
TOWN OF WAKARUSA



MASTER PLAN UPDATE

ADOPTED MARCH 17, 2008

Prepared by:

THE WAKARUSA LONG RANGE PLANNING COMMITTEE

Eric Brown
Phil Klotz
David Maugel
Tom Roeder
Laurelyn Street

TOWN COUNCIL MEMBERS

Ronald Berkey, President
Phillip Klotz, Vice President
Laurelyn Street, Member
Fred Avery, Member
Jeffrey Troxel, Member

TOWN MANAGER

Tom Roeder

CLERK-TREASURER

Joyce Hartman

TOWN UTILITY STAFF

Terry Flickinger
Randy Hughes
Charles Miller

TOWN OF WAKARUSA MASTER PLAN UPDATE

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0.1 Purpose

The Town Council at Wakarusa understands that periodically the land use master plan for the Town must be updated. The need for the update is evidenced by continuing development pressures where market or developer driven proposals may not fit the Town's vision for the future. For an effective update of the plan the Town has considered that the plan must provide the following:

- A. A comprehensive community vision
- B. A proactive versus reactive approach to land use
- C. A guidance document for development
- D. A plan that recognizes the changing economic complexion of the region
- E. A guide for promoting quality of life, a balance of land use and retention of preferred land uses.

The Town of Wakarusa also recognizes that development, especially within certain districts or geographic areas, can have major impacts on the visual and physical character of the Town. Consequently, this plan encourages the establishment of Development and Redevelopment Standards to be applied within critical specified overlay areas.

The Town further recognizes that the need for an increased level of review may not always occur within the fixed boundaries of a specific zoning district. Instead, areas of major developmental impact may occupy only a portion of a zoning district or include all or portions of several districts. These could include:

- A. Corridors along major traffic arteries, including gateways into the Town; or
- B. A specific geographic area which due to its location, land uses, physical character or other factors may significantly affect the overall character of the Town.

0.2 Area of Urban Influence

Figure 1 shows the logical area of urban influence the Town is prepared to be responsible for. The boundaries are roughly described as County Road 38 to the north, County Road 7 to the east, County Road 42 to the south and County Road 1 to the west.

Within this area the Town has identified and wishes to have direct planning involvement with any matters related to:

- Zoning
- Future Land Use
- Drainage and Storm Water Matters
- Public Utilities
- Private Utilities

A. Urban Services Area

The Town is prepared to and has the ability to provide services within the area identified on Figure 1. The Town further would exercise their option to provide services to any land, landowner, project or development that formally requests such and then agrees to jointly or wholly fund the extension of municipal infrastructure conditioned on annexation or through an agreement otherwise with the Town.

B. Annexation Plan

The Town intends to pursue orderly and logical annexation of lands within the areas identified on Figure 1. Annexation will be as requested by those who connect to public utilities and will typically coincide with the completion of development projects.

Figure 1 indicates both the 10-year and 20-year horizon.

0.3 Existing Zoning/Existing Land Use

Figure 2 delineates the current zoning boundaries. This record information complies substantially with the known and existing land uses.

0.4 Thoroughfare Plan

A. Thoroughfare map

The official thoroughfare plan of the Town is noted on Figure 3 of the update which shows the locations of existing and proposed thoroughfare termini within the area of planning influence assumed by the Town. The termini points for future connector roads are approximate and should be used as a guide for future development. Generally new connector roads should be developed at a minimum one quarter mile interval.

B. Designation of connectors/thoroughfares

1. Opening or Widening of Streets

Whenever a street connector proposed by the thoroughfare plan is to be platted as a part of a subdivision, the required right-of-way width for such street should be as specified by town or county standards for such roadway type. The developer may be required to extend such right-of-way or street completely through the developers land to the land of the adjoiner.

2. Location of Streets

- a. Wherever the location of a street is indicated in the official thoroughfare plan as following an existing road or street, or at or near a location noted on the map or at maximum interval noted above, or other established property line, the location of the street should conform to such location; however, a street lying wholly within a subdivision, and not designated as following an existing road or established property line, may be varied in its alignment when such variance promotes the plan of a neighborhood development unit in accordance with good site planning principles, and if such an alignment provides for the continuity of traffic movement.
- b. In the absence of any street being designated in each section of land, within the jurisdiction, on or approximately on the north-south and east-west 1/8th section lines of such sections, it is the intent of the thoroughfare plan that arterial streets be established on such 1/8th section lines.
- c. Wherever the location of a street terminus is indicated in the official thoroughfare plan as following an irregular alignment, not referenced to an established line, the alignment should be approved by the town and then become a part of the thoroughfare plan. Such alignment should be subject to a detailed survey which may be provided by the Town or other public agencies, or by the owners of land to be subdivided if required by the Town. The survey for such street should be subject to the approval of the Town prior to the dedication of the street.

3. Consideration by Public Agencies

The board of county commissioners shall be guided by and give consideration to the general policy and pattern of street development set out in the thoroughfare plan in the authorization, construction, widening, alteration, relocation or abandonment of the public streets, highways and related structures.

0.5 Land Use Recommendations

The land uses recommended on Figure 4 adopted as a part of this plan update are based on the Town's ability to support utilities, streets, emergency and non-emergency services. The Town will encourage development to occur immediately adjacent to existing infrastructure and

then promote growth outward in a controlled and balanced way. Development will be discouraged or avoided prior to in-fill on appropriate vacant lands or redevelopment sites within the Town's area of urban influence.

A. Industrial

Land uses that are consistent and compatible with the Town's current cross section of industrial businesses and with those uses as presented under the M-1 and M-2 classifications of the Elkhart County Zoning Ordinance.

B. Commercial

Land use types that generally are accepted and appropriate and which also seem compatible and complimentary to the Town's business community and with those allowed under the Elkhart County B-1, B-2 and B-3 zoning classifications.

C. Primary Corridor Business

These uses are more specific to the location specific conditions of State Route 19 and its primary intersections with Town streets. These uses are defined as offering no duplication of service currently available within the Town's central business district, not including auto dealerships or banking institutions.

D. Medium Density Residential

Land uses that are consistent with those already existing within the Town and with those allowed under the Elkhart County Zoning Ordinance for R-1 and R-2 classifications.

E. Storm Water Management Buffer Zone

Areas to be preserved or developed for the storage, disposal, treatment and discharge of storm water run-off generated within the Town's area of planning influence. These areas will be protected or developed using the implementation strategies of the County Storm Water Management Ordinance. These areas as noted on the plan include regulated and unregulated drains, and legal drains as maintained by the County Drainage Board. These areas may also be subject to periodic flooding and, therefore, may be subject to regulation under Elkhart County's Flood Hazard Control Ordinance as stipulated in specification "L" of the current ordinance.

F. Municipal Recreational Education

These preserves are intended to provide land for the expansion of essential services, recreational needs of the community and for growth of the educational complex which serves the Town.

G. Development Standard Overlay Area

Figure 5 designates an area determined to be especially sensitive in regard to the Town's desire to improve, over time, the aesthetic quality of the Town's primary corridors. The standards for development and redevelopment in those areas are considered to be somewhat more restrictive than the County's requirements in each land use category.

0.6 Plan Commission Activity

The Elkhart Advisory Plan Commission provided their recommendation for approval on February 14, 2008. The minutes are provided herein in Appendix D.

0.7 Resolution for Adoption

The Elkhart County Plan Commission and the Elkhart County Commissioners approved an Amendment to the Elkhart County Comprehensive Plan pursuant to a recommendation by the Elkhart County Advisory Plan Commission titled resolution number 05-704a and dated March 17, 2008. This Resolution is included in Appendix D, along with a copy of the minutes of that meeting

The Town council of the Town of Wakarusa adopted Resolution No. 2008-04 at the regular meeting of the council on March 4, 2008. The minutes to this meeting are included in Appendix D.

**Appendix A
Existing Master Plan**

April 29, 1999

Mr. John Hummel, President
Wakarusa Town Council
309 S. Washington St.
Wakarusa, Indiana 46573

The Long Range Planning Committee of the Wakarusa Chamber of Commerce has been meeting with Tom Byers and Meg Wolgamood in an attempt to update the Town of Wakarusa Comprehensive Plan. The committee is comprised of: Dr. Robert Abel, Dr. Greg Adams, Eric Brown, Tad Gongwer, Dick Letherman, Hugh Ogren and Glade Weldy.

Enclosed is a draft of the updated plan. We want to present this plan at the Town Council meeting of May 4th. Please feel free to mark on your copy. What do you like? What don't you like? What can we change to meet your approval? What suggestions do you have to make it better? Do you want to meet individually with us to discuss areas of concern?

Please keep in mind that we view this as a twenty year plan. Hopefully, some of these ideas and strategies may be implemented within that time frame. Thank you for taking the time to review and comment on this draft.

Dr. Robert Abel
Chairman

cc: Laurelyn Street, Wakarusa Town Council, Vice President
Ron Berkey, Wakarusa Town Council, Member
Mark Esenwein, Wakarusa Town Council, Member
Joyce Hartman, Wakarusa Clerk-Treasurer
Tom Roeder, Wakarusa Town Manager

COMPREHENSIVE PLAN

*A
SMALL TOWN
WITH A
VISION AND PLAN
FOR
THE FUTURE*

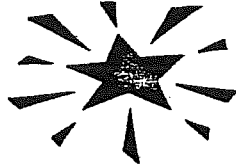
**WAKARUSA, INDIANA
46573**

1979

1999 revised

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A

PLACE

FOR ALL

SEASONS

WAKARUSA

The town of Wakarusa is governed by a five member elected Town Board and is managed by a Town Manager. A clerk-treasurer also serves as an elected official.

TOWN BOARD

John Hummel, President

Laurelyn Street.
Mark Esenwein

Tad Gongwer
Ronald Berkey

TOWN MANAGER

Tom Roeder

CLERK-TREASURER

Joyce Hartman

ELKHART COUNTY PLAN COMMISSION

Harold Lantz, Chairman

Shirley Hochstetler, Vice Chairman

Fred Feick, Secretary

Blake Doriot
Dale Inbody
Phillip E. Neff

Phil Gordon
Nick Libert
Leo Seltneright

PLANNING STAFF

Thomas E. Byers, Director

Mark Kanney, Planning Manager

Duane Burrow, Senior Planner

Meg Wolgamood, Planner

WAKARUSA HISTORY

Before 1850, this area was known simply as Olive Township. The township census of that year counted 337 people, which consisted of 55 families. The people decided they needed a community center, so three people each plotted a square block. These square blocks were on the northeast, northwest and southeast corners of what is now the heart of downtown Wakarusa. Thus, a town square was established. The village was initially named Salem, unbeknownst that there was already a Salem, Indiana at the time. The original plat of land was filed under the name of Salem in early 1852. In 1859, after several years of confusion between the two Salems, the villagers assembled for a town meeting and selected the new name Wakarusa. Translated, Wakarusa, an Indian name, means "knee deep in mud."

