

- One proposal did not show any new multi-family
- One proposal showed much more non-residential land

The consultant then created a draft future land use map for steering committee review, based on steering committee input. The steering committee made further refinements, resulting in a proposed future land use map that was part of the draft plan. After a public hearing, the plan commission voted to recommend approval of the comprehensive plan to the Town Council. The recommended future land use map was omitted when the Town Council adopted the comprehensive plan on September 19, 2006. Council members cited concerns about the proposed multi-family and commercial shown on the future land use map.

Town officials asked the consultant to facilitate a future land use plan workshop on December 9, 2006. Town council members, plan commission members, steering committee members and Winfield citizens attended the workshop, which resulted in a new future land use map that all participants agreed to support.

## **Future Land Use Map**

The Future Land Use Map is an indispensable tool for all sectors of the community and all levels of government. The town can invest public infrastructure dollars more wisely if the location and magnitude of anticipated growth is identified. The Future Land Use Map will also enable individual citizens to be more aware of how Winfield will develop, assisting them in making more informed decisions about where to live and even where to work. The private sector benefits also, since businesses can use the map to make more accurate growth projections and better position themselves to meet the needs of the future population. The Future Land Use Map will provide developers and landowners with a clear idea of the location and type of development desired by the community, saving them resources of both time and money in assembling development plans. Highlights of the Future Land Use Map include:

Agricultural -- One of the predominant future land uses, the agricultural area lies south of the proposed Winfield Corridor Trail. This agricultural land is meant for traditional farming uses, including row crops and pasture. Residential uses, in the form of farm homesteads or clustered single-family (i.e., conservation subdivisions) is also appropriate. More intensive agricultural uses, including confined animal feeding operations (CAFOs) are not considered desirable because of the likelihood of their impacts conflicting with expected future development of the town.

Residential -- There are two categories of residential land on the future land use map, single family and multi-family. Single-family is one of the two predominant future land uses, in addition to agricultural. Non-subdivision single-family development is allowed, but should occur only on large lots. Tract housing is highly discouraged.

Landscaping for both single-family and multi-family development should include tree preservation, landscape buffers and screening. New residential neighborhoods should include open space, which may be privately owned by the neighborhood association or dedicated to the town for public use. All residential developments should follow

architectural standards, including anti-monotony provisions for single-family. Architectural standards may be adopted by the Town as part of the zoning ordinance or proposed by the developer as part of a planned development ordinance.

There are 3 new multi-family sites on the future land use plan. For the purposes of the comprehensive plan, multi-family is applied broadly, and includes uses such as assisted living facilities, nursing homes, duplexes, townhouses, low-density condos and apartments. All multi-family is intended to be upscale mid-density development, with single-family type scale restrictions. Mobile homes parks may be considered multi-family; however, mobile homes are prohibited outside mobile home parks.

Commercial -- There are two levels of commercial use shown on the future land use map, neighborhood commercial nodes and regular commercial. Neighborhood commercial nodes are small commercial areas providing limited retail goods and services, such as groceries and dry-cleaning for nearby residential areas. Neighborhood commercial uses generally do not include service stations or businesses featuring drive-thrus. Neighborhood commercial development is intended to follow special standards for scale, setbacks, signage, buffers, etc. These standards may be adopted by the Town of Winfield as part of the zoning ordinance, or proposed by a developer as part of a planned development.

All commercial development should follow architectural, landscaping and sign standards. Landscaping should include tree preservation, landscape buffers and screening. Architectural and landscape standards may be adopted by the Town as part of the zoning ordinance or proposed by the developer as part of a planned development ordinance.

Business/High-Tech -- This category does not include intense industrial development, but is targeted to office or high-tech uses, including those in a campus or business park setting. Business/high-tech land is located along Highway 231 and on Colorado, south of 101<sup>st</sup> Avenue. High-tech uses include research, development and testing laboratories that do not involve mass manufacture, fabrication, processing or sale of products. The town intends that business and high-tech uses follow architectural and landscaping and sign standards. Landscaping should include tree preservation, landscape buffers and screening. Architectural and landscape standards may be adopted by the Town as part of the zoning ordinance or proposed by the developer as part of a planned development ordinance.

Parks & Trails -- The land shown on the future land use plan for parks and trails is intended to be publicly owned and managed. There are two new park sites shown, in addition to the existing Stoney Run County Park. One of the new parks is meant to be a large town park that includes athletic fields and other recreational facilities. New trails will need to be developed in cooperation with other entities.

Other Features -- Other features proposed on the future land use map include new roads, a town center and annexation areas. Since a separate thoroughfare plan was not developed as part of the comprehensive plan, the future land use plan includes important new road connections. The town center is intended to be developed to serve as the "downtown" that Winfield does not have, and should be the subject of a special study.



## VI: Growth Management

*This step can actually be considered part of the implementation step*

All municipal development has certain needs such as roads, school bus service, and police and fire protection. The more spread out land uses are within a city or town, the more costly providing the services becomes, and those costs are typically passed on to all taxpayers. Concentrated development makes it easier to anticipate and plan for impacts to infrastructure and services. Scattered development also leads to other costs, like longer response times for emergency services and increased costs and riding times for busing students to schools.

Concentrating development makes our communities more walkable. As obesity, heart disease, and diabetes continue to rise among Americans, communities need to begin looking at how their growth and development can make it easier to live more healthy lifestyles. According to an article published by the US News and World Report, "many studies [have] clearly shown that walking--the cheapest, easiest, and most common physical activity for most Americans--reduces risk for many of these deadly diseases."<sup>1</sup>

A community can manage its growth in the following ways:

- Location of Growth
- Type of Growth
- Amount of Growth
- Quality of Growth



## **Growth Location**

### **Priority Growth Areas: Infill Development**

Infill areas make the most sense for development, because the infrastructure is already in place to support development. These areas are appropriate to consider for rezoning and development, because the cost and the impact to the Town and its citizens are minimal. In Winfield, the infill development area is generally north of the Erie Railroad Right-of-Way, until it crosses Randolph Street, where the boundary becomes 125<sup>th</sup> Avenue and includes the area north to 123<sup>rd</sup> Avenue. The infill area also includes a strip along the south side of 109<sup>th</sup> Avenue and the east side of Randolph Street, excluding the Lake of the Four Seasons. The exact boundary of the priority growth area may grow outward as development occurs – it is self-expanding, based on the following criteria:

1. Development has already occurred on two or more sides of the parcel.  
Development is considered to mean that utilities are in place and that there is a primary structure on the parcel.
2. Water and sewer utilities are already on site or across the street. No extension of those utilities, except throughout the parcel, are necessary.
3. Road system with a level of service (LOS) of C or above.

Level of Service is a rating system used by traffic engineers to describe operational conditions along a segment of road. It is generally associated with a road's ability to provide adequate capacity for the number of vehicles using the road. The six levels are:

A - Excellent traffic flow, with free flowing traffic.

B - Very good traffic flow, stable flow; presence of other drivers is noticeable.

C - Traffic flow is still good, stable flow, drivers become significantly affected by other drivers.

D - The influence of congestion becomes noticeable; speed and the ability to maneuver are severely restricted. Drivers experience a generally poor level of comfort.

E - Operating conditions are at or near capacity. Speeds are reduced to a low but uniform volume. Driver frustration is generally high.



F - Traffic volume exceeds existing capacity. Traffic queues form; traffic flow is stop-and-go.

Apply this criterion to perimeter roads and for all intersections within 1 mile. The LOS C or better must be maintained, even after construction. A traffic study would be required to prove this. If the developer improves a street that was classified as LOS of below C before development to a LOS of C or above after development, that would satisfy this criteria.

4. Schools – Adequacy criteria must be met, including the following:

A school shall be considered adequate if the enrollment, including projected students from the proposed development does not overburden capacity. Capacity shall not include portable buildings.

5. Emergency Services -- A proposed development shall not be considered to meet adequacy criteria if it overburdens emergency services, including police and fire protection. Emergency Services will be considered over-burdened if the proposed development:

Adversely impacts the health or safety of persons residing or working in the new development or the rest of the community, i.e., reduced response times, increased citizen to police ratios, etc.; or

Is detrimental to the public welfare or injurious to property or improvements in the new development or the rest of the community, i.e., reduced response times, increased citizen to police ratios, etc.

