped areas that are expected to see growth. Future water extensions in these same areas will further complement development.

As a result of the improvements to the water system, existing facilities will need to be addressed. Several lines are undersized and lack fire protection. Upgrading these facilities will enhance existing developments. Also, developed areas on the periphery of the community will benefit from these utility extensions as new lines will parallel existing neighborhoods.

Very few storm sewers are present in the community which causes some drainage issues. However, a large storm sewer project was completed in 2005 near the Community Center to address some of the drainage problems. Also, the lack of curb and gutter along many streets creates wider streets that appear to be unkept.

Continuation of the sidewalk program in the community will link areas that are currently inaccessible. In addition to improving pedestrian access, the replacement of deteriorating sidewalks will visually enhance neighborhoods.

### ISSUES

- Low water pressures in certain areas of the community
- Increased water quality standards threaten existing wells
- Well and septic systems around lakes and in new developments
- Lack of fire hydrants in all areas of community
- Lack of coordination with Turkey Creek Regional Sewer District
- Inflow and infiltration from Turkey Creek sewers
- Limited storm sewer facilities
- Lack of curb and gutters on streets
- Stormwater runoff entering lakes
- Lack of sidewalks on thoroughfares

### OVERALL INFRASTRUCTURE GOAL

Upgrade water, storm, and sanitary facilities to promote orderly growth and to protect our natural resources. Also, provide sidewalks on all major routes that provide connectivity to neighborhoods, schools, and parks.

# Infrastructure - Goals and Action Steps

**GOAL**

**TARGET SPECIFIC AREAS FOR FUTURE DEVELOPMENT BY PLANNING FOR EXTENSION OF UTILITIES**

**RECOMMENDATIONS**

- Approach development in a proactive manner by encouraging development into areas serviced by the Town
- Discourage county officials from approving development that extends beyond the service area of the Town
- Extend water and sewer simultaneously to reduce construction cost and better serve target growth areas.

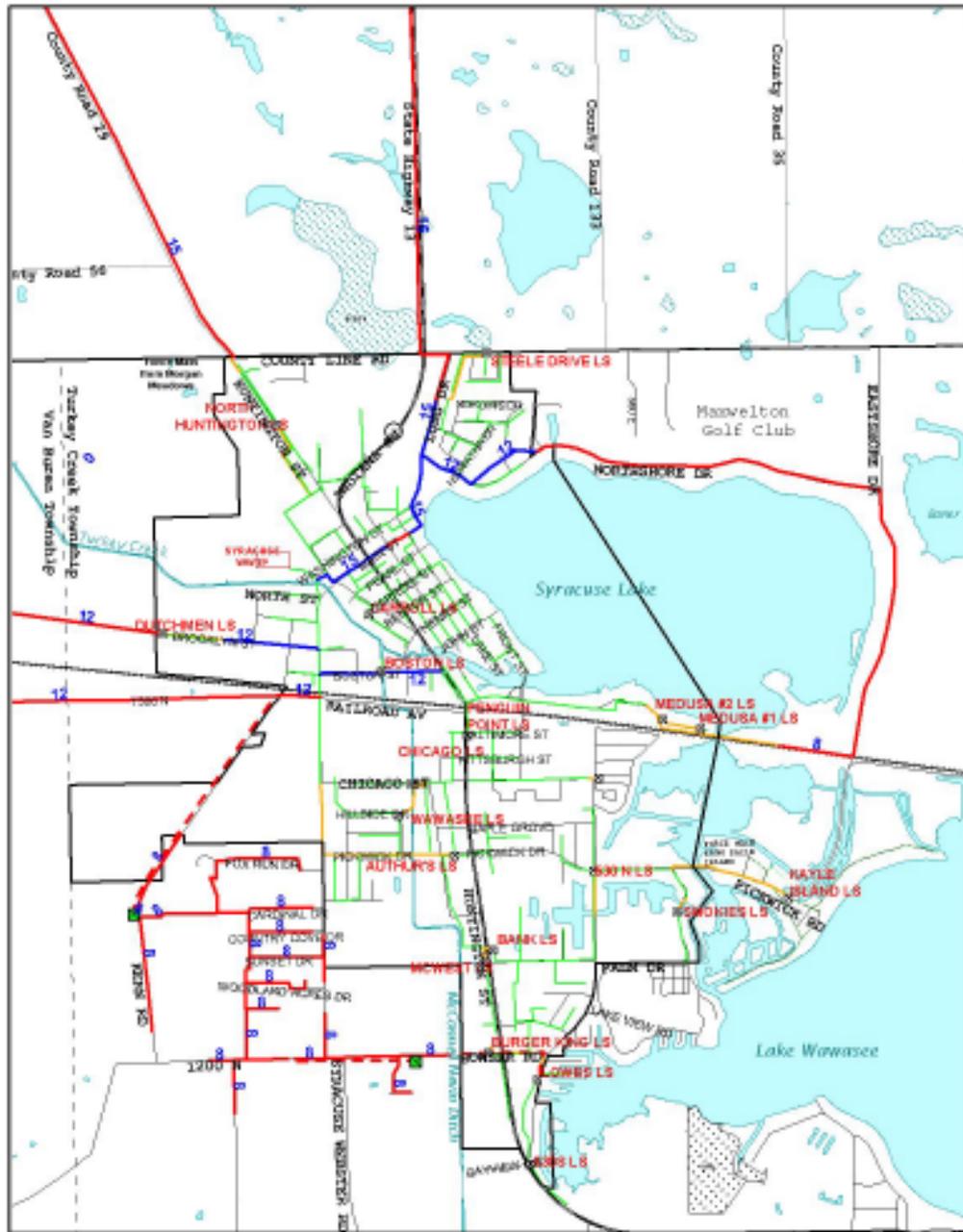


**ISSUE #1**

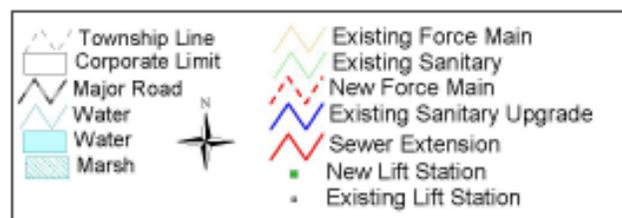
*Guide  
Development  
with Utilities*

ACTION PLAN - INFRASTRUCTURE	
	Coordinate utility extensions with private development to promote future development and reduce construction cost.
	Attend Area Plan Commission Technical Committee meetings to encourage new development on the periphery of town connect to public water and sewer.
	Extend water and sewer utilities to target areas to promote growth and development.
	Strictly enforce state regulations for connecting to sanitary sewer (a property within 150 feet from sewer line must connect).
	Adopt town ordinance requiring properties within town to connect to water utility for public drinking source.

# Syracuse Comprehensive Plan



## PROPOSED SANITARY SEWER IMPROVEMENTS



**GOAL**

**PROVIDE SANITARY SEWER TO ALL EXISTING DEVELOPMENT AROUND THE LAKES AND FUTURE DEVELOPMENT NEAR THE COMMUNITY.**

***ISSUE #2***  
**Sanitary Sewer Extensions**

**RECOMMENDATIONS**

- Reduce the risk of septic failure and reduce the current and future discharge of organic materials, phosphorous, and nitrogen into the lakes
- Extend sanitary sewer to a all areas near wetlands, streams, or lakes
- Encourage county to require new development to connect to sewer system
- Coordinate growth plans with the Turkey Creek Regional Sewer District

<b>ACTION PLAN - INFRASTRUCTURE</b>	
	Survey lake residents to confirm that all facilities are connected to the sanitary sewer.
	Extend sanitary sewer along Kern Road from County Road 1300 North to Bowser Road.
	Extend sanitary sewer along Highway 13 to US 6.
	Extend sanitary sewer along Brooklyn Street Extended to County Road 300 East.
	Extend sanitary sewer along Northshore Drive and Eastshore Drive around Syracuse Lake.
	Extend sanitary sewer along Huntington Street/County Road 29 to US 6
	Extend sanitary sewer along County Road 1300 North from Kern Road west one mile.
	Extend sanitary sewer to Fox Run, Country Cove, and Woodland Acres.
	Extend sanitary sewer south along Highway 13 to Grandview Drive.

# Syracuse Comprehensive Plan

## ISSUE #3

Water  
Extensions and  
Improvements

### GOAL

**IMPROVE WATER QUALITY AND ENHANCE FIRE PROTECTION WITH INVESTMENT INTO WATER DISTRIBUTION FACILITIES AND PROVIDE WATER EXTENSIONS INTO TARGET AREAS FOR GROWTH**