In the mid-1850's, the Salem bank was started, which then moved to Goshen ten years later. The Exchange State Bank opened in 1890 and the Citizens Bank in 1907. In 1975, the Exchange State Bank merged with the Salem Bank of Goshen and remained a branch office. Today, a bank remains at this same location.

The first church services were held in homes and schoolhouses. The first church building was the Holdeman Mennonite Church, constructed in 1851 of logs. Subsequent churches were the Baptist in 1868, Christian in 1869, Methodist in 1872, United Missionary in 1887 and Brethren in 1896.

In 1877, a new brick schoolhouse was built east of the town square. In 1924, a grade school/high school was built north of the square, which is now Northwood Middle School.

The Wabash Railroad came to Wakarusa in 1892. The Norfolk and Western followed later. Today there is no railroad in Wakarusa.

Proud of our past . . .

Prepared for our future!

Wakarusa was incorporated in 1898. A year later in 1899, a disastrous fire leveled the southeast part of the town square. The resolve and dedication of the town's people to preserve Wakarusa as a vibrant community helped rebuild and shape the town's future. By 1913, Wakarusa was identified as a flourishing center of population in the southwest area of Elkhart County. The residents were engaged in many activities with two banks, a newspaper, three grocery stores, two clothing stores, two hardware stores and two pharmacies. This identified the town as a viable trading center.

An economic indicator of the town could be seen through the financial status of its two banks which reported a total of \$30,000 capital and average deposits of \$240,000.

The town is still identified as a flourishing center of population and its numbers have increased to 1,800 persons with 625 family units. The industrial community is outstanding and very diversified and has employment for over 3,000.

The residents of Wakarusa have retained much of the resolve and dedication of years gone by as seen in their great sense of community spirit. It is this same determination that will help Wakarusa face future challenges and be prosperous well into the 21st century.

Proud of our past . . .

Prepared for our future!

Wakarusa is located in the Southwest portion of Elkhart County and its regional setting places it within 20 miles of South Bend, Mishawaka, Elkhart and Goshen.

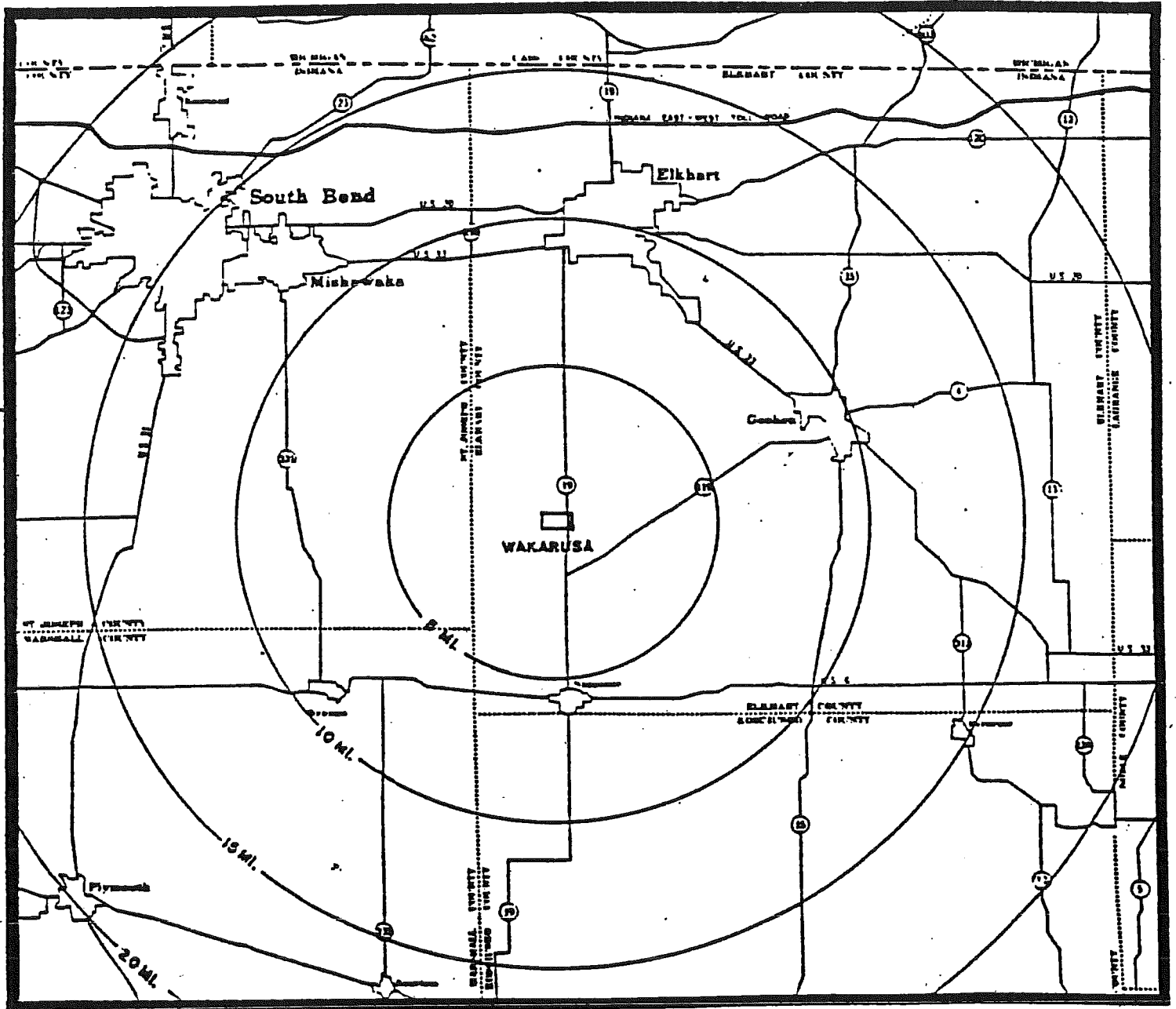


figure 1

PREPARING FOR THE FUTURE

Wakarusa is a place that has a wonderful small-town character and a great sense of community spirit. As Americans we have an incredible love affair with the icon of small-town living. The challenge facing Wakarusa and other small communities across the United States is: How can the uniqueness of a close-knit community be maintained in the eyes of modern development and growth? Confronting these challenges will not be easy and will require continuous perseverance and dedication of not only current generations, but those yet to come. In a sense, Wakarusa needs to be protected with a "vision and plan for the future."

WHY DOES WAKARUSA NEED A VISION AND PLAN FOR THE FUTURE?

Mounting pressure for expansion will cause unplanned growth. If the town continues to develop and expand without planning, it will lose all semblance it ever had of a "small town" with its unique atmosphere and desired quality of life. This will happen in the same pattern that has devoured hundreds of small towns throughout this country. These towns, most likely, did not intentionally plan their demise, but assisted by failing to adequately plan for their future. Wakarusa is at a crossroads in its development. Wakarusa has a rare and tremendous opportunity as it enters the 21st century. With careful planning and a vision for the future, Wakarusa has a chance to demonstrate that a community featuring small-town values and concerns does not have to sacrifice its uniqueness while providing the services and necessities of modern living.

WHY ESTABLISH A COMPREHENSIVE PLAN?

Proper planning and dedication to the goals of the community are a necessary means to sustain Wakarusa as a strong and vibrant community into the 21st century. Without a vision and a plan, Wakarusa faces changes that could take all the great small-town offerings away from its residents. The one thing known about change is that it is constant.

Times have certainly changed here in Wakarusa. Many of the amenities that once existed in the area are now a thing of the past. Many small town businesses have left because they did not have a large enough market to support the needs of modern business. This reflects a pattern, if continued, of a less than vibrant community in a state of decline.

A COMPARISON OF RETAIL IN THE CENTRAL BUSINESS DISTRICT

<u>1970</u>	<u>1998</u>
<u>[REDUCTIONS]</u>	
2 grocery stores	No grocery store
2 hardware stores	1 hardware store
2 dime stores	1 dime store
Jeweler	Mini jeweler
Pharmacy	No pharmacy
Department store	No department store
Shoe store	No shoe store

figure 2

However, in the midst of this noticeable downslide of retail business in the Central Business District, Wakarusa has had other business developments inside and outside the district to be proud of. Wakarusa's centralized location and friendly community are virtues that remain attractive to businesses in spite of the previously mentioned decline.

COMMERCIAL AND RETAIL BUSINESS

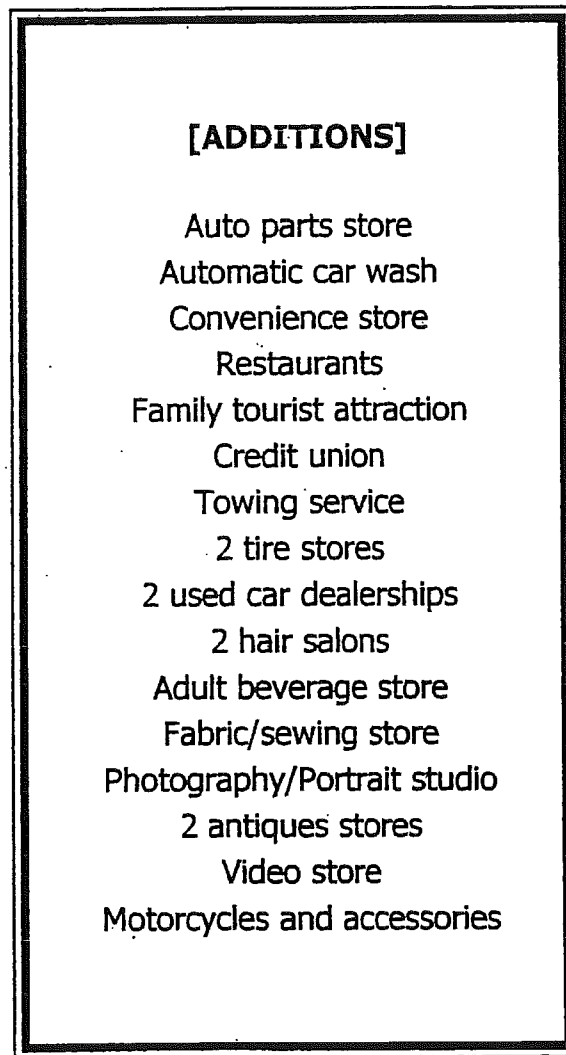


figure 3

It is evident, Wakarusa needs to continuously work on harnessing the potential of its virtues so the community can improve its ability to adapt to economic changes. This ability will strengthen the business base so it will not just survive, but thrive into the 21st century.