### **Second Priority Areas**

Second Priority Growth areas are generally located south of Erie Railroad Right-of-Way, until it crosses Randolph Road, where 125<sup>th</sup> Avenue becomes the northern boundary and north of 129<sup>th</sup> Avenue. The second priority growth area also includes both sides of State Route 231, extending to the county line on the east and the township boundary on the west. Any site that does not meet the criteria for a priority growth area may be considered for rezoning and development as a second priority growth area if the applicant can prove that all of the following criteria are met:

1. Road system with a level of service (LOS) of C or above.
2. Water and sewer utilities are within 1/2 mile(s) of project site and lines of adequate capacity, as determined by the Town, can be extended to the site by the developer.

3. Schools – A school shall be considered adequate if the enrollment, including projected students from the proposed development does not overburden capacity. Capacity shall not include portable buildings.
4. Emergency Services -- A proposed development shall not be considered to meet adequacy criteria if it overburdens emergency services, including police and fire protection. Emergency Services will be considered over-burdened if the proposed development:
  - adversely impacts the health or safety of persons residing or working in the new development or the rest of the community, i.e., reduced response times, increased citizen to police ratios, etc.; or
  - Is detrimental to the public welfare or injurious to property or improvements in the new development or the rest of the community, i.e., reduced response times, increased citizen to police ratios, etc.

### **Third Priority Areas**

This area is generally located south of 129<sup>th</sup> Avenue, excluding the area along SR 231 considered as Priority Area 2, although any area with significant wetlands, woodlands and floodplains, or agricultural areas is considered a third priority growth areas. The third priority growth areas should experience little development during the life of this plan. Clustering through a PD or conservation subdivision may be permitted that include these areas, as is development of a campus style office or research/development park. These types of developments will allow the Town to preserve important natural features and resources and still allow people to develop their land.





## **Growth Type**

### **Residential**

- Encourage conservation subdivisions as an alternative to traditional residential subdivision development.
- Promote more senior citizen and "empty nester" housing -- this will not contribute children to schools and probably not as much traffic (automobile trips).
- Promote estate type housing by offering larger residential lots.

### **Commercial**

- Focus on "garden" office development, which will bring more white-collar jobs to Winfield.
- Develop small neighborhood-level commercial nodes.

### **Industrial**

- Encourage clean, low impact industrial uses, such as research and development.

### **Public/Semi-Public**

- Encourage the use of public-private partnerships in meeting service needs, including working with schools to provide locations for community recreation.

## **Growth Amount**

The Town should consider not rezoning property that will potentially cause an increase in population beyond the projected future population of 15,000, as established for the life of this plan. (See *Population Projections*, page 23).



## **Growth Quality**

### **Architectural Standards**

Ugly subdivisions can have significant impacts on the surrounding property owners and the Town's image. Specific architectural standards should not be determined as part of the comprehensive plan, however the plan gives some direction for their development. In order for Architectural Standards to be effective, they must be required, not optional. Separate architectural standards should be developed for both residential and non-residential property. Other considerations for development of the architectural standards:

- Focus on the "outside" of the development: perimeter lots (lots that abut a perimeter road or that are visible from the perimeter road in the case that common area is located on the road) and corner lots.
- Require multiple building materials. Using multiple building materials provides additional interest to a building's façade. This is especially important for highly visible perimeter and corner lots, where first floor brick (masonry) wraps on all four sides might be considered.
- Give choices on other ways to add visual interest, including one or more of the following: shutters on all windows, two or more plan changes (patio, bump out, bay, exterior chimney chase the full height), multiple roof planes, etc.
- Adopt standards for vinyl siding (if allowed) and trim installation (i.e. not extending up to the roof, no visible J molding, etc.).
- Focus on building's relationship to the street. For residences, look at the garage to house ratio, encourage side and rear loaded garages, restrict how far the garage can bump out (perhaps allowing a reduction in the front yard setback if the garage is recessed). For all primary structures, articulate the entrances with porches, not allowing recessed doorways, requiring that doors must be on the front elevation.
- Require windows, especially on elevations facing or visible from a street. On perimeter/corner lots, require uniform treatment of windows on all sides: shutters, trim, headers, etc (no exceptions...if the building design doesn't allow it, move the window location!) Two story residential buildings on perimeter/corner lots need to have windows on both floors.
- Set a minimum roof pitch for residential buildings.

- Include an anti-monotony provision, emphasizing style over color. For example, the main color (not including trim or brick) can't be the same as the house next door or across the street. Prohibit using the same exact elevation within five homes (unless it is the same model with a different front and not next door). This needs a committee or specific staff person to review this with the developer before permits are applied for.
- Set minimum roof overhangs.



## **Building Better Neighborhoods**

The chance to define a larger vision for the growth of Winfield is an opportunity that should not be ignored when planning new residential development. Rather than merely constructing vast subdivisions, Winfield can require that new residential developments be designed to enhance the character of the community; to improve connections between neighborhoods, public amenities and institutions; and to include a mix of housing types addressing the full range of local housing needs. These things add a true neighborhood feel, which results in quality subdivision.

### **Streets**

- Close attention to the layout of a neighborhood's streets enhances the livability of a neighborhood and reduces costs. Streets and associated infrastructure are a major component of the total development cost of a neighborhood. Streets that are excessively wide or inefficiently designed will add unnecessary costs that eventually must be passed onto the homebuyers. Developing a pedestrian-friendly community greatly increases a neighborhood's livability.
- Encourage solutions for narrow streets. While emergency services may not like them, the resulting excess pavement can result in excess speed and unnecessary impervious surface. ROW widths could be reduced if utilities are placed in an easement out of the right-of-way.
- When designing the street layout, it is also important to consider connections to the larger community. A well-designed system of streets will efficiently connect the neighborhood's residents to local destinations and amenities.
- Street Width - Create streets of appropriate widths to accommodate all anticipated uses and traffic volumes. Winfield needs to revisit its right-of-way widths and street standards as part of the Thoroughfare Plan Update.
- Make Neighborhood Connections - Connect new neighborhoods to the surrounding community. Pedestrian connections are made with trails and sidewalks. Vehicular connections are made with connecting streets and multiple points of access.
- Consider Alleys - Consider incorporating alleys to minimize the impact of the garage and utility areas on the front of the house. Alleys should be an option for subdivisions, when maintenance is accepted as the responsibility of the developer/homeowner's association. The Town needs to develop standards for alleys.

- Provide Street Amenities - Provide safe, attractive pathways for pedestrians, bicycles, and cars by including a variety of street amenities. Street amenities include such things as lighting, signage, etc.
- Trails and Sidewalks - Provide trails and sidewalks around the perimeter of all subdivisions.
- Traffic Calming - Utilize traffic calming techniques to slow down traffic and ease neighborhood concerns about connecting streets.

Homes -- Although every individual and family is unique, all seek a home that is safe, livable, and affordable. To accomplish these goals, homes must include sufficient space to meet the families' needs, be well constructed and built to last, within the buyers' financial reach, and attractive. Keeping down the cost of a home without sacrificing the quality of the home is possible.

- Create Curb Appeal - Encourage home design that enhances the appearance of the home from the street. This could be done with architectural controls that discourage things like allowing the garage to be the dominant feature of a home.
- Enhance Connections to Yard - Encourage homes to maximize the connections between the home and the yard. Architectural standards could do this by encouraging front porches and accenting front doors.
- Integrate Mix of Housing - Include a range of home prices, sizes, styles, and colors to improve the overall appearance of the neighborhood. Architectural standards could regulate style and color. Size (and price indirectly) can be regulated by zoning district standards.
- Attract Experienced Builders - Attract builders who are knowledgeable and use durable, high-quality methods and materials. Extra requirements, such as architectural standards, including anti-monotony standards or more restrictive local building code requirements typically discourage tract builders.
- Match Home with Lot Size - Select home plans that fit on the lots and can be placed to reduce infrastructure. Zoning district regulations govern this, through the use of maximum lot coverage and floor area ratios

Landscape -- Most of us have favorite memories from childhood somehow related to our neighborhood's landscape features; skating on a frozen pond, playing football in a cleared field, building forts in the woods, or learning to ride a bike on a tree lined street. These landscape features from our childhood influence the characteristics that we value in neighborhoods as adults. When planning a new neighborhood, preserve or



incorporate landscape features that will mature over time and enhance the neighborhood's value and livability.