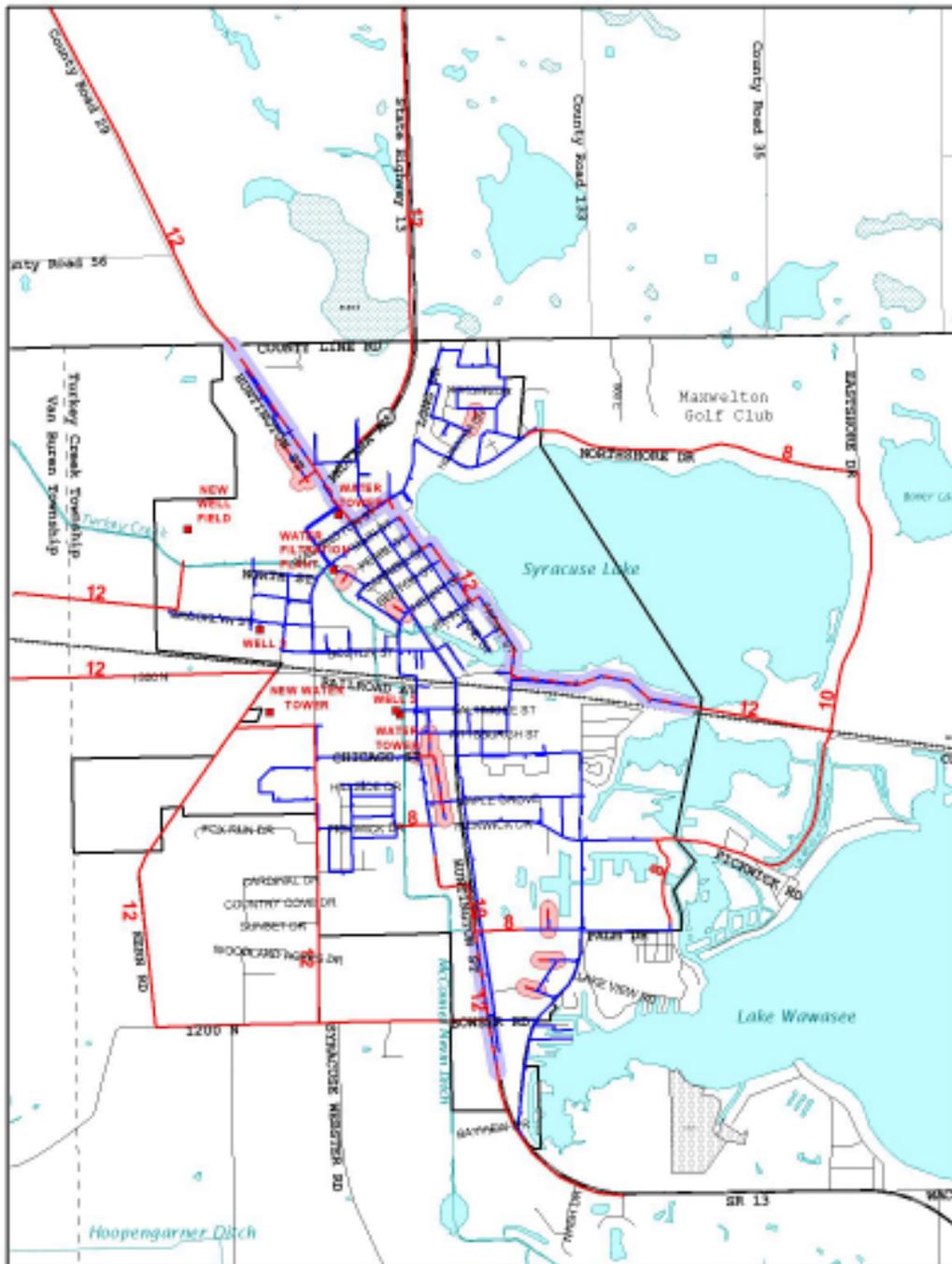
### RECOMMENDATIONS

- Upgrade outdated water distribution system.
- Replace undersized water mains with appropriate sized water lines.
- Extend water service into target growth areas.

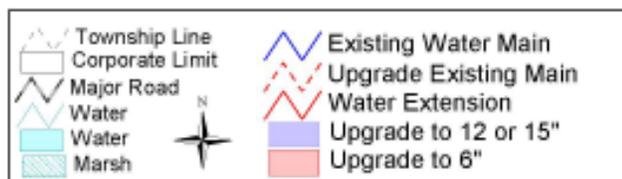
### ACTION PLAN - INFRASTRUCTURE

	Complete construction of the water filtration facility, water tower, and distribution lines.
	Abandon Vega, Dolan, and Dana wells and demolish south water tower.
	Construct water line along Lakeside Drive.
	Upgrade water line along Medusa Street and install fire hydrants.
	Extend water along Highway 13 to US 6.
	Extend water to Fox Run Addition to Kern Road.
	Extend water along Kern Road from County Road 1300 North to Bowser Road.
	Extend water along Brooklyn Street Extended to County Road 300 East.
	Extend water along Huntington Street/County Road 29 to US 6
	Extend water along County Road 1300 North from Kern Road west one mile.

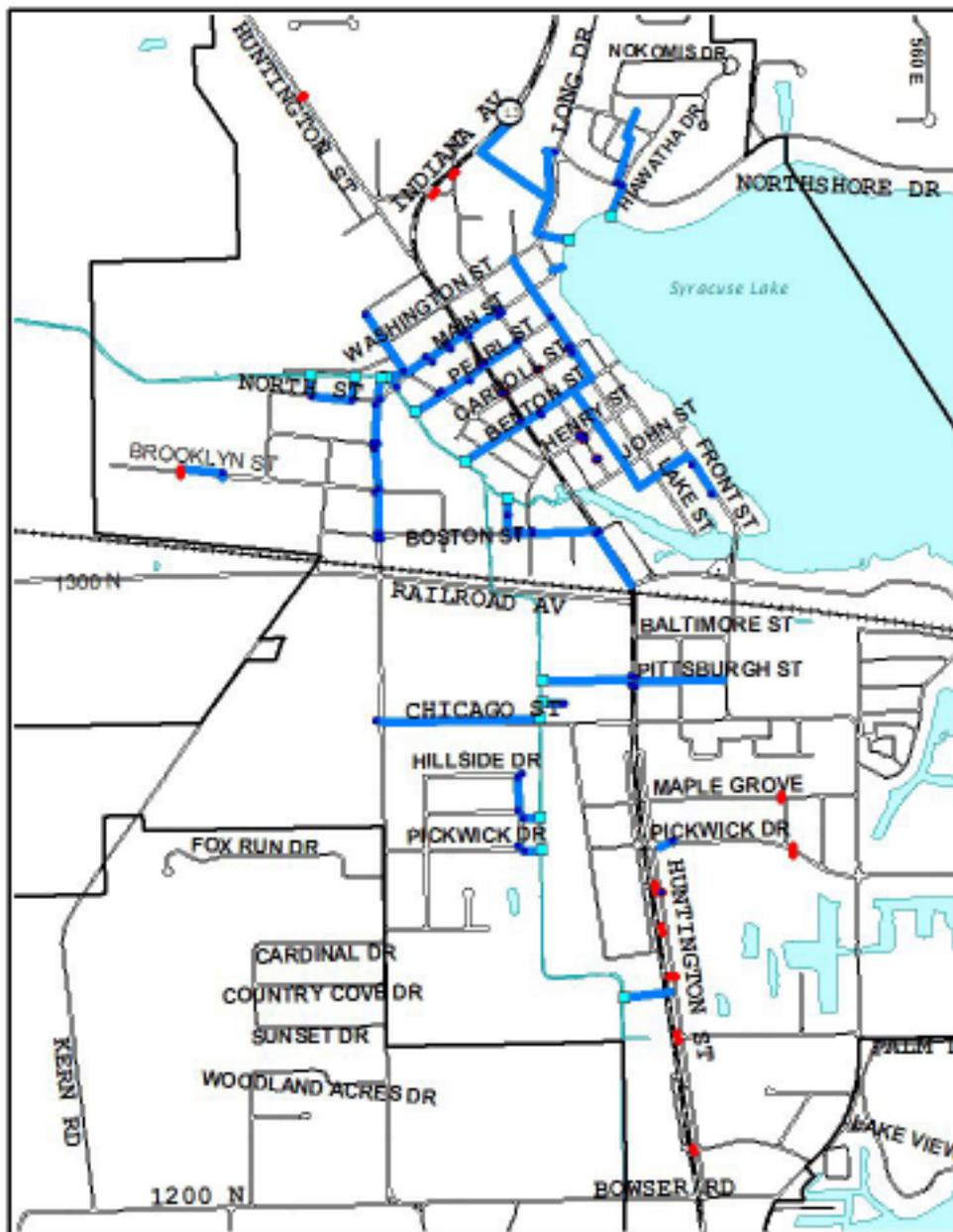
# Infrastructure - Goals and Action Steps



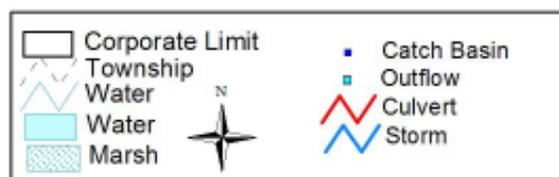
## PROPOSED WATER IMPROVEMENTS



# Syracuse Comprehensive Plan



**EXISTING STORM SEWER MAP**



**GOAL**

**INSTALL STORM SEWER FACILITIES TO DIRECT STORMWATER INTO NATURAL DRAINAGEWAYS AND ENCOURAGE BEST MANAGEMENT PRACTICES TO PROTECT OUR NATURAL RESOURCES**