With the passage of time, change is a natural occurrence. Change is going to happen! It can be positive or negative. It can be approached actively or passively. The response to change can be proactive or reactive. When change happens, our established guidelines can be used as action steps to control Wakarusa's destiny.

Developed guidelines can be used as a way of accomplishing the goals set by the community. They can be used to regulate new development and guide future development. Ultimately, these guidelines will serve as a benchmark for development, which will help the community plan for growth while restricting unwanted land uses and patterns of development.

GROWTH: AN IMPORTANT COMPONENT

Understandably, a major concern and component of any plan is growth. Negative connotations such as increased crime, taxes and congestion are often unjustly associated with growth.

Industry has grown tremendously in the community, but residential and commercial growth, as mentioned previously, have not kept pace. As a result, the town sends thousands of dollars to neighboring areas that could have otherwise stayed in the community. It is imperative the town be able to draw on some of the resources those employees represent. An increase in housing would allow an increased number of the industry workers to live within the community. A variety of housing opportunities would also become available to the residents. The association of increased crime with affordable housing is a frequent misconception. The people that seek affordable housing are young people just starting their working careers, as well as retirees seeking a place they can call home. It is very important to provide a mix of housing so the neighborhoods are pleasant to reside in.

The residential growth would also allow for an increase in tax dollars and in higher purchasing power for increased consumer possibilities. The community would then be able to attract and support the desired commercial activities. Other additional elements that planned growth provides for the community include: expanded recreation activities and programs; downtown revitalization, increased investment in the community; variety of job opportunities within the community and increased opportunities for senior citizens.

HOW CAN A COMPREHENSIVE PLAN MANAGE GROWTH?

Managed and planned growth gives back to the community by stating its standards for development. Locations of infrastructure can be defined and limited, as well as street locations through right-of-way layouts. Such a plan will also offer a sense of what the market supports for developers.

It is hoped that through this comprehensive plan that an outline can be established to assist Wakarusa in improving its ability to face the challenges of the 21st century proactively rather than reactively, with respect to its characteristic atmosphere and quality of life.

SOIL CONDITIONS

A soil survey was completed by the Elkhart County Soil and Water Conservation District, United States Department of Agriculture in April 1974. This survey identified all of the major soil types present in the Wakarusa area. The predominant soils are: Crosby Loam, Miami Loam and Riddles Loam. All of these soils exhibit limitations for development in the placement of septic tank absorption fields and have the potential for polluting shallow wells nearby. A detailed map showing the soils is shown in figure 4.

WAKARUSA POPULATION

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1997</u>
Population	1,145	1,160	1,281	1,667	1,800
Households	338	418	521	597	625
Persons per Household	3.39	2.78	2.46	2.79	2.88
% Increase	-	1.3	10.4	30.1	7.9

These figures were obtained from the U.S. Bureau of Census.

figure 5

EXISTING LAND USE

Present day land use patterns with the town limits are as diversified as any major city. They include a full range of activities from single family residential to the manufacturing and assembly of recreational and service vehicles.

MAJOR LAND USE CATEGORIES

	<u>1979</u>	<u>1998</u>
Total Land Area	924.9	1100.3 acres
Residential	163.4	186.8
Commercial	24.9	46.4
Industrial	137.6	272.4
Public/Semi public	22.4	65.2
Right-of-way	56.8	61.3
Vacant	519.8	468.2

figure 6

The land uses are plotted by major classifications to help visualize where they exist and how the individual components make up the town of Wakarusa. Figures 7 through 11 highlight these components.

RESIDENTIAL

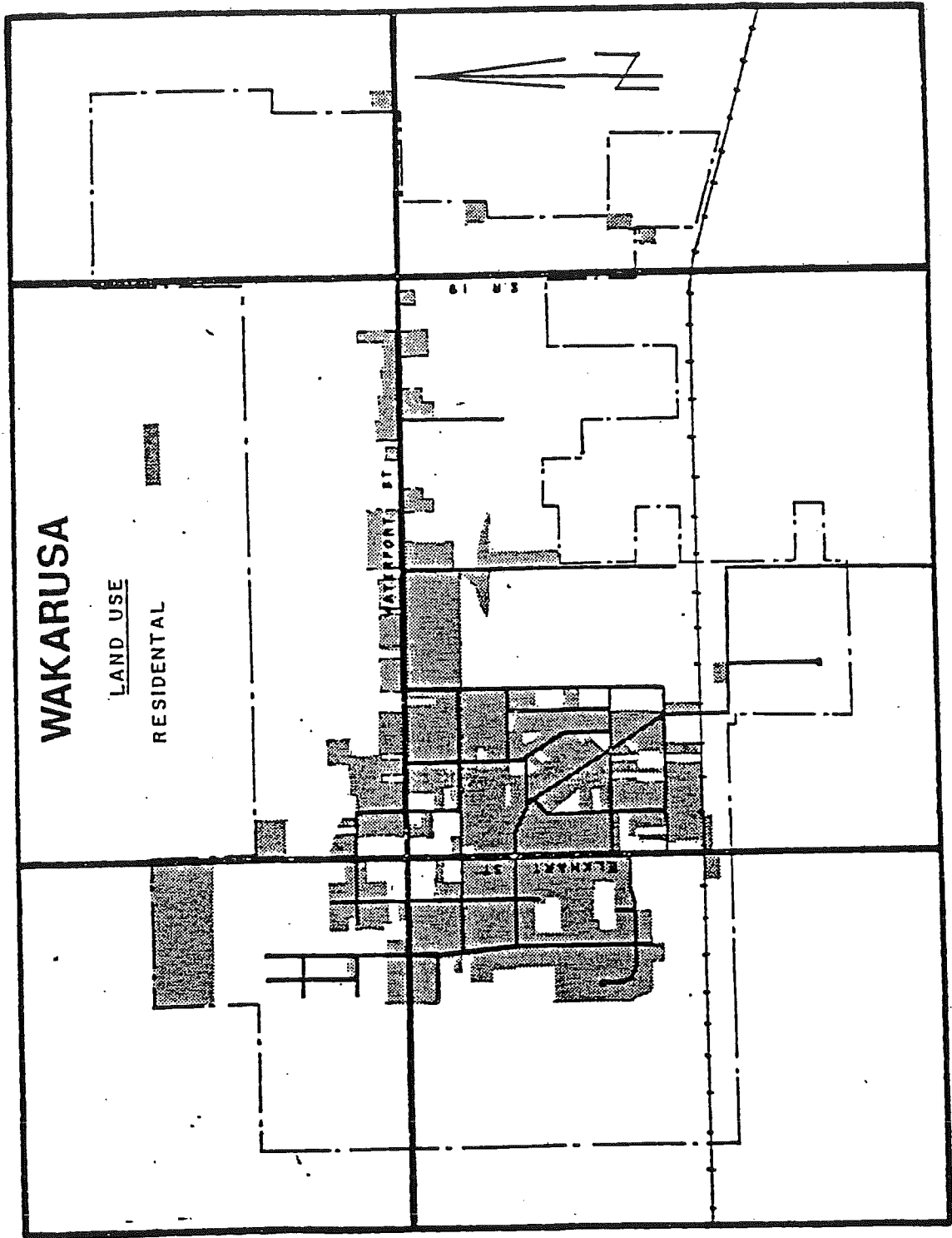
Within the town, the older single family dwelling can best be described as having the character and flavor of an era gone by. These homes are found predominantly within the central portion of the community. The individual owners have preserved this character and flavor to the benefit of the community as a whole.

Newer single family dwellings can be found on the periphery of the core and scattered duplexes are located south of the town proper, within the area of the old Wabash Railroad. There are three apartment complexes located within the town which provide 42 housing units. Also, a mobile home park with 80 units is located in the Northwestern sector of the town.

Overall, 625 housing units have been identified within the town which present a full range of housing types for the residents of Wakarusa.

Existing residential land use, shown in figure 7, accounts for 17% of the total land within the town limits.

