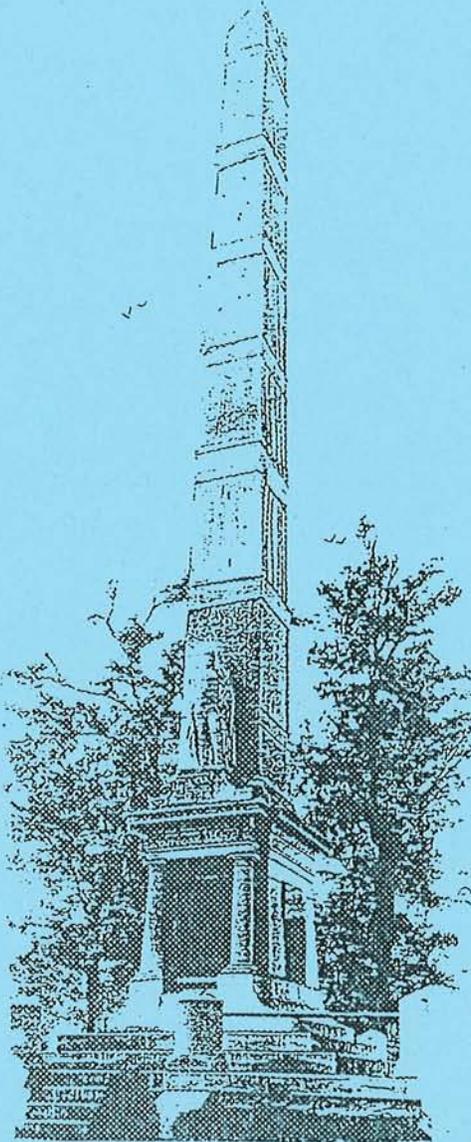


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# BATTLE GROUND AREA ADOPTED LAND USE PLAN

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Adopted by  
The Area Plan Commission of Tippecanoe County  
At a Public Hearing Held 16 September 1998

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# THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY

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Jack Rhoda

David R. Williams

Robert A. Mucker, Secretary and Legal Counsel

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**BATTLE GROUND AREA  
ADOPTED LAND USE PLAN:  
AN AMENDMENT TO  
*THE COMPREHENSIVE PLAN FOR  
TIPPECANOE COUNTY  
ADOPTED SEPTEMBER 16, 1981***

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**Prepared for the Battle Ground Town Council and the  
Board of Tippecanoe County Commissioners**

**By the Staff of  
The Area Plan Commission of Tippecanoe County  
September 1998, Revised**

**Adopted by  
The Area Plan Commission of Tippecanoe County  
At a Public Hearing Held 16 September 1998**



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# **LEGISLATIVE BODIES**

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# INTRODUCTION

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## NEED FOR AN UPDATED LAND USE PLAN

In June 1996 the Battle Ground Town Council requested the Area Plan Commission to "review and revise" the *Phased Land Use Plan* (hereinafter referred to as the *Plan*) for the Town and surrounding unincorporated area of Tippecanoe Township. The Board of Tippecanoe County Commissioners agreed to participate. The Plan Commission and both legislative bodies adopted the existing *Plan* in 1981. The Town Council and the County Commissioners defined the scope of the *Plan* update at a joint meeting on 22 July 1996.

Town and County elected officials agreed that the *Plan* be updated to reflect changing conditions in the area. A number of new developments -- both residential and commercial -- have occurred since *Plan* adoption. Projections for the area show additional growth and development based on the **2015 Transportation Plan** adopted by the Plan Commission in August 1997. Yet, the *Plan* limits the amount of "Phase I" lands for the area: at the time of *Plan* adoption, the Town's sanitary sewer treatment plant had reached its capacity, preventing major development from occurring in the area. Since 1981, the Town has made several improvements to the treatment plant and collection system.

Following adoption of the *Plan* in 1981, the Plan Commission began the process of reviewing zoning maps for the entire County. Several township's zoning maps were changed to reflect the land use patterns established in the *Plan* more closely. In Tippecanoe Township, however, after six months of deliberations, the County Commissioners defeated the Township Zoning Map recommended by the Plan Commission in 1988. The zoning map for the unincorporated Township, therefore, dates back to the original districting of land in 1965. The elected officials want a new guide before considering zoning changes.

Updating of the *Plan* is also necessary to reflect a major land use change projected near Battle Ground: Prophetstown State Park. The Park boundaries have been projected by the Indiana Department of Natural Resources (DNR): the CSX Railroad track, Battle Ground, and Pretty Prairie Road to the north; Interstate 65 on the west; the Tippecanoe River to the east; and, the Wabash River to the south. The Park will honor the confederation of Woodland Indian tribes under the leadership of the Shawnee Chief Tecumseh and his brother, The Prophet. Recreational opportunities in the Park may include swimming, fishing, canoeing, hiking, picnicking, and camping. The Museums at Prophetstown is planned within the Park's boundaries. It will consist of the Woodlands Native American Cultural Center, an Indian village and ceremonial and festival area, and a living history farm, representing the period of 1910 to 1930. Plans include re-establishment of

prairies and black oak savannas, as well as oak forests, wetlands, and restoration of Battle Ground Marsh.

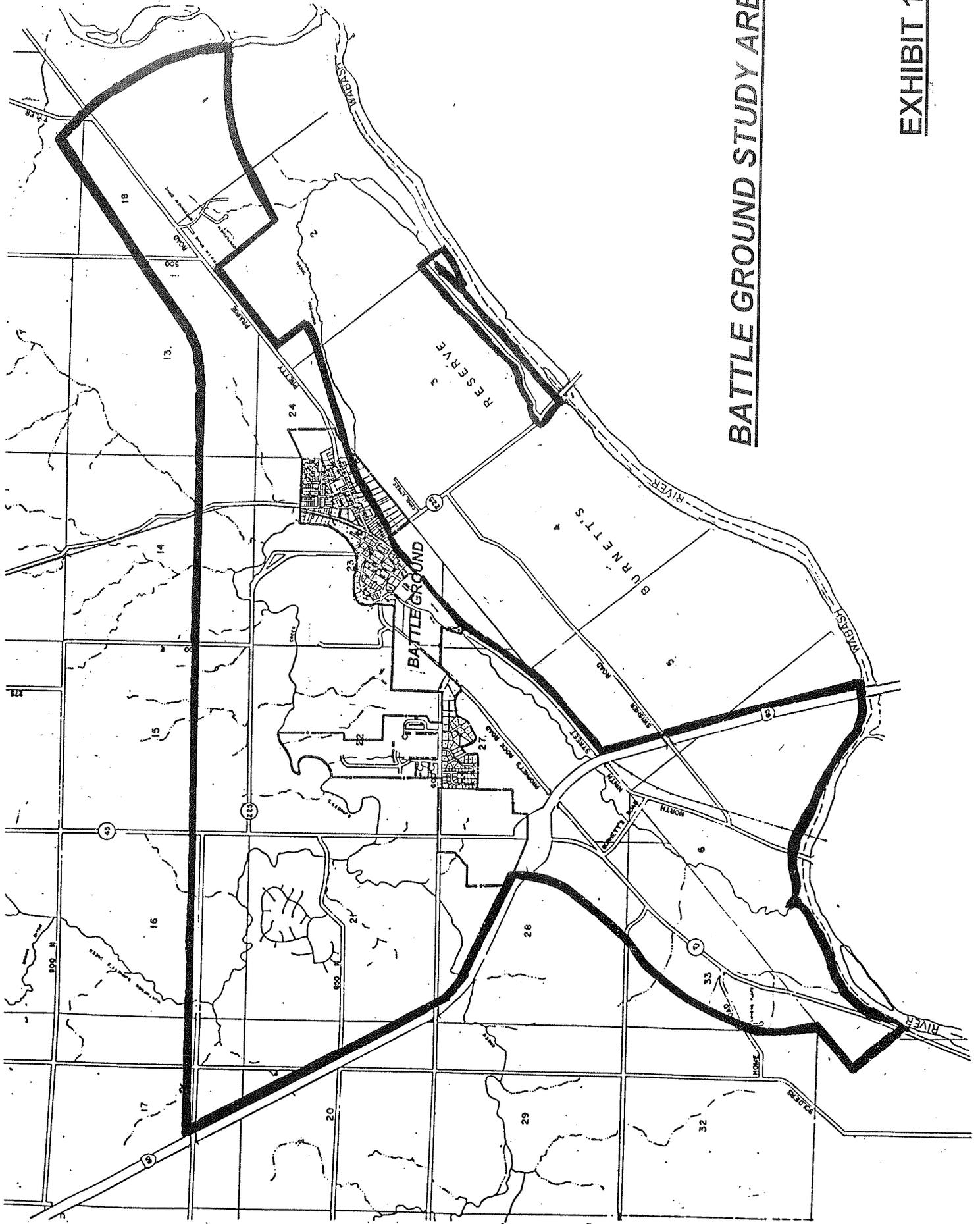
## MISSION STATEMENT

The mission of the community of Battle Ground in creating this “Land Use Plan” amendment is to address the strengths, weaknesses, opportunities, and challenges in the Battle Ground area, and formulate responsive, citizen-based goals for comprehensive improvement. This is intended as a policy guide for all with an interest in the Battle Ground area. The Area Plan Commission of Tippecanoe County adopted the “Land Use Plan” as an amendment to ***The Comprehensive Plan for Tippecanoe County***. The amendment certified by the Plan Commission was approved by resolution of the legislative bodies “for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development” (*Indiana Code 36-7-4-501*).

## STUDY AREA

The Battle Ground Town Council and the Tippecanoe County Commissioners defined the study area at their joint meeting on 22 July 1996. The County Commissioners revised the study area boundaries on 18 June 1998 by excluding that part of the study area proposed as Prophetstown State Park. The territory encompasses: 1) lands with development potential identified on the existing ***Plan*** based on the ***Land Use Potentials Study (Volume 1 of the Comprehensive Plan)*** and, 2) the areas served by Battle Ground Town sanitary sewer and the Battle Ground Water Conservancy District.

The study area borders are: the boundaries of the proposed Prophetstown State Park to the south and east along and near Pretty Prairie Road, the Tippecanoe River, and the CSX Railroad track; the Township boundary to the southwest; land along State Route 43 from Soldiers Home to Interstate 65; Interstate 65 from its interchange with State Route 43 to County Road 725 North; County Road 725 North from Interstate 65 to State Route 43; an extension of County Road 725 North between State Route 43 and Pretty Prairie Road; land along Pretty Prairie Road from the extension of County Road 725 North to Tyler Road; and, an extension of Tyler Road between Pretty Prairie and the Tippecanoe River. Exhibit 1 shows a map of the “Battle Ground Study Area.”



BATTLE GROUND STUDY AREA

## DATA GATHERING

APC staff and community participants conducted an inventory and analysis of existing conditions in the study area. Staff compiled housing unit trends over the past 25 years in the Town, Township, and County. Status of the Town's sanitary sewer system and the Conservancy District's water supply was assessed. Reports from the Tippecanoe School Corporation provided enrollment data and long-term facility needs for schools serving the area. Traffic studies and transportation documents supplied volume and scheduled improvements on area streets and roads. Information on fire and police protection was gathered. Staff surveyed area land use in September 1996. Land use patterns were illustrated graphically on study area base maps. Land use maps provided a basis for deliberations regarding future land use.

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# COMMUNITY INVOLVEMENT

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## PROBLEM IDENTIFICATION

Problem identification is the first step in the planning process. Before any meaningful planning can occur, it is essential that we identify problems to be addressed in the planning effort. The Area Plan Commission of Tippecanoe County has adopted the position that it is the citizens of the community that should identify these problems.