ISSUE #4  
Storm Sewer  
Improvements

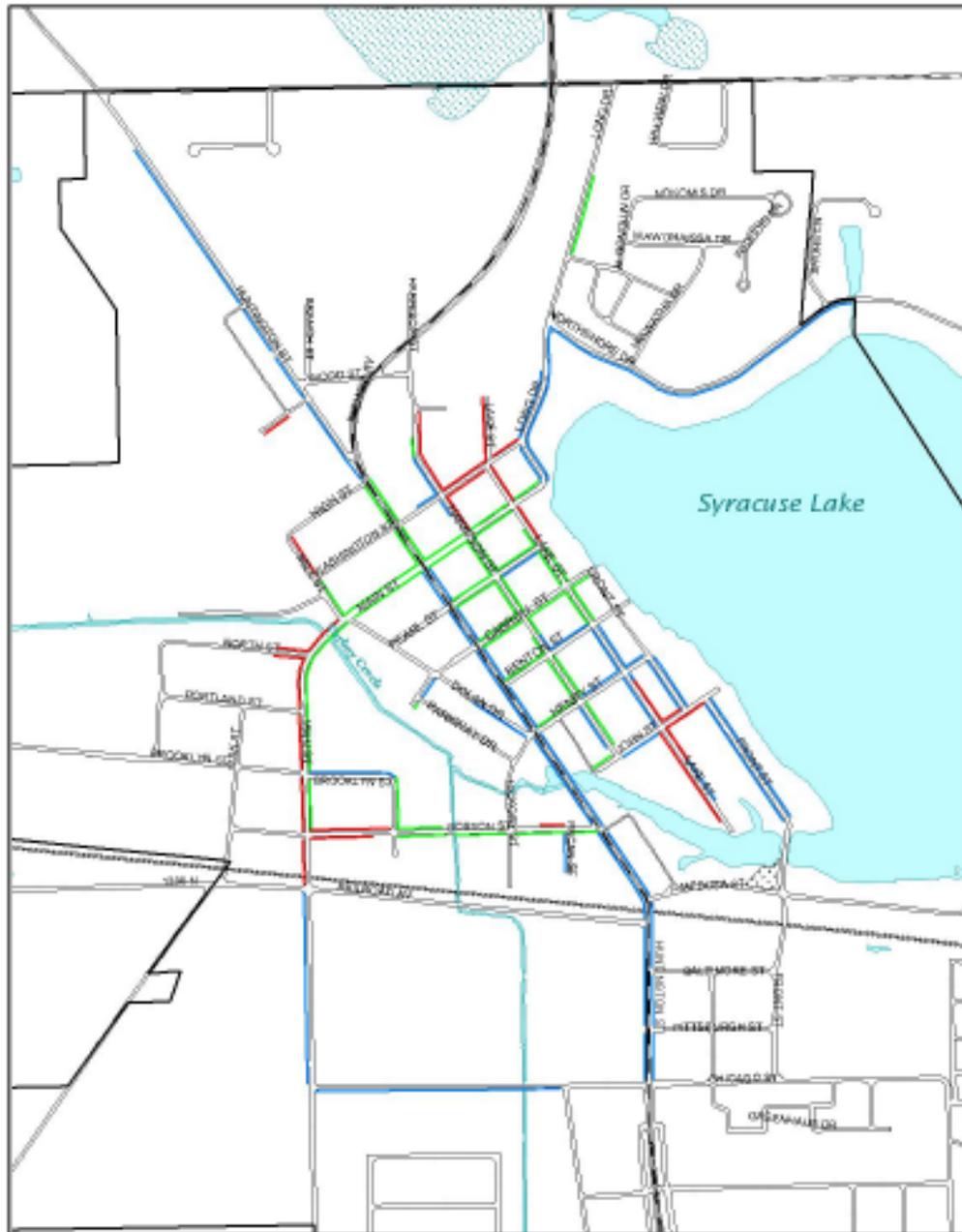
**RECOMMENDATIONS**

- Encourage new development to construct curb and gutter along with underground stormwater facilities.
- Invest funds into construction of storm sewer infrastructure throughout the community.
- Encourage the use of best management practices in compliance with mandated Stormwater Phase II requirements.

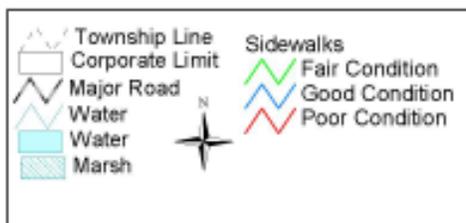


ACTION PLAN - INFRASTRUCTURE	
	Develop a stormwater management plan incorporating best management practice concepts that protect local lakes and streams.
	Routinely clean out BMP structures at Lakeside Park and Northshore Drive.
	Upgrade existing and construct new stormwater facilities near Sycamore Street between Chicago Street and Pickwick Drive.
	Upgrade stormwater capacity at Long Drive and Main Street.
	Inventory all stormwater outfalls into lakes and streams.

# Syracuse Comprehensive Plan



## SIDEWALK INVENTORY AND RATING SYSTEM



*Fair* - Some cracking or breaking of concrete, surface is becoming course.

*Good* - New concrete, minimal cracking or breaking, smooth surface.

*Poor* - Major breaking and cracking of concrete, uneven and very course surface.

## Infrastructure - Goals and Action Steps

### GOAL

**PROVIDE SIDEWALKS ON MAJOR LINKS TO SCHOOLS, PARKS, AND OTHER AMENITIES OF THE COMMUNITY**

ISSUE #5  
**Sidewalk  
Improvement  
Plan**

### RECOMMENDATIONS

- Construct new sidewalks on major links to community destinations
- Rehabilitate deteriorating sidewalks
- Continue sidewalk rehabilitation program
- Encourage new development to construct sidewalks

ACTION PLAN - INFRASTRUCTURE	
	Continue the sidewalk program with the town providing the labor and property owners paying for materials.
	Extend sidewalks along the east side of Indiana Street to the Post Office.
	Rehabilitate sidewalks along the west side of Main Street from railroad to Mill Street with a new pedestrian bridge over Turkey Creek.
	Construct sidewalks along the north side of Chicago Street from Harkless Drive to Huntington Street.
	Fill in sidewalk gaps along major streets and residential neighborhoods.
	Require new residential neighborhoods in town to install five foot sidewalks on both sides of the street.
	Construct sidewalk along the south side of Pickwick Drive from the high school to Harkless Drive.
	Construct sidewalk along Hickory Street from Boston Street to Huntington Street.
	Construct sidewalk along Henry Ward Park on Medusa Street.

### OVERVIEW

During the past 30 years, the Town of Syracuse has experienced very little annexation. The most significant territory to be annexed was the high school campus. Over the same time period, the community has experienced residential growth on the periphery of the town limits. In some instances, water and sewer services have been extended to these residential areas without property owners paying the town tax rate in exchange for the benefit.

Another issue is that in most cases, residential property owners outside the town limits benefit indirectly from the town providing services such as maintenance of roads in commercial areas, access to parks, and extended police protection in emergency situations.

In order for the town to grow in an orderly fashion and provide services with equal participation from all benefiting property owners. Annexation must occur in strategic areas to protect the town from being landlocked and losing the ability to extend services in a proper and less costly fashion.

From an outside perspective, annexation is sometimes viewed as boosting revenues to the town without anything in exchange. The town should take an educational approach to inform potential remonstrators the benefits of annexation and that town services can be more efficient and cost effective with more property owners shouldering the tax burden.

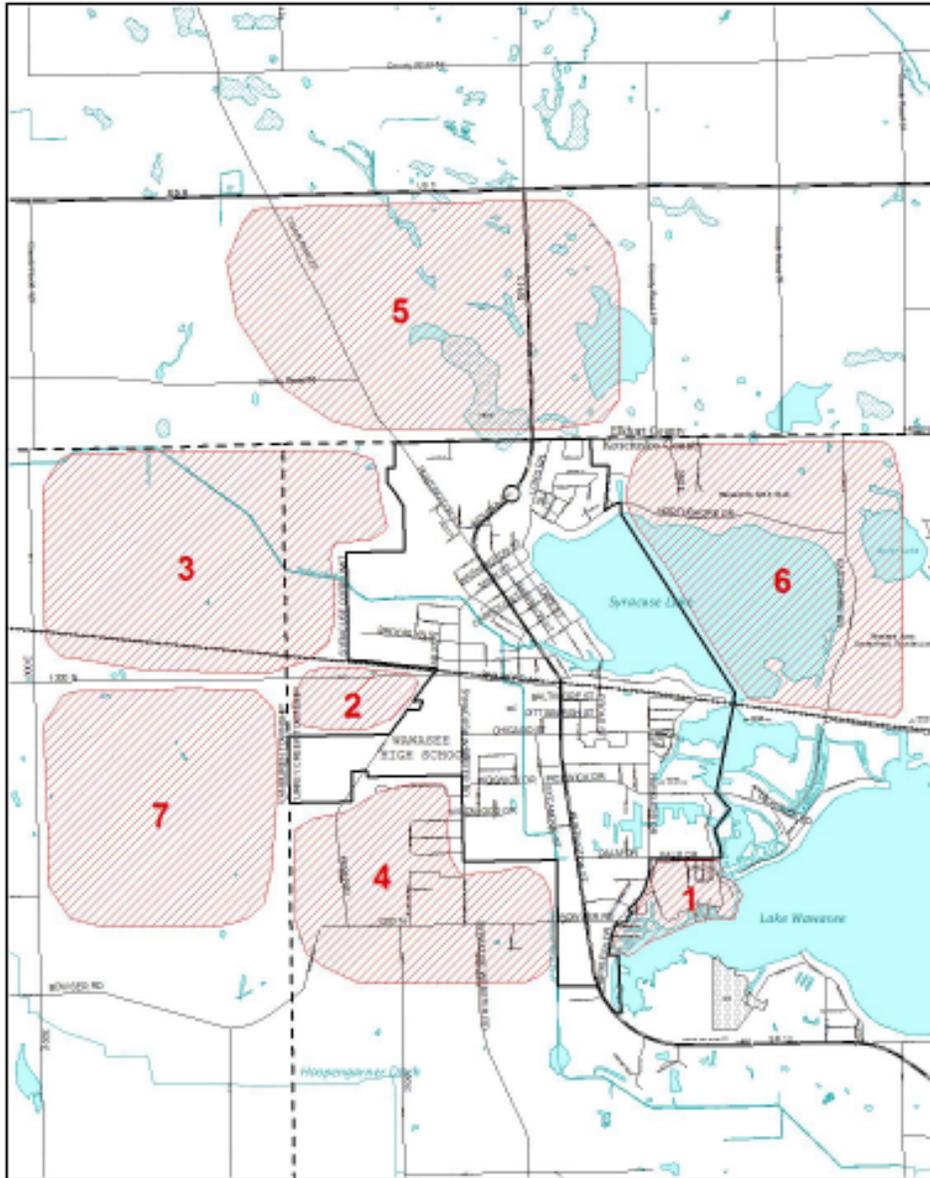
### ISSUES

- Areas outside of town limits benefiting from town services
- Development on periphery of town makes annexation more difficult
- Neighbors want benefits of living near town but are unwilling to pay for the services that they are receiving for free
- Large contingency of remonstrance toward annexation
- Lack of understanding of property tax structure
- Town residents and local business shoulder the majority of the burden to provide services to out of town residents who depend on the community for goods and services

### OVERALL ANNEXATION GOAL

Pursue annexation of territory that improves the effectiveness and efficiency of town services, provides for future growth and developments, and is determined to be fiscally responsible to the taxpayers.





**ANNEXATION STRATEGY MAP**

- 1. KITSON LANE, MACY POINT, OAKWOOD**
- 2. EAGLE'S AND COLE PROPERTY**
- 3. PROPOSED INDUSTRIAL PARK**
- 4. FOX RUN, WOODLAND ACRES, COUNTRY COVE, KERN'S CROSSING**
- 5. HIGHWAY 6 AND 13**
- 6. NORTHSHORE AND EASTSHORE DRIVES**
- 7. FARMS SOUTH OF 1300 NORTH**

# Syracuse Comprehensive Plan

**ISSUE #1**

*Annexation of Existing Development*

**GOAL**

***INITIATE ANNEXATION OF TERRITORY THAT IS CURRENTLY UTILIZING TOWN WATER AND SEWER SERVICES AS WELL AS ESTABLISHED RESIDENTIAL NEIGHBORHOODS ON THE PERIPHERY OF THE TOWN LIMITS.***

**RECOMMENDATIONS**

- Annexation of Macy Point Condominiums and Kitson Lane area
- Annexation of Oakwood Park area
- Annexation of Northshore and Eastshore Drive around Syracuse Lake
- Annexation of Woodland Acres, Country Cove, and Fox Run Additions

<b>ACTION PLAN - ANNEXATION</b>	
	Identify properties outside of the corporation limits that are currently being billed for town water and sewer service.
	Identify lake area properties that are using sewer service provided by the Turkey Creek Regional Sewer District.
	Identify property owners adjacent to areas currently being served by water and sewer.
	Create database of all identified properties with owner name and address, assessed valuation, and proposed tax increase.
	Prepare boundary maps of targeted areas for annexation and develop timeline of the annexation process.
	Conduct informative meetings with property owners to explain the annexation process and discuss the benefits of enhanced public services.
	Prepare fiscal plans as required by state statute and submit to town council for review and approval.
	Conduct public hearings as required and adopt ordinances establishing the effective date of the annexations.