UPDATE



COMMERCIAL

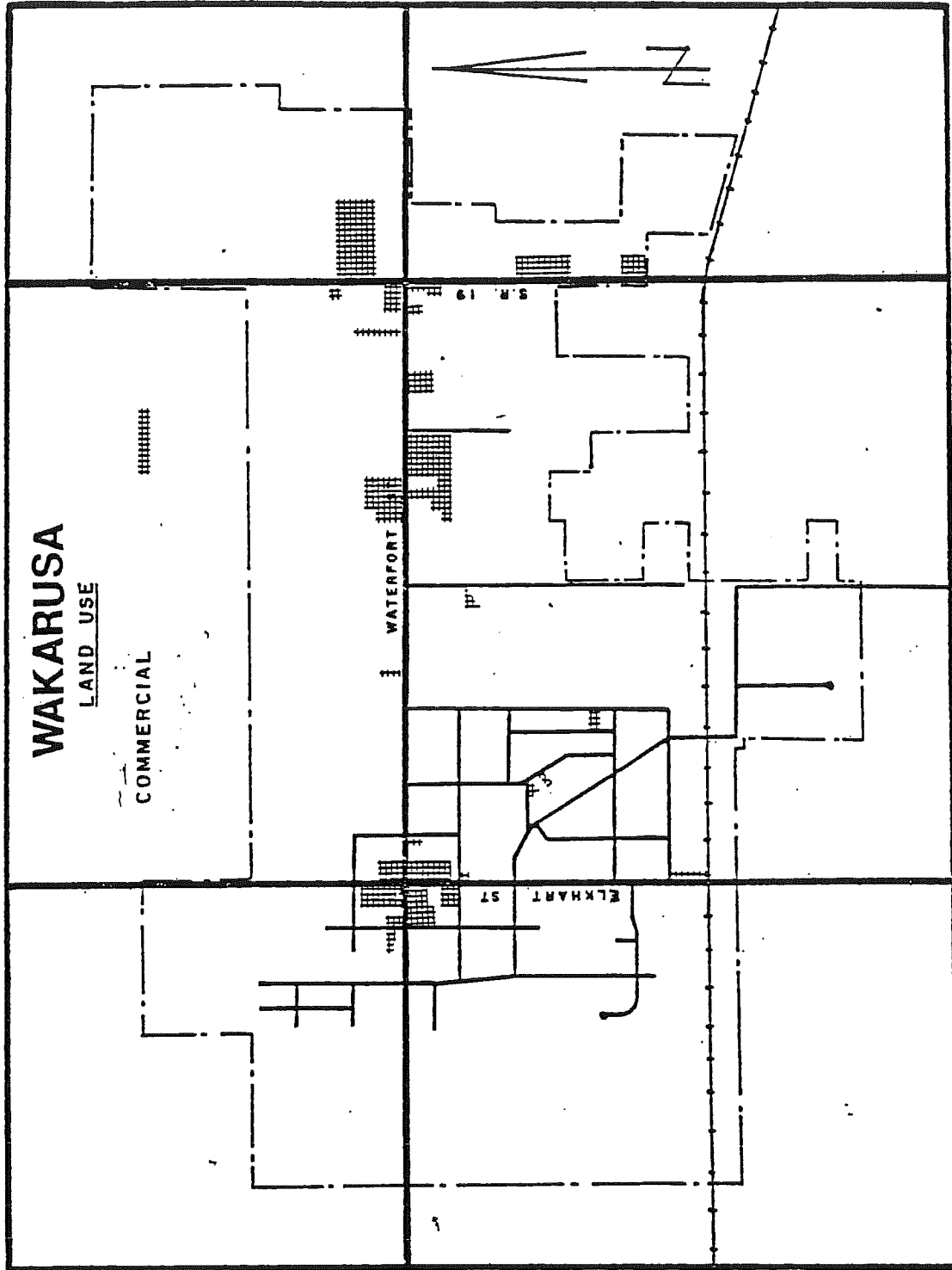
The Central Business District is generally a four block area at the intersection of Waterford and Elkhart Streets. A variety of small service shops predominate the area including a bank, restaurants, bakery, dime store, hardware variety, furniture, jewelry, photography studio, hair salons, barber shop, fabric and sewing boutique, antique and collectibles, video rental, laundry mat, health food and herb store and general variety store. Insurance agencies, plumbing and heating business, general contractor, auto repair shops, car dealership, routing terminal for truck deliveries are also scattered throughout the Central Business District.

Other areas of commercial activity concentration are found in the vicinity of S.R. 19 and Waterford St. on the eastern edge of town. Establishments in these peripheral areas consist of plumbing, heating and electric, convenience and gas station, auto parts, used cars, restaurants, adult beverage, towing, tires, automatic car wash, motorcycles, family tourist attraction, museums, catering and banquet facility, day care and plant nursery.

Additionally, there is a 132 bed nursing home, a chiropractic clinic, dental and medical facilities with three dentists and three medical doctors respectively.

Commercial land use, which contains 46.4 acres, represents only 4% of the total land area. The location of existing commercial land uses is shown in figure 8.

UPDATE



COMPREHENSIVE PLAN GOALS

The broad objective of the Comprehensive Plan is to maintain and promote an atmosphere of continued physical and economic growth for the town of Wakarusa, with respect to land uses which are compatible and efficient in their arrangement. Wakarusa, as a community that features small-town values, presently provides essential services our residents require for modern living. Consequently, with careful planning and appropriate goals, Wakarusa has an opportunity to not only maintain its small-town atmosphere, but also to improve quality of life while encountering the realities and demands of the 21st century. It is hoped that this Comprehensive Plan will serve as a vehicle for Wakarusa to not just survive, but thrive in the face of 21st century challenges.

The following are specific goals that reflect these ideas.

- #1 Provide a quality of life environment with appropriate amenities, which will make the community a more visible and ideally suited place to live, raise a family, work and prosper for all age groups.**
- #2 Continue to strategize and work toward a plan that would offer a viable solution for the growing demand for housing in and adjacent to Wakarusa.**
- #3 Provide a business-friendly atmosphere where quality commercial facilities are encouraged to locate in Wakarusa.**
- #4 Encourage orderly development of industrial areas in industrial park-type developments harmoniously located with and buffered from other land uses.**
- #5 Provide appropriate infrastructure of adequate size and capacity to serve existing and future population.**
- #6 Provide a variety of social and cultural events that promote community fellowship and family entertainment.**
- #7 Maintain and develop the sites and characteristics of Wakarusa's small-town atmosphere that interest and attract visitors.**
- #8 Wakarusa's Future: Turning "Unchecked growth and development" into "Smart growth and development."**

figure 13

Prepared for our future!

Goal #1 Provide a quality of life environment with appropriate amenities, which will make the community a more visible and ideally suited place to live, raise a family, work and prosper for all age groups.

- A. Continue to develop the beautiful town park next to the elementary school, which will bring people together and foster community fellowship.
 - 1. Build a pavilion to hold gatherings and picnics.
 - 2. Develop walking paths and bicycle paths.
 - 3. Develop a soccer field to go along with the baseball complex.
 - 4. Build a basketball court and goals for all ages.
 - 5. Plant trees throughout with picnic tables placed appropriately for leisure and family outings.
 - 6. Encourage community use of the previously mentioned facilities.
- B. Preserve sufficient open space to serve the existing and future populations as other public areas and recreational facilities are developed.
- C. Develop a bikeway plan to provide linkages to activity areas and destination points such as the schools, park and recreational facilities.
- D. Continue to promote the high visibility of the police, fire and ambulance services to ensure the safety, health and welfare of the community.
- E. Encourage reinvestment in older homes and neighborhoods by owner-occupants.
- F. Continue the demonstration of support for the library.
- G. Implement curb-side recycling program when appropriate criteria have been satisfied.

Goal #2 Continue to strategize and work toward a plan that would offer a viable solution for the growing demand for housing in and adjacent to Wakarusa.

- A. Develop and maintain housing and residential neighborhoods in compatible areas, which enhance the living environment of all citizens.
- B. Strive to provide an adequate supply and orderly development of appropriate housing in relation to necessary and desirable public facilities and services.
- C. Prevent substandard housing units.
- D. In the areas where soils are considered a problem for development purposes, encourage residential development only with the benefit of city sewer services.
- E. Encourage the clustering of development in areas with common access points from arterial roadways.

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Goal #2 (continued)

- F. Maintain an awareness of the development of real estate within the outlying contiguous areas of Wakarusa.
- G. Encourage appropriate residential densities that will not overload infrastructure and utility systems.
- H. Establish and clearly delineate a "Services Boundary" which depicts the limitations for infrastructure system's extensions within a designated time frame. This establishes where the city anticipates extended services and acts as a guideline for growth.

Goal #3 Provide a business-friendly atmosphere where quality commercial facilities are encouraged to locate in Wakarusa.

- A. Maintain and revitalize the established Central Business District in order to promote a central core and strong community identity, as well as increase the awareness of those outside the community to the downtown area.
- B. Prevent strip commercial uses along major arterials and the re-establishment of such uses into cluster developments which offer adequate off-street parking and uncongested ingress and egress.
- C. Continue to develop strategies on attracting and retaining quality businesses through the Wakarusa Business District Preservation Committee. [Examples of such business types include, but are not limited to: grocery, facilities providing overnight accommodations via a hotel and bed and breakfast arrangements, extended hour shops and restaurants.]

Goal #4 Encourage orderly development of industrial areas in industrial park-type developments harmoniously located with and buffered from other land uses.

- A. Provide designated land areas for industrial expansion and relocation in Section 36 in Olive Township and in Sections 30 and 31 in Harrison Township.
- B. Promote a balanced, but diverse industrial base which will provide a wide range of employment opportunities and continue to broaden the tax base.
- C. Discourage any residential development within future designated industrial growth areas.

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Goal #5 Provide appropriate infrastructure of adequate size and capacity to serve existing and future population.

- A. Coordinate planning, financing and development of all public utility systems (sewer and water) in an orderly manner.
 - 1. The existing sewage treatment system is reportedly of a size to adequately serve a population twice the size of the present population. Future large scale developments should be required to use this facility.
 - 2. Consider extending the public utility systems along the main thoroughfares; North to C.R. 38, South to C.R. 42, West to C.R. 1 and East of S.R. 19. This would encourage industrial and commercial development to the East and residential development to the North, South and West. This extension of public utilities would also help limit the installation of private septic systems in fringe areas just outside the town limits.
- B. Gradual separation of all combined storm water and sanitary sewer systems and the replacement of these with separate sewer systems.
- C. Maximize the efficiency of existing streets via side street parking restrictions and provisions of adequate off-street parking, both public and private, throughout town.
- D. Control curb cuts in relation to residential, commercial and industrial development.
- E. Discourage development patterns which would encourage both residential and industrial truck traffic along the same roadway.
- F. Coordinate future development of roadways to compliment future residential, commercial and industrial expansion within the proposed land-use patterns.
- G. Establish and clearly delineate a "Services Boundary" which depicts the limitations for infrastructure system's extensions within a designated time frame. This establishes where the city anticipates extended services and acts as a guideline for growth.
- H. Strengthen pedestrian circulation routes by constructing sidewalks where they do not exist and create linkages to pedestrian and bicycle paths.
- I. Encourage improvements to S.R. 19.
- J. Encourage and promote an increase in gas, electric and phone services which will accomodate future technological needs.

Goal #6 Provide a variety of social and cultural events that promote community fellowship and family entertainment.

- A. Maintain and develop such community activities as the Maple Syrup Festival, America at the Ball Park, Christmas caroling and the Halloween party in the town square, Farmer's Market and band concerts.
- B. Encourage the development of activities during the winter months.
- C. Investigate the feasibility of a Boys and Girls Club or some modification thereof.
- D. In the future, as the town grows, monitor the need for a community center, which could serve as a site for many of the community activities. A senior citizens' center could also be incorporated into this locale.
- E. Establish a committee to designate a desirable area and when it becomes available, try to raise funds for future development.
- F. The above committee could also monitor the community's needs for additional recreation, open or green areas. The committee would report to the Town Council and Town Manager for definitive and appropriate action.

Goal #7 Maintain and develop the sites and characteristics of Wakarusa's small-town atmosphere that interest and attract visitors.