- Plan Compact Neighborhoods - Plan compact neighborhoods to preserve open space.
- Preserve unique Natural Features - Inventory significant landscape features, incorporating them into plans for the new neighborhood. Winfield would need to determine what "significant landscape features" is – minimum tree size, minimum woods and wetlands acreage.
- Expand Access and Views - Allow the whole neighborhood to benefit from nearby landscape amenities. If a significant natural feature is preserved, all residents should have access to it, through trails and sidewalks and possibly through a vista easement.
- Require Landscaping - Require a minimum amount of landscaping per lot in the subdivision ordinance to increase the neighborhood's curb appeal and to create natural habitat. Many communities do this, including Greenwood and Hendricks County.
- Incorporate Natural Controls - Use landscape elements as alternatives to costly infrastructure. The new EPA Phase II requirements promote the use of swales and ditches over storm sewers. Winfield should consider where this would be appropriate.

## **Growth Management Procedures**

The growth management procedures provide the process by which the growth management policies can be implemented.

1. The Plan Commission will annually review the comprehensive plan for necessary amendments, for the Town Council's approval. Every five years the Town will initiate an update of the plan.
2. The building inspector will, each January, provide the Town Council and all department heads a forecast of new housing in the Town for the next fiscal year. Department heads will thereafter, as part of the preparation of their annual proposed budgets, provide an analysis to the Town Council as to how their departments will accommodate the anticipated residential growth and provide and maintain the current level of service to new and existing residents.
3. Annually, in the first quarter of each year:
  - The building inspector will review the building code; and
  - The Plan Commission will review the Subdivision Ordinance, Zoning Ordinance and Comprehensive Plan; and
  - The Town Council will review all fees, charges, donations and exactions required in the developmental process.

Upon receipt of the recommendations of the building inspector, Plan Commission and Board of Zoning Appeals, respectively, the Town Council will enact necessary changes in these ordinances, to further the growth management policies of the Town.

4. The Town Council, Plan Commission, Redevelopment Commission, Board of Zoning Appeals and Building Department will faithfully follow the procedural requirements of the Town's ordinances regarding the approval process for developments.
5. Staff will prepare a Transportation Plan that accommodates the growth projected in the comprehensive plan. The plan will be reviewed annually and amended as necessary to agree with the comprehensive plan.
6. Staff, the Plan Commission and the Parks Council will recommend changes to Town ordinances to promote open space and preserve environmentally and historically sensitive areas.



7. When a proposed zoning or plan action by the Town Council is determined to be inconsistent with the comprehensive plan for the Town, the Town Council will take separate action to amend the comprehensive plan and address the impact of the change.
8. Planning Staff and the Town Council will initiate contact with all other units of local government affected by growth in the Town including schools, parks, library and fire, as well as the townships and county. Thereafter, regular growth forums will be instituted to foster intergovernmental cooperation and regional planning.
9. The Town will encourage affected school, park, library, fire, water and sewer districts to conduct needs assessments and adopt plans for acquisition of land and capital facilities needed to accommodate growth. Based upon the needs assessment, each district will be encouraged to provide the Town with an acquisition plan for park, school, library and fire lands and capital facilities, and a capital plan for water and sewer facilities. The Town intends to request an updated needs assessment and plan for acquisition of land and capital facilities from the districts at least semi-annually.

## VII: Implementation

*The final step in the Planning Process, but often the most difficult*

### **Making the Plan Happen**

After a comprehensive plan is completed and adopted, there is still one more important step to finish in the planning process. Unfortunately many communities go through the planning process without considering how feasible their plan is and how to make that plan happen. It takes political will, resources and accountability to implement a comprehensive plan. Without an implementation strategy, all the efforts so far in the planning process are essentially wasted.

### **Adequate Public Facilities Ordinance**

Consider an Adequate Public Facilities Ordinance (APFO). An APFO is a form of land use regulation that controls the timing of property development and population growth with the purpose of ensuring that the public facilities needed to serve new residents are constructed and made available simultaneously with the impact of new development. The purpose of the APFO is to ensure that, to the maximum extent possible, approval of new residential development will become effective only when it can be reasonably expected that adequate public facilities will be available to accommodate the new development. An APFO can be applied to public facilities such as schools, transportation, utilities, emergency services, parks, etc. Town officials must decide which public facilities to include in the ordinance.







### **Rezoning of Land to Match Comprehensive Plan**

After a comprehensive plan is adopted, many local governments choose to initiate rezoning of property in the community, which can be very controversial, so that it will match the desired future land use reflected in the plan. Without this action change of zoning and closer adherence to the comprehensive plan is done on a voluntary basis, and may happen very slowly, if at all. The town council and the plan commission need to decide whether to initiate a rezoning on any land within Winfield. One possible strategy would be to rezone land slated for future commercial or industrial use, which might help promote development.

### **Rezoning Policy**

Even without town-initiated rezonings, the greatest influence a Comprehensive Plan can have is in directing decision-makers in the rezoning of land. When considering a rezoning, in addition to the Indiana Code criteria, town plan commission and council members should adopt a policy of asking the following questions of all development:

- First, does the project proposed provide a high quality development for the Town?
- Second, does the project have the infrastructure that will be necessary to support it, including an adequate road network?
- Third, is there a better location for this use within the current corporate limits, specifically in the areas specified by the Plan as high priorities for development?
- Finally, and most importantly, does the rezoning of the property meet the goals, objectives, and future land use set forth by this document?

Occasionally a desirable project will be proposed that does not meet the recommendations of the Comprehensive Plan. In that case, the Town can reexamine the Plan to determine if conditions have changed and the Plan should be amended to allow that development. An amendment to the Comprehensive Plan requires the same procedures as its initial adoption.



## **Zoning Ordinance**

### **More Restrictive Planned Developments (PDs) Requirements**

Winfield needs to reassess its use of Planned Developments (PDs) and better define what PDs are to be used for:

- Handle clustering with conservation subdivisions, not as PD.
- Develop a PD justification checklist to determine when a PD is appropriate, including such things as more interesting streetscapes through the use of coving, frontage roads, etc, that can't be accomplished through traditional zoning. PDs should not be allowed just because it's cheaper. Justification may be somewhat different for commercial or industrial PDs, than residential PDs.
- Consider adopting a maximum net density and a maximum gross density.
- Set some minimum standards for PDs, including minimum open space. PDs should not be used as a way to get around zoning standards. Wherever possible the zoning ordinance should be followed. Enforcement becomes difficult when every development has different standards.
- Codify the current policy that the number of dwelling units permitted in a PD shall be the same as would be permitted in a conventional subdivision developed under the Town Zoning Code for lot size, lot width, setbacks, and required open space.
- Establish a PD committee, as a subcommittee of the plan commission to preview PD proposals and reduce the amount of time these take with the full plan commission.

### **Open Space Ordinance Review**

The town's open space ordinance should be reviewed to ensure that it creates useable space:

- Focus on the percent total and the uses (active areas like trails and playgrounds).
- Focus on ensuring that open space is more than just the area around ponds, by stipulating that only x% of the open space can be shared with a detention area.
- Give credit for preserving natural areas such as floodplains, wetlands and woods.
- Adopt a strict tree preservation policy.
- Neighborhoods that connect should provide similar recreation areas, in order to avoid having one neighborhood being overrun by residents from a connecting neighborhood. If a development connects to a neighborhood with a playground, it should provide a similar (though not necessarily the same) amenity.

### **Develop a Conservation Subdivision District**

Develop and adopt a conservation subdivision-zoning district.

### **Revise C-1 Zoning District**

Revise the C-1, Neighborhood Commercial District so that it truly represents a small-scale commercial use. At a minimum, this will require the Town to set a maximum lot size and revise the list of permitted uses so that they only reflect neighborhood level support.

### **Architectural Standards**

Winfield should adopt architectural standards for residential zoning districts that include provisions to prevent "cookie cutter" development of identical or nearly identical homes. Architectural standards can be as restrictive or as flexible as the community wishes. These standards also can be used to help establish a uniform look that could help further a sense of identity (e.g., common streetscape elements, building materials, etc.). Architectural Standards should include roof and foundation standards, in order to ensure that manufactured homes fit into stick-built neighborhoods. Winfield should also adopt architectural standards for non-residential uses that require buildings to present an attractive image to the community.

### **Explore Establishment of a Local Historic Designation**

History contributes greatly to community identity. While Winfield is primarily a new community, there may be some properties within the current town boundaries and unincorporated Winfield Township that contribute to the rural character (such as farmsteads and farm structures) and should be preserved. National and State historic designations do not have the "teeth" to encourage preservation that a local ordinance can have.