## Annexation - Goals and Action Steps

**GOAL**

**INITIATE ANNEXATION OF TERRITORY THAT IS DESIGNATED AS TARGET AREAS FOR NEW GROWTH AND DEVELOPMENT.**

**RECOMMENDATIONS**

- Annexation of properties along the south side of County Road 1300 North for residential growth
- Annexation of land south of high school between Syracuse-Webster Road, Bowser Road, and Kern Road for residential growth
- Annexation of land west of Brooklyn Drive between the railroad, County Road 300 East, and Turkey Creek
- Annexation of land between Elkhart County line, Turkey Creek, and Huntington Street for higher density residential development

**ISSUE #2**  
**Annexation of  
Undeveloped  
Land**

<b>ACTION PLAN - ANNEXATION</b>	
	Identify properties outside of the corporation limits that are conducive to long range growth and development.
	Create database of all identified properties with owner name and address, assessed valuation, and proposed tax increase.
	Prepare boundary maps of targeted areas for annexation and develop timeline of the annexation process.
	Meet with individual property owners to share growth and development strategies, explain the annexation process, and discuss the benefits of enhanced public services.
	Prepare fiscal plans as required by state statute and submit to town council for review and approval.
	Conduct public hearings as required and adopt ordinances establishing the effective date of the annexations.

## Housing

### OVERVIEW

Syracuse housing is dominated by mid to upper end owner occupied single family housing stock. While the condition of this housing stock is very good, the quality of this stock has sometimes overshadowed the need for low to moderate income housing. Many of those who work in Syracuse businesses have consequentially looked for housing alternatives elsewhere, draining the local economy of the salaries paid to those workers.

Syracuse's housing limitations are compounded by the deteriorating housing stock found in some of the older areas of town and the lack of suitable developable land with access to public utilities. While some residents have questioned the need for low to moderate housing it is clear that many of the available jobs in Syracuse do not pay enough to allow for employees to live in Syracuse.

Until recently, the town lacked a building inspector to enforce housing regulations. The town council has adopted a minimum housing standards ordinance to give the officer some guidance. Ramping up this program will ensure quality and safe housing in the community.

### ISSUES

- Lack of affordable housing
- Lack of housing variety
- Lack of available land for new residential development
- Deteriorating housing stock in older neighborhoods
- Lake enhances property values throughout community
- Lack of enforcement of building codes and ordinances

### OVERALL HOUSING GOAL

Encourage the development of quality, affordable housing for residents of Syracuse while ensuring the livability of existing housing in existing neighborhoods.



**GOAL**

**IDENTIFY AND ANNEX DEVELOPABLE TRACTS OF LAND AND APPROPRIATELY ZONE THEIR FUTURE USE FOR SINGLE FAMILY AND MULTI FAMILY RESIDENTIAL PROJECTS**

**ISSUE #1**  
**Availability of**  
**Land/Diversity**  
**of Housing**

**RECOMMENDATIONS**

- Encourage residential development in contiguous neighborhoods that can be feasibly and reasonably benefited by public services.
- Encourage in-fill development as well as the rehabilitation and adaptive reuse of structures within the community for residential purposes.
- Utilize housing programs and incentives to rehabilitate existing housing stock and encourage new housing construction.



<b>ACTION PLAN - HOUSING</b>	
	Communicate and coordinate with the Area Planning Commission regarding possible future annexable parcels and their intended uses to avoid future use conflicts.
	Identify and zone areas suitable for single family and larger multi-family developments while maintaining the spirit and style of the community.
	Share developer contact information with property owners of developable land on the periphery of town.
	Explore a residential tax abatement program and other incentives to stimulate residential growth in targeted areas of the community.
	Establish Owner Occupied Rehabilitation program with the Warsaw Housing Authority utilizing grant money to reinvest into the older housing stock.

# Syracuse Comprehensive Plan

**ISSUE #2**  
**Housing Standards**

**GOAL**

**ENCOURAGE AND PLAN FOR COHESIVE AND ATTRACTIVE RESIDENTIAL DEVELOPMENT ACROSS THE SOCIOECONOMIC STRATA.**

**RECOMMENDATIONS**

- Encourage the ongoing maintenance of current structures and promote reuse of existing structures.
- Ensure that new development is harmonious and compatible with the current land uses in town.
- Encourage a developer friendly environment with design flexibility, streamlined application and permitting process, and a relaxed inspection environment.
- Encourage in-fill development and rehabilitation of existing structures in addition to new development.
- Encourage the development of housing above retail outlets and through the use of “mother-in-law” style above garage apartments within the older established neighborhood core.

**ACTION PLAN - HOUSING**

	Develop and codify residential zoning to protect, unify and buffer existing and future neighborhoods.
	Allow for flexible design and mixed residential use development with the use of Planned-Unit-Developments (PUD).
	Create flexible ordinances that eliminate redundant requests to the Board of Zoning Appeals.
	Adopt zoning ordinances requiring green space and common open space with residential developments.
	Investigate and designate properties that qualify for state and/or national historical designations.
	Provide housing incentives such as tax abatement for rehabilitation of older residential structures.

**GOAL**

**IMPLEMENT PROACTIVE BUILDING CODE ENFORCEMENT PROGRAM TO PROTECT THE QUALITY OF HOUSING IN EXISTING NEIGHBORHOODS AND FUTURE RESIDENTIAL SUBDIVISIONS.**

**RECOMMENDATIONS**

- Dedicate appropriate staffing to enforce minimum housing standards and building codes.
- Utilize Hearing Authority for properties classified as Unsafe Premises
- Partner with Area Plan Commission to provide building inspection service with the issuance of an improvement location permit.



**ISSUE #3**  
**Building Code Enforcement**

<b>ACTION PLAN - HOUSING</b>	
	Hire part-time building inspector to enforce building codes.
	Take a "gentler, kinder" approach to enforcement working with property owners not against them by having written and clearly defined expectations available throughout construction and rehabilitation.
	Require upfront plan review with contractors and builder before the issuance of an Improvement Location Permit for new construction, renovation, or building addition.
	Conduct a series of inspections after the issuance of an Improvement Location Permit observing construction practices including structural, mechanical, electrical, and plumbing.

## Environment

### OVERVIEW

Kosciusko County is blessed with more than 100 lakes that were formed more than 14,000 years ago by melting blocks of ice from the Wisconsin glacier. These “kettlehole” lakes are fed by underground springs that keep them clear and cool. The Syracuse community is fortunate to be home of the largest natural Lake in Indiana, Lake Wawasee. Also, the western half of Syracuse Lake is incorporated into the town. These two lakes are considered the biggest assets to the community and they should be protected from further development.

Another natural feature includes Turkey Creek, which has a control structure regulating the water level of the lakes. This outlet stream from Lake Syracuse is also the outfall for the wastewater plant. The McConnell-Nevin Drain or Skinner Ditch discharges into Turkey Creek near the elementary school. This county regulated drain carries away stormwater runoff from agricultural land and commercial development on the south side of the community.

Soils in the area vary from rich, well drained soils such as Ormas and Kosciusko to soft, poorly drained soils such as Houghton Muck. Development should be encouraged in areas that have slight to moderate characteristics. Some poorly drained soil types allow for construction if proper foundations are designed.

The Wawasee Area Conservation Foundation is actively acquiring land within the watershed to protect wetlands from being developed. This practice should continue to protect the community’s aquifer and preserve the water quality of the lakes.