- A. Support and promote the permanent cultural attractions in the community such as the various museums through signage and publicity assistance.
- B. Establish a means to better capitalize on the attraction of visitors to the museums and recreational and commercial vehicle plants for tours in order to give them an incentive to visit other places and businesses in Wakarusa.
- C. Coordinate efforts between the Chamber of Commerce and Town officials in applying for grants with the intent of revitalizing and preserving the Central Business District.

Goal #8 Wakarusa's Future: Turning "Unchecked growth and development" into "Smart growth and development."

- A. Implement, follow and regularly evaluate the Comprehensive Land Use Plan.
 - 1. Appoint a Long Range Planning Committee to review and evaluate the Comprehensive Land Use Plan every two years. Any suggestions, changes or modifications to this plan will be reviewed by the Wakarusa Town Council and will be subject to their approval.
 - 2. The planning process needs to stay "alive" and continue over time. Making this vision of Wakarusa's "small town" future a reality will be dependent on the level of commitment devoted to this planning process. This commitment must remain strong.

**Appendix B
Public Input**

PUBLIC INPUT

The completion of the plan update has been a year long process and involved input from a great many participants.

The planning committee has been diligent in seeking engagement with a high degree of success.

The committee consisted of local elected officials, business leaders and residents. Those participating included:

Eric Brown (Chair)
Laurelyn Street (Council representative)
David Maugel (resident)
Phil Klotz (Council representative)
Tom Roeder (Town Manager)

Two public input sessions were held with high attendance at both. The first was held on June 7, 2007. The second was held on June 18, 2007. Included herein are sign-in ledgers from both sessions.

Both sessions began with a presentation by the project facilitator and ended with lively questions, answers and comments. A comment form was offered at both sessions which asked the responder to choose either Alternate No. 1, Alternate No.2 or a combination thereof. The total written responses were 21. Eleven responses favor Alternate No. 1 which recommended a complete redevelopment of the East Waterford Street business area. The redevelopment included the elimination of all business (over time) to be replaced with new traditional neighborhood housing. Alternate No. 1 also recommended the Tarman farm be developed residentially.

The following comments were offered:

... prefer residential development on the Tarman property ...
... our community needs housing ...
... additional manufacturing should be east of State Route 19 ...
... there is a need in Wakarusa for condos...
...redevelopment of Waterford Street requires further planning and discussion with business owners...

Eight responders preferred a combination of Alternate No. 1 and Alternate No. 2 or a different plan. Alternate No. 2 allowed for manufacturing on the Tarman farm and also included the redevelopment of Waterford Street. Comments included:

... do nothing at the moment...
... neither plan, land use should be determined on a case by case basis...
...Wakarusa is a desirable place to live because people can walk to a downtown business district.
... by putting a shopping center on State Road 19 downtown businesses would lose the small customer base they now have...
... In 1999 the Town wanted business and manufacturing east of Maple Lane... why the change in plan?

*... I don't feel Waterford Street needs to be changed...
... for the housing in Wakarusa we need something for the older people who are needing condominiums...*

Two responders preferred Alternate No. 2. Comments included:

...leave existing business on East Waterford alone...

The committee chair and Town manager met with numerous individuals after the meeting on June 18, 2007 and prior to the committee convening on July 12, 2007. The committee determined from public input that a compromise plan was in order.

That plan is represented with the draft document.

The Town Council convened a special meeting on July 31, 2007 to review the plan and discuss a recommendation to the County Plan Commission. The session was well attended and many questions and comments were gathered. Support for the plan as presented was voiced by the committee members. Some in attendance preferred an industrial concept at the Tarman Farm and some were supportive of a mixed use commercial and residential concept.

A motion to pass the plan to the Plan Commission as recommended by the plan committee was offered and approved by majority vote (3 ayes 2 nays).

The plan was submitted August 2, 2007, to the Elkhart County Plan Commission and a hearing set for September 13, 2007.

The Town received a request from Utilimaster, a local and significant manufacturer and employer, to discuss concerns related to the development standards included in the document as completed by the Committee. Based on this input, the plan was tabled at the September 13, 2007 hearing.

The Town met with County officials on October 5, 2007. During the meeting, the decision was made to withdraw the request and separate the land use plan completely from the development standards concept.

The plan was withdrawn on October 8, 2007 as requested.

The plan was reformatted and presented without the development standards to the Council on November 6, 2007. The Council requested the Plan proceed to the Plan Commission hearing.

The plan was next presented to the Elkhart County Advisory Plan Commission during a public hearing on December 13, 2007 and tabled for revisions.

The Plan Commission provided their recommendation for approval at a public hearing on February 14, 2008.

The Town Council reviewed the plan revisions and adopted the plan on March 4, 2008.

The County Commissioners then held the final public hearing on March 17, 2008 and adopted the plan.

Appendix C
COMMITTEE RECOMMENDATIONS

COMMITTEE RECOMMENDATIONS

Having applied continuous effort to the update of the Town's Master Plan the Land Use Planning Committee has gained insight into the process of review of land use changes, land use planning, and matters related to site planning and project improvement planning. The committee then would offer the following recommendations for action beyond the update as accomplished.

Development Standard Overlay Districts

The Committee has completed the initial steps in review and creation of an overlay district plan related to certain corridors and development areas within the Town's area of urban influence.

The Planning Committee strongly recommends the formal adoption of ordinance amendments (to the County ordinance, if needed) to allow for creation of these districts and development standards referenced thereto.

Technical Review Committee

The Town Council should appoint and support the permanent establishment of a Technical Review Committee, the purpose of which would be to review land use changes, rezoning requests, subdivisions of land, commercial and industrial site plans and all matters related to development and redevelopment land within the Town's area of urban influence.

The Committee should provide written comment in all pertinent categories including, but not limited to, Town utilities, Town street standards, the Town's categorical development standards as presented in this Land Use Plan Update, managed access, signage, and in general the Land Use Plan Update.

The Committee should include representatives of all of the Town's departments, the Town Manger, a council liaison and an interested citizen.

The Committee should draft and adopt general rules of procedure including request for application format, meeting schedules, review fees, etc.

Written review should be provided by the Committee to the County staff for inclusion in the County Staff Report.

The establishment of the Committee should be by resolution of the Council with notice to the County Plan Commission and staff.

Rezoning of Agricultural Land within Town Limits

The Land Use Planning Committee recommends the Town petition the Elkhart County Plan Commission immediately upon the adoption of this land use plan update, to hold public hearings and recommend the rezoning of all current agricultural zoned land within the Town limits be rezoned R-1 Residential.

Appendix D
Adoption Activity Minutes/Resolution

As far as the Plan Commission assigning them to a buffer of a certain width, Mr. Doriot suggested stating in their motion that if the request were recommended to go further, then the information be presented to the Commissioners to allow them to decide. Mr. Kolbus indicated in some past rezonings around Goshen, they create a document as part of the rezoning. They will commit to certain things in the county and that can be done at the Commissioners level. He recommended that the Board recommend approval or not and state a condition, which could be requested that it be part of the Commissioner's final action.

Mr. Sharkey indicated he feels the petitioners could work on the quality of the buffer and leave it at 50 ft. Mr. Lantz suggested that Forest River meet with the neighboring property owners before the Commissioners meeting to come up with an agreement.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Sharkey*) that the Advisory Plan Commission recommend to the Board of County Commissioners that this request be approved in accordance with the Staff Analysis and as presented with voluntary commitments to be filed with the Board of County Commissioners. The motion was carried with a unanimous roll call vote.

6. The amendment to the *Town of Wakarusa Master Plan and the Elkhart County Comprehensive Plan* for the Elkhart County Advisory Plan Commission, on property located within the municipal boundaries of Wakarusa and the Urban Growth Boundaries located in the unincorporated area of Elkhart County being bordered on the north by CR 38; bordered on the east by CR 7; bordered on the south by CR 44; and bordered on the west by CR 1, was presented at this time.

* (*It is noted that Blake Doriot stepped down from the Board at this time due to a potential conflict of interest.*)

Mr. Burrow presented the Staff Report/Staff Analysis, which is attached for review. At the Commissioners meeting, the representative for the Wakarusa Plan Committee requested that the previous item be withdrawn and they have resubmitted amendments (4a and 4b). Mr. Burrow explained that one is a colored proposed land use map and the other is a land use map on top of an aerial photo. They deleted the high density residential from the future land use. The staff feels that was enough of a significant change, so it is being reviewed at today's meeting.

Ken Jones, Wightman Petrie, Inc., 4703 Chester Drive, was present representing the Town of Wakarusa. He indicated they have nothing further to add to the Staff's Recommendation.

Mr. Yoder said he received some communications from the businesses in the Wakarusa area. He asked if those issues have been resolved and Mr. Jones said he doesn't believe there are any issues related to the Master Land Use Plan. It has more to do with the developmental standards, which is a separate issue and has not yet been presented to the Plan Commission.

There were no remonstrators present.

A motion was made and seconded (*Sharkey/Yoder*) that the public hearing be closed and the motion was carried with a unanimous vote.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Yoder/Burbrink*) that the Advisory Plan Commission recommend to the Town of Wakarusa and the Board of County Commissioners that this request be approved in accordance with the Staff Analysis. The motion was carried with a unanimous roll call vote.

* (*It is noted that Mr. Doriot returned to the Board at this time.*)

Duane Burrow from planning and development presented a request for an Amendment to the Town of Wakarusa Master Plan and the Elkhart County Comprehensive Plan for the Elkhart County Advisory Plan Commission located within the municipal boundaries of Wakarusa and the Urban Growth boundaries located in the unincorporated area of Elkhart County being bordered on the north side by CR 40; bordered on the east by CR 7; bordered on the south by CR 42; and bordered on the west of CR 1. The Plan Commission has recommended approval of the amendment. Ken Jones from Wightman Petrie, Inc., representing the town of Wakarusa, said he will answer any questions from anyone. There were no other comments from anyone in the audience. On a motion made by Mike Yoder, seconded by Frank Lucchese and unanimously carried, the Board closed the public hearing.