### **Explore Overlay Zoning District for Town Center Area**

An overlay zoning district is a district that is superimposed on another zoning district, which adds additional regulations regarding the use of and development standards for the property. Randolph and 109<sup>th</sup> are the primary travel corridors through the town, and the site of the Town Center. After a Town Center Study is completed, an overlay district could establish things like streetscape standards that all the properties in the Town Center Area have to follow, regardless of the individual underlying or base zoning district.

### **Review District Use Table**

Review Appendix A, the District Use Table for the following:

- Residential -- Ensure that complimentary uses, including parks, schools and churches are allowed by right in all residential zoning districts. Allow more senior citizen housing choices by including accessory apartments and assisted living facilities in the table.
- Commercial -- Ensure that the C-1, Neighborhood Commercial District only allows small-scale uses, prohibiting such things as drive-through restaurants and services. Allow private recreational development to occur as a permitted use in the C-3, General Commercial District.



- Industrial -- Ensure that research and development/high technology uses are allowed by right as permitted uses. Discourage unwanted uses, such as adult entertainment by allowing them only in the manufacturing district.

#### **Development Bonuses for Amenities**

Amend the ordinance to provide residential density bonuses to developers in exchange for desirable neighborhood amenities.

#### **Subdivision Ordinance**

##### **Build-Out Analysis**

Require a build out analysis showing the maximum number of units that could be developed under standard zoning, taking into account open space requirements (see below). The following should be part of the subdivision control ordinance:

Development Yield or Build-Out Analysis: the development yield analysis shall show, either in a table or in graphic form, the number of dwelling units that can be built on the site. To determine the number of dwelling units that would be permitted in a conventional subdivision, the following procedure shall be used:

- Subtract the following from the gross acreage of the parent tract: Ten percent (10%) of the gross acreage for roads, and any sites that are considered unbuildable, including sites which may remain as permanent open space under the requirements of the Town's Open Space ordinance, land designated as unbuildable by the comprehensive plan, land inundated by water (land under lakes, ponds, creeks, etc), or land under permanent easement prohibiting future development.
- The remainder of the land shall then be divided by the minimum lot size of the zoning district in which it is located to determine the number of dwelling units that could be developed.
- If the subdivision site is located in more than one zoning district, the maximum number of lots allowed shall be individually determined for each portion of the site located in a different zoning district.

##### **Connectivity between Subdivisions**

- Winfield's subdivision regulations should be required, not optional. Replacing "may" with "shall" in the Subdivision Control Ordinance can do this.
- Traffic calming becomes more essential when neighborhoods are connected. Slowing vehicular traffic will help reduce neighborhood concerns about connectivity.
- Commercial connections are essential. While commercial developers don't like to provide access easements to adjacent properties, which may be competitors, other communities, for example, Carmel-Clay and Zionsville along Highway 421, north of Indianapolis, are requiring it. It is imperative that curb cuts are restricted on arterial and collector streets. Standards for connections should be included in the subdivision ordinance, while locations for connections should be included in the Town Center Study and any other future corridor studies.

##### **Conservation Subdivisions Standards**

Add new standards to the subdivision ordinance to allow (and encourage) conservation subdivisions, including a qualifying checklist. Conservation subdivisions are characterized by common open space and clustered compact lots, and help preserve the rural character of an area. Their purpose is to protect natural resources while allowing

for the maximum number of residences under current local regulations. The town may wish to consider a density bonus to encourage this approach to residential development planning.

Unless a density bonus is offered, the same numbers of lots are built in a conservation subdivision as would be built in a conventional subdivision, so the density level is the same. Conventional subdivisions spread development evenly throughout a parcel without consideration to natural features. Conservation subdivisions locate their homes on one part of the parcel, i.e.; the homes are clustered to preserve natural features and resources.

#### **Driveway Permit**

Develop and implement a local driveway permitting process, in addition to any driveway permit requirements the state may have.

#### **Annexation**

- Annexation Plan -- The Town needs to develop an Annexation Plan, that should primarily focus on annexing undeveloped land to the south of the existing corporate limits. This will allow the Town to direct the location of growth and acquire needed land for non-residential development. The Town Council should conduct an annual review of the annexation plan and prioritize their annexation goals. The first priority should be the commercial businesses along 109<sup>th</sup> Avenue.
- Annexation Inter-Local Agreements -- Propose an inter-local agreement with adjacent communities on annexation (Crown Point and Merrillville).

#### **Thoroughfare Plan**

- Rename the plan as a Transportation Plan and amend it to reflect changes proposed within the comprehensive plan.
- Add a trails and sidewalks component to the Transportation Plan.
- Consider adding bus and/or carpool lanes to Winfield's Transportation Plan.
- Consider adding bicycle lanes to Winfield's Transportation Plan.
- Consider adding park and ride locations to Winfield's Transportation Plan.



## **Administration**

### **Develop Inter-local Agreements for Input on Lake County Cases**

The town needs to develop an inter-local agreement with Lake County to review and process development requests for a property once an annexation application has been filed. There should also be another inter-local agreement with the County that allows the Town to review all subdivision and rezoning applications in unincorporated Winfield Township. These inter-local agreements would give the town an excellent opportunity to review development that will impact them.

### **Develop a Town Web Site**

The town needs to develop a web site that will provide access to documents, such as this plan and the zoning and subdivision ordinances. At a minimum, the site should also include contact information, meeting notices and minutes.

### **Ticketing**

Develop a ticketing process and adopt a ticketing ordinance that can be used for general code enforcement and enforcement of the zoning and subdivision ordinances.

### **Impact Fees**

With Winfield's rate of growth, Indiana's impact fee law should be a good tool. The Town should do an impact fee study for roads and parks, in possible cooperation with other local government jurisdictions (Lake County, Crown Point, and Merrillville).

### **Fiscal Impact Analysis**

Develop a standard fiscal impact form for Winfield, and determine when it should be required (such as for all PDs and annexations).

### **Capital Improvements Program**

Develop and implement a capital improvements program that includes a plan and budget component tied to this comprehensive plan.

### **Annual Comprehensive Plan Review**

Begin an annual review of Winfield's Comprehensive Plan, led by former comprehensive plan steering committee members acting as a special sub-committee of the plan commission. The review should include a review of any deviations from the plan and any need for amendments due to changing conditions, clarification, etc.

## **Economic Development**

- Formally adopt tax abatement policies for Winfield.
- Work with Lake County economic development officials to market Winfield for office uses and the proposed technology park.
- Work with the area economic development organizations to retain and grow existing small businesses (incubator and other incentives).
- Develop a strategy to use of Tax Increment Financing Districts to direct growth.

### **Parks and Recreation Master Plan**

Create a Parks and Recreation Master Plan and explore the creation of a park board.

### **Utilities**

- Work with other agencies to expand fiber optic lines in Winfield.
- Continue with the development of the sewer utility for the Town of Winfield.
- Explore acquisition or an agreement with the existing water utilities.

### **Special Studies**

There are three areas that require additional planning study:

- The major gateways into Winfield: The town may wish to explore whether this urban design type plan might be completed at a low cost by a university landscape architecture class at Ball State or Purdue University, or from a Chicago area university.
- The proposed Town Center area of 109<sup>th</sup> and Randolph: This urban design type plan may be combined with the gateways study or done separately.
- The proposed 109<sup>th</sup> Avenue interchange for I-65: This economic development and infrastructure plan could be done in cooperation with another jurisdiction.

## Action Plan

An action plan is a set of steps to ensure attainment of goals and objectives during a specific time period. Most action plans, including Winfield's, prioritize items, typically based on time, and assign responsibility for the completion of those items.