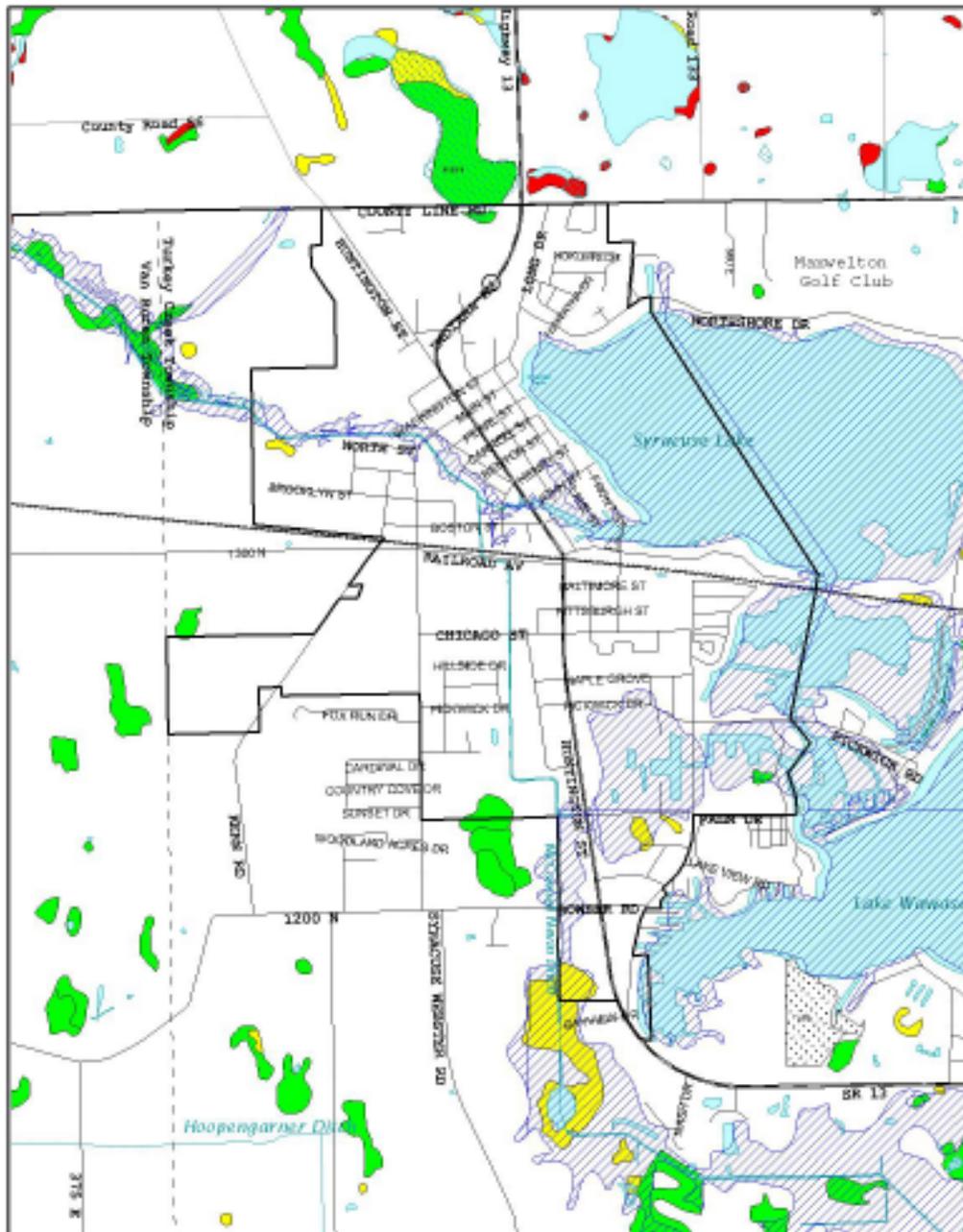
### ISSUES

- Overuse and overcrowding of lakes for recreational purposes
- Agricultural uses threaten quality of lakes
- Failure of septic systems impact quality of lakes
- Conflicting opinions of development and preservation of natural resources
- Regulating the dam establishing the legal lake level

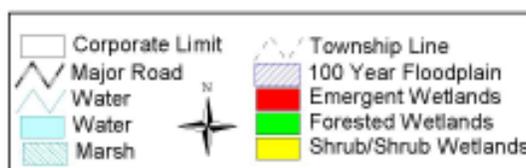
### OVERALL ENVIRONMENTAL GOAL

Stabilize, preserve, promote, and protect a high standard of quality for Lake Wawasee and Syracuse Lake while encouraging growth and development.





**ENVIRONMENTALLY SENSITIVE AREAS**



# Syracuse Comprehensive Plan

***ISSUE #1***  
***Partnerships***  
***with Lake***  
***Associations***  
***and WACF***

**GOAL**

***ESTABLISH A COORDINATED PLANNING EFFORT WITH LOCAL ENVIRONMENTAL ORGANIZATIONS TO FACILITATE PROTECTION OF OUR NATURAL RESOURCES***

**RECOMMENDATIONS**

- Encourage the participation of the Syracuse Lake Association, Wawasee Property Owners Association, and Wawasee Area Conservation Foundation in local planning and controlled growth efforts
- Inventory property acquired by local organizations that protect areas from future development.
- Encourage local environmental groups to join forces in preserving overall quality of the lakes.

<b>ACTION PLAN - ENVIRONMENT</b>	
	Host semi-annual roundtable with representatives from local environmental groups to discuss local challenges to form a stronger political voice when issues affecting the lakes are presented to the community.
	Encourage ad hoc membership or representation from each local environmental group to act as liasons between organizations promoting lake preservation.
	Establish program to assist in obtaining conservation easements on identified properties that are vital to lake enhancement and preservation.
	Promote fundraising efforts to assist the Wawasee Area Conservancy Foundation in adequately funding a permanent endowment fund to support on-going maintenance of lake enhancement projects.
	Promote educational programs that raise awareness of protecting the lakes, streams, and wetlands.

# Environment - Goals and Action Steps

**GOAL**

**IMPLEMENT A LONG RANGE PLAN TO PROTECT LOCAL LAKES, STREAMS, AND WETLANDS.**

**RECOMMENDATIONS**

- Identify environmentally sensitive areas within the Syracuse-Wawasee watershed.
- Identify existing and future threats to the community’s natural resources.
- Develop a long range plan that address threats and issues with benchmarks and recommendations to resolve potential conflicts.



**ISSUE #2**  
*Protection of  
Lakes and  
Wetlands*

ACTION PLAN - ENVIRONMENT	
	Seek grants through the Department of Natural Resources for funding lake enhancement projects.
	Update watershed study and review previously identified issues and identify new threats to lake quality.
	Establish lake preservation zoning district to control density, preserve property values, and protect water quality of the lakes.
	Continue aquatic weed studies, and water quality testing and monitoring.
	Establish maintenance plan addressing erosion control, channel dredging, and cleaning of sediment control structures.
	Update emergency preparedness plan for potential train derailment near lakes and wetlands.

# Syracuse Comprehensive Plan

## Community Facilities

### OVERVIEW

The Syracuse community is a wonderful small town with a high of quality of life, and it has great assets in public facilities such as the parks, schools, and library. The lakes greatly enhance the experience of both residents and visitors. Private facilities such as Oakwood Park enhance the community as well.

However, as one travels through the community the overall appearance is not very attractive. Faded signs are not well placed, trash and debris collects in ditches, right-of-ways are overgrown with vegetation, and overhead wires dominate the landscape.



On a positive note, past efforts have improved the look of the Highway 13 corridor. Decorative street lights have been installed, the Indiana Department of Transportation recently paved the highway and installed new curbing, hanging baskets are maintained in the downtown, and the Town is active in the Tree City program.

Through volunteer programs and private donations, the community is primed to build on past efforts and improve the landscape of the town. These efforts will entice investment into improving private property and enhance the overall look of the community.

Also, increase demand of the Community Center and the parks system will require additional funding to support planned improvements. The Syracuse-Wawasee Park Foundation is the vehicle designed to facilitate charitable contributions to support these projects.

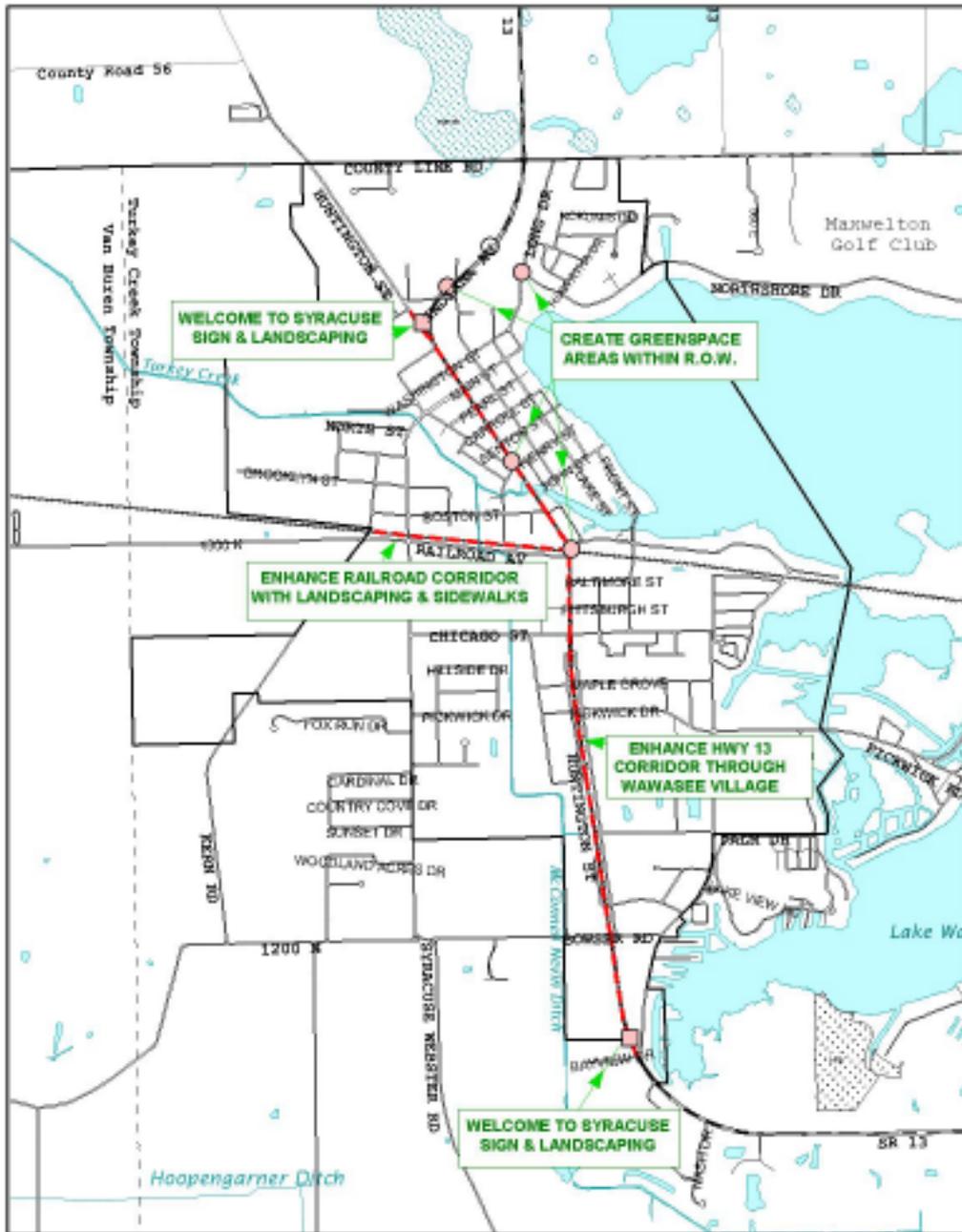
### ISSUES

- Community aesthetics are unattractive
- Signage identifying community facilities is not consistent
- Gateways into community are not well identified
- No park on the south side of the railroad
- Demand on parks system from non-residents
- Community lacks a park with large acreage
- Chamber of Commerce is not well-identified

### OVERALL COMMUNITY FACILITIES GOAL

Promote the community through quality design, enhanced aesthetics, and adequate and attractive public facilities which improve the quality of life of residents and visitors.