Staff organized a problem-identification session for the community in September 1996. Each household billed by the Battle Ground Town Clerk's office for water and/or sewer service received notice of the meeting by way of the Town's quarterly newsletter and on the August 1996 bill statement. A press release was also provided to local media. The President of the Town Council (who also represents the Town on the Plan Commission) and an APC staff member appeared on the WLF1-TV 18 Noon News program. This provided us with an opportunity to explain the need for the *Plan* update and the community involvement process. Over 80 persons attended this first meeting.

APC staff used a "nominal group process" to conduct the public meeting. The process ensured input from everyone who attended the meeting. After a short introduction, participants split into seven subgroups. An APC staff member acted as recorder for each subgroup. Each participant responded to the following question:

What do **YOU** think are the problems and challenges facing the people of the Battle Ground area over the next 10 or 15 years?

Each person worked silently for about ten minutes. Then, within each subgroup, participants read their responses in turn. Staff members wrote each response on large newsprint paper for all participants to see. This continued until all participants had expressed all items on their lists.

Still within subgroups, participants voted on their choices of the most significant responses. Then the full group reassembled, discussed and combined their "top 5" lists, and then voted on one final list of responses.

APC staff tallied ballots and presented the full set of findings from the first meeting about three weeks later at a second public meeting. Every individual who had signed-in at the first meeting received notice of this follow-up meeting by mail. A press release was provided to local media. Town employees posted notices at

various locations – in public buildings and, with permission, on private property -- around Town.

The top items were based on priority votes received in the final balloting:

1. Infrastructure (water supply, sanitary sewer, roads, drainage)
2. Traffic
3. Managed Growth
4. School System Growth
5. Growth of Town and Annexation
6. Impact of Prophetstown State Park
7. Higher Taxes and Tax Base
8. Police and Fire Protection to Match Growth
9. Protect Cultural Integrity and Beauty of the Town
10. Quality of Life

Exhibit A in the Appendix to this report includes the final tally of items that appeared on the combined lists and a compilation of all issues cited by all participants in the seven subgroups.

At Meeting #2, attended by 38 participants, APC staff also presented findings of the **Land Use Potentials Study**. We explained how the results of that **Study** formed the basis of the 1981 **Plan**. We also reviewed the Town zoning map, updated in 1979, and the Tippecanoe Township zoning map, dating back to the original districting of land in 1965. Staff compiled housing unit trends over the past 25 years in the Town, Township, and County and shared the data with meeting participants. Staff provided attendees with housing and employment projections based on the **2015 Transportation Plan**. The meeting concluded with the formation of a committee of residents and property owners to steer the planning process.

## **STEERING COMMITTEE TAKES THE INITIATIVE**

Steering committee meetings were open to any interested person; 24 persons attended one or more committee meetings. The steering committee met 16 times between October 1996 and April 1998. The committee set agendas for community meetings, considered citizen input from those meetings, and worked with APC staff in developing this amendment. At the first meeting, the committee decided that community meetings should be a mix of informational reports and “sketch” land use plan activities. The committee also decided to conduct a community survey based on a request by the Battle Ground Town Council.

The steering committee developed a questionnaire. All residential customers of the Town’s sanitary sewer service territory and the Battle Ground Water Conservancy District (468 households) received a questionnaire in the mail.

Questionnaires were also available to other interested persons; some 50 to 60 people not served by Town utilities also responded. The committee heard from a total of 169 people. Most respondents said that they would prefer the Town to remain mostly residential, with either no expansion of the commercial area in Town or only a slight increase in its size. Exhibit B in the Appendix to this report includes the full set of results and comments from the *Information Survey For Battle Ground Town Council*.

The steering committee scheduled six community meetings over the course of the next year or so. Every individual who had signed-in at a previous meeting received notice of these meetings by mail. The steering committee notified local media (television, radio, and newspapers) of each meeting. Town employees posted notices at various locations around Town. Topics and meeting presenters were:

- October 1996 Meeting #3 (47 participants): Prophetstown State Park Update, presentations by Gerald Pagac, Director, and John Davis, Land Acquisition, Division of State Parks, Indiana Department of Natural Resources, and by Nick Clark and Dennis Dunn with Museums at Prophetstown, Inc.
- November 1996 Meeting #4 (60 participants): APC staff presentation and citizen feedback on alternative study area land use scenarios based on: 1) current land use and zoning patterns; 2) the 1981 ***Phased Land Use Plan*** and ***Land Use Potentials Study***; 3) issues and concerns raised by residents and property owners at prior meetings; and, 4) Prophetstown State Park.
- March 1997 Meeting #5 (63 participants): Open discussion on the land use future for the entrance to proposed Prophetstown State Park (area west of Interstate 65).
- May 1997 Meeting #6 (29 participants): Presentations by Larry Theller, President of the Battle Ground Water Conservancy District, and Ray Burchett, Tippecanoe Township Trustee; APC staff also provided participants with a compilation of responses to the *Information Survey for Battle Ground Town Council* prepared by the steering committee.
- June 1997 Meeting #7 (17 participants): Open discussion on residential land use expansion. APC staff provided participants with an updated summary of residential building trends over the past seven years in the Town, Township, and County.
- March 1998 Meeting #8 (72 participants): Feedback on "Preferred Land Use Plan."

Exhibit C in the Appendix to this report includes the names of all participants in the planning process.

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# A STATEMENT OF GOALS AND OBJECTIVES FOR THE BATTLE GROUND COMMUNITY

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The challenge of articulating the community's future through words is very important. The goals statement needs to provide a clear view of the kind of future the people of the Battle Ground community hope to achieve. Goals, in turn, should be reflected in the "Adopted Land Use Plan." Goals and objectives guide the policy decisions made in developing the "Plan." Courts closely examine goals and objectives should any land use decisions be challenged. Goals and objectives are a statutory requirement (*Indiana Code 36-7-4-502*).

Goals must be reviewed periodically, evaluated, and, if necessary, changed. They must adapt to the changing needs and desires of the community. Community goals should serve as a guide to the Town Council and Board of County Commissioners in their efforts to lead the community in the direction residents want to go. If and when this direction changes, this must be reflected in the community's goals.

With this in mind, the following goals and objectives should be carefully weighed by the citizens of the Battle Ground area to see if they, in fact, express the wishes of the community. When the decision is made on what is acceptable, specific programs, priorities, and actions can be developed that will work to achieve and create the type of community which is envisioned by these statements.

## **OVERALL GOAL**

*The Battle Ground community should be one that is healthy and safe, where government services are provided cost-effectively, where all people have access to desired goods and services, where development is allowed to occur but in a managed pattern, where our sense of community is maintained, where our schools provide an optimal learning environment, and where area attractions are designed in harmony with our community needs and desires, in keeping with the existing community character and quality of life.*

## OBJECTIVES

### 1. INFRASTRUCTURE

#### a. Water Supply:

To ensure adequate water supply: provide water of acceptable quality to all users and meet basic water supply needs efficiently.

To ensure adequate water quality: protect the water supply from land uses which pose a threat to groundwater being extracted from wells.

To provide expanded and upgraded water service in the future: priority should be given to servicing areas designated for development in the "Adopted Land Use Plan."

#### b. Sanitary Sewer:

To protect public health and the environment: meet public health and environmental protection standards in providing sanitary service.

To make best use of existing services: direct growth in the short- and mid-term to areas where sewage collection capacity exists.

To provide adequate service in the future: provide for future expansion of the sewage collection system particularly in terms of servicing areas designated for development in the "Adopted Land Use Plan."

#### c. Storm Water:

To reduce hazards to public health and safety: ensure that excess storm water runoff is managed in new developments.

To ensure community-wide storm water management planning: encourage coordination and cooperation of the Town Council, County Drainage Board, and County Soil and Water District on storm water and erosion and sediment control issues.

#### d. Roads:

To ensure adequate roads and circulation: provide for improvement and maintenance of existing roads and construction of new roads.

To develop an integrated network: ensure road and sidewalk designs meet the safety and mobility needs of the community for all forms of transportation, including auto, truck, bicycle, and pedestrian travel.

## **2. TRAFFIC**

To prevent or eliminate traffic safety problems and congestion: improve safety and efficiency of existing streets and roads.

To encourage use of alternate travel modes: create greater accessibility and more opportunity for safe and convenient movement by bicycle and on foot.

## **3. MANAGED GROWTH**

To minimize the loss of agricultural land: guide development to those areas identified on the "Adopted Land Use Plan."

To ensure orderly growth: development should be timely with regard to the availability of key elements of the infrastructure (sanitary sewer, water supply, roads, and storm water management).

To address issues of mutual concern related to land use, transportation, and service planning: encourage collaboration of Town, County, and State agencies.

## **4. SCHOOL SYSTEM GROWTH**

To maintain the quality of our schools: work with Tippecanoe School Corporation in identifying future needs, including possible school expansion and attendance boundary adjustments.

To ensure safe routes to and from schools: provide sidewalks, crosswalks, bicycle routes, and trailways.

## **5. GROWTH OF TOWN AND ANNEXATION**

To maintain a sense of community: encourage efforts to integrate "historic" Battle Ground, east of Burnett Creek, with the newer developments to the west.

To ensure that the Town of Battle Ground considers the opportunities and responsibilities inherent in potential annexations: the Town Council should prepare a written fiscal plan establishing its ability to deliver Town services to land it proposes to annex.

## **6. IMPACT OF STATE PARK**

To ensure that implementation of the Prophetstown State Park Master Plan is in harmony with these objectives and the "Adopted Land Use Plan": continue to collaborate with the Indiana Department of Natural Resources.

To minimize the impact of traffic created by the State Park: direct traffic to existing and future roads that minimize traffic impacts on the community of Battle Ground.

To ensure safe pedestrian access between the Town of Battle Ground and the State Park: work with the State to find a design solution for pedestrian access into and out of the Park.

## **7. HIGHER TAXES AND TAX BASE**

To minimize costs to residents and property owners: require new development to pay its fair share of capital costs which are a direct result of the new development, such as water and sewer system improvements.

To minimize the requirement for future tax increases: propose that the Battle Ground Town Council and the Battle Ground Conservancy District cautiously consider any new commitments for sanitary sewer and water service to areas beyond those identified for development on the "Adopted Land Use Plan."

## **8. POLICE AND FIRE PROTECTION TO MATCH GROWTH**

To provide for public safety and security: maintain effective police and fire protection throughout the Battle Ground area.

To foster police/community relations: expand the Town's community policing and neighborhood watch program.

To ensure adequate fire-fighting capabilities: maintain water system to ensure that fire flow continues to meet acceptable standards.

## **9. PROTECT CULTURAL INTEGRITY AND BEAUTY OF THE TOWN**

To identify and protect properties with local historical and architectural interest: identify properties with local historical and architectural interest and protect them from actions that might alter or destroy their special historical character or value.

To maintain the beauty of the Town: improve the physical appearance of public and private buildings and properties through maintenance and landscaping.

To maintain the character and livability of historic Battle Ground: ensure that new development and redevelopment enhance the historical and architectural character of Town.

To develop community support: improve public awareness and support for heritage preservation and the importance of archeological sites and material.

To conserve the Battle Ground area's natural and cultural heritage: support the protection of environmentally and culturally significant areas.

## **10. QUALITY OF LIFE**

To provide for the needs of younger people in the community: promote and support the development and expansion of youth activities and opportunities.

To encourage community participation: provide expanded services and opportunities for people to participate in the community.

To maintain a healthy community: promote a physical design that facilitates options for healthy lifestyles, such as bicycling and hiking trails.



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# TAKING INVENTORY

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## SOCIOECONOMIC CHARACTERISTICS

According to the 1990 Census of Population and Housing, Tippecanoe Township had a total population of 5,012 persons and 1,886 housing units. Township population grew by about eight percent between 1980 and 1990; during the same period Tippecanoe County increased by about seven percent. The number of housing units in the Township expanded by 15 percent between 1980 and 1990; the County inventory grew by 11.6 percent.