On a motion made by Mike Yoder, seconded by Frank Lucchese and unanimously carried, the Board approved the request and adopted Resolution No. 05-704a for this amendment. The Resolution is as follows:

RESOLUTION NO. 05-704a

AN AMENDMENT TO RESOLUTION 05-704 THE "ELKHART COUNTY 2006 COMPREHENSIVE LAND USE PLAN" BY INCORPORATING A COMPREHENSIVE PLAN TITLED "AMENDMENT TO THE TOWN OF WAKARUSA MASTER PLAN (COMPREHENSIVE PLAN)"; THE TOWN OF WAKARUSA SHALL BY SEPARATE RESOLUTION ADOPT AS THE MUNICIPAL COMPREHENSIVE PLAN THE "AMENDMENT TO THE TOWN OF WAKARUSA MASTER PLAN (COMPREHENSIVE PLAN)"

WHEREAS, under applicable Indiana law, a Comprehensive Plan shall be approved by resolution of the Board of Commissioners of the County of Elkhart, Indiana and in cooperation with the Town Council of Wakarusa in order to promote of public health, safety, morals, convenience, order and the general welfare and for the sake of the efficiency and economy in the process of development; and

WHEREAS, The Staff for the Elkhart County Advisory Plan Commission did cause the publishing of the legal advertisements for the Public Hearing in The (Elkhart) Truth on the 28th day of December 2007 and in The Goshen News on the 31st day of December 2007 for the December 13, 2007 Public Hearing; And did cause the publishing of the legal advertisements for the Public Hearing in The (Elkhart) Truth on the 2nd day of February 2008 and in The Goshen News on the 26th day of January 2008 for the February 14 2008 Public Hearing; and

WHEREAS, On December 13, 2007 and because of scrivener errors on February 14 2008, the request to amend the Comprehensive Plan was heard by the Elkhart County Advisory Plan Commission and did take public input at both meetings; and

WHEREAS, To create clarity and procedures for future amendments to the "Elkhart County 2006 Comprehensive Land Use Plan" this amendment shall create subsections with purposes described with in this resolution and future amendments to this resolution.

THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS FOR ELKHART COUNTY INDIANA, AS FOLLOWS:

Section 1. Create the following sections:

ADOPTED AMENDMENTS TO THIS COMPREHENSIVE PLAN:

I. Municipal Comprehensive Plans with Urban Growth Boundaries.

Municipalities that have elected to use the Elkhart County Advisory Plan Commission as the Municipal Plan Commission:

- a. Town of Bristol.
 - i. Town Resolution:
 1. Date of adoption: *(date)*
 2. Resolution Number: *(resolution number)*
 - ii. County Resolution:
 1. Date of adoption: *(date)*
 2. Resolution Number: *(resolution number)*
- b. Town of Wakarusa.
 - i. Town Resolution:
 1. Date of adoption: March 5, 2008
 2. Resolution Number: 2008-4
 - ii. County Resolution:
 1. Date of adoption: March 17, 2008
 2. Resolution Number: 05-704a
- c. Town of Millersburg.
 - i. Town Resolution:
 1. Date of adoption: *(date)*
 2. Resolution Number: *(resolution number)*
 - ii. County Resolution:
 1. Date of adoption: *(date)*
 2. Resolution Number: *(resolution number)*

II. Municipal Comprehensive Plans with Urban Growth Boundaries.

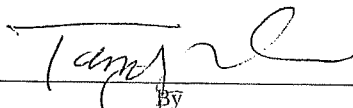
Municipalities that have a separate Municipal Plan Commission:

- a. Town of Nappanee:
 - i. Town Resolution:
 - 1. Date of adoption: *(date)*
 - 2. Resolution Number: *(resolution number)*
 - ii. County Resolution:
 - 1. Date of adoption: *(date)*
 - 2. Resolution Number: *(resolution number)*
- b. Town of Syracuse:
 - i. Town Resolution:
 - 1. Date of adoption: *(date)*
 - 2. Resolution Number: *(resolution number)*
 - ii. County Resolution:
 - 1. Date of adoption: *(date)*
 - 2. Resolution Number: *(resolution number)*
- c. City of Elkhart:
 - i. Town Resolution:
 - 1. Date of adoption: *(date)*
 - 2. Resolution Number: *(resolution number)*
 - ii. County Resolution:
 - 1. Date of adoption: *(date)*
 - 2. Resolution Number: *(resolution number)*

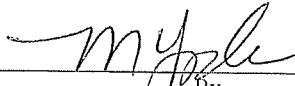
Section 2. Adopt the amendment to the "Elkhart County 2006 Comprehensive Land Use Plan" as described in this section:

- a. Add the document titled "Town of Wakarusa Master Plan Update" with a draft date of 1-22-08 to the list of adopted amendments to the comprehensive plan "ADOPTED AMENDMENTS TO THIS COMPREHENSIVE PLAN: I. Municipal Comprehensive Plans with Urban Growth Boundaries. b." Town of Wakarusa.
- b. That all future printings shall have the Town of Wakarusa adoption date and the Board of County Commissioners for Elkhart County adoption date.
- c. That document shall become part of this resolution by this reference.
- d. That the geographical areas have been described in the document.

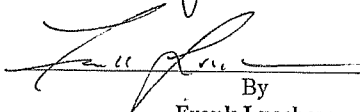
ORDAINED AND ADOPTED THIS THE 17TH DAY OF MARCH 2008 BY THE BOARD OF COUNTY COMMISSIONERS FOR ELKHART COUNTY, INDIANA.



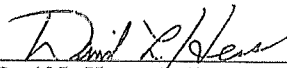
By
Terry Rodino



By
Mike Yoder



By
Frank Lucchese

Attest: 

David L. Hess Auditor for Elkhart County

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MINUTES OF MARCH 4, 2008 WAKARUSA TOWN COUNCIL MEETING

PRESENT: Ron Berkey, Laurelyn Street, Jeff Troxel, Fred Avery – Council,
Loren Sloat -Town Attorney, Tom Roeder – Town Manager,
Joyce Hartman - Clerk-Treasurer

ABSENT: Phil Klotz – Council

Council President Berkey called the meeting to order at 6:30 p.m. He requested approval of the minutes of the February 5th, 2008 Council meeting. A motion was made by Street and seconded by Avery to approve the minutes. Question called, motion passed.

DEPARTMENT REPORTS:

Police Department – Written report from Marshal Cunningham
Maintenance Dept – Written report from Maintenance Supervisor Flickinger
Fire & Ambulance – No report
Parks & Recreation – No report

First agenda item was bid opening for weekly waste away services. The bids were as follows:

Year	Per Household/Month	Yearly Total
Allied Waste Services-Elkhart		
1	\$ 9.42	\$67,824.00
2	9.80	70,560.00
3	10.14	73,008.00
4	10.50	75,600.00
Waste Management-South Bend		
1	\$ 9.60	\$ 69,120.00
Borden-Elkhart		
1	\$9.53	\$68,616.00
2	10.01	72,046.80
3	10.51	75,649.14
4	11.03	79,431.60

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Borden-Elkhart	Alternate-Borden Containers	
1	\$9.00	\$64,800.00
2	9.45	68,040.00
3	9.92	71,442.00
4	10.42	75,014.10

The bids were taken under advisement and will be awarded at a later date.

Mr. Ken Jones addressed the Council requesting approval of the amended land use portion of the Town of Wakarusa Comprehensive Plan. Council President Berkey opened a public hearing. There were no questions or comments from the public. The hearing was closed. A motion was made by Troxel and seconded by Avery to pass Resolution 2008-4. Question called, motion passed.

Mr. Robert Meaness addressed the Council with a zone map change on property owned by Robert Abel requesting a change from A-1 to DPUD-R-1 to be known as Abel Estates DPUD. Council President Berkey opened a public hearing. There were no questions or comments from the public. The public hearing was closed. A motion was made by Troxel and seconded by Street to pass Ordinance 2008-7. Question called, motion passed. Question called, motion passed.

Ms. Dorinda Heiden, President of the Economic Development Corporation of Elkhart County, addressed the Council with an update on current projects the EDC is involved with.

Mr. Leighton Stump of 211 South Washington Street addressed the Council with concerns of standing water to the back of his property. The town will check into the problem and see what solutions would be possible to fix the water issue.

Council considered signing the State of Indiana Mutual Aid Agreement for water/wastewater. A motion was made by Street and seconded by Avery to sign the mutual aid agreement. Question called, motion passed.

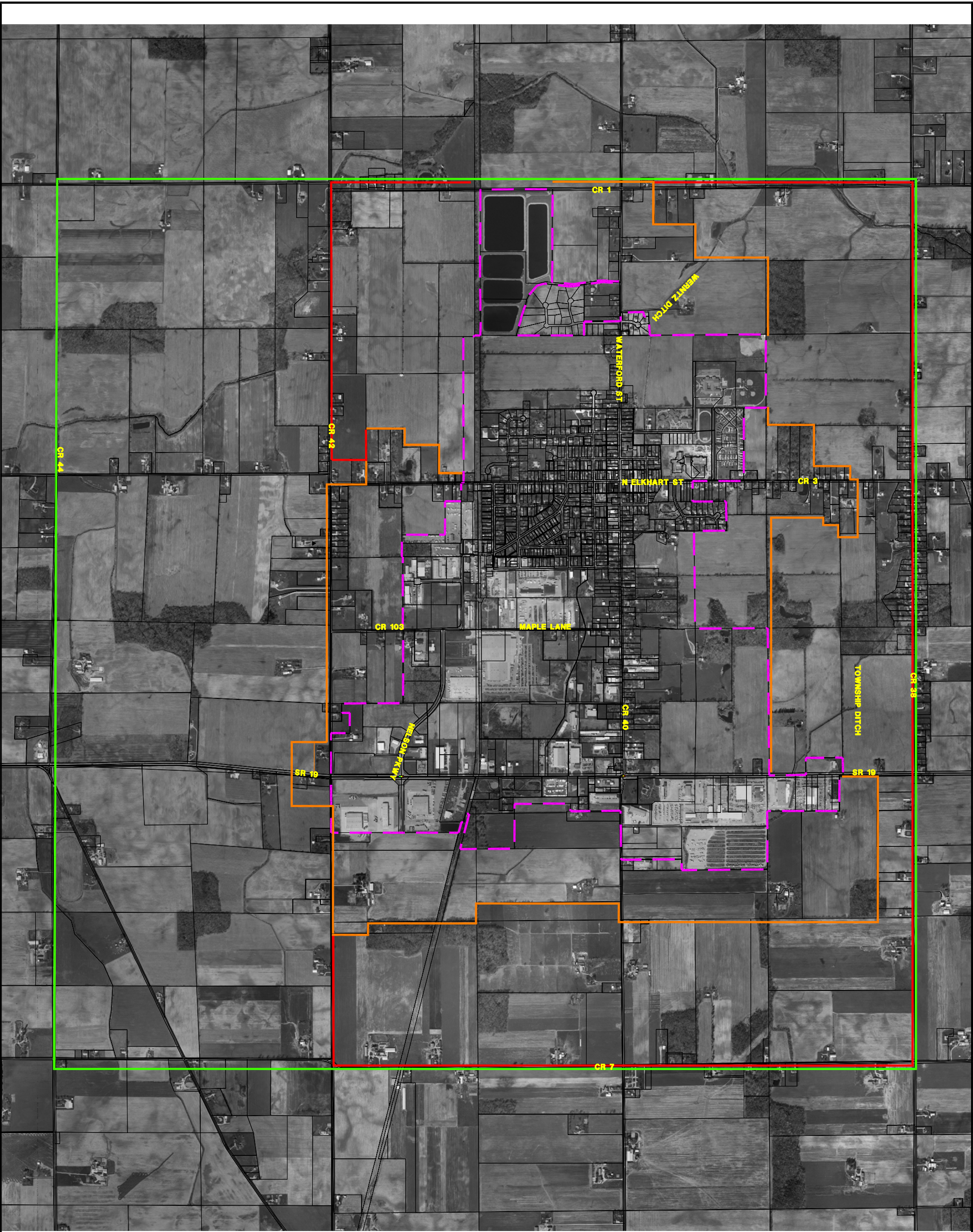
Maintenance Supervisor Flickinger presented the Council with an appreciation plaque from the City of Nappanee for the assistance the Town of Wakarusa provided during the clean up after the tornado.

