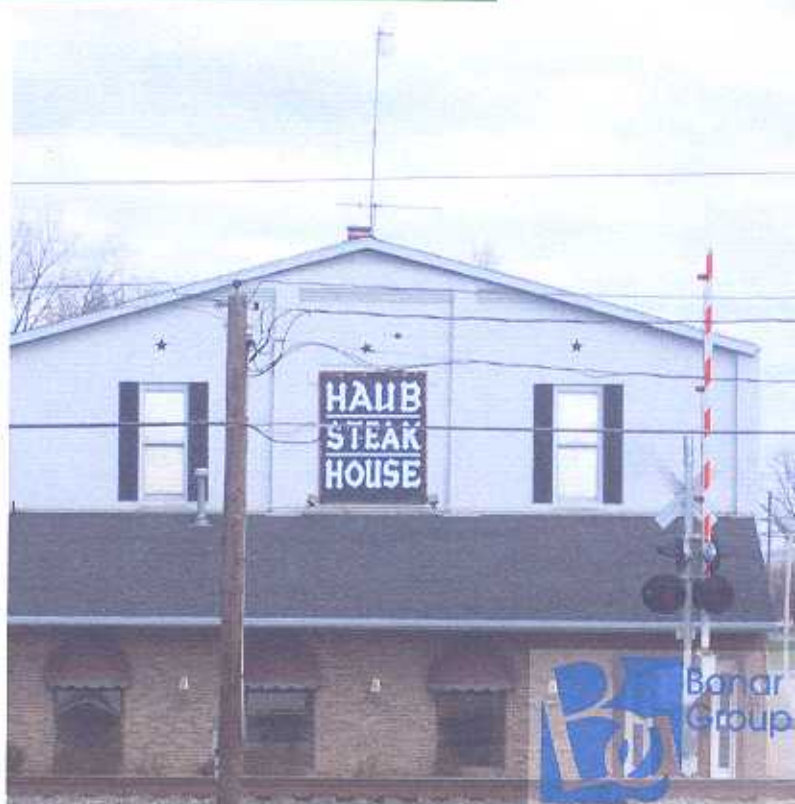




Town of Haubstadt
Comprehensive Plan



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Background

The Town of Haubstadt is located in Gibson County which is situated in the southwest corner of the State of Indiana. Haubstadt is approximately 10 miles from Evansville, Indiana, the State's 3rd largest City, and approximately 170 miles southeast of Indianapolis, Indiana, the State Capital. The Town is served by U.S. Hwy 41 to the east, State Road 68 through town and I-64 to the south. The nearest interstate access is the interchange at I-64 and U.S. Hwy 41 which is approximately 2 miles southeast of the Town of Haubstadt.

The Town of Haubstadt's labor market region includes the areas of Daviess, Dubois, Gibson, Knox, Martin, Perry, Pike, Posey, Spencer, Vanderburgh and Warrick Counties; hereinafter referred to as "the Region."

Purpose of the Comprehensive Plan

The Town of Haubstadt is within the jurisdiction of the Haubstadt Advisory Plan Commission, which was legally established under the provisions of IC 36-7-4-202 for the purpose of regulating development in a manner consistent with the health, safety, morals, and general welfare of the residents of the Town of Haubstadt. The Haubstadt Advisory Plan Commission has jurisdiction over the Town of Haubstadt. The Comprehensive Plan consists of all materials prepared and approved under the 500 series of IC 36-7-4 or under prior law. The Comprehensive Plan contains the community's policies, goals, and objectives which serve as the basis for land use development regulation in the jurisdictional area of the Haubstadt Advisory Plan Commission. This document (and all other related information which may be incorporated herein by reference) constitutes the Comprehensive Plan of the Town of Haubstadt.

Methodology of the Comprehensive Plan

Haubstadt's Comprehensive Plan is intended as a working document to be used by elected and appointed personnel to make decisions about the future development and growth of the Town. It is further structured to allow for evaluations and periodic updates.

The Comprehensive Plan is a combination of short-term and long-term objectives. The long-term objectives are intended to guide development decisions toward a dream for the future. These long-term objectives are deliberately broad in nature and relate to a vision that says, "This is what we value in our community, and given the fact that we cannot expect to control everything, this is generally what we want our community to be like in the future." The short-term objectives are intended to guide the day-to-day decisions concerning more specific and task oriented goals and objectives. These short-term elements say, "Given our long-term goals and changing community conditions, these are the projects and programs that we want to complete in the short-term, and this is how we plan to accomplish them." It is intended for the short-term goals, objectives, and action plans to be evaluated and revised, if necessary, at

the end of each short-term planning period by the Haubstadt Advisory Plan Commission with the assistance of the Comprehensive Plan Steering Committee and/or its designated subcommittees.