# Community Facilities - Goals and Action Steps



## PROPOSED COMMUNITY IMPROVEMENTS



# Syracuse Comprehensive Plan

**ISSUE #1**  
**Community Aesthetics**

*Updating and enhancing the gateways into the community with more attractive signage will visually appeal to visitor's and motorists traveling through the community.*

**GOAL**

**ENHANCE THE VISUAL QUALITY OF THE COMMUNITY THROUGH GREENSPACE IMPROVEMENTS, TREE PLANTINGS, AND, STRATEGICLY PLACED VEGETATION**

**RECOMMENDATIONS**

- Continue efforts with regular tree maintenance, hazard tree removal, and street tree plantings.
- Enhance gateways into the community on Highway 13.
- Create greenspace program on underutilized propeties.



ACTION PLAN - COMMUNITY FACILITIES	
	Continue implementing the street tree management plan through 2008 under the leadership of the Syracuse Tree Board and funding by the Town of Syracuse.
	Construct landscaped areas with Welcome to Syracuse signage located at the intersection of Harkless Road and Highway 13, and at the intersection of Huntington Street and Indiana Street.
	Plant landscape materials in underutilized right-of-way at the following locations: Long Drive and Northshore Drive; Huntington Street and Dolan Drive; and the Railroad Crossing at Highway 13.
	Enhance Railroad Avenue corridor from Highway 13 to Kern Road with streetscape improvements including trees and shrubbery to buffer railroad from the street.

# Community Facilities - Goals and Action Steps

## GOAL

**DEVELOP A CONSISTENT AND UNIFORM SIGN CODE FOR PRIVATE BUSINESS AND IMPLEMENT A WAYFINDING SYSTEM TO POPULAR DESTINATIONS IN THE COMMUNITY.**

## RECOMMENDATIONS

- Encourage the use of common identification signs.
- Encourage the use of identification signs along Highway 13 that are reduced in height and size.
- Discourage the use of outdoor advertising along commercial corridor
- Add banners to decorative lamp posts.
- Implement a uniform wayfinding system of signage that directs you to popular destinations throughout the community.

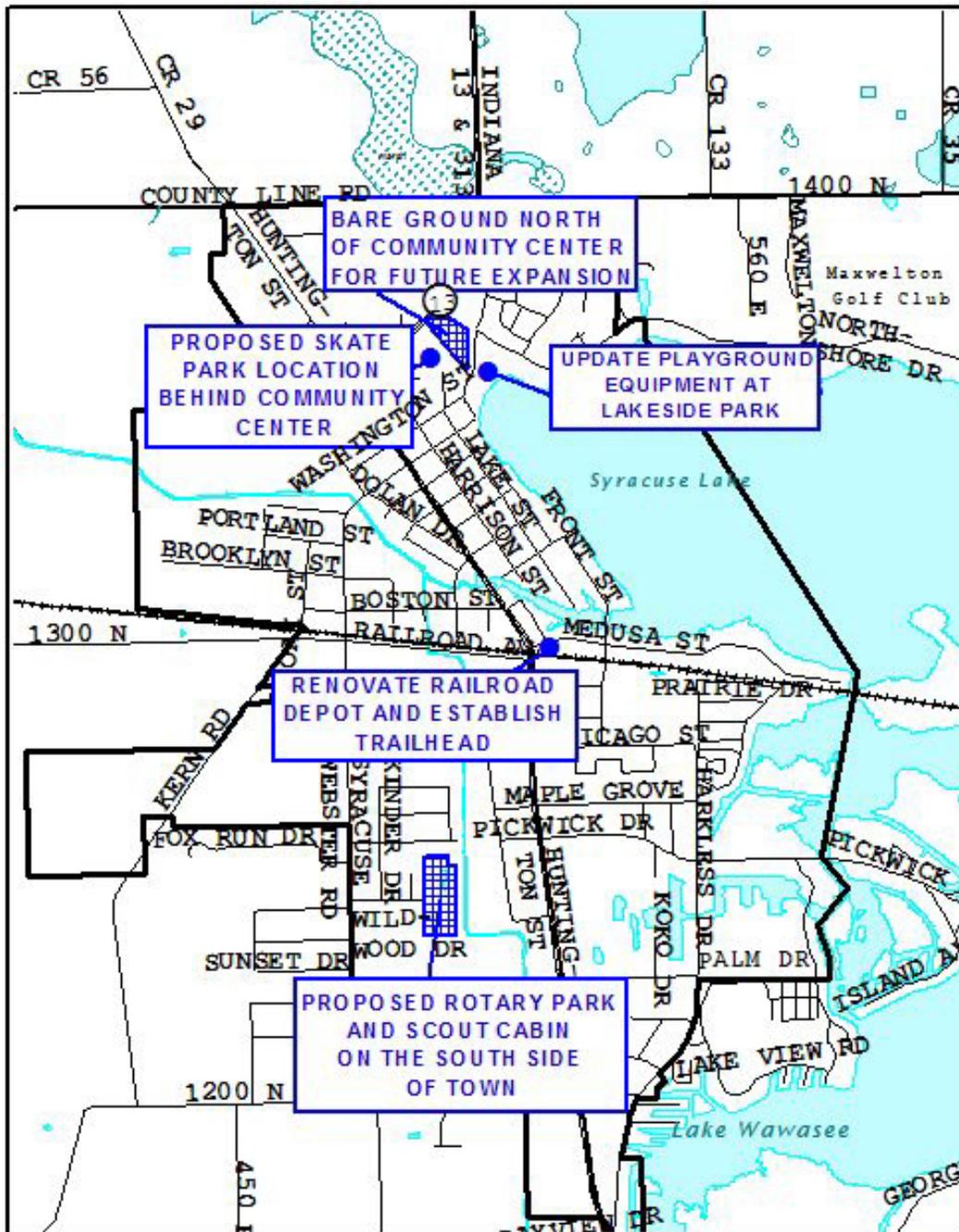


## ISSUE #2 Signage

*Example of wayfinding signage directing you to popular destinations in the community. Photo taken from Bloomington, Indiana.*

ACTION PLAN - COMMUNITY FACILITIES	
	Draft and adopt unified sign ordinance restricting the height, size, and frequency of freestanding signs in the community.
	Restrict the use of portable signs to special events and restrict the number and frequency of temporary signs and banners.
	Erect decorative poles for the community banner over Highway 13.
	Add seasonal banners on decorative lamp posts along the Highway 13 corridor to promote seasonal events.
	Design and install uniform wayfinding signs to direct visitor's to popular destinations off of Highway 13 such as the Oakwood Inn, Library, Community Center, High School, etc.

# Syracuse Comprehensive Plan



**PROPOSED PARKS AND RECREATION IMPROVEMENTS**

# Community Facilities - Goals and Action Steps

**GOAL**

**IMPLEMENT PROJECTS AND PROGRAMS CONSISTENT WITH THE PARKS DEPARTMENT FIVE YEAR MASTER PLAN AND EXPAND ON THE EXISTING PARK FACILITIES AVAILABLE TO THE COMMUNITY.**

**RECOMMENDATIONS**

- Educate the public on the benefits of parks and recreation.
- Establish a township park district.
- Create a large park within the community.
- Locate a park on the south side of the community.
- Coordinate the the Syracuse-Wawasee Trails System with the efforts of the Parks and Recreation Department and the Syracuse-Wawasee Park Foundation.

**ISSUE #3**  
**Improved Park  
Facilities**

ACTION PLAN - COMMUNITY FACILITIES	
	Work with township government officials and taxpayers to establish a township park district.
	Coordinate efforts with the Syracuse-Wawasee Rotary Club to establish a new park at the end of Wildwood Drive.
	Reconstruct scout cabin on property owned by Rotary Club.
	Expand activites at Community Center with a building addition to house more youth activities.
	Preserve and restore railroad depot and establish trailhead parking lot for trails system.
	Explore purchase of bare ground north of Community Center for expanded park facilities.
	Build Skate Park behind Community Center.
	Replace and update playground equipment at Lakeside Park.

# Syracuse Comprehensive Plan

## Wawasee Village

### OVERVIEW

The village is the area on State Route 13 from the southern town limit to the CSX railroad tracks. This area has predominately become the commercial district in Syracuse. The village suffers from poor aesthetic appeal and even poorer traffic planning. There is little evidence of planning within the village and it appears piecemeal and disorganized. There is evidence of community recognition of these problems and willingness to address them. Arthur's' Market has just built a new boutique style grocery store and has shown what can be done within the village if aesthetics are made a consideration.

Traffic within the village is chaotic especially as the population swells during the summer months. Traffic includes automobiles as well as a fair amount of through truck traffic and can become clogged with a passing train. Adding to this are the numerous access points onto SR13 and the adjacent frontage roads compounded by the use of the frontage roads for parking maneuvering.

### ISSUES

- Highway corridor is unattractive with overhead wires and open ditch
- Frontage roads are confusing and unsafe
- Lack of bicycle/pedestrian facilities
- Traffic congestion occurs with train traffic and during summer months
- Lack of uniformity with signage and building development