An analysis of building permit data shows that the number of housing units in the Township may have grown by over 15 percent between 1990 and 1997. Units issued building permits for the County as a whole increased by about 17 percent. There was virtually no change in the number of housing units within the incorporated Town of Battle Ground during the 1980's. As of the end of 1997, however, the Town had added some 150 housing units since 1994, through annexation.

APC staff compiled data from the 1990 Census and found that 3,424 persons lived in a total of 1,326 housing units in the study area. Staff estimates that the area may now have over 1,500 housing units based on building permit data analysis. Therefore, over the past eight years or so, an average of 22 units per year have been built in the study area. As many as half of these new units have been built in the Quail Ridge and Hawks Nest Subdivisions.

The number of full- and part-time jobs in the study area will double between 1993 and 2010 according to **2015 Transportation Plan** projections. Employment data analysis showed 600 jobs in the study area in 1993; by 2010 over 1,200 jobs are expected. Almost all of this job growth is forecast in the "traffic zone" that includes the area along SR 43 north of the Interstate.

## LAND USE

**Incorporated Town of Battle Ground.** The incorporated Town includes the historic part to the east of Burnett Creek and the newer residential and commercial subdivisions to the west. The two parts are "joined" by the 138-acre Tippecanoe Battlefield Park, including the Memorial and Prophet's Rock sites, maintained by the County Park and Recreation Department. The Memorial site includes: the Battlefield Historical Museum, the Wah-Ba-Shik-A Nature Center, a chapel, a retreat center, and a Town-maintained swimming pool. The north end of the

Wabash Heritage Trail commences at Battlefield Park. A connecting trail provides access to a trail within the Prophet's Rock site west of Prophets Rock Road.

As a "bedroom" community, a high proportion of land devoted to residential uses and a relatively small proportion to other uses characterize the Town of Battle Ground. Historic Battle Ground contains about 300 housing units; most are single-family. A pair of eight-unit apartment buildings occupies a site in the northeast part of Town. The land use survey also revealed a couple of two- and three-unit buildings and a half dozen mobile homes.

The small commercial area along North Street (SR 225) and Railroad Street is typical of older "downtown" development with buildings placed at the sidewalk and limited parking, usually on-street only. The area includes a couple of restaurants, grocery store, private lodge, bank, and an artist's studio and shop. The Church of God occupies a building at the southeast corner of North and Winans. The Post Office is located along the south side of North Street. The Township Trustee's office and fire station are at the northeast corner of North and Winans Streets. The Water Conservancy District maintains an elevated storage tank just north of the fire station.

Several other nonresidential uses are located just beyond downtown. Town Hall is located at the north end of College Street on a lot that is just under a third of an acre. Regular Town Council and Water Conservancy District meetings are held at Town Hall. For larger meetings the Lions Club building at 101 Main Street is used. The telephone company office is located at 105 Main Street. A pottery shop is located at 104 Main. North on Railroad Street is a restaurant and tavern. United Methodist Church is located at the southwest corner of Tipton and Winans Streets. The CSX Railroad, whose track provides Amtrak with inter-city passenger service, passes through historic Battle Ground and the study area.

Battle Ground Elementary School is off Main Street between Tippecanoe and Liberty Streets. Battle Ground Middle School is farther to the northeast at the edge of Town. The middle school site includes Battle Ground Athletic Park used by both Tippecanoe School Corporation (TSC) interscholastic sports programs and recreational sports leagues.

The newer developments of Battle Ground include several residential subdivisions and a developing commercial area. About 150 single-family homes are within this part of Town. Included in this area are most of Prophets Rock Heights, Harrison Meadows, Quail Ridge, and Hawks Nest. The Water Conservancy District maintains a well field and an elevated storage tank just north of Harrison Meadows. Battle Ground Bible Church occupies property between Harrison Meadows and Hawks Nest. The commercial area along SR 43 between Interstate 65 and CR 600 N now includes three gas stations, three restaurants, a motel, and the Indiana State Police Post property. The commercial subdivision known as Northgate is platted in two phases along both sides of SR 43.

**North of Town.** Burnett Creek meanders from west to east through this part of the study area; SR 225 crosses the Creek at two locations north of Town. Single-family homes are clustered along SR 225 and the dead-end segment of CR 300 E south of Burnett Creek. Other uses in this area include Kings Hill Stables, just south of Burnett Creek, and Crossroads Christian Church, north of the creek, off SR 43 between CR 600 N and SR 225. Water Conservancy District well fields and the Battle Ground street maintenance garage are just north of the Town limits between Harrison Road and Burnett Creek. Lands to the north of SR 225 are used for agricultural purposes.

**East of Town.** Lands out Pretty Prairie Road are used for agricultural purposes. Battle Ground Cemetery is situated along the south side of Pretty Prairie Road about a half mile northeast of Town. River Bluffs Subdivision and Lafayette Country Club, Battle Ground golf course, are farther out Pretty Prairie. Single-family homes line Houston Road.

**West of SR 43 and East of Interstate 65.** The two major land users in this area are Woods Edge Mobile Home Park (427 sites) and Edwood Glen Country Club and golf course off CR 650 North. Westfall's Auto Repair is located off the south side of CR 650 N about a quarter mile west of SR 43. Single-family homes, with an occasional mobile home, line the County roads and SR 43 in this area. The Apostolic Christian Church off CR 600 N occupies land two lots west of SR 43. Tipmont-REMC, providing electric service to the study area, operates a maintenance facility from a site located off the north side of CR 600 N about a half mile west of SR 43. The Burnett Creek system, with its relatively steep and wooded slopes, cuts through this area. The confluence of the North Fork of Burnett Creek and the main branch happens just southwest of the intersection of SR 43 and CR 650 N.

**South of Town and West of Interstate 65.** This area is characterized by its contrasting land uses. Interspersed with the farm fields and wooded areas are residential, recreational, and commercial uses, and manufacturing and mining operations. Most of the residential uses are clustered off Prophets Rock Road, SR 43, and Soldiers Home Road. The Wabash Heritage Trail follows along Burnett Creek in this area.

Manufacturing or mining operations exist at four locations. Vulcan Materials operates a gravel operation along the south side of Swisher Road east of the CSX Railroad track. Precise Technology, Inc. manufactures plastic products at their plant off the north side of Swisher Road just south of I-65. Round Grove Machine Corporation does business at the southwest corner of N. Ninth and Burnetts Road. Purdy Concrete, Inc. operates a batch plant off Burnetts Road near SR 43. Commercial operations in this area include: The Trails Restaurant and Banquet facility along the south side of Burnetts Road west of N. Ninth, Battle Ground Veterinary Clinic at the northeast corner of N. Ninth and Swisher Roads, and Don

Scharer Masonry, Inc. along the east side of SR 43 between Soldiers Home Road and CR 500 N.

Several other nonresidential land uses exist in the area. An Indiana Department of Transportation maintenance garage is located along the east side of SR 43 between CR 500 N and Burnetts Road. Just to the south is Legion Post 492. The Tippecanoe Amphitheater is located along the east side of SR 43 just south of the Soldiers Home Road intersection. The Soldiers Home and Tecumseh Trails Park are to the south. The Wabash Heritage Trail bisects the area following Burnett Creek; the Trail crosses the Wabash River on the Davis Ferry bridge. Burnett Creek empties into the Wabash River near this point.

## TRAFFIC AND TRANSPORTATION

**Current Facilities and Volume.** Interstate 65, classified and designed as a Divided Primary Arterial according to the County's *Thoroughfare Plan*, has a full interchange at SR 43. Annual average daily traffic (AADT) counts by the Indiana Department of Transportation (INDOT) show that traffic on Interstate 65 increased by 7.5 percent between 1989 and 1994. The 1994 AADT on the Interstate between SR 43 and the Wabash River was 30, 210 vehicles.

SR 43 is classified a Primary Arterial between Burnetts Road and SR 225. It carries about 16,600 vehicles a day along this segment. South of Burnetts Road and north of SR 225, SR 43 is classified a Secondary Arterial. Traffic counts along these two segments exceed 10,000 vehicles a day.

Other Secondary Arterials, according to the *Thoroughfare Plan* for the County and Town of Battle Ground (and the latest AADT traffic counts where available) include: Burnetts Road (3,600), CR 500 N (865), CR 600 N (2,400), Main Street, North Street (3,600), N. Ninth Street Road as far north as Burnetts Road (5,700), Pretty Prairie Road (2,300), Prophets Rock Road (2,100), Prophet Street, the segment of Railroad Street from Prophet Street to North Street, SR 225 (1,100), Soldiers Home Road (6,000), and Swisher Road (500). All other streets and roads in the study area are classified as Local Roads.

A segment of the Hoosier Bikeway System, part of the "Hoosier Trails" program of the Indiana Department of Natural Resources (DNR), traverses the study area. Streets and roads that are pavement marked include portions of: CR 600 N, Prophets Rock Road, Prophet Street, Railroad Street, Main Street, and Pretty Prairie Road. The segment is part of "Wabash Valley Route 2" which connects the Commandant's Home Historic Site with Mississinewa Reservoir. However, area cyclists also use all other paved roads, except for SR 43. Bicycles are not permitted on the Wabash Heritage Trail or the trail within the Prophets Rock site.

Streets within the Town of Battle Ground typically have a sidewalk along at least one side of the street. Several streets, however, do not have sidewalks. Sidewalks exist along both sides of streets in Harrison Meadows and Quail Ridge Subdivisions, but there are no sidewalks in Prophets Rock Heights and Hawks Nest, or along CR 600 N. Subdivisions along 600 N are not connected by street or sidewalk, with the exception of Valmori Drive in Hawks Nest. Valmori will provide a street connection to land east of Hawks Nest.

**Planned Improvements.** Several road projects are scheduled for construction within the study area according to the Fiscal Year (FY) 1998 Transportation Improvement Program adopted by the Area Plan Commission.

INDOT has plans to improve SR 43 in the study area over the next five years. The following projects are scheduled for construction:

1. traffic signals are to be modernized at CR 600 N in FY 1998;
2. a \$2.69 million project to improve the sight distance at 600 N is scheduled for FY 1999;
3. the bridge over Burnett Creek is to be replaced in FY 1999 at a cost of \$492,000;
4. the intersection with CR 650 N is to be improved in FY 1999 at a cost of \$769,000;
5. SR 43 is scheduled to be resurfaced from Interstate 65 to SR 18 in FY 1999; and,
6. in FY 2003, travel lanes are programmed to be added to SR 43 from 1.01 miles north of Interstate 65 to SR 225 at an estimated cost of nearly \$1 million.

Also, truss reconstruction/repair of the SR 225 bridge over the Wabash River is planned for FY 2000 by INDOT at a cost of \$74,000.

CR 650 N between SR 43 and the proposed entrance to Woods Edge II mobile home park would be improved as part of mobile home park expansion plans. In April 1996 the Board of County Commissioners entered into an agreement with the developers -- Sun Communities, Inc. -- placing \$150,000 in escrow to be used to improve 650 N.

Street improvements in the Town of Battle Ground are also proposed. The Indiana State Legislature provided \$275,000 from State Lottery proceeds. Prophet Street and a portion of South Railroad Street were milled and resurfaced during the summer of 1998. Improvements to the remaining portion of S. Railroad and all of Main Street are also needed. No schedule has been set for this construction:

**Prophetstown State Park Traffic Impact Study.** The only public vehicular access to proposed Prophetstown State Park will be by way of Swisher Road; no

public access will be allowed off SR 225. APC staff assessed traffic impacts of the Park in 1993. The study asked two questions: 1) how much traffic will be generated by the Park? and 2) how will that traffic affect the area roads? Trip projections were calculated for three weekends during the year. The projections were then added to traffic projections for the Year 2010.