<b>Highest Priority – These tasks should be accomplished within one year of adopting this plan.</b>		
<b>Task</b>	<b>Document</b>	<b>Responsibility</b>
Develop Major Gateways into Winfield	Gateway Plan	Town Council
Complete a Special Study for the Impacts of the new I-65 Interchange at 109 <sup>th</sup> Avenue	109 <sup>th</sup> Interchange Study	Town Council
Implement Ticketing for Code Enforcement	Town Code	Town Council, Town Planner, Building Inspector
Revise Sanitary Sewer Limited Scope Master Plan	Sanitary Sewer Limited Scope Master Plan	Sanitary Sewer Board
Develop Annexation Plan	Annexation Plan	Town Council
Adopt Rezoning Policy	Plan Commission Rules of Procedure	Town Council and Plan Commission
Develop Capital Improvements Program	Capital Improvements Plan (Budget)	Town Planner and Town Council
Adopt Street Lighting "Dark Sky" Standards, Adopt More Restrictive PD Requirements, Develop and Adopt Architectural Standards, Review Open Space Ordinance for Changes, Update Sign Ordinance Standards and Update Landscape Ordinance Standards	Zoning Ordinance*	Town Council, Town Planner and Plan Commission
Hire Full-time Professional Town Planner	N/A	Town Council & Plan Commission
Develop a Police Service Plan for Winfield	Police Service Plan	Town Council
Adopt Street Lighting "Dark Sky" Standards, Adopt & Maintain a Strict Sidewalk Installation Policy, Adopt Regulations to Encourage Connectivity Between Subdivisions	Subdivision Ordinance*	Town Council, Town Planner and Plan Commission
Develop a "Brand" and Web Site to Market Winfield	Web Site and other Promotional Documents	Town Council

*\*Ideally all changes to the zoning and subdivision control ordinances would be done at once as part of an ordinance rewrite in the first year. If cost precludes this action, then edits may be done independently under the schedule suggested here.*



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<b>Second Priority – These tasks should be accomplished within two years of adopting this plan.</b>		
<b>Task</b>	<b>Document</b>	<b>Responsibility</b>
Rezone Land to Match Comprehensive Plan	Zoning Maps	Town Council, Town Planner and Plan Commission
Revise the Agricultural Overlay District, Develop and Adopt a Conservation Subdivision Zoning District, Update Zoning Ordinance Use Table, Revise C-1 Zoning District, Implement Local Driveway Permit Process	Zoning Ordinance*	Town Council, Town Planner and Plan Commission
Create Parks and Recreation Master Plan and Park Board	Parks and Recreation Master Plan	Town Council
Create Annexation Inter-Local Agreements	Inter-Local Agreements	Town Council
Develop and Adopt Conservation Subdivision Standards Adopt Build-Out Analysis Requirements, Implement Local Driveway Permit Process	Subdivision Ordinance*	Town Council, Town Planner and Plan Commission
Complete Town Center Study	Special Study	Town Council
Establish Level of Service for Winfield Roads, Complete a Thoroughfare (Transportation) Plan with a Trails and Sidewalks Component	Thoroughfare Plan	Town Council, Plan Commission, Metropolitan Planning Organization and Consulting Engineer
Develop a Street Tree Planting Plan	Planting Plan	Town Council
Explore Adopting an Adequate Public Facilities Ordinance	Adequate Public Facilities Ordinance	Town Planner and Town Council
Create Inter-local Agreements for Input on County Rezoning and Subdivision Cases	Inter-Local Agreements	Town Council and Planning Staff
Explore Impact Fee Study	Impact Fee Study	Town Council
Adopt Standards for Fiscal Impact Analysis	Fiscal Impact Analysis Ordinance	Town Council

*\*Ideally all changes to the zoning and subdivision control ordinances would be done at once as part of an ordinance rewrite in the first year. If cost precludes this action, then edits may be done independently under the schedule suggested here.*

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<b>Third Priority – These tasks should be completed within three years of adopting this plan.</b>		
<b>Task</b>	<b>Document</b>	<b>Responsibility</b>
Adopt Tax Abatement Policies	Town Council Policy	Town Council
Develop a Strategy for the use of Tax Increment Financing Districts; Establish TIF District(s)	TIF Plan	Redevelopment Commission and Town Council
Market Winfield for Business Park	Marketing Plan	Town Council
Encourage Small Business Growth and Retention	Small Business Development Plan	Town Council
Implement a Neighborhood Watch Program	N/A	Town Council
Implement a Telecommunications Strategy, including Fiber Optics	Telecommunications Plan	Town Council, other Agencies
Establish Tree Preservation Regulations	Subdivision Ordinance*	Town Planner, Plan Commission and Town Council
Establish Tree Preservation Regulations , Adopt Mobile Home Park Standards	Zoning Ordinance*	Town Planner, Plan Commission and Town Council

*\*Ideally all changes to the zoning and subdivision control ordinances would be done at once as part of an ordinance rewrite in the first year. If cost precludes this action, then edits may be done independently under the schedule suggested here.*

<b>Fourth Priority – These tasks should be accomplished within five years of adopting this plan.</b>		
<b>Task</b>	<b>Document</b>	<b>Responsibility</b>
Update Comprehensive Plan	Comprehensive Plan	Plan Commission and Town Planner
Explore Establishment of Local Historic Regulations	Zoning Ordinance*	Town Council, Plan Commission, Parks Council, Town Staff
Consider Development of Commercial or Industrial Park by the Town	Special Study	Town Council
Apply for Grants for Parks and Tree-Planting	N/A	Town Planner

*\*Ideally all changes to the zoning and subdivision control ordinances would be done at once as part of an ordinance rewrite in the first year. If cost precludes this action, then edits may be done independently under the schedule suggested here.*



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**Growth Management Procedures** – *the following tasks are to be done on an annual basis, unless otherwise noted*

<b>Task</b>	<b>Document</b>	<b>Responsibility</b>
Review Subdivision Control Ordinance for Amendments	Subdivision Ordinance	Plan Commission
Review Sanitary Sewer Limited Scope Master Plan for Amendments	Sanitary Sewer Limited Scope Master Plan	Sanitary Sewer Board
Review Park and Recreation Master Plan for Amendments	Park and Recreation Master Plan	Park Board
Review Annexation Plan for Amendments	Annexation Plan	Town Council
Provide Plan Commission, Board of Zoning Appeals and Town Planner with Land Use Training	Various Sources	Town Council
Review Zoning Ordinance for Amendments	Zoning Ordinance	Plan Commission
Review All Fees and Fines	Fee Schedule	Town Council
Review Building Code	Building Code	Building Inspector
Review Comprehensive Plan	Comprehensive Plan	Comprehensive Plan Special Subcommittee
Complete New Housing Forecast	New Housing Forecast	Town Planner
Analyze How Growth will Impact Level of Service	Growth Analysis for Budget	Department Heads
Review Transportation Plan	Transportation Plan	Comprehensive Plan Special Subcommittee
Hold Growth Forums with other Local Government Agencies	Growth Forum	Town Planner and Town Council
Request Needs Assessment and Acquisition Plan from other Local Government Agencies (semi-annually)	Needs Assessments and Acquisition Plans	Town Planner





# Appendix A: Community Survey Results

*A good comprehensive plan asks the community what they want.*

## Methodology

The Winfield Comprehensive Plan Steering Committee developed a self-administered one-page survey and then mailed it during February 2006 to all the Winfield households listed on postal carrier route sequence data. Steering committee member Andrew Wright collected the returned surveys from town hall and compiled the following results:

Survey Results	
Total Surveys Mailed	1147
Surveys Returned	280
Return Rate	24.41%

1) Area of Residence								
Rural/Other Subdivision	68	25.19%						
	202	74.81%						
Hidden Creek	Trees	CME	Meadows	Double Tree W.	Double Tree E.	Double Tree	Other	
20	44	53	20	18	27	14	6	
9.90%	21.78%	26.24%	9.90%	8.91%	13.37%	6.93%	2.97%	

2) Gender		
Male	159	56.38%
Female	123	43.62%

3) Own or Rent?		
Own	268	99.26%
Rent	2	0.74%

4) Age?		
21 or <	0	0.00%
21-30	3	1.09%
31-40	61	22.18%
41-50	69	25.09%
51-64	80	29.09%
65+	62	22.55%

5) Length of Residence		
2 or <	54	20.00%
3-5	79	29.26%
6-10	77	28.52%
11-20	20	7.41%
20+	40	14.81%

6) # of People in Household		
Adults		Children
1	27	31
2	217	40
3	23	24
4	10	9
0	2	1
		3
		171
Avg. # of Adults		2.04
Avg. # of Children		0.87

Children		
1	31	11.11%
2	40	14.34%
3	24	8.60%
4	9	3.23%
5	1	0.36%
6	3	1.08%
0	171	61.29%



Reason for choosing Winfield			
7)	Low Taxes	34	17.53%
	Schools	11	5.67%
	Rural	70	36.08%
	Location	56	28.87%
	Other	23	11.86%
	People who selected 1 reason.		

7)	Reason for choosing Winfield		
	Low Taxes	58	29.90%
	Schools	20	10.31%
	Rural	58	29.90%
	Location	53	27.32%
	Other	15	7.73%
People who selected multiple reasons.			

Other response reasons are listed on the following page.