A motion was made by Street and seconded by Troxel to pay the claims and adjourn the meeting. Question called, motion passed.

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Donald Berkley
President of Council

Joyce Hartman
Clerk-Treasurer



- LEGEND**
- ANNEXATION PLAN 10 YEARS
 - ANNEXATION PLAN 20 YEARS
 - URBAN SERVICES BOUNDARY
 - - - TOWN LIMITS

WIGHTMAN PETRIE
 CONSULTING ENGINEERS &
 LAND SURVEYORS
 4703 Chester Drive
 Elkhart, IN 46516
 P: 574.293.7762
 F: 574.294.3717

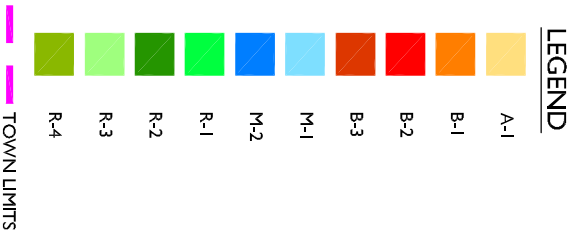
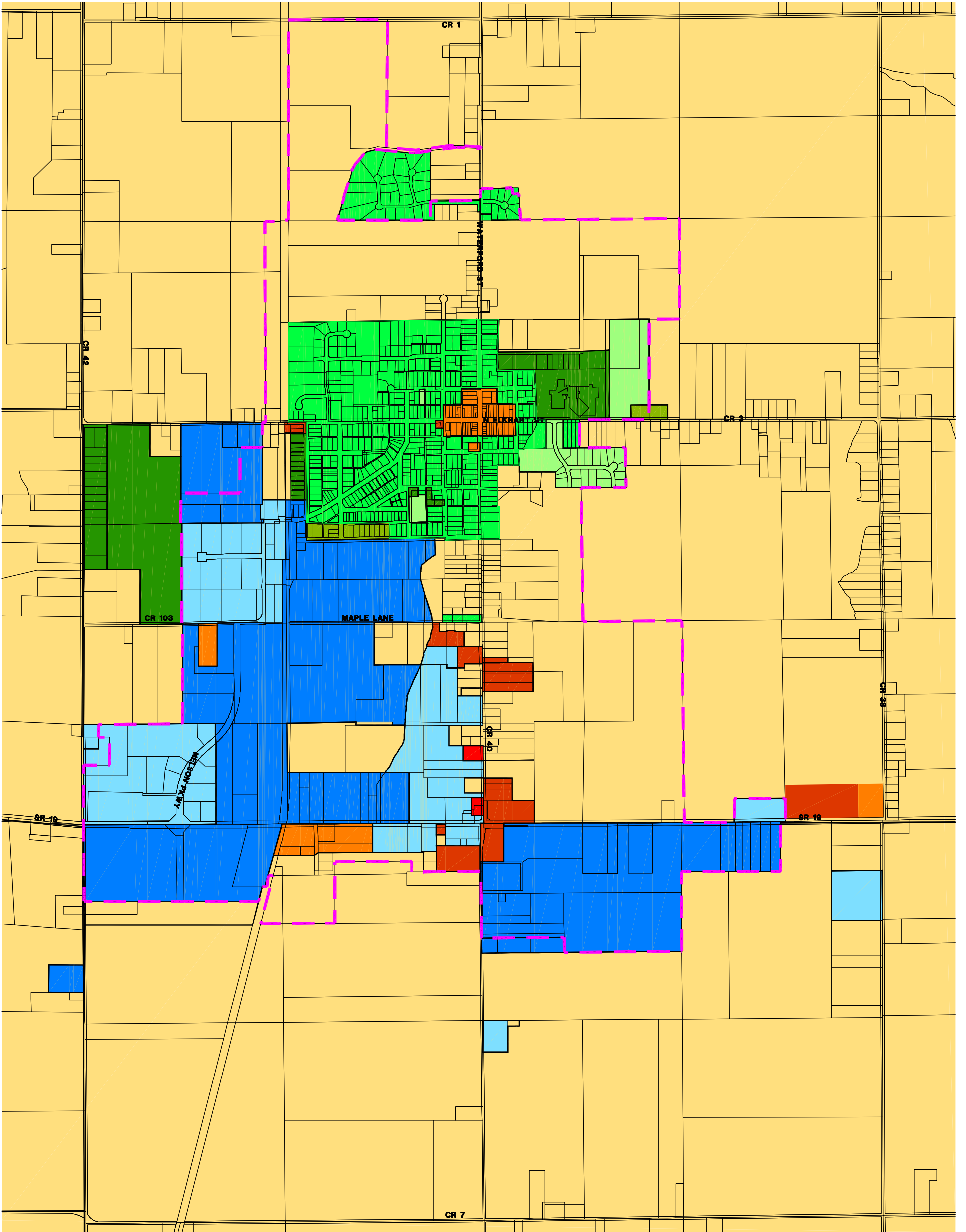