APC staff found that on a "full capacity" weekend day for the Park, over 2,900 trips would be generated. Results of the trip assignment and distribution analysis showed that only N. Ninth Street Road and Burnetts Road would experience a higher volume of traffic on the weekend than on a weekday. Even with these higher traffic counts, the peak hour volumes rated at a capacity level of service "C," that is to say "stable flow rather than free flow, but with acceptable delays." Volume projections on other roads in the area were lower on the weekends than on weekdays. Capacity tests revealed that all other roads could handle the traffic generated by the Park.

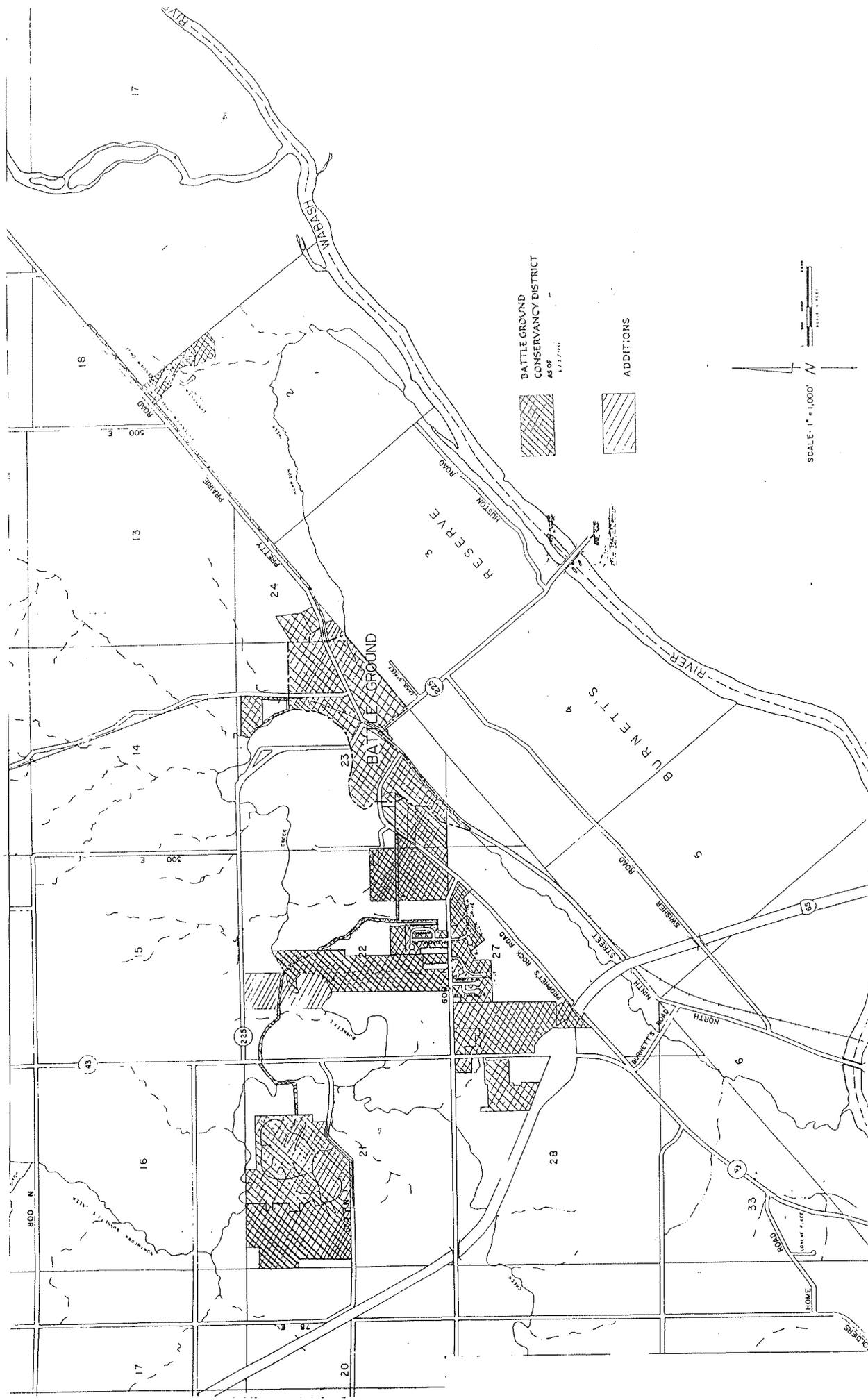
## **SANITARY SEWER AND WATER SUPPLY**

**Sanitary Sewer.** The Battle Ground Town sewage treatment plant is located on a 10.65-acre site along Prophets Rock Road. Treated effluent discharges into Burnett Creek. The plant has a "name-plate" rated capacity of 260,000 gallons per day. Currently, the plant operates at about 210,000 gallons per day.

According to the Town's consulting engineer the site is capable of accommodating expansion to 500,000 gallons per day. The most recent expansion to the plant occurred in 1997 with addition of an aerobic digester tank and an air delivery system. The Indiana Department of Environmental Management (IDEM) issued a construction permit. The site was granted a Special Exception by the Area Board of Zoning Appeals, authorizing the expansion.

The collection system includes force mains and lift stations that serve areas beyond the incorporated Town. For example, River Bluffs to the northeast of Town and Woods Edge Mobile Home Park to the northwest are currently served. And, the Town has a contractual agreement with the developers of "Woods Edge II" to provide service for an additional 330 taps.

**Water.** The Battle Ground Water Conservancy District was established by order of Tippecanoe Circuit Court on 18 November 1977 under the provisions of the *Indiana Conservancy Act (IC 13-3-3-6)*. The purpose of the District is to provide water supply, including treatment and distribution for domestic, industrial, and public use. A seven-member Board of Trustees governs the District. Boundaries of the District have been enlarged by court order several times. The District serves the incorporated Town of Battle Ground and unincorporated areas of Tippecanoe Township. Current boundaries are depicted in Exhibit 2.



**EXHIBIT 2**

Well #1 and #2, located on an 11-acre site just north of Town, were drilled in 1962. Well #3, north of Harrison Meadows on a 6.1-acre site, was drilled in 1991. The 40,000 gallon elevated storage tank located off Winans Street on a 3,000 square-foot tract was constructed about 1927. This tank will be replaced, possibly within the next three years, with a new elevated tank to be erected near Well's #1 and #2. The 75,000 gallon elevated storage tank located north of Harrison Meadows became operational in 1986. The District is in the process of establishing a wellhead protection program. A wellhead protection area (WHPA) will be delineated for the well fields. The WHPA will be based on the IDEM Wellhead Protection Program.

## **FIRE AND POLICE PROTECTION**

Fire protection for Tippecanoe Township is provided by the Township through its volunteer fire-fighters. Equipment is housed in the station situated on an 8,160 square-foot site at the corner of North and Winans Streets. Township property owners are currently assessed for a fire equipment debt and cumulative fire fund. The Township provides service to the Town on a contractual basis. The volunteer fire department makes between 300 and 350 runs per year. Because of its central location in the Township and its accessibility to outlying areas, the Township has no plans to move the fire station. And, the Township does not have any plans to expand the fire station in Town at this time. But a couple of fire-fighting issues confront the Township: 1) equipment needs to address increased building height of some of the newer homes, and 2) the impact of the proposed Prophetstown State Park. DNR has stated that the Park will rely on local services for fire protection.

The Town of Battle Ground Police Department's personnel consists of three part-time officers. The Town Marshall oversees a neighborhood watch program. The County Sheriff's Department serves unincorporated areas. The Indiana State Police Post, on a seven-acre site at the corner of SR 43 and CR 600 N, also provides assistance. The State Park would have its own security.

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# THE ADOPTED LAND USE PLAN

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Several public meetings were held to assess land use and develop the "Adopted Land Use Plan" for the study area. Six community meetings and ten steering committee meetings were convened over the course of a year. The land use plan preferred by residents and property owners of the study area is based on:

- community goals and objectives;
- existing land use and zoning patterns;
- reexamination of the data base used to generate *The Phased Land Use Plan* (refer to the *Land Use Potentials Study Technical Manual, Volume 1 of The Comprehensive Plan for Tippecanoe County*); and,
- *Phased Land Use Plan (Volume 2 of The Comprehensive Plan for Tippecanoe County)* for unincorporated Tippecanoe County adopted by the Board of County Commissioners.

## 1981 PHASED LAND USE PLAN

The *Phased Land Use Plan* for the study area adopted by the Plan Commission in 1981 showed a mix of developmental land uses interspersed with recreational and open space and agricultural land uses. Phase I land uses include areas with development potential inside the urbanizing sector that are "close-in parcels, contiguous to current development, capable of being served by current or minimally expanded sanitary sewer systems". The urbanizing sector extends as far to the east as CR 500 E in Tippecanoe Township and north to 900 N. Phase II is defined to include areas within the urbanizing sector, "slightly beyond contiguous development, which would require more than minimal additions to be served by sanitary sewer."

The only Phase I development designated in the *Plan*, however, was the Commercial expansion area along SR 43 between Interstate 65 and CR 600 N. Several areas to the north, northeast, and southwest of Battle Ground were identified as having Residential potential but, because of the lack of sanitary sewer availability at the time the *Plan* was adopted, were shown as "Phase II." Just outside of the study area, a total of 1,250 acres is shown as Industrial land use along Swisher Road (just one category of "Industrial" is identified in the *Plan*; no distinctions are made based on intensity of operation). Over 800 acres of this land is identified as "Current and Expected." The northeast end of this Industrial area, some 400 acres, is shown as "Phase II."

## GENERATING A “PREFERRED LAND USE PLAN”

APC staff began a “sketch planning” process with participants by presenting the 1981 *Phased Land Use Plan* and three land use scenarios referred to as “Ultimate,” “Selected,” and “Do-Nothing.” Elements common to all three scenarios included:

- Commercial area along SR 43 between the Interstate and CR 600 N (that area of about 125 acres currently zoned for business);
- Maintenance of a compact commercial area in “downtown” Battle Ground for retail and service uses (same area as currently zoned for business along North, Railroad, and Main Streets near center of Town);
- Maintenance of current residential areas both in Town and in platted subdivisions;
- “Expected” residential development for “drawing board” projects along CR 600 N, River Bluffs Subdivision expansion, and Woods Edge mobile home park expansion;
- Maintenance of Battle Ground Elementary and Middle Schools sites; and,
- Roadway improvements along SR 43 between Interstate 65 and SR 225, CR 650 N, and Prophet, S. Railroad, and Main Street in Town.

The “Ultimate” alternative suggested land use is based on relative potential after rescoring updated factor maps that are part of the *Land Use Potentials Study*. Several areas to the north, northeast, and southwest of Battle Ground were identified as having residential potential. Also, this proposal identified the boundaries established by DNR for Prophetstown State Park. It suggested an “Open Space” designation for much of the unimproved lands west of Interstate 65, the so-called “Prophetstown Park entrance area.” A “connector” road between SR 43 and N. Ninth Street Road for State Park traffic was also shown.

The “Selected” alternative showed a “paring down” of the amount of land with strong potential for residential development to a level more appropriate to the area’s growth rate. This residential area was identified as lands contiguous to Town, west of Burnett Creek. This second alternative also identified Prophetstown State Park and suggested an Open Space designation for much of the unimproved lands west of Interstate 65. It also showed a “connector” road between SR 43 and N. Ninth Street Road for State Park traffic.

The "Do-Nothing" alternative was based on existing zoning, which, in turn, is based on the 1960's Land Use Plan. It identified broad areas of residential land use contiguous to the north and west of Town and farther to the northeast. A large Industrial area was shown along Swisher Road.