In response to Question #7, "Which of the following was the most important reason for choosing to live in Winfield," the following is the list of reasons given for answer E-Other:

survey #	Response
1	Appeared upscale.
2	Lot sizes.
14	Rural, Rural, Rural.
19	It's where a lovely retirement community is located.
20	Family.
21	Been here since 1916.
22	Townhouse on water with 2 car garage.
23	Born and raised here.
24	Type of house.
25	Dark skies (stargazing).
26	Quick possession.
41	Rural & access to businesses, medical & restaurants.
42	Republican area.
94	Low crime.
96	All of the above.
98	Business opportunity.

101	Value.
107	Liked community.
113	Family farm.
115	Homes not too close.
134	Retirement.
136	Small subdivision.
138	All of the above.
149	Born & raised.
153	Raised here.
155	To get out of the city.
157	Lifetime resident.
168	Close to all main roads.
169	Space.
193	Cost.
216	Occupation-farming.
226	Farming.
229	Downsize.
240	Acreage.



244	Value for your \$.	
254	Grew up here-family home.	
255	Lake.	
256	Liked the house.	
261	Liked subdivision.	
267	All of the above.	

In response to **Question #8, "List up to 4 of the primary challenges you feel the Town of Winfield faces,"** there were 736 responses. The responses were divided up into the following categories:

- Growth-Any response that dealt with growth, rural atmosphere, population, developments, type of housing, etc.
- Roads & Traffic-Any response that mentioned condition of roads, amount of traffic, need for additional roads, traffic signals, speed limits, etc.
- Sewer, Water, & Other Infrastructure-Any response that mentioned water or sewer utilities, storm water drainage, sidewalks, etc.
- Parks, Recreation, & Open Space-Any response that dealt with parks, bike paths, wooded and open areas, etc.
- Town Services, Ordinances & Rules-Any response that mentioned current services (street department, inspections, etc.), police & fire services, current or desired ordinances or rules, etc.
- Finances & Taxes-Any response that mentioned taxes, town finances, spending, tax base, etc.
- Government & Politics-Any response that mentioned town government, leadership, politics, etc.
- Schools-Any response involving the schools.
- Commercial & Business Development-Any response that mentioned current or desired commercial businesses in town, light industry, etc.
- Miscellaneous-Any response that did not fit in a category above.

The responses are not classified as to the positive or negative relationship with the category. The vast majority in each category follow similar patterns. The results are as follows (in no particular order):

CATEGORY	# OF RESPONSES	PERCENTAGE
Growth	165	22.42%
Roads & Traffic	166	22.55%
Sewer, Water, & Other Infrastructure	57	7.74%
Parks, Recreation, & Open Space	58	7.88%
Town Services, Ordinances, & Rules	70	9.51%
Finance & Taxes	71	9.65%
Government & Politics	60	8.15%
Schools	21	2.85%
Commercial & Business Development	37	5.03%
Miscellaneous	31	4.21%
Total	736	100%

**Question #8, "List up to 4 of the primary challenges you feel the Town of Winfield faces"**

Comment	Survey #
Planning with a purpose.	1
Looking at the growth and the impact 10 years down the road.	1
Rapid growth.	2
Growth.	4
Planning.	5
Keeping its rural atmosphere.	7



Annexing property for town, but also slow down it's growth.

7

Growth and services.

8

Preserving rural atmosphere.

9

Planned developments.

16

Keeping the rural atmosphere.

17

Too many subdivisions.

18

Overcrowding-too many people.

21

Growth of population/services.

22

Keeping single-family dwellings.

24

Lack of foresight (poor planning).

25

How fast do we want to grow so we can still maintain control?

26

Some type of control over future residential and commercial construction.

29

Well-structured growth.

32

Growing too fast.

33

Population explosion.

36

Master Planning.

37

Developers and builders.

43

Managed growth.	43
Preserve a somewhat rural feel.	44
Controlled growth.	49
Curtail high-density developments.	51
Maintain small town feel.	52
The majority of houses in Winfield are well above average homes. The new development plans should be a disgrace to everyone in our community.	53
Controlled growth-making certain Winfield residents benefit and not developers.	55
We need a heart; my concern is we end up similar to Dyer or Merrillville-a town of subdivisions. We should use Munster as a template.	55
Rural is not realistic and not defined. If someone wants rural they need their own farm with outdoor plumbing.	55
Over population.	59
Maintain rural atmosphere.	64
Growth.	65
Put more restrictions on builders.	67
Growth of town.	74
Minimize multi-family dwellings.	76
Uncontrolled growth.	80

Reasonable overall plan for development of city.	80
Reasonable growth.	80
Growth of area too rapid.	86
Maintaining rural lifestyle.	87
De-valuation of properties.	88
Quality development (i.e. high property values, open space & less dense).	98
More single family homes.	99
No section 8 housing.	99
Watching growth & taxes.	99
Keep out low-income housing & transient apartment housing.	101
Make Winfield the most desired community to live in. A classy, friendly town-yet successful.	101
Lower property values by allowing small houses to be built close together in subdivisions.	104
Controlled growth.	105
Keeping low & medium cost housing out!!!	108
Retain small town quality.	109
Bonding of neighborhoods and across subdivisions.	109
Stop the expansion.	111



Keeping Winfield a rural atmosphere.	112
Overcrowding.	115
Taking farmland from owners & converting to subdivisions.	115
Small town becoming big city.	115
Expanding too much, too fast.	115
Rapid growth & development, both residential & commercial.	117
Rural character is rapidly becoming lost-its why most people moved to Winfield!	121
Development of subdivisions and commercial enterprise at an alarming and uncontrolled pace causes loss of rural character.	121
Keep lots large.	125
Multi housing out.	125
Over development.	127
Growth too fast for street construction etc. to catch up.	128
Growth.	129
Growth (density).	130
Listening to developers promise, then them not following thru for good of community. This is a wonderful community-don't ruin it.	136
Growth.	138

Growth.	139
Over building subdivisions.	140
Keeping a rural atmosphere.	141
Control growth.	143
Overcrowding.	144
Growth.	146
Developers not being held accountable.	146
Keep the "small town" feel.	148
Control growth..	149
Lack of organization of commercial/residential.	150
Over population with low \$ value subdivisions.	152
Too many subdivisions causing too much traffic & road destruction.	153
Limit the speed of growth.	154
Organized thought-out growth.	157
Over building.	159
Rural atmosphere disappearing-stables, farms...	159
To keep building controlled.	160

Over populate.	160
Unscrupulous builders & developers.	162
Continue to grow (but keep control of it).	164
Keep it a country rural setting.	164
A house or building on every sq. foot in the town theory.	166
Dealing with developers who only want to make a buck.	167
Isolationism of subdivisions.	169
Developers crowding homes on small lots.	169
Fast growth.	171
Loss of rural atmosphere.	171
Renting of properties.	172
Building only quality single-family housing.	173
Not giving in to greedy self-serving developers!!!!	173
Responsible, planned and controlled growth.	174
Maintain rural appeal-limited growth.	175
Keeping a rural atmosphere.	176
Careful development/planning on expansion to enhance community.	179



Don't overbuild.	180
Growth.	185
Over building.	186
Stopping multi-family units.	187
Controlling rental units.	187
Expansion, character & maintain current atmosphere.	188
Maintaining rural character.	191
Rapidly growing area.	192
Keep community atmosphere as much as possible.	192
Keep an eye on growth.	195
I feel the town is losing it's "rural feel."	199
Better quality subdivisions.	202
Control over new development.	203
Balance of commercial/residential development.	203
Staying a bedroom community while building up the town center.	204
Keeping building from getting out of control.	207
Balancing rapid growth against smart growth.	209

Keeping rural atmosphere.	210
Avoiding low-income housing.	210
Quit building duplexes-brings value down.	211
Town growth.	211
Too much growth too quickly.	212
Slow down on multi-family home. This only lowers single-family homes in the area (values).	213
Just overall growth. This is important, just to be able to keep up?	213
Uncontrolled growth-lose rural feel-farmland gone.	220
Too much residential growth.	221
Growing population.	223
Town is growing too fast.	226
Growing too fast.	227
A well defined "Plan" for future growth. A division between residential and commercial areas.	229
A balance between single-family residences and multi-family residences.	229
Rumor is-townhouses coming through our subdivision! (Meadows) It is not fair! They should have there own entrance!	231
Too much building.	234
Loss of farmland.	234