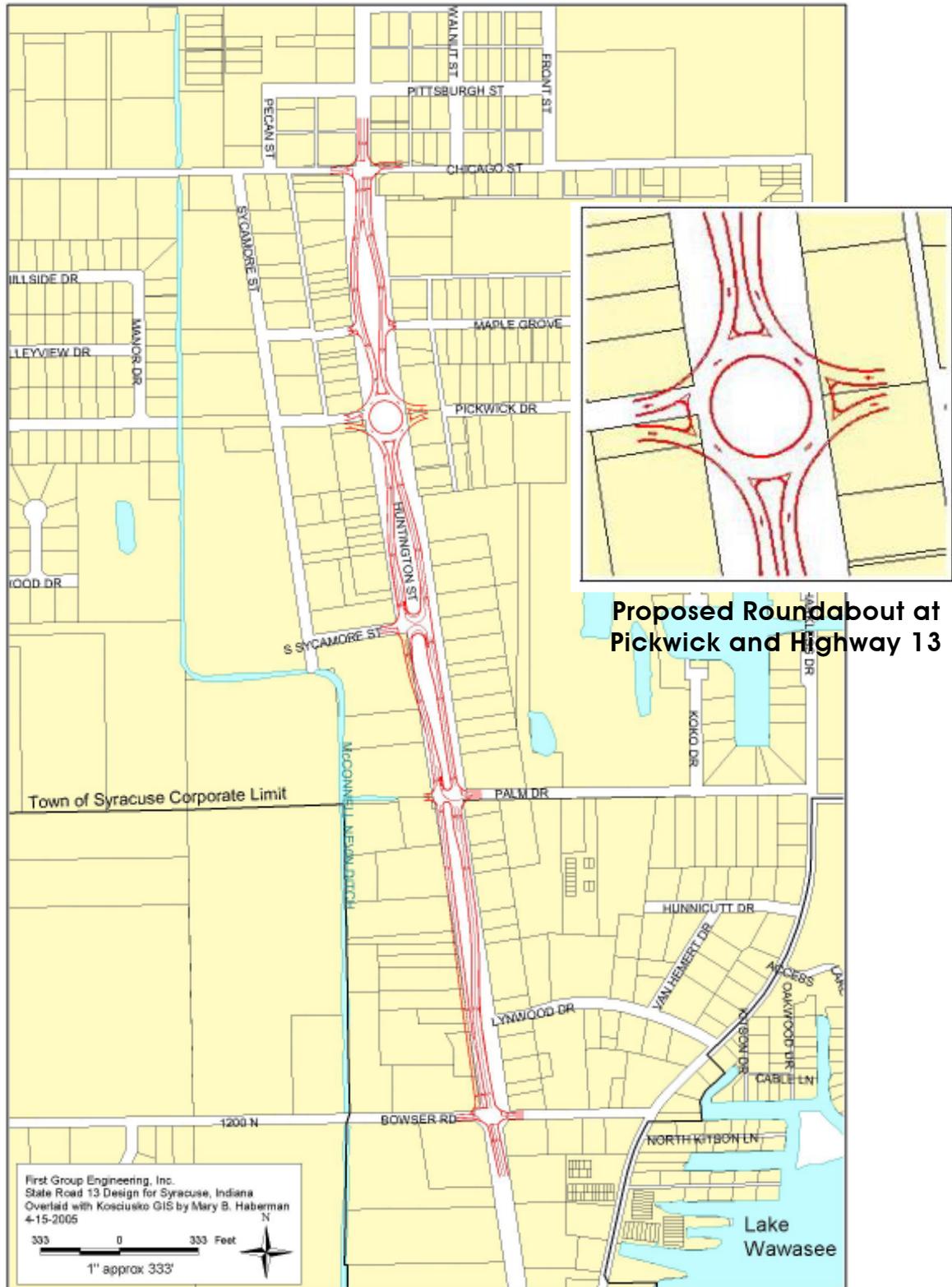
*Example of boulevard concept with landscaped median. Photo taken from Grayling, Michigan.*



### OVERALL GOAL FOR THE WAWASEE VILLAGE

Provide for land development that is harmonious with current land uses, continues the small town character of Syracuse, and protects our natural resources through the implementation of growth strategies and local land use policies.

# Wawasee Village - Goals and Action Steps



**Proposed Roundabout at Pickwick and Highway 13**

# Syracuse Comprehensive Plan

***ISSUE #1***  
***Traffic***  
***Efficiency***

**GOAL**

***SIMPLIFY THE TRAFFIC AND PARKING PATTERNS WITHIN THE VILLAGE TO AID IN COMMERCE***

**RECOMMENDATIONS**

- Work with INDOT officials to create a long term strategy to improve traffic efficiency through the Wawasee Village.
- Consider elimination of frontage roads and minimize access points to Highway 13.
- Encourage more pedestrian/bicycle friendly environment in Wawasee Village with linkages to adjacent neighborhoods.
- Develop plan for future bypass to reduce truck traffic through the village and the downtown of Syracuse.

<b>ACTION PLAN - WAWASEE VILLAGE</b>	
	Host a series of workshops encouraging community input on possible redesign of Highway 13 through the Wawasee Village.
	Introduce and discuss traffic calming concepts such as a roundabout at the intersection of Pickwick Drive and Highway 13.
	Propose the elimination of frontage roads to minimize the number of access points to the corridor.
	Encourage common driveways, shared parking, and rear or side access to businesses.
	Incorporate bicycle/pedestrian facilities into the design and identify locations for safe pedestrian friendly crossing points.
	Identify western bypass around the Wawasee Village for rerouting large trucks through the community.
	Present findings and conclusions to INDOT for consideration and planning for future construction projects.

# Wawasee Village - Goals and Action Steps

**GOAL**

**ENCOURAGE THE COORDINATED AND COHESIVE DEVELOPMENT OF THE VILLAGE INTO A SUITABLE GATEWAY TO THE COMMUNITY**

**ISSUE #2**  
**Visual Appeal**

**RECOMMENDATIONS**

- Encourage participation from business owners to develop a long term strategy to improve the Wawasee Village corridor.
- Enhance the overall visual quality of the Wawasee Village with the elimination of visual blight and streetscape improvements.
- Incorporate design guidelines and development requirements for new construction projects.
- Create landscaped boulevard from Bowser Road to Chicago Street

<b>ACTION PLAN - WAWASEE VILLAGE</b>	
	Host a series of workshops encouraging community input on ideas to improve the overall look and feel of the Wawasee Village corridor.
	Incorporate streetscape design that is consistent with improvements made along corridor connecting to the downtown.
	Create aesthetically appealing signage and decorative lighting that is uniform to both the village and the downtown.
	Adopt minimum landscaping requirements for development including suitable specie list and their required sizes.
	Develop appropriate construction materials list for new development to create a uniform design in the corridor.
	Encourage public utility companies to relocate or bury visbly intrusive utiily lines and poles.
	Cover or visually limit the effect of drainage swales through the use of landscape screening.

# Syracuse Comprehensive Plan

## Downtown Revitalization

### OVERVIEW

The downtown area of Syracuse is from Dolan Drive to Harrison Street and from Washington Street to Pearl Street. It is the original commercial district of the town of Syracuse. Downtown Syracuse is fortunate to have adequate parking and more than adequate building stock to make a vibrant community of shops. The downtown still retains its unique charm despite some challenges.

Like many communities, downtown Syracuse has seen the commercial core of the city shift from its streets and sidewalks to the edges of town. It is this primary challenge that every downtown must face and has resulted in downtown Syracuse having an identity crisis. This is evidenced in the citizenry not even agreeing on what to call the area. Referred to as the downtown, uptown, or even old town, the area has yet been able to redefine itself. The downtown sits isolated from the village geographically and psychologically. The challenge is to define and link itself to the village and to the community in a vibrant way without losing its character.

### ISSUES

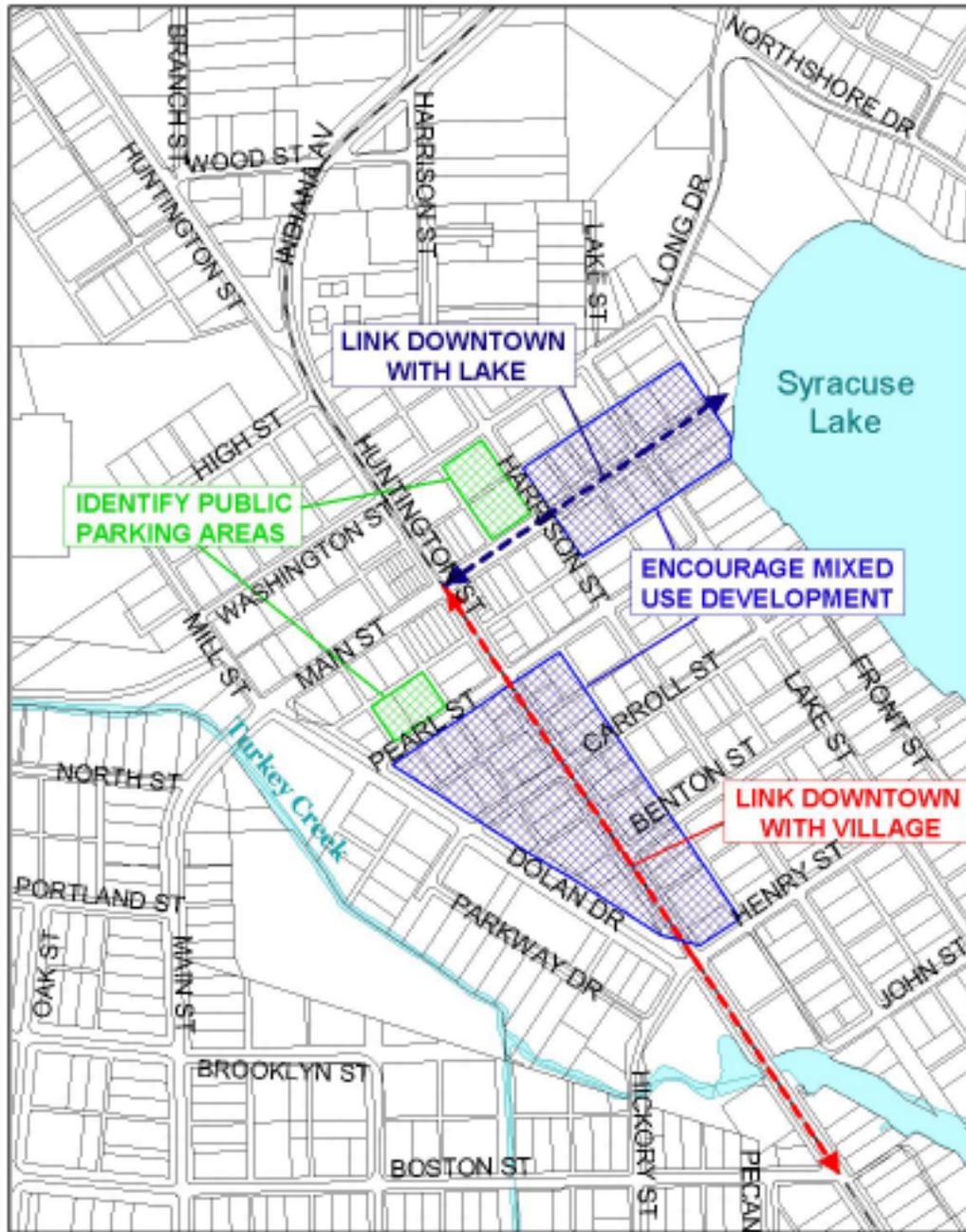
- Downtown Syracuse lacks an identity in the community
- The older downtown of Syracuse is geographically and psychologically isolated from the other commercial district “the Village”
- Downtown businesses are not marketing toward tourists
- Lack of design guidelines for building facades and signage

### OVERALL DOWNTOWN REVITALIZATION GOAL

Establish the downtown as a vibrant retail and entertainment district with specialty shops, restaurants, and cultural events for residents and tourists throughout the year.