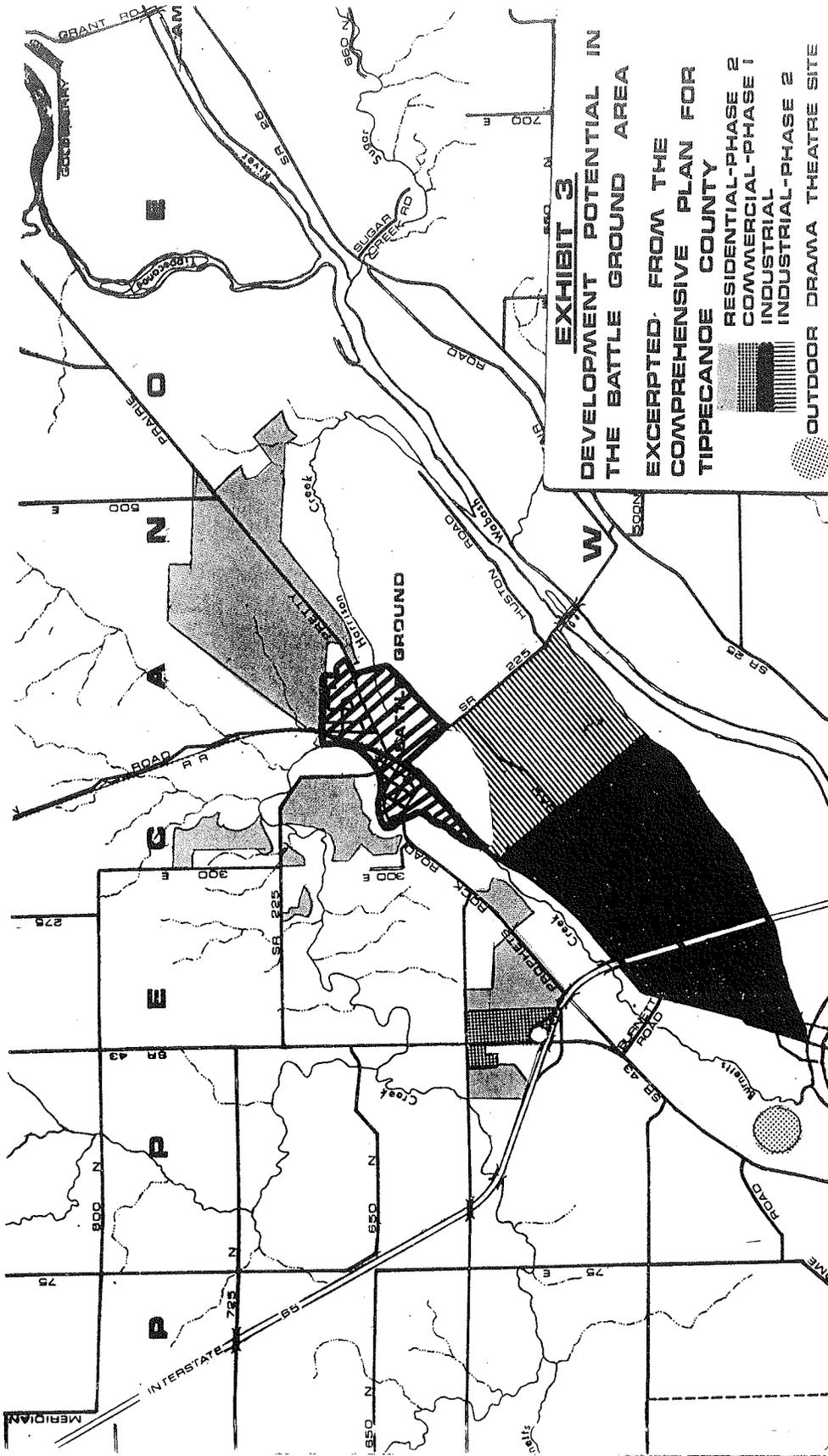
One community meeting was devoted entirely to the part of the study area west of the Interstate, referred to as the "Prophetstown Park entrance area." Property west of Interstate 65 is a mix of zoning districts and land uses. When the Board of County Commissioners adopted the initial Unified Zoning Ordinance in 1965, the area now bounded by Interstate 65, Swisher Road, and N. Ninth Street Road was zoned as part of a 1,250-acre Swisher Road Industrial District. The remainder of property in this area was zoned either Agriculture, R1--Residence, or Flood Plain. Several changes to the zoning pattern have occurred since the initial adoption, including the addition of another 118 acres of industrial-zoned land and a couple of general business sites along Swisher and Burnetts Roads. Consequently, the area is now characterized by its contrasting land uses.

Participants were divided on the issue of land use in this Park entrance area. Some felt that property owners west of the Interstate should be entitled to maintain those property rights afforded by current zoning. Other participants expressed concern with the potential for incompatible manufacturing operations at the entrance to the State Park. The President of the Town Council stated that the Town has no intention of providing sanitary sewer to this area. After two steering committee meetings and another community meeting, a compromise was reached.

Participants agreed to designate most of the area bounded by the Interstate, N. Ninth Street, and Swisher as "Light Industrial." The designation would support manufacturing, contracting, warehousing, and wholesaling operations that are operated entirely indoors. The area currently being mined, however, would be shown as open space. With 125 acres of commercial land earmarked north of the Interstate along SR 43, no commercial expansion would be proposed in this Park entrance area. All other areas would be designated according to current use. A relatively large part of the Park entrance area is not developable since it is in the flood plain of the Wabash River or Burnett Creek.

Another community meeting was held to consider residential land use expansion in the study area. For this meeting, APC staff provided participants with residential building trends over the past 26 years in the Town, Township, and County (see Appendix, Exhibit D). Staff also provided a map excerpt from the **Phased Land Use Plan** identifying those areas having residential potential in the Battle Ground area (see Exhibit 3).

Participants considered potential for housing development. *If* the study area grows at a rate of 20 to 25 housing units per year, then 400 to 500 units would need to be accommodated over the next 20 years. APC staff reported that this



**EXHIBIT 3**  
**DEVELOPMENT POTENTIAL IN**  
**THE BATTLE GROUND AREA**

EXCERPTED FROM THE  
 COMPREHENSIVE PLAN FOR  
 TIPPECANOE COUNTY

- RESIDENTIAL-PHASE 1
- INDUSTRIAL
- INDUSTRIAL-PHASE 2

OUTDOOR DRAMA THEATRE SITE

demand could be exceeded in developing subdivisions and projects already on the drawing board:

- An additional 52 single-family units are anticipated in Hawks Nest;
- In February 1997 the developers of River Bluffs received preliminary plat approval from the Plan Commission for the expansion of that subdivision by 34 lots;
- Sun Communities, Inc. is proposing a 328-space mobile home park just west of Woods Edge; and,
- At a Sketch Plan meeting in March 1997 developers met with APC staff to review a proposed 196-lot single-family subdivision; 59 lots were granted primary approval by APC in December 1997 (Battlefield Heights, Phase 1). This development would be platted along the north side of CR 600 N just east of Hawks Nest and Harrison Meadows.

Build-out of these developments would yield 610 housing units.

Participants felt that future residential expansion would logically infill to the northwest of the current Town boundary. This would include lands off CR 600 N east of SR 43, near Harrison Meadows and Hawks Nest, and off SR 225 north of Town. Directing growth to these areas will help ensure a more compact development pattern in which the provision of public utilities and services is more economical and efficient.

At their 20 May 1998 public hearing, the Plan Commission voted by voice vote 13 yes – 2 no to send an initial version of the “Preferred Land Use Plan” back to the Battle Ground area plan steering committee for further study and revision. The committee met on May 28 and July 23. In addition, the Plan Commission held a work session devoted to this proposed amendment on June 18.

18 citizens attended the steering committee meeting on May 28. The substantive issues raised at the May 20 APC public hearing were discussed: future land uses for the parts of the study area proposed as Prophetstown State Park and to the north and northeast of incorporated Battle Ground. No resolution was reached at this meeting.

At the work session with members of the Area Plan Commission and Battle Ground Town Council on June 18, the Board of County Commissioners voted to exclude the part of the study area proposed as the State Park. Also, the land use designation for the area northeast of Town along Pretty Prairie Road was discussed but no action was taken.

At the July 23 steering committee meeting, the majority of the 16 citizens present decided that the area north and northeast of Town, with the exception of lands owned by the Clark (Halstead) family, should be shown as “Future Residential”

instead of "Agricultural." The Clark lands would continue to be designated as "Agricultural" at their request.

## THE "ADOPTED LAND USE PLAN"

Most of the lands west of Burnett Creek identified as having high potential for residential development are retained in the "Adopted Land Use Plan." Unlike either the "Ultimate" or "Selected" alternatives, an area for "Light Industrial" land use is reserved along N. Ninth Street near Burnetts Road in the "Adopted Land Use Plan." The "Do-Nothing" alternative would not meet community goals and objectives. The "Adopted Land Use Plan" is presented in Exhibit 4 and contains the following components:

**Residential.** Residential areas in historic Battle Ground, primarily single-family, are intended to be preserved. Any in-fill construction is to mirror the existing physical character of the older part of Town. Residential expansion is designated in two sectors. One of these sectors includes those lands bounded by SR 225, SR 43, CR 600 N, Prophets Rock Road, and Burnett Creek that are not in the flood plain. This Future Residential area is estimated to contain some 300 acres. A tract of about 15 acres along the southeast side of Prophets Rock Road south of Battle Ground is also designated as Future Residential. The other Future Residential area includes lands northeast of Battle Ground along both sides of Pretty Prairie Road. This area contains well over 500 acres. None of the lands in these Future Residential sectors have a sanitary sewer commitment.

**Agricultural.** Lands planned to remain in agricultural use, in addition to the Clark (Halstead) family lands, are concentrated in the northwest portions of the study area, some north of SR 225, and along the Wabash River west of Interstate 65. Agricultural lands are also designated for an area near the N. Ninth Street and Swisher Road intersection.

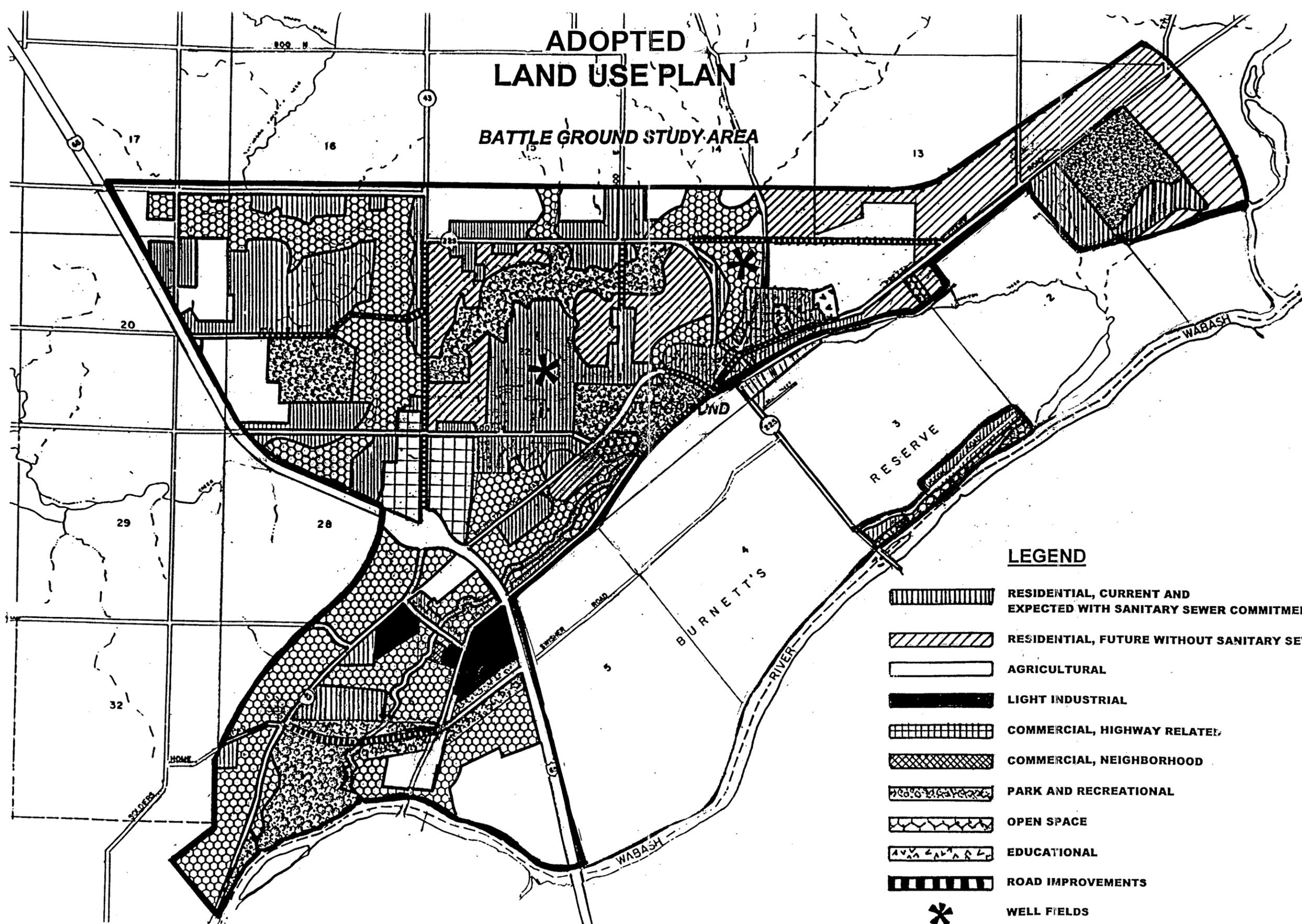
**Light Industrial.** The area bounded by Interstate 65, N. Ninth Street, and Swisher is identified as being appropriate for light industrial activity, contracting, warehousing, and wholesaling. These uses would be low-impact because they are operated entirely indoors and have attached or indoor loading facilities.