The Planning Process

The Haubstadt Steering Committee began with, and the Haubstadt Advisory Plan Commission will continue with, the planning process outlined below.

1. Community Analysis and Inventory

This involved the evaluation and analysis of existing community conditions and trends. Basic demographic analyses were performed with respect to population, housing, employment and income characteristics. An inventory of community land use patterns, public facilities, and transportation systems were also completed in order to better understand how existing community features are likely to influence future development scenarios.

2. Public Participation

The Haubstadt Steering Committee believed strongly that considerable public input, at the earliest phases of the project and on through project completion, would be necessary in order to ensure buy-in from the entire community. Therefore, the committee worked with the consultants to develop a public participation plan to actively engage the residents of the Town and the surrounding area during the entire planning process. The final public participation plan for the creation of this comprehensive plan consisted of a public kick-off meeting, two public workshops, the creation of taskforces and two public hearings.

3. Development of Policies, Goals, and Objectives

Armed with input from the public and a baseline of information depicting how development has occurred in and around the town in the past, it was then necessary to formulate policy statements, or goals, as well as short-term and long-term objectives. Membership of the individual taskforces, which were chaired by members of the Haubstadt Comprehensive Plan Steering Committee, consisted of citizens of the Haubstadt community and surrounding areas who had expressed interest during the public participation phase of the planning process. Each taskforce worked to further develop the goals and objectives identified during the previous phases of the planning process.

4. Plan Development

The development of the plan included the formation of strategic action plans designed to outline the steps necessary to complete each short-term objective. In addition to the action steps, each strategic action plan outlined the possible resources needed to complete each action step, a deadline by which to accomplish each step and a benchmark, or benchmarks, by which to measure the progress of each short-term objective. In addition to the short-term objectives, sections 04 through 14 each include a list of long-term objectives. It is intended that during each

5-year revision a new set of short-term strategic action plans will be developed for the purpose of successfully implementing what are only now listed as long-term objectives.

5. Plan Implementation

As the name suggests, plan implementation will involve the active implementation of the planning strategies chosen by the community. It will be the responsibility of the Haubstadt Advisory Plan Commission to implement the plan; moving forward with the projects and programs outlined in the various short-term strategic action plans, as well as periodically developing additional strategic action plans with each 5-year revision.

6. Plan Evaluation

This phase recognizes the fact that communities are dynamic and ever changing. Because of this, the plan must be evaluated periodically, and when necessary, revised. This does not have to be a difficult or time-consuming process. Plan Evaluation simply requires that the Haubstadt Advisory Plan Commission evaluate and revise the plan in order to ensure that the plan remains responsive to changing conditions in and around the Town of Haubstadt.

Organization: How to Use This Plan

The Haubstadt Comprehensive Plan has been organized into the following sections:

01 Introduction	09 Housing
02 Community Profile	10 Public Safety
03 Public Participation	11 Cleanliness
04 Land Use	12 Cultural Heritage
05 Transportation	13 Civic Involvement & Leadership
06 Public Facilities	14 Community Pride
07 Economic Development	15 Plan Evaluation & Revision
08 Downtown Development	16 Appendices

Section 01, the Introduction, is intended to introduce the reader to the planning process as well as familiarize the reader with the document itself.

Section 02, the Community Profile, presents the reader with factual findings with respect to the demographic make-up of the Haubstadt Community, for a community's socio-economic make-up is often indicative of its future land use needs.

Section 03, Public Participation, identifies the processes that were used to obtain public input during the early stages of the planning process. Included are findings from public workshops held throughout the planning process, as well as a Vision Statement to serve as the foundation of the community's comprehensive plan.

Definitions

Below is a list of definitions associated with the development of the goals, objectives and action plans for located in Sections 04 through 14.

Goal – A goal transforms a vision into a discrete statement of direction.

Objective – An objective breaks down a goal into tasks that are measurable and time-oriented.

Action Step – An action step is an organized activity to accomplish an objective.

Resource – A resource is a source of aid or support that may be drawn upon when needed.

Benchmark – A benchmark is a standard by which something can be measured or judged.