Loss of rural environment.	234
Population.	237
Loss of farmland.	237
Overgrowth in housing.	238
No apartments or townhomes.	238
No duplexes.	238
Quality general contractors.	241
Uncontrolled growth.	243
Growth control.	244
Fewer multi-family housing developments.	246
Need to slow down construction on multi/single family homes.	247
Discourage rental property.	248
No more multi-housing.	249
Over crowding.	253
Growing too fast.	254
Keeping rural.	259
Rapid growth-maybe too fast.	262



Controlling developers.	269
Growth.	272
Population density of some developments.	275
Growth as a town.	276
Preserving rural atmosphere.	277
Keeping the town upscale & resist low cost houses & multi-family residential homes.	277
Rural atmosphere, small town feeling.	279
Maintain rural upscale atmosphere.	280

- 9) As a resident of the Town of Winfield, please indicate whether the following services and facilities are either "Important," "Not Important," or if you have "No Opinion"

	Important	Not Important	No Opinion	Total Responses			
Schools	211	75.36%	33	11.79%	36	12.86%	280
Parks	178	63.57%	75	26.79%	27	9.64%	280
Library	174	62.14%	68	24.29%	38	13.57%	280
Police Protection	250	89.29%	19	6.79%	11	3.93%	280
Fire Protection	266	95.00%	6	2.14%	8	2.86%	280
Streets/Roads	265	94.64%	9	3.21%	6	2.14%	280
Sanitary Sewers	189	67.50%	65	23.21%	26	9.29%	280
Stormwater Drainage	207	73.93%	39	13.93%	34	12.14%	280
Town Government	211	75.36%	29	10.36%	40	14.29%	280
Municipal Water	173	61.79%	77	27.50%	30	10.71%	280

10) Please indicate the direction you believe the Town should be taking towards different types of growth by indicating "Encourage," "Slow Down," "Discourage," or "No Opinion."

	Encourage	Slow Down	Discourage	No Opinion	Total Responses
Single Family Residential	158 56.43%	104 37.14%	7 2.50%	11 3.93%	280
Multi-Family Residential	17 6.07%	62 22.14%	191 68.21%	10 3.57%	280
Retail and Commercial	164 58.57%	64 22.86%	37 13.21%	15 5.36%	280
Light Industrial	94 33.57%	23 8.21%	125 44.64%	38 13.57%	280



11) Are the following goals "Important" or "Not Important" to you, or do you have "No Opinion" as to whether the Town of Winfield should pursue these goals?

	Important		Not Important		No Opinion	
Improve streets & roads	261	93.21%	9	3.21%	10	3.57%
Develop more recreational facilities	145	51.79%	102	36.43%	33	11.79%
Develop sidewalks and bike/pedestrian trails	138	49.29%	110	39.29%	32	11.43%
Preserve wooded natural areas	236	84.29%	23	8.21%	21	7.50%
Annex more property into the town	84	30.00%	132	47.14%	64	22.86%
Establish a community/activity center	98	35.00%	125	44.64%	57	20.36%
Have developers pay fees to help provide for road and park improvements.	220	78.57%	30	10.71%	30	10.71%
Low & medium cost housing should be encouraged	28	10.00%	214	76.43%	38	13.57%
The Town should develop a well defined "Downtown"	117	41.79%	126	45.00%	37	13.21%
The architectural design of buildings should be regulated more	148	52.86%	89	31.79%	43	15.36%
Tax incentives should be used to recruit commercial & light industrial business	97	34.64%	128	45.71%	55	19.64%
Require "Open" or "Green" space as part of new developments	215	76.79%	29	10.36%	36	12.86%

12) Would you be willing to increase taxes to provide additional municipal services?	Yes		No		No Answer/Make No
	80	28.57%	180	64.29%	
					20
					7.14%
					280

**Question 13, "Additional Comments."** Following are all of the responses to question 13. All question 13 responses are the first comments in quotations without attribute to anything else on the survey. If the respondent wrote any other comments on any part of the survey, that is included, and notated by indicating what the additional comment referenced.

#	Comment
2	Wrote, "related" next to bike/pedestrian trail and wooded areas lines and "discouraged" & "No." next to low/medium cost housing line on Q11.
3	"Annex LOFS as we pay for their usage. Once the rural atmosphere is gone, so is the appeal of Winfield."
4	"Slow is good!"
5	"Since '93 there has been no planning, make a plan, let everyone know the rules and stick to it. We need more planned development, but please charge the builders a service charge per lot. \$1,000 per lot is not going to discourage building. You have a chance to make it great-plan for the next 100 years."
6	"Winfield should discourage multi-family and/or low-income housing-if this is not discouraged, Winfield will become the next Merrillville." Circled commercial and scratched out light industrial on tax incentive question on Q11.
7	"The current town council members have done a great job for Winfield. Let's keep Winfield a community and not a city in the making. Thanks."
8	"Fast growth map a plan of attached. Don't over load the budget, taxes and financing."



9	"Enforce dog walking on leashes. Too many strays running loose-safety issue."
11	"No tax increases-between taxes, Nipsco, gas, and fees, a family can't make it!!"
13	"Keep tax base down due to fixed incomes."
14	"Stop adding subdivisions and keep rural country look to south. More housing means more road repair, more crime and more town expense."
15	"Traffic lights at dangerous intersections on 109 <sup>th</sup> ." Wrote "too much vandalism" next to Police Protection & "already installed" next to Municipal Water on Q9. Wrote "zoning?!!" next to Retail & Commercial Growth and "Deny" next to Light Industrial Growth on Q10. Wrote, "very" next to improve streets and roads line on Q11. Wrote "too high now" next to tax increase line Q12.
16	"Until the master plan is completed, residential growth should be slowed down. Going forward, developers should have to subsidize both parks & infrastructure."
18	"I'm only here temporary, I'm leaving Winfield for the Town of Kentland 1 hour south. Taxes in Lake County are out of reach." Wrote, "Taxes are not low" next to low taxes line on Q7.
19	"I live in Chicagoland Christian Village. I don't have a car anymore, so I can't drive around exploring the area so I really know very little about it. I'm sorry I can't be more helpful."
20	"Winfield has been a huge disappointment. Doubletree Lake Estates does not contain a single park! Too much vacant office space-why would one want to visit Winfield? Standards must be raised! Current Winfield Utilities is a scam. Rates are exorbitant!"
21	"We have too many subdivisions and they are not leaving this the rural community we wanted when we became a town."
22	"Keep it as a residential area-not industrial. Continue to solicit citizen's comments & suggestions. Families call this home. Think of it as such! P.S. Thanks for this survey and the opportunity to participate. We like living here." Wrote, "If cost effective and properly managed & maintained" next to tax increase line on Q12.
23	"More North-South roads are a must."



24	Wrote, "case by case basis!!" next to tax increase line on Q12.
25	"We need stronger planning (like Crown Point, Porter County, etc.). If we insist on higher development standards, we will end up with better growth and/or greater preservation of open spaces. Higher taxes are necessary in achieving this." Wrote, "I disagree" next to tax incentive line on Q11.
26	"Whatever it takes-get post office to recognize us-we're not Crown Point or LOFS. As I found out waiting 40 minutes for ambulance a block away operator kept asking for official mailing address. Heart attack could have been fatal."
27	"Sidewalks & well defined business center. Also curbed streets."
28	"Quit trying to make the town a city! Keep existing infrastructures maintained! Keep the citizens safe! That's it! We don't need a downtown skyline! Don't need a central park! If we avoid these expenses we won't need light industrial to subsidize the tax base!"
29	"Winfield is a nice town and a good place to live & raise a family. We need to plan for the future-which Merrillville did not do and this leads to limited road access, traffic jams and no conditions (rules) for residential & commercial growth."
30	"We love this town, but wish there were areas to take our 5 & 2 year olds to play and/or swim."

31 "I would like the Meadows to again be reconsidered for city water. I was all in favor of it before." Wrote, "We have no children in public school, they go to private school" next to Schools line in Q9. Wrote, "You should have a percentage we would be willing to have them raised. If I agree to taxes being raised, I would want them kept to being raised only 3-5%" next to tax increase line on Q12.

32 "No industrial developments. Bike path/trails would be nice." Wrote, "NO!" next to light industrial growth line on Q10. Wrote, "NO!" next to tax incentive line on Q11.

33 "Impose regulation governing sale of property next to all residence involved, giving them the option to buy."

34 Wrote, "limited" next to Parks line on Q9.

35 "As a new resident from Canada, who are used to paying high taxes, I feel that the taxes are quite high enough for the return of services, which is minimal. No subdivision should have no street lighting for example. There are no sidewalks in the subdivisions and no area on the sides of the road so that you could walk to Winfield. More money=more waste of money."