NOT TO SCALE

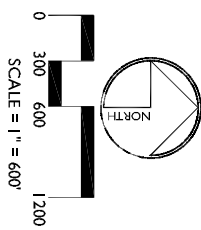
TOWN OF WAKARUSA MASTER PLAN UPDATE URBAN SERVICES AND ANNEXATION PLAN



FIGURE 1



TOWN OF WAKARUSA MASTER PLAN UPDATE EXISTING ZONING AND LAND USE

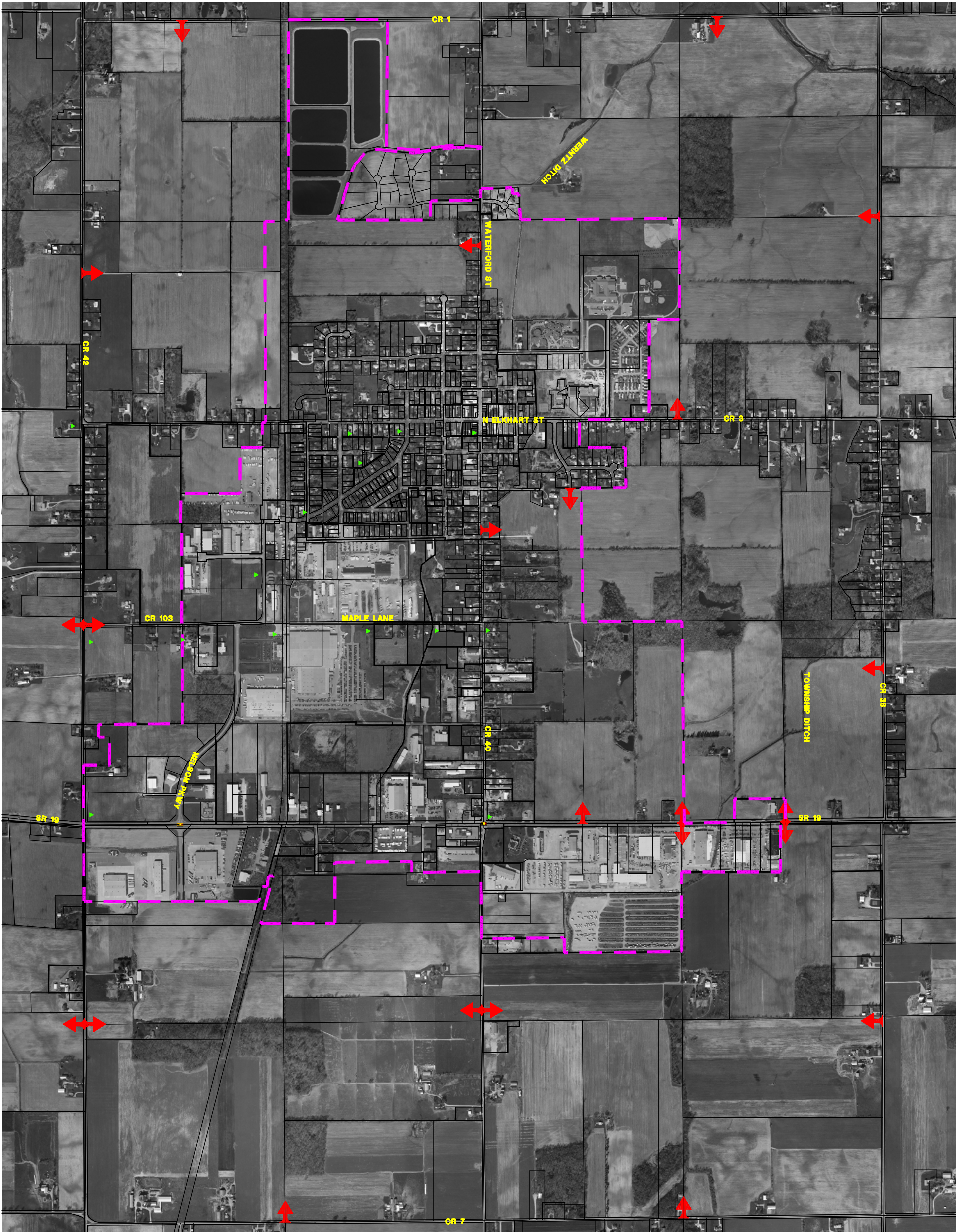


WIGHTMAN PETRIE
CONSULTING ENGINEERS &
LAND SURVEYORS

4703 Chester Drive
Elkhart, IN 46516
P: 574.293.7762
F: 574.293.3717



FIGURE 2

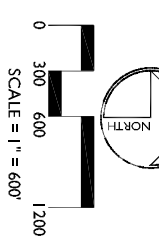


LEGEND

THOROUGHFARE APPROACH POINT

TOWN LIMITS

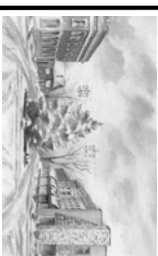
TOWN OF WAKARUSA MASTER PLAN UPDATE THOROUGHFARE PLAN

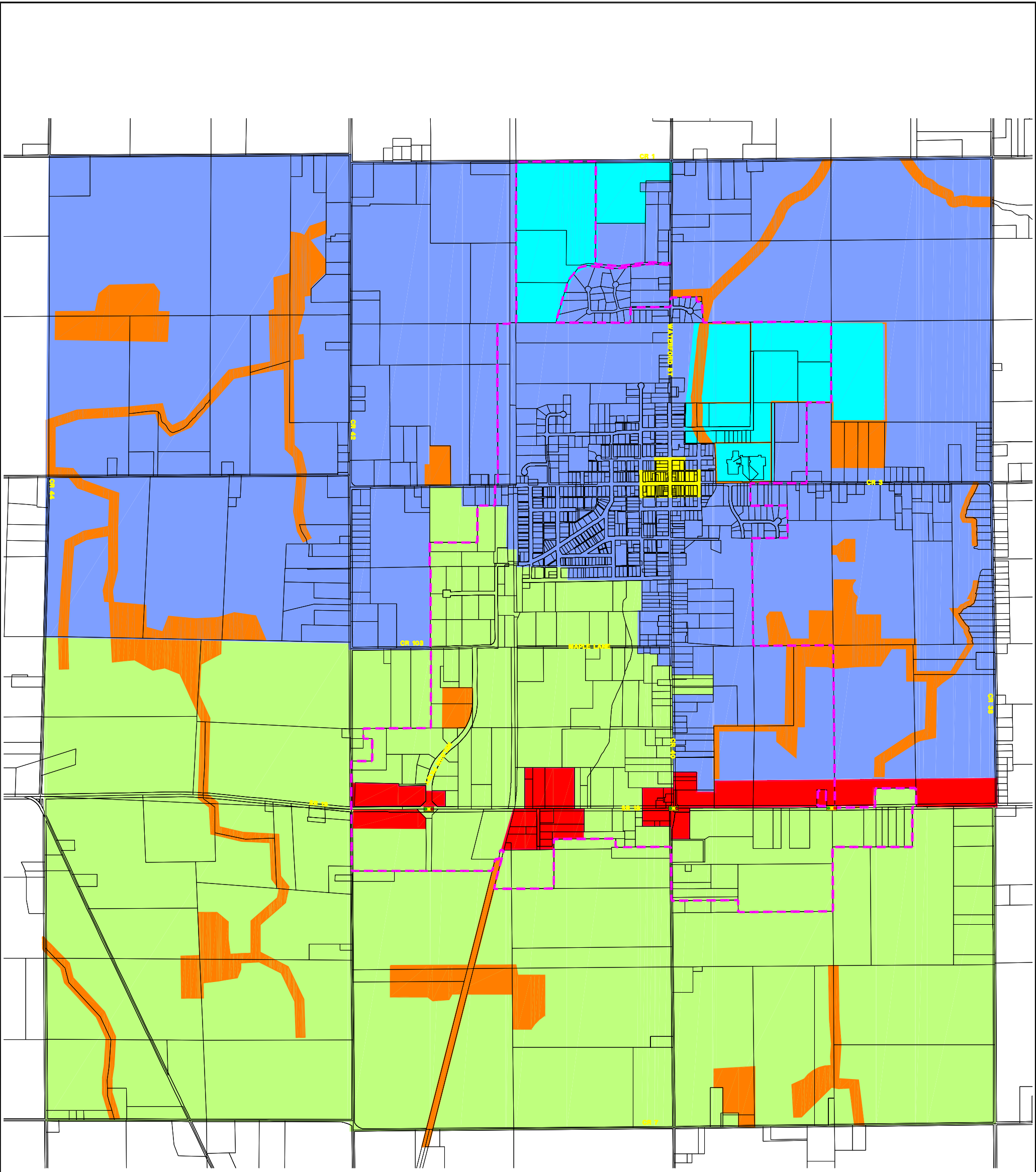


WIGHTMAN PETRIE
CONSULTING ENGINEERS &
LAND SURVEYORS

4703 Chester Drive
Elkhart, IN 46516
P: 574.293.7762
F: 574.293.3717

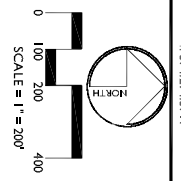
FIGURE 3





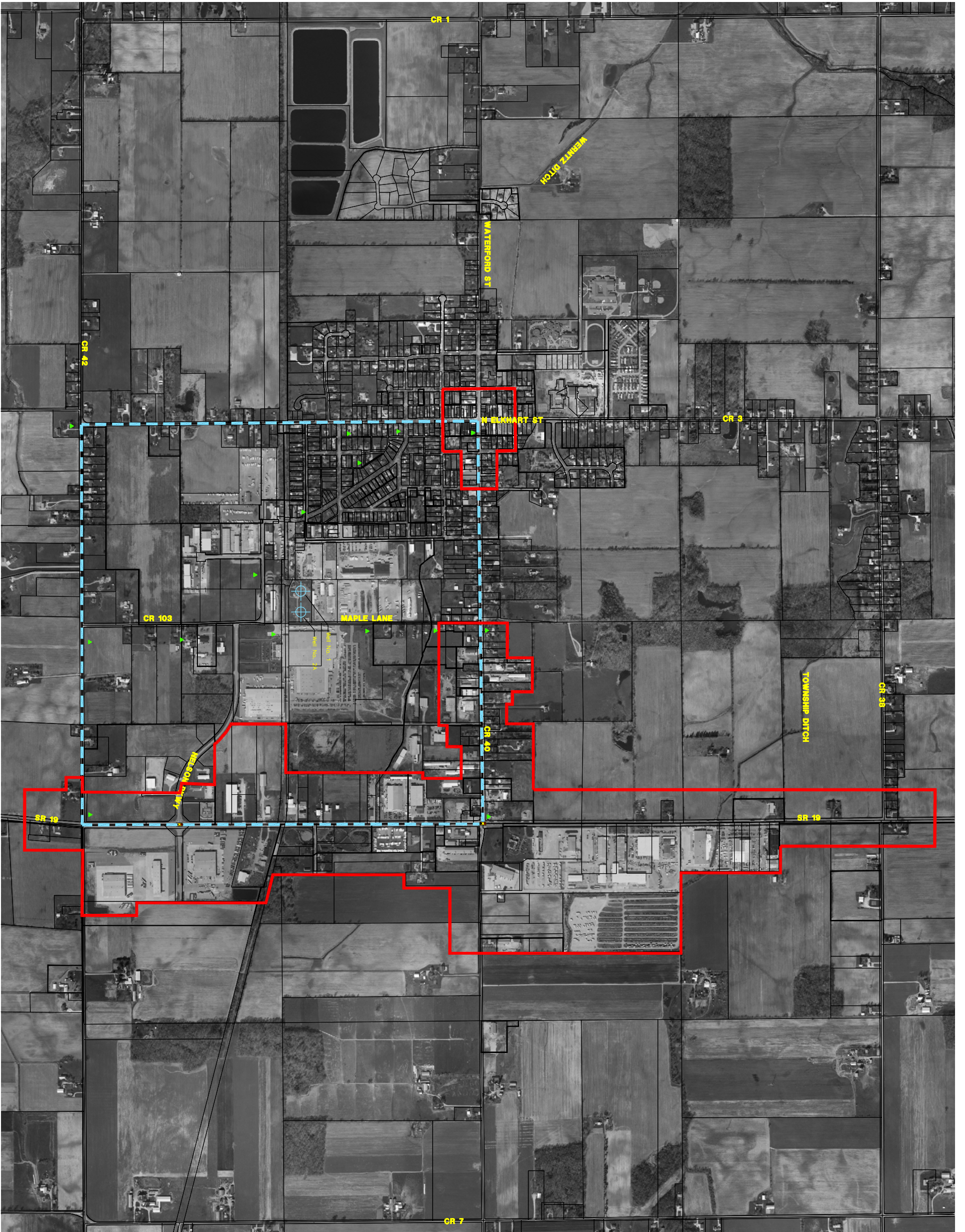
- LEGEND**
- COMMERCIAL - DOWNTOWN
 - PRIMARY CORRIDOR BUSINESS
 - MUNICIPAL RECREATIONAL EDUCATION
 - INDUSTRIAL
 - MEDIUM DENSITY RESIDENTIAL
 - STORM WATER MANAGEMENT BUFFER ZONE
 - TOWN LIMITS






**TOWN OF WAKARUSA
MASTER PLAN UPDATE
FUTURE LAND USE**

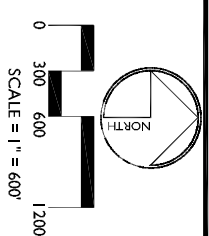


WIGHTMAN RETRIE
CONSULTING ENGINEERS &
LAND SURVEYORS
4703 Chester Drive
Elkhart, IN 46516
P: 574.293.7782
F: 574.294.3717

FIGURE 4



-  GROUNDWATER PROTECTION AREA
-  DEVELOPMENT CORRIDOR TYPE II, III STANDARDS
-  MANAGED ACCESS CORRIDOR TYPE IV STANDARDS
-  TOWN WELLS
-  SIGN LOCATIONS




WIGHTMAN PETRIE
 CONSULTING ENGINEERS &
 LAND SURVEYORS
 4703 Chester Drive
 Elkhart, IN 46516
 P: 574.293.7762
 F: 574.294.3717

TOWN OF WAKARUSA MASTER PLAN UPDATE DEVELOPMENT STANDARD OVERLAY AREAS

FIGURE 5