Sections 04 through 14 identify the individual goals and objectives relative to the topic at hand. These sections were identified by residents of the Town of Haubstadt as elements which must be addressed in order to achieve the Haubstadt Vision. Each section contains short-term and long-term objectives. Short-term objectives are those objectives with the most feasibility in terms of the amount of time and potential resources available to implement them. Therefore, these objectives have been assigned a strategic action plan. Short-term objectives should be accomplished over the next 5 years. Long-term objectives are those objectives that the community would like to attain over the next 10 to 20 years, in which case their individual strategic action plans will be developed during the 5-year revision process identified in Section 15.

As indicated above, Section 15, Plan Evaluation & Revision, suggest procedures and guidelines for evaluating and revising the Haubstadt Comprehensive Plan. Worksheets for the evaluation and revision process are included in Section 16, the Appendices.

Section 16, the Appendices, includes supplemental information and perhaps more importantly tools, including but not limited to worksheets, to be used by the Haubstadt Plan Commission as they carry out the planning process.

Population & Housing

02 Community Profile

The following is the Town of Haubstadt's Community Profile. The majority of the data was collected from the U.S. Bureau of the Census, Census of Population and Housing. Any additional sources have been cited below their respective table or figure. Data obtained from the 1990 U.S. Bureau of the Census, Census of Population and Housing that is of monetary value has been adjusted, using consumer price indexing, in order to account for inflation.

Population & Housing

The population growth experienced by the Town of Haubstadt, as well as Johnson Township as a whole, is one of the first indications of growth pressure.

Since 1970, the Town of Haubstadt has outpaced the population growth experienced by both the County and the Region. Johnson Township, as a whole, has seen the greatest increase in population, even outpacing the State between 1990 and 2000. Refer to **Table 1** below.

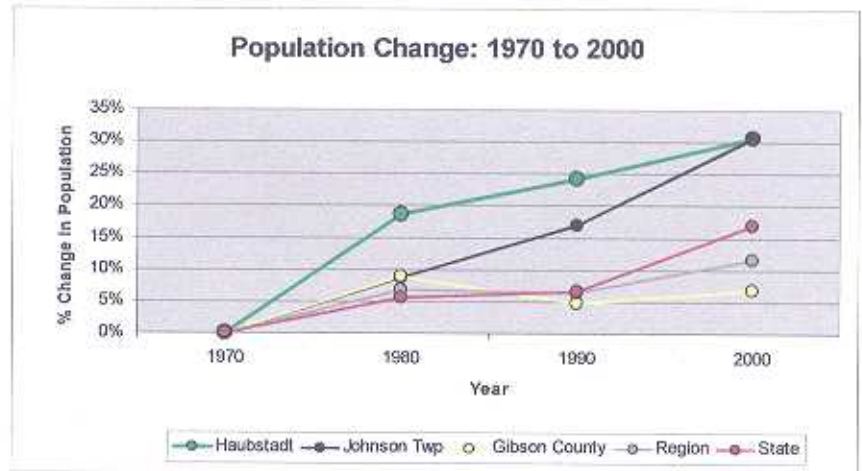
There are both positive and negative aspects associated with any population growth. A community experiencing slow growth is often able to learn from, and implement, the successes of communities that may have grown at a faster rate. On the other hand a community experiencing slow growth, (or worse, no growth) often times has less political power. With the Town of Haubstadt sitting on the cusp of fast growth, there is a fair amount of breathing room in terms of the positive and negative effects of a changing population.

Table 1

Place	Population Growth: 1970 to 2000						
	1970 #	1980 #	1970-1980 % Change	1990 #	1980-1990 % Change	2000 #	1990-2000 % Change
Haubstadt	1,171	1,389	19%	1,455	5%	1,529	5%
Johnson Twp	2,649	2,882	9%	3,099	8%	3,452	12%
Gibson County	30,444	33,156	9%	31,913	-4%	32,500	2%
Region	407,469	435,644	7%	433,367	-1%	455,112	5%
State	5,195,392	5,490,224	6%	5,544,159	1%	6,080,485	10%

Figure 1, on the following page, illustrates the percentage increase in population for the Town, the Township, the County, the Region and the State. Each is a percentage of the 1970 population. The Township which has slowly gained momentum has essentially caught up with the Town. The State has also begun to gain momentum and is closing in on the Town of Haubstadt. This is indicated by the absence of a gap between the Town's growth curve and the Township's growth curve and the narrowing gap between Haubstadt's growth curve and the State's growth curve in 2000. Population within the County and the Region has stagnated.