**Highway-Related Commercial.** The area along SR 43 between Interstate 65 and CR 600 N, about 120 acres currently zoned for business, is set aside primarily for the lodging, shopping, recreational, and service needs of the traveling public.

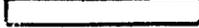
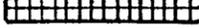
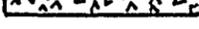
**Neighborhood Commercial.** The boundaries of this neighborhood business area correspond to the central parts of Town currently zoned for business. "Downtown" Battle Ground provides for retail and service establishments that are convenient to Town residents. The buildings in this area are intended to be preserved and

# ADOPTED LAND USE PLAN

## BATTLE GROUND STUDY AREA



### LEGEND

-  RESIDENTIAL, CURRENT AND EXPECTED WITH SANITARY SEWER COMMITMENT
-  RESIDENTIAL, FUTURE WITHOUT SANITARY SEWER COMMITMENT
-  AGRICULTURAL
-  LIGHT INDUSTRIAL
-  COMMERCIAL, HIGHWAY RELATED
-  COMMERCIAL, NEIGHBORHOOD
-  PARK AND RECREATIONAL
-  OPEN SPACE
-  EDUCATIONAL
-  ROAD IMPROVEMENTS
-  WELL FIELDS
-  STUDY AREA BOUNDARY



protected. Residential uses occupying upper floors are also appropriate within this area.

**Park and Recreational.** A number of other public and private park and recreational lands are identified on the "Adopted Land Use Plan." Tippecanoe Battlefield Park, including the Memorial and Prophet's Rock sites, extends from Railroad Street on the east, across Burnett Creek to the west side of Prophets Rock Road. The Tippecanoe Amphitheater is located along the east side of SR 43 just south of the Soldiers Home Road intersection. Tecumseh Trails Park is to the south. Two golf courses are identified on the "Adopted Land Use Plan:" the Lafayette Country Club, Battle Ground course, off Pretty Prairie, and Edwood Glen Country Club off CR 650 North. The Wabash Heritage Trail follows Burnett Creek between the Battlefield Memorial and the Wabash River.

The flood plain of Burnett Creek in the area bounded by SR 225, SR 43, CR 600 N, Prophets Rock Road, and Burnett Creek is identified as part of a linear "Park and Recreation" land use element. The north end of Hawks Nest Subdivision (Outlot "A") was platted by the subdivider as "park and (drainage) detention." As additional residential development occurs in this area, the "Adopted Land Use Plan" suggests that lands in this flood plain should be set aside similarly. Since no buildings are allowed in flood plains anyway, this "green space" would be "park-like" with pedestrian ways accessible from adjoining residential subdivisions. The Residential areas (both "current and expected" and "future") are also to be linked to the County Parks Department trail system, including the Prophet's Rock site and the Wabash Heritage Trail. These links provide pedestrian access to the part of Battle Ground east of Burnett Creek.

**Open Space.** Lands identified as Open Space correspond to the wooded and sloped areas along SR 43, Prophets Rock Road, and along waterways. Lands classified in this category represent a visual amenity only. There is no implication that these lands are to be used as public recreation corridors or to provide unrestricted access to adjacent waterways.

**Educational.** The two areas identified on the "Adopted Land Use Plan" as "Educational" are the Battle Ground Elementary (BGE) School and the Battle Ground Middle (BGM) School properties. Enrollments at both schools have increased over the past ten years. Official enrollments at BGE show that it has increased from 407.5 full time equivalent (FTE) students in 1987-88 to 459.5 FTE students in 1997-1998. During the same time period, BGM enrollments rose from 211 students to 253 students.

BGM is currently the smallest TSC facility in terms of the number of students and is fully expandable to include another 100 students according to TSC officials. A TSC "Long Term Facility Needs Committee" has recommended that a feasibility study on BGM be conducted within the next two years. BGE is landlocked and thus classroom additions to this building are not feasible.

However, in 1997 the Board of Trustees of TSC adopted new elementary school attendance districts which will take effect August 1999 when two new elementary schools open. With the opening of Burnett Creek Elementary (BCE) School just west of Harrison High School, the BGE attendance area will be reduced. Currently BGE encompasses all of Tippecanoe Township. The new BGE attendance area will include that part of the Township east of SR 43 (north of Interstate 65) and east of N. Ninth Street Road (south of the Interstate); BGE will also include that area west of SR 43 bounded by CR 725 N, Interstate 65, and CR 600 N. All students living along SR 43 north of the Interstate will continue to attend BGE. However, all students living along 600 N and 725 N, west of SR 43, and those students living along N. Ninth Street Road will attend BCE.

**New Roads.** Three new road segments are proposed in the "Adopted Land Use Plan." As stated above, a new connector road between SR 43 and N. Ninth Street Road would be constructed to facilitate Prophetstown State Park traffic. A new east/west road north of Battle Ground would help reduce the volume of traffic that passes through Town. A new north/south road connecting the segment of CR 300 E south of SR 225 with 300 E to the north would increase accessibility in the Residential expansion area. These proposed road connections would have to be considered carefully, and only after a cost/benefit analysis has been performed. For example, because of the location of Battle Ground Conservancy District's wells, adherence to the District's wellhead protection program should be considered in the design of an east/west road north of Battle Ground.

## **SUMMARY OF CHANGES TO *PHASED LAND USE PLAN***

Agricultural to Residential (Current & Expected) along north side of CR 600 N (Hawks Nest and proposed Battlefield Heights Subdivision) and along southeast side of Prophets Rock Road south of Battle Ground (Weiler Meadows)

Phase II Residential to Residential (Current & Expected) along south side of CR 600 N (Quail Ridge)

Phase II Residential to Residential (Current & Expected) along south side of CR 600 N west of SR 43 (Woodsacre and Creekview Acres)

Phase II Residential to Residential (Current & Expected) for River Bluffs Subdivision expansion

Open Space to Residential (Current & Expected) southeast of Lafayette Country Club, Battle Ground golf course (expansion of River Bluffs)

Phase II Residential, Agricultural, and Open Space to Future Residential for area bordered by Town Corporation line, CR 600 N, SR 43, and SR 225

Phase II Residential to Future Residential along southeast side of Prophets Rock Road south of Battle Ground (Slavens)

Phase II Residential to Agricultural for lands owned by the Clark (Halstead) family along the northwest side of Pretty Prairie Road and east side of Harrison Road adjacent to Battle Ground

Phase II Residential to Future Residential along both sides of Pretty Prairie Road between the Clark family land and the northeast study area boundary, and east of Harrison Road north of the Clark land

Phase II Residential to Open Space along northwest side of Prophets Rock Road south of Battle Ground

Phase II Residential to Open Space along west side of SR 43 south of Soldiers Home Road

Agricultural and Open Space to Park and Recreational along SR 43 just south of the Soldiers Home Road intersection (Tippecanoe Amphitheater)

Agricultural to Open Space along southeast side of Prophets Rock Road south of Battle Ground (Slavens)

Industrial (Current & Expected) to Open Space off Prophets Rock Road northeast of Interstate 65 (old gravel pit)

Industrial (Current & Expected) to Open Space along south side of Swisher Road west of Interstate 65 (Vulcan)

Industrial (Current & Expected) to Light Industrial for area bounded by N. Ninth Street Road, Swisher Road, and Interstate 65, except Industrial (Current & Expected) to Agricultural at northeast corner of N. Ninth Street Road and Swisher Road (Battle Ground Veterinary Clinic)

Industrial (Current & Expected) to Agricultural at southeast corner of N. Ninth Street Road and Swisher Road (west of CSX Railroad track)

Industrial (Current & Expected) to Light Industrial at southeast corner of SR 43 and Burnetts Road (Purdy Concrete)

Open Space to Light Industrial at southwest corner of N. Ninth Street Road and Burnetts Road (Round Grove Machine Corporation)

Open Space to Commercial along south side of Burnetts Road west of N. Ninth Street Road (The Trails)



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# CARRYING OUT THE "PLAN" AND ACHIEVING GOALS

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The planning process in the Battle Ground area began in September 1996 when citizens identified specific problems and challenges facing the community in the future. Community goals were then drafted. At the same time, APC staff conducted an inventory and analysis of existing conditions to establish a base for developing the "Adopted Land Use Plan." Alternative land use plans were presented to the citizens for discussion. A "Preferred Land Use Plan" was then selected by consensus of the citizens present. This report concludes with a discussion of the methods, responsibilities, and actions for carrying out the "Adopted Land Use Plan" and moving towards community goals.

## METHODS

There are a number of methods available to the community to achieve goals that have been set in the "Adopted Land Use Plan." These methods include a combination of legal, financial, and administrative tools. What follows is a brief description of the various methods that can be used to carry out the "Adopted Land Use Plan."

**Legal Tools.** Legal tools include such regulatory measures as the zoning ordinance, subdivision regulations, building codes, and improvement location permits.

Because it controls the use of land, the zoning ordinance is probably the single most effective means of "putting on the ground" the "Adopted Land Use Plan." The basic philosophy of zoning is to separate various land uses, such as residential, commercial, industrial, and agricultural into districts and then establish a set of permitted uses and regulations for each district. Use requirements include such things as setback, height, lot size, parking, and signs, as appropriate to each district. Other sections of the ordinance include the official zoning map, definitions, and administrative and enforcement guidelines.

Subdivision regulations are another effective tool. These regulations require coordination of new roads with the existing road system. They provide standards for lot layout and road design. The subdivision ordinance requires minimum road rights-of-way and alignment in conformance with the *Thoroughfare Plan*. It requires drainage facilities and easements where necessary, and the installation of utilities to serve new areas of development.

Building codes provide a legal tool for meeting community concerns regarding safe structures. These codes provide standards for construction, use, and occupancy of buildings.

The permit process requires that interested parties obtain: 1) an Improvement Location Permit for the erection, alteration, or repair of any structure on platted or unplatted land; and, 2) an Occupancy Permit for the use of any structure or land regulated by the zoning ordinance. A structure may not be located, and a permit may not be issued, unless the use, character, and location of the structure are in conformity with the zoning ordinance.