36 "A public park wouldn't hurt! With the population increase, we should seriously consider our own police force."

37 "Growth is required to fund required services. Higher density around the central services is prudent. Developer & builder fees will greatly assist. Some tax increase is obvious." Wrote, "Reasonably" next to tax increase line on Q12.

38 "Try to keep property taxes down. Please."

39 "Be careful of what you do-try not to raise my taxes-we paid too much as it is. Winfield advertised as low taxes-but ours were higher than where we used to live." Wrote, "Taxes were high" next to Low Taxes line on Q7.

42 "Keep your Republican party honest & strong with results. Don't let the Democrats get in. No section 8 housing!"



43 "Since life safety should always be the top priority for any government agency, I believe the treacherous condition of both Randolph Street and 109<sup>th</sup> need to be fixed before any other project is pursued. The intersection at Randolph & 109<sup>th</sup> needs turning lanes. South Randolph @ 125<sup>th</sup> is also in desperate need of repair."

45 "Thanks for asking."

47 "Keep Winfield rural-no multi-family."

48 "#12-only for a real police department. It is the wild west. I almost got run over by a dump truck and county police hung up on me, but first said "F\*\*\*\* No I'm not going out there" and that's a quote. I don't feel safe living in Winfield with all these strange looking construction workers. For all I know, they are wanted men. Parents drive their kids to the bus stop 2 houses away & I don't blame them." Wrote, "very important" next to Police Protection line on Q9. Wrote, "Yes" next to have developers pay fees, "No" next to tax incentives line, and "Yes" next to Open/Green space line on Q11.

50 "I have been paying high taxes already & the roads are still crappy. I moved here to be in the country, but industry & over population has followed me."

51 "Hold developers accountable. Do not allow them to abandon promised plans. More open space. Control speeding on Randolph & 109<sup>th</sup>."

53 "Please stop low cost housing, it will hurt our future." Wrote, "Definitely Not!" next to low/medium cost housing on Q11.

55 "Our residential growth should be R-1 or R-2. No hi-density housing and absolutely no multi-family housing."

57 "Let's get property taxes all straight before we add more." Wrote, "not low" next to low/medium cost housing line on Q11.

58 Wrote, "To an extent" next to tax increase line on Q12.

59 Wrote, "No" next to low/medium cost housing line on Q11.

60 "Enforce any construction clean-up ordinances. Empty dump boxes before they blow all over. Advise



	residents to tie up garbage bags; when the wind blows there is debris and garbage all over. Dogs must be on a leash & clean up poop. Clean up Pike Street by the 4 plexes."
70	"I am completely against multi-family units. Whether it be apartments or condos."
71	"Build more streets and put up stop signs on 109 <sup>th</sup> Avenue at every intersection or put police to control the speed on this road."
72	"I think property taxes are too high."
74	"We need to keep taxes down as there are many seniors on fixed incomes. No need for parks at this time, as the lots in most areas are large. If playground & parks are in the future the developers should also maintain them."
75	"Keep the rural appeal to the greatest extent possible. I'd hate to see the land south of Trees turn into anything frankly. Keep the corn!"
76	"Agree with tax increases to support well managed municipal services."
78	"Along with location goes the need for a good road system and infrastructure."

80	"Believe the present desire to acquire water & sewer system is not that important. There will be an increase in cost of city government. I feel the most important thing before this city is a comprehensive city development plan. I agree developers should be charged an impact fee in building permits for streets, parks, police & fire, etc."
82	Wrote, "decrease" next to tax increase Q12.
84	"I can't wait to retire & get out! I can't believe I helped form this town, what a mess!" Wrote, "NO, NO, NO, NO, NO" next to low & medium housing line & "NO!!" next to tax incentive line on Q11.
88	"I'd like to see the results of this survey published in the Times." Wrote, "Are you kidding?" next to tax increase line on Q12.
89	"Moved here to enjoy country luxury living-now it's getting just like what we left! We'll probably be selling in next two years. Traffic out here is getting unbearable!"
90	"It's time the town council quit acting like spoiled children and started acting like intelligent adults and put the town and it's future above their petty ideas."
91	"Taxes were low & a primary reason, but now it's extremely disappointing at where they are today!"
92	"Lower my existing taxes, now." Wrote, "Hell No" next to tax increase line on Q12.
93	"Hopefully the town board is taking effect and some common sense people are going to start leading the town. The larger board is good."
95	"If roads aren't fixed, repaired, how are we supposed to get to work to pay these taxes, which have doubled. Please fix 109 <sup>th</sup> & Randolph St."
96	Wrote, "but only for police" next to tax increase line on Q12.
97	"109 <sup>th</sup> & Randolph are the only roads in & out of Winfield. They need to always be made a good road for travel. Our poor cars on 109 <sup>th</sup> took such a beating for so long. Never again. Please!"



99	"We have to concern ourselves with type of growth. Maybe tax incentives for commercial & industrial development. No low or subsidized housing. More parks or natural space in some of these areas." Wrote, "No" next to low & medium housing line and "Yes" next to open/green space line on Q11. Wrote, "Maybe" next to tax increase line on Q12.
101	"Develop more parks, both for kids (basketball, baseball, playgrounds, etc.) & adults (park benches, walk path, etc.). Encourage Illinois type subdivisions-higher price, larger lots, green areas, & streets. Nice restaurants in downtown area (see Naperville downtown)."
105	Wrote, "but in appropriate locations" next to light industrial growth line on Q10.
106	"Roads from Palmer S. (Stoney Run Estates) to 129 <sup>th</sup> are in horrible condition." Wrote, "at the southern boundary of Winfield we have minimum services" next to tax increase line on Q12.
107	"Have not yet seen tax bill. We need streetlights! Any help I will volunteer."
110	"Stormwater drainage is very poor in Doubletree West. The final grade between houses & units does not drain off well to the storm sewer, leaving water in undesirable amounts where it does not belong. There are no swales between. Very poor engineering. Shame on engineer & inspector."
111	Wrote, "Not enough books-poor hours" next to library line on Q9. Wrote, "If they are the ones I think are important, Yes, if not, No" next to tax increase line on Q12.
112	Wrote, "Our girls are 26 & 27, but I still feel many of these are important" above Q9. Underlined bike/pedestrian trails & scratched out sidewalks on Q11.
113	"Don't pass so many rules, laws, etc. as to impose restrictions on farmers. Some family farms have been here for over 100 years. Don't squeeze them out."
115	"We pay enough taxes already and we have not seen any positive results from money collected."
117	"Privatize all municipal services." Wrote, "No" next to low/medium cost housing line & "No Industrial" next to tax incentive line on Q11.
118	Wrote, "We have some?" next to light industrial growth line on Q10.



121	"We daily mourn the loss of the changing country atmosphere of the early Winfield town-the quality which many came seeking, only to destroy. Developers have been allowed to rule unchecked. All open land is available to them. We were led to believe our rural-ness would be protected and encouraged." Wrote, "unfortunately necessary" next to town government on Q9. Wrote, "should not become a strip, should stay condensed" next to downtown line (and underlined well defined) & "no more business-Randolph is becoming a strip" next to tax incentive line & "instead of the town building parks" next to open/green space line on Q11.
122	"Don't let developers run & mold our town! Developers may have the money, but we must have an unshakable framework from which they must work within."
124	Wrote, "not low" next to low/medium cost housing & "Minimal" next to tax increase line on Q12.
125	"Town is losing reason we moved here. Large lots, people were not on top of each other."
126	"New developments should help pay for road improvements and expansions!"
128	"Please focus on making this a community for families. We need more green areas & parks and less construction. Winfield, as a town, needs to catch up to the growing community needs. How much longer are we going to count on Crown Point to carry us and provide our identity?"
129	"Leave well enough alone!! If people want amenities-move to Crown Point."
130	"The roads should be in better shape coming in & out of town. Very light industrial should be encouraged. Developers should be made responsible for a sense of community. Taxes should not increase too much."
131	"Absolutely NO apartments. No new roads, for example extending Gibson to 109 <sup>th</sup> . Town cannot afford to maintain roads now."
133	"I think it's terrible that the Town of Winfield has made it impossible to build a home in Winfield unless you are a licensed general contractor. I can see architectural review, but as long as the house meets all code, why should I have to pay a general contractor to do what I can do?"
134	"Need a laundry facility."