Figure 1

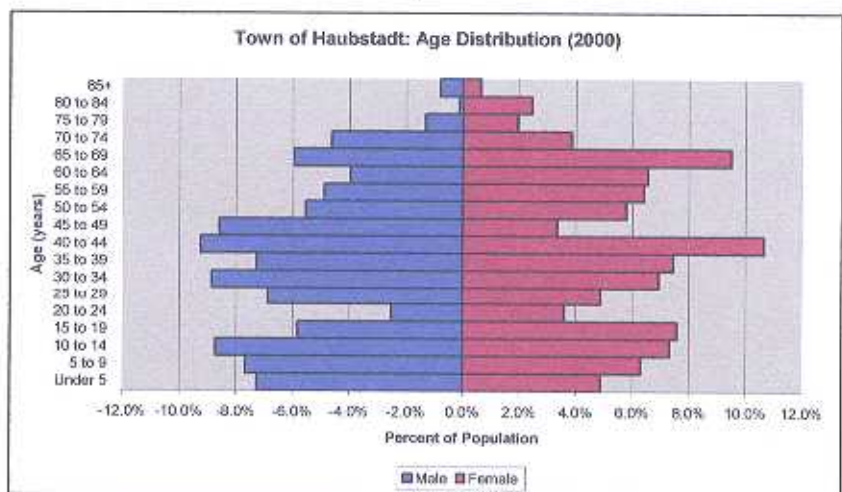


Understanding the demographic makeup of a community is the first step in determining how a community's population has changed and how it will continue to change over time. The second step is to project the community's population into the future. This is done, in part, by breaking down the population by age and gender and then by examining migration patterns.

The Town of Haubstadt has a median age of 37.9 years. This is similar to the County's median age, but somewhat higher than the Township's and the State's. Figure 2 below further supports the fact that the Town of Haubstadt has a relatively older population when compared with the township, county and state.

Median Age (2000)	
Haubstadt,	37.9
Johnson Twp,	36.3
Gibson County,	38.0
State of Indiana,	35.2

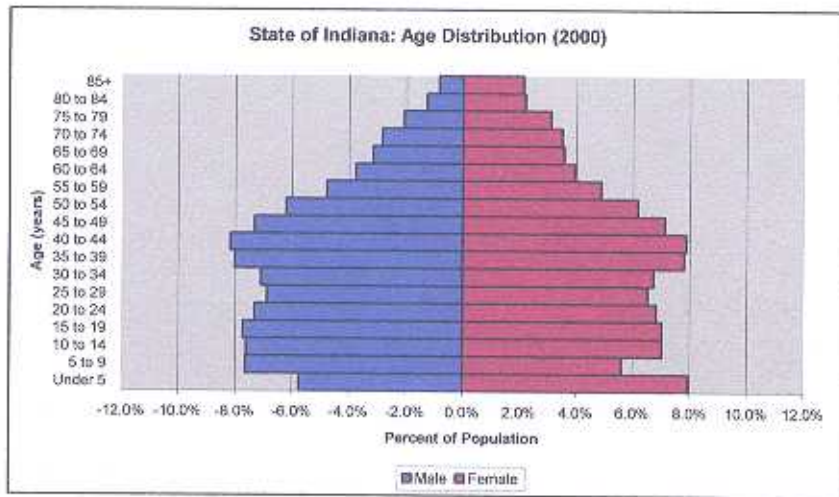
Figure 2



Population & Housing cont.

The Town of Haubstadt's population pyramid (Figure 2 above) illustrates two important facts. First, a greater percentage of the Town's 20 to 24 year olds leave home during this period of their lives. This is often a result of enrollment in the military or college, or of the desire to simply move away for awhile. Second, the population pyramid indicates that, without an immigration of people, the Town of Haubstadt is likely to experience slow growth, rather than rapid growth. Figure 3 below, illustrates the population pyramid for the entire State.

Figure 3



Using the exponential growth formula, which takes into account the Town's 2000 population and the assumption that Haubstadt's population will continue to grow at the same rate (5%) that it has for the past 20 years, it is expected that the Town of Haubstadt will have a population of approximately 1,730 people by 2025. The box at left shows a breakdown of the approximated population projections for the Town of Haubstadt in 5 year increments.

Population Projections	
2006 =	1,570
2010 =	1,600
2015 =	1,650
2020 =	1,700
2025 =	1,730

The second indication of growth pressure in and around the Town of Haubstadt lies in the changes occurring in the number, and structure, of the households and families in the Town of Haubstadt, as well as, the Township as a whole.