**Financial Tools.** Financial tools for meeting community goals include capital improvement programs and federal and state aid programs. The capital improvements program is a tool for public decision-making which consists of a list of capital improvement projects on a priority basis scheduled for a defined period of time (usually about six years) along with an estimate of costs of each project. This program schedules the timing of public improvements and provides a picture of the governmental unit's financial obligations at any point in time. Federal and state aid programs provide technical and financial assistance to help solve community problems.

**Administrative Tools.** Administrative tools include such measures as annexation and inter-governmental coordination. Annexation policy depends, in part, on the extent to which the Town of Battle Ground is prepared to provide services as determined from the capital improvements program. The Town should discuss its proposals and improvement programs with other governmental agencies at the County and State levels so that coordinated efforts can be made to use mutual resources to solve common problems and achieve common goals.

**Programs for Public Understanding.** Public understanding and support are essential for achieving planning goals. The public must be aware of the problems and opportunities facing the community, and of how planning can assist in solving the problems for the benefit of the community. A summary of planning activities could be prepared and distributed to community residents periodically.

## **RESPONSIBILITY**

Meeting the "Adopted Land Use Plan's" goals will require decisive actions. Responsibility for taking these actions must be assumed by the Battle Ground Town Council, the Board of Tippecanoe County Commissioners, citizens, and The Area Plan Commission.

**The Area Plan Commission.** The Plan Commission makes recommendations to the Town Council and Board of County Commissioners regarding planning and zoning issues at public hearings. The Plan Commission held two public hearings

on the "Preferred Land Use Plan" and adopted the Land Use Plan amendment on 16 September 1998. The amendment was then certified to the Town Council and Board of County Commissioners. The Plan Commission is also responsible for recommending text and map amendments to the zoning ordinance. The Plan Commission grants final approval to all subdivisions.

**Town Council and Board of County Commissioners.** The legislative bodies have a major responsibility for carrying out the "Adopted Land Use Plan." Following adoption by the Plan Commission, the "Land Use Plan" was adopted by resolution of the Town Council and the Board of County Commissioners. The "Adopted Land Use Plan" represents an official statement of the community's goals, proposals, and policies reflecting the combined thinking of interested citizens, the Plan Commission, and the legislative bodies. Putting the "Adopted Land Use Plan" into action should proceed with adoption of zoning ordinance map amendments.

**Citizens.** Although the need for public understanding and support has already been pointed out, it should be emphasized that citizens have a direct responsibility for carrying out the "Adopted Land Use Plan" and working toward the betterment of the community. Citizens can be a valuable aid in supporting the "Adopted Land Use Plan" and keeping area residents informed on planning and zoning issues. Also, citizens should understand the procedures in the administration of zoning regulations. For example, when a new use is contemplated for land or a structure, or when construction of a new structure or an addition to existing one is proposed, a person applies to the Administrative Officer for an "improvement location permit."

## **ACTIONS**

While this section has described the methods and responsibilities for carrying out the "Adopted Land Use Plan," it now concludes with specific actions which should be taken:

1. The Town Council and the Board of County Commissioners should each develop a formalized capital improvements program to reflect the recommendations of the "Adopted Land Use Plan."
2. The Town Council should consider adoption of road and driveway construction standards and specifications which are consistent with ***The Thoroughfare Plan***.
3. The Town Council should consider adoption of a storm water drainage and sediment control ordinance.
4. The Town Council should explore options, including the passage of an ordinance, for preserving and protecting historic properties.

5. For areas outside of incorporated Battle Ground, the Town Council should consider requiring developers needing Town utilities to request annexation first.
6. Requests by property owners of either the Town Council or Board of County Commissioners to rezone land within the study area will be carefully measured against this amendment, with regard to both its development sectors and the goals and objectives underlying them.
7. Requests by property owners of either the Town Council or Board of County Commissioners to rezone land within the study area for purposes of development must be accompanied by written assurance of sanitary sewer availability. Requests in the absence of or prior to the extension of sanitary sewer are premature.
8. The Town Council and the Board of County Commissioners should encourage intergovernmental coordination by holding meetings with appropriate governmental agencies to discuss common problems and alternative solutions.
9. The Town Council and the Board of County Commissioners should encourage the development of programs to expand public understanding and support of the "Adopted Land Use Plan" and to increase citizen participation in carrying out the "Adopted Land Use Plan."
10. The Town of Battle Ground in conjunction with Tippecanoe County should have an annual review and update of the "Adopted Land Use Plan."

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# APPENDIX

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# EXHIBIT A

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## RESULTS OF THE BATTLE GROUND AREA NOMINAL GROUP PROCESS

September 9, 1996  
Battle Ground Elementary School

### The Seven Small Groups Combined

This list represents the combined top five items of all seven small groups. They have been listed in rank order, based on priority votes received in the final balloting.

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RANK	VOTES	ITEM
1	229	Infrastructure
2	176	Traffic
3	126	Managed Growth
4	108	School System Growth
5	102	Growth of Town and Annexation
6	94	Impact of State Park
7	90	Higher Taxes/Tax Base
8T	59	Police and Fire Protection to Match Growth
8T	59	Protect Cultural Integrity and Beauty of the Town
10	48	Quality of Life

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**Small Group 1**

(11 participants; Bernie Gulker, facilitator)

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RANK	VOTES	ITEM
1	21	Infrastructure decay
2	20	Traffic
3	18	Impact of State Park
4T	16	School system growth
4T	16	Managed growth
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6	15	Maintaining residential quality of life
7	10	Improve streets and sidewalks
8	9	Too many subdivisions and poor interface with farming community
9T	7	Business development
9T	7	Taxes
11T	5	Bigger sewer and water systems
11T	5	Annexation - "No" if you don't want it
11T	5	Infrastructure implementation costs
14	4	Water quality (rust)
15T	2	Parking in-Town
15T	2	New swimming pool and recreation facilities
15T	2	Police and fire support to handle growth of population
18T	1	Spot zoning
18T	1	Full-time Marshall
18T	1	Cottage industry versus franchises
18T	1	Lit walking trails
18T	1	Making harder to change farmland to residential
18T	1	Variety of housing types
18T	1	Contract out or train Town workers

18T	1	Dilapidated buildings
18T	1	Better lit sidewalks

**Small Group 2**

(12 participants; Joe James, facilitator)

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RANK	VOTES	ITEM
1	27	Growth of Town and annexation
2	24	Infrastructure capacity
3	18	Taxes and tax base
4	16	Maintaining law enforcement levels with growth
5	15	Traffic through Town
6	13	Quality of life
7	12	Quality of water and capacity
8T	10	Maintenance of roads and sidewalks
8T	10	Maintain residential quality by prevention of tourist businesses
10	8	Overcrowding schools
11T	7	Keeping up fire protection with growth
11T	7	I-65 traffic at interchange and on SR 43
13	6	Loss of natural woodlands
14	4	State Park traffic flow
15	3	Added parking for new business
16	2	Prevent spot zoning
17T	1	Town newsletter for Town residents
17T	1	New sidewalks in Town
17T	1	Trash pick-up and recycling
17T	1	Amphitheater responsibility eliminated

### Small Group 3

(13 participants; Doug Poad, facilitator)

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RANK	VOTES	ITEM
1	25	Road improvements, maintenance, and traffic controls
2	19	No place for the Town to grow within
3	17	Farm ground should not be annexed into Battle Ground
4	16	Where should commercial and business be located in and around Town
5T	14	Tax rate in Battle Ground
5T	14	State Park
<hr/>		
7	13	Impact on schools
8	11	Water and sewage problems due to annexation
9	10	Maintain the fire department
10T	8	Town should be actively involved with development at I-65 and SR 43
10T	8	Problem with zoning laws
12T	7	Parking in the Town of Battle Ground
12T	7	Concerned about Area Plan having too much of a say, too much power in Battle Ground
14T	6	Older buildings upgraded (special funds)
14T	6	Safety problems and children going to school
16	5	Would like to see more shops in Battle Ground
17	3	Too much hardness and rust in water system
18T	2	Why is the Town growing so much?
18T	2	Commercial area should be marked off and not include residential
20T	1	Control of junk cars
20T	1	How to keep litter under control

**Small Group 4**

(11 participants; Don Lamb, facilitator)

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RANK	VOTES	ITEM
1	23	Improve traffic flow
2	13	Need more public services (police, fire, etc.)
3T	12	Annexation good or bad?
3T	12	School growth
5	11	Need for streets, curbs, and sidewalk improvements in Town
6T	10	Better roads
6T	10	Need to expand sewer and water
6T	10	Water quality
6T	10	Balance open space with new developments (aesthetics)
10T	9	State Park and possible drug problems
10T	9	Need more parking for business
12	7	How much growth?
13	5	Growth affecting sense of community
14T	4	Need more services (business)
14T	4	Need to improve water pressure and flow
14T	4	Annexation -- what are the tax implications?
14T	4	How will annexation affect those who don't want it?
14T	4	Better public relations between the Town and the State Park
19	3	Establish larger (better defined) central business district
20T	1	New bridge (SR 225)
20T	1	Trash and garbage collection
20T	1	Will West Lafayette grow to annex Battle Ground?
20T	1	Need for Battle Ground tourism bureau
20T	1	Better communications between Council and citizens

**Small Group 5**

(12 participants; Margy Deverall, facilitator)

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RANK	VOTES	ITEM
1	31	Streets -- road improvements, repair, increased traffic
2	27	Schools
3	20	Water quality and availability
4	19	Protect cultural integrity and beauty of the Town
5	16	Extension of Town services and utilities
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6	15	Protect residential areas from business encroachment
7	11	High taxes
8	9	Questionable planning, i.e. annexing and construction
9	8	Loss of agricultural ground
10T	5	The burdens that come from the State Park
10T	5	Security for increased activity
12	4	Better facilities for solid waste treatment and recycling
13T	3	Increase fire and rescue services
13T	3	Increase diversity of businesses
13T	3	Better distribution of information to citizens on civic affairs including rural areas
16T	1	Wellhead protection
16T	1	Severe weather warning

**Small Group 6**

(11 participants; Kathy Lind, facilitator)

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RANK	VOTES	ITEM
1	27	Water wells, poor water quality, sewage
2	24	Road work needed and money for roads

3T	19	Traffic congestion
3T	19	Police and fire protection to match growth
5	18	The impact of Prophetstown State Park
<hr/>		
6	14	School overcrowding
7	11	I-65 and SR 43 traffic and development
8	7	Higher taxes
9	6	Maintain good air quality
10	5	Utility district growth and Town growth
11	4	Clean up downtown
12T	2	SR 225 bridge replacement
12T	2	Zoning to help small business
12T	2	Sidewalks (repair and install)
12T	2	Inappropriate commercial development (McD's, etc.)
12T	2	Curbside recycling
17T	1	Need for youth-oriented activities
17T	1	Bike paths needed
17T	1	Street lighting
17T	1	Insect control

**Small Group 7**  
(10 participants; Michael Sanders, facilitator)

RANK	VOTES	ITEM
1	22	Traffic/poor condition of roads
2	14	Expanding services to meet growth
3	13	Ensure adequate services for park and associated development
4T	12	Traffic generated by State Park
4T	12	Higher taxes

6	11	Keep up with infrastructure, pavement improvements, sewage and water, sidewalk, gutter and curb replacement
7	10	School enrollment increase
8T	9	Maintaining a sense of community as Town boundaries become more stretched out
8T	9	Don't mess with zoning west of SR 43
10	8	Expanded police and fire protection
11	7	Safety for children
12	6	Insufficient parking in business area
13	5	Stop the State Park
14	4	Business growth around the perimeter
15	2	Larger, relocated post office

## CATEGORIZATION

To provide a usable and easily understood listing of the many problems identified at the problem identification session, APC staff has grouped all the listed problems into nine categories. Although a certain amount of subjectivity was involved in this process, it was necessary to evaluate the results of the meeting.