# Downtown Revitalization - Goals and Action Steps



## PROPOSED DOWNTOWN IMPROVEMENTS



# Syracuse Comprehensive Plan

## ISSUE #1

Create  
Identity for  
Downtown

### GOAL

**CREATE IDENTITY THAT WILL ENHANCE CURRENT AND FUTURE BUSINESS AND ATTRACT VISITORS TO THE DOWNTOWN.**

### RECOMMENDATIONS

- Identify existing strengths of the downtown and create a name indicative of these strengths.
- Establish a revolving loan fund to allow for the low interest financing of improvements to downtown building structures
- Establish matching facade grant program to assist building owners with facade improvements such as signage, windows, and paint
- Establish design guidelines to ensure consistency and appropriate use of building materials and signage.

### ACTION PLAN - DOWNTOWN REVITALIZATION

	Host mini-charette to brainstorm creative ideas to give the downtown an identity.
	Define boundaries of downtown and establish special commercial zoning district or overlay district.
	Partner with local banks and the town to plant seed money into low interest revolving loan program.
	Budget \$20,000 annually for five years to fund matching facade program to match dollar for dollar investment into facade renovations
	Require matching facade program participants to follow adopted design guidelines
	Incorporate streetscape design with tree planters, wayfinding signs, banner, and street furniture.
	Link downtown with expanded municipal pier on Lake Syracuse at the east end of Main Street.
	Declare downtown as an Economic Revitalization Area making all properties eligible for 10 year tax abatement.

# Downtown Revitalization - Goals and Action Steps

---

## GOAL

**LINK DOWNTOWN WITH WAWASEE VILLAGE WHILE MAINTAINING THE UNIQUE CHARACTER OF EACH DISTRICT.**

## RECOMMENDATIONS

- Establish signage to direct visitors to the downtown and to parking.
- Installing aesthetically appealing lighting that is uniform to both the village and the downtown of Syracuse from the village through to the downtown
- Create aesthetically appealing signage that is uniform to both the village and the downtown of Syracuse.



## ISSUE #2 Link Downtown with Wawasee Village

*Highway 13 corridor  
linking downtown  
Syracuse with the  
Wawasee Village.*

ACTION PLAN - DOWNTOWN REVITALIZATION	
	Strategically place wayfinding signage south of the railroad encouraging local summer traffic to visit the downtown for shopping and entertainment.
	Make the town parking lots more visible to motorists with directional signs and make parking lots more attractive with landscaping.
	Carry a consistent streetscaping theme from downtown and through the village area.
	Encourage adaptive reuse along Highway 13 between downtown and village area converting homes into office and specialty retail.
	Create special overlay district for area between downtown and village area with design guidelines that protect the historic integrity of the existing homes and businesses.

## *Industrial Expansion*

### **OVERVIEW**

The past decade, the Town has been discussing the need for an industrial park in the community. Initially, the plans called for the extension of Brooklyn Street to the west. However, limited financial resources were available to construct the proper infrastructure including a bridge over Turkey Creek. Recently, the focus has shifted to industrial expansion into Elkhart County. A recent study highlights estimated costs to extend water and sewer to the intersection of Highway 13 and US 6.

It appears that the Syracuse community is desirable for companies to either expand or relocate business and both areas can be targeted for short and long term industrial growth. Through the use of tax increment financing and infrastructure assistance from county and state governments, the town has resources available to promote industrial activity.

### **ISSUES**

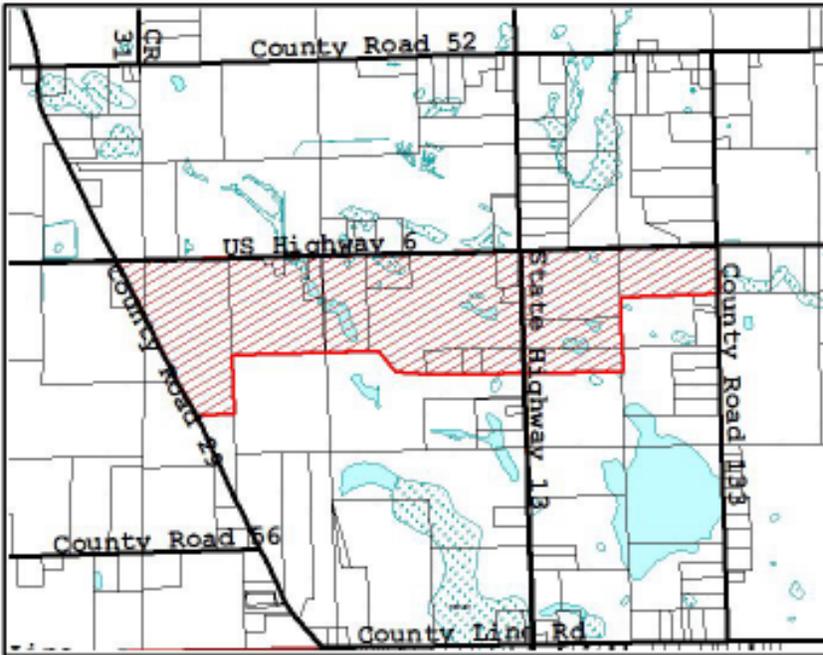
- Lack of available industrial land with proper infrastructure
- Downsizing of Dana Plant and loss of manufacturing jobs
- Limited assistance from KDI and County to retain existing business
- Lack of cooperation from property owners with potential sites
- Extra layer of government if expansion occurs in Elkhart County
- Limited economic development tools available

### **OVERALL INDUSTRIAL EXPANSION GOAL**

Retain and expand existing industry and diversify industrial base through the creation of new industrial parks utilizing tax increment financing districts as the vehicle for financing.

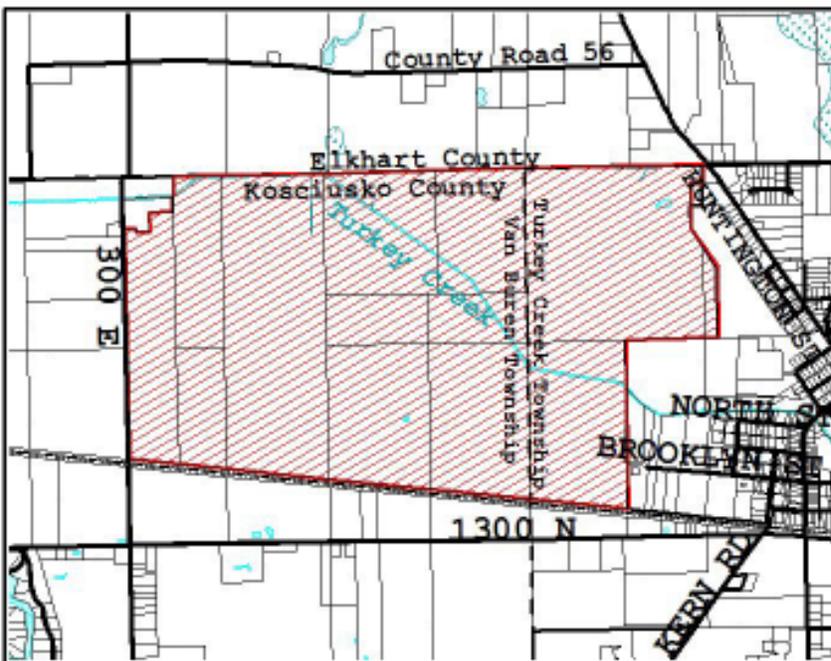


*Industrial Expansion - Goals and Action Steps*



**HIGHWAY 6 AND 13 ECONOMIC DEVELOPMENT AREA**

**PROPOSED  
TAX  
INCREMENT  
FINANCING  
DISTRICTS**



**TURKEY CREEK ECONOMIC DEVELOPMENT AREA**

# Syracuse Comprehensive Plan

**ISSUE #1**  
**Forming Partnerships**

**GOAL**

**FORM PUBLIC-PRIVATE PARTNERSHIPS TO PROMOTE ECONOMIC DEVELOPMENT ACTIVITY IN SYRACUSE.**

**RECOMMENDATIONS**

- Educate government and company officials of grants and incentives available for industrial expansion.
- Identify existing business infrastructure needs.
- Encourage SWADCO and KDI to be involved in the planning process for industrial expansion.
- Meet with county and state government officials to identify funding sources to promote economic development.



ACTION PLAN - INDUSTRIAL EXPANSION	
	Meet with county officials from Elkhart and Kosciusko County to discuss partnering opportunities to promote economic development.
	Meet with representatives of the Indiana Economic Development Corporation to discuss economic development opportunities in Syracuse
	Invite county and state officials to visit the community and meet with town officials and company representatives.
	Meet with company officials to discuss infrastructure needs, available local and state grants and incentives, and industrial expansion opportunities.
	Meet with members of the Kosciusko County Redevelopment Commission, Syracuse-Wawasee Area Development Corporation and Kosciusko Development, Inc. to network with community leaders about economic development.
	Investigate incubator strategies to encourage industrially oriented start-ups to locate and grow within Syracuse.

## *Industrial Expansion - Goals and Action Steps*

### GOAL

**PROVIDE ADDITIONAL INDUSTRIAL FACILITIES FOR THE EXPANSION AND ATTRACTION OF BUSINESS INTO SYRACUSE.**

### RECOMMENDATIONS

- Promote industrial development in areas that are compatible with the comprehensive plan.
- Encourage development within or adjacent to town limits to minimize multi-layers of government.
- Establish tax increment financing district as an economic development tool to construct infrastructure.
- Encourage existing or new business to locate in TIF district.

**ISSUE #2**  
**New Industrial Parks**

ACTION PLAN - INDUSTRIAL EXPANSION	
	Meet with county officials from Elkhart and Kosciusko County to discuss industrial park plans and the use of tax increment financing.
	Identify boundaries for TIF Districts in Elkhart and Kosciusko County.
	Acquire land within TIF Districts to establish industrial parks.
	Extend water and sewer to the intersection of US 6 and Highway 13; and west from Brooklyn Street to County Road 300 East.
	Construct proper road infrastructure including streets, bridges, and railroad crossings.
	Provide rail access and platform to industrial park west of Brooklyn Street.
	Actively recruit business to locate within industrial parks.
	Partner with the Indiana Economic Development Corporation for available grants and incentives.