Haubstadt experienced a greater increase in its number of households between 1990 and 2000, than did the County, the Region and the State. However, Johnson Township experienced the greatest increase in its number of households. Refer to Table 2 on the following page.

Table 2

Number of Households				
Place	1990	2000	% Change	# Change
Haubstadt	542	623	15%	81
Johnson Twp	1,046	1,272	22%	226
Gibson County	12,163	12,838	6%	675
Region	165,120	178,404	8%	13,284
Indiana	2,064,246	2,337,229	13%	272,983

The Town of Haubstadt experienced a greater decrease in its average household size compared to the County, the Region and the State, during the same time period. Refer to Table 3 below. Johnson Township experienced the greatest decrease in its average household size between 1990 and 2000. While it may have experienced the greatest decrease, the Township's average household size is still greater than any of the other geographical regions.

Table 3

Ave. HH Size			
Place	1990	2000	% Change
Haubstadt	2.68	2.47	-8%
Johnson Twp	2.96	2.68	-9%
Gibson County	2.62	2.53	-4%
Indiana	2.69	2.60	-3%

Between 1990 and 2000, the number of Families in the Town of Haubstadt increased by a greater percentage than the County's, and was outpaced by the Region and the State. Johnson Township has experienced a significant increase in its number of families since 1990. Refer to Table 4 below.

Table 4

Number of Families				
Place	1990	2000	% Change	# Change
Haubstadt	402	424	5%	22
Johnson Twp	814	983	21%	169
Gibson County	8,935	9,110	2%	175
Region	106,016	122,995	16%	16,979
Indiana	1,490,130	1,611,045	8%	120,915

Like the decrease in average household size, the average family size for each of the geographical regions decreased between 1990 and 2000 with Johnson Township experiencing the greatest decrease. Refer to Table 5 on the following page.

Table 5

Ave. Family Size			
Place	1990	2000	% Change
Haubstadt	3.25	3.08	-5%
Johnson Twp	3.81	3.52	-7%
Gibson County	3.05	2.98	-2%
Indiana	3.11	3.05	-2%

According to Table 6 below, the decrease in average family size, as illustrated in Table 5 above, is not necessarily a result of a change in household type or structure. While the Town of Haubstadt experienced the greatest decrease in its percentage of family households, its percentage of family households is now in line with what is seen across Gibson County and the State of Indiana as a whole. Johnson Township on the other hand has experienced little change in regard to household type in that the primary household type is family households.

Table 6

Household Type and Relationship: 1990 and 2000						
Place	Family Households			Non-Family Households		
	1990	2000	% Change	1990	2000	% Change
Haubstadt	91%	86%	-5%	11%	14%	3%
Johnson Twp	92%	90%	-1%	8%	9%	1%
Gibson County	87%	85%	-3%	11%	13%	2%
Indiana	85%	83%	-2%	12%	15%	2%

The third indication of growth pressure in and around the Town of Haubstadt lies in changes in the number of housing units. Residents of Haubstadt are building more housing, and paying more for it, than residents throughout the rest of the County.

The Town of Haubstadt, as well as Johnson Township as a whole, captured a large percentage of the County's new home construction between 1990 and 2000. With only five percent of the County's population, the Town of Haubstadt captured approximately 11 percent of the new housing units within the County. Refer to Table 7 below. This is indicative of some locational strength for the Town of Haubstadt.

Table 7

Number of Housing Units				
Place	1990	2000	Change	
			#	%
Haubstadt	568	642	74	13%
Johnson Twp	1,144	1,309	165	14%
Gibson County	13,454	14,125	671	5%
Region	179,740	193,656	13,916	8%
Indiana	2,246,046	2,532,319	286,273	13%

As was discussed previously, the Town of Haubstadt's average household size has decreased. Therefore, even without an increase in population, the Town's number of housing units would have to increase due to the fact that fewer people in each house will result in a need for more housing for a given population. Thus, Haubstadt's 13 percent increase in its number of housing units is, in part, the result of a reduction in the Town's average household size.

Median Year Structure Built (2000)
Haubstadt, 1970
Johnson Twp, 1973
Gibson County, 1963
State of Indiana, 1966

Additional signs of growth pressure are evident in the age of Haubstadt's housing stock. While Johnson Township has the youngest housing stock, Haubstadt has a relatively younger housing stock when it is compared to the County and State. Refer to **Figure 4** below and **Figure 5** on the following page.

Figure 4