### COMBINED RESULTS FROM THE SMALL GROUPS BY CATEGORY

#### TRAFFIC AND TRANSPORTATION (268 votes)

Streets -- road improvements, repair, increased traffic (31)  
Road improvements, maintenance, and traffic controls (25)  
Road work needed and money for roads (24)  
Improve traffic flow (23)  
Traffic/poor condition of roads (22)  
Traffic (20)  
Traffic congestion (19)  
Traffic through Town (15)  
Need for streets, curbs, and sidewalk improvements in Town (11)  
I-65 and SR 43 traffic and development (11)  
Maintenance of roads and sidewalks (10)  
Improve streets and sidewalks (10)  
Better roads (10)  
I-65 traffic at interchange and on SR 43 (7)  
Parking in the Town of Battle Ground (7)  
Safety for children (7)  
Safety problems and children going to school (6)  
Added parking for new business (3)  
Sidewalks (repair and install) (2)  
Parking in-Town (2)  
SR 225 bridge replacement (2)  
New bridge (SR 225) (1)  
Better lit sidewalks (1)  
New sidewalks in Town (1)  
Bike paths needed (1)  
Street lighting (1)

#### INFRASTRUCTURE (168 votes)

Water wells, poor water quality, sewage (27)  
Infrastructure capacity (24)  
Infrastructure decay (21)  
Water quality and availability (20)  
Quality of water and capacity (12)  
Water and sewage problems due to annexation (11)  
Keep up with infrastructure, pavement improvements, sewage and water, sidewalk, gutter and curb replacement (11)  
Need to expand sewer and water (10)  
Water quality (10)  
Bigger sewer and water systems (5)  
Infrastructure implementation costs (5)  
Water quality (rust) (4)

Need to improve water pressure and flow (4)  
Too much hardness and rust in water system (3)  
Wellhead protection (1)

#### **ECONOMICS AND FINANCE (140 votes)**

Taxes and tax base (18)  
Where should commercial and business be located in and around Town (16)  
Tax rate in Battle Ground (14)  
Higher taxes (12)  
High taxes (11)  
Need more parking for business (9)  
Business development (7)  
Taxes (7)  
Higher taxes (7)  
Older buildings upgraded (special funds) (6)  
Insufficient parking in business area (6)  
Would like to see more shops in Battle Ground (5)  
Need more services (business) (4)  
Clean up downtown (4)  
Establish larger (better defined) central business district (3)  
Increase diversity of businesses (3)  
Commercial area should be marked off and not include residential (2)  
Zoning to help small business (2)  
Inappropriate commercial development (McD's, etc.) (2)  
Larger, relocated post office (2)  
Cottage industry versus franchises (1)  
Need for Battle Ground tourism bureau (1)  
Contract out or train Town workers (1)  
Amphitheater responsibility eliminated (1)  
Dilapidated buildings (1)

#### **GROWTH OF TOWN AND ANNEXATION (133 votes)**

Growth of Town and annexation (27)  
No place for the Town to grow within (19)  
Farm ground should not be annexed into Battle Ground (17)  
Annexation good or bad? (12)  
Maintaining a sense of community as Town boundaries become more stretched out (9)  
Questionable planning, i.e. annexing and construction (9)  
Town should be actively involved with development at I-65 and SR 43 (8)  
How much growth? (7)  
Growth affecting sense of community (5)  
Utility district growth and Town growth (5)  
Annexation - "No" if you don't want it (5)  
Annexation -- what are the tax implications? (4)  
How will annexation affect those who don't want it? (4)  
Why is the Town growing so much? (2)  
Will West Lafayette grow to annex Battle Ground? (1)

**MANAGED GROWTH** (129 votes)

- Managed growth (16)
- Extension of Town services and utilities (16)
- Protect residential areas from business encroachment (15)
- Expanding services to meet growth (14)
- Maintain residential quality by prevention of tourist businesses (10)
- Balance open space with new developments (aesthetics) (10)
- Too many subdivisions and poor interface with farming community (9)
- Don't mess with zoning west of SR 43 (9)
- Loss of agricultural ground (8)
- Problem with zoning laws (8)
- Concerned about Area Plan having too much of a say, too much power in Battle Ground (7)
- Business growth around the perimeter (4)
- Prevent spot zoning (2)
- Spot zoning (1)
- Making harder to change farmland to residential (1)

**STATE PARK** (102 votes)

- Impact of State Park (18)
- The impact of Prophetstown State Park (18)
- State Park (14)
- Ensure adequate services for park and associated development (13)
- Traffic generated by State Park (12)
- State Park and possible drug problems (9)
- The burdens that come from the State Park (5)
- Stop the State Park (5)
- State Park traffic flow (4)
- Better public relations between the Town and the State Park (4)

**SCHOOL SYSTEM** (100 votes)

- Schools (27)
- School system growth (16)
- School overcrowding (14)
- Impact on schools (13)
- School growth (12)
- School enrollment increase (10)
- Overcrowding schools (8)

**SERVICES** (96 votes)

- Police and fire protection to match growth (19)
- Maintaining law enforcement levels with growth (16)
- Need more public services (police, fire, etc.) (13)
- Maintain the fire department (10)
- Expanded police and fire protection (8)
- Keeping up fire protection with growth (7)
- Maintain good air quality (6)
- Security for increased activity (5)
- Better facilities for solid waste treatment and recycling (4)

Increase fire and rescue services (3)  
Better distribution of information to citizens on civic affairs including rural areas (3)  
New swimming pool and recreation facilities (2)  
Police and fire support to handle growth of population (2)  
Curbside recycling (2)  
Need for youth-oriented activities (1)  
Town newsletter for Town residents (1)  
Trash and garbage collection (1)  
Better communications between Council and citizens (1)  
Severe weather warning (1)  
Full-time marshal (1)  
Insect control (1)  
Lit walking trails (1)  
Trash pick-up and recycling (1)  
How to keep litter under control (1)

**QUALITY OF LIFE** (60 votes)

Protect cultural integrity and beauty of the Town (19)  
Maintaining residential quality of life (15)  
Quality of life (13)  
Loss of natural woodlands (6)  
Maintain good air quality (6)  
Control of junk cars (1)  
Variety of housing types (1)



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# EXHIBIT B

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**RESULTS OF AND COMMENTS FROM  
*INFORMATION SURVEY FOR BATTLE GROUND TOWN COUNCIL***

**RESULTS OF INFORMATION SURVEY FOR BATTLE GROUND TOWN COUNCIL**

1. **I would prefer that the town of Battle Ground** (responses = 169)
  - a. remain mostly residential as it currently is. 113
  - b. tries to develop as a tourist area that brings visitors to the town for commercial reasons. 37
  - c. no preference. 8
  - d. other. 11
  
2. **Within the town, we presently have a small business area downtown. I would prefer to see** (responses = 168)
  - a. keeping the present business area. 54
  - b. slightly increasing the size of the business area. 91
  - c. greatly increasing the size of the business area. 21
  - d. other. 2

**Combinations of Responses** (responses = 169):

Remain mostly residential as it currently is and slightly increasing the size of the business area. 58

Remain mostly residential as it currently is and keeping the present business area. 52

Tries to develop as a tourist area that brings visitors to the town for commercial reasons and slightly increasing the size of the business area. 23

Tries to develop as a tourist area that brings visitors to the town for commercial reasons and greatly increasing the size of the business area. 14

Other and slightly increasing the size of the business area. 6

No preference and slightly increasing the size of the business area. 4

Remain mostly residential as it currently is and greatly increasing the size of the business area. 3

Other and greatly increasing the size of the business area. 3

No preference and keeping the present business area. 2

Other and other. 2

No preference and greatly increasing the size of the business area. 1

No preference and no response. 1

**COMMENTS FROM INFORMATION SURVEY FOR BATTLE GROUND TOWN COUNCIL**

1. **I would prefer that the town of Battle Ground**

*Work hard for tasteful balance of small town, tourist area.*

*Would like to investigate ordinances that would help insure that the historic quality of downtown be preserved and/or in some cases renovation encouraged.*

*Would like to see a gas station in the town and a beauty salon somewhere in town close by.*

*Hope future residential growth would be within area inside 43N, 225N, Railroad E, and 600N.*

*A little more retail.*

*Quaint, artistic boutiques & cafes; NOT chain stores (Wal-Marts) and restaurants (Dennys).*

*Bed & breakfasts, crafts, arts, etc.*

*Tourists need to be accommodated; tourists will come. But the question is how aggressively they are sought out. The fire department is important but it is like a person with heart disease. Historic downtown business will have trouble flourishing until the warehouse is moved / converted. If they are expanding over to the beauty shop, it will be even worse.*

*The monument at N. 9th & 225 needs moved & a 4-way stop as things are now because traffic is increasing.*

*Encourage business and multi-family housing.*

*With the State Park coming, Battle Ground has a great opportunity to gain economically.*

*Grow as much as it can grow.*

*Keep the development in keeping with the period of the older buildings in town.*

*Prefer "A" but with a controlled small number of cottage industries.*

*Develop as tourist and visitor area with "Historical" theme in mind.*

*Mainly residential with added small business, craft, antique, personalized type business; no "large" business in the old part of Battle Ground.*

*Limited growth.*

*Develop the area for its historical aspects.*

*Develop as a somewhat increased arts area: upscale art, sculpture, pottery, locally-made jewelry.*

*This is an illogical question. If someone with lots of money wanted to open a tasteful business in downtown Battle Ground, something that would benefit the whole town, would this proposed business be turned down? I doubt it.*

**2. Within the town, we presently have a small business area downtown. I would prefer to see**

*Welcome new business but keep to look of an old town.*

*Most especially don't want chain stores. All business space is not used. The old abandoned concrete block garage is an eye sore. Business planning would be essential. Obviously, a second grocery was attempted next door to the current one. Failed businesses don't help. How are two restaurants across the street from each other making it?*

*If increased, have to provide parking. Presently, there is not adequate parking for existing business.*

*Would like to see ordinances limiting the type of business development so as to maintain the present ambiance of Battle Ground.*

*Laundromat, gas station, and more parking.*

*But where to grow?*

*We need a gas station, grocery, and hardware.*

*Keeping the present business area if removal of fire department, or slightly increasing the size of the business area if fire department remains as is.*

*Greatly increasing the size of the business area after cleaning up the existing business area.*

*Slightly increase size of the business area to include a gas station with air pump*

*Move the fire station (bad planning to have it smack-dab in the middle of downtown).*

*Don't want a town like Nashville (Brown County), but I believe the downtown area can be improved for tourists.*

*Working on controlling increased traffic.*

*Maintain small town atmosphere; new business out of downtown area.*

*Slightly increase size of the business area with an architectural beautification plan.*

*We like the small town feel.*

**3. If there is to be increased commercial development around Battle Ground, are there particular locations where you think it would be most suitably located?**

*I65 and SR 43*

*On 43 by I65 only*

*Out by 43*

*At the I65/SR 43 interchange*

*At the corner of SR 43 and 600 N on property owned by Tecumseh Land Corporation.*

*On 43 and 600 North.*

*SR 43 and I65.*

*Hwy 43*

*At the I65 / 43 exit*

*I65 and SR 43 N*

*I65 and SR 43 interchange where development is currently underway.*

*43 and I65. Also, annex Woods Edge and any other surrounding area you provide fire protection or utilities for. Increasing the tax base so you can lower Battle Ground tax rates. Battle Ground tax rate is the highest or second highest in the State of Ind. that alone restricts growth.*

*I65 and SR 43*

*Keep growth limited to SR 43 area.*

*West of SR 43 north of I65.*

*SR 43 & 600 N.*

*Rt 43 and 600 N*

*Keep it over by St Rt 43*

*SR 43 and I65*

*On 43 near the Interstate.*

*Limited to SR 43 - I65 area. No commercial development along N. 9th near Battlefield.*

*At the SR 43 / 600 N intersection, and along and around Burnetts Road and SR 43; along N. 9th Street between Prophet Road and North Street; SR 225 W, just west of town.*

*At I65 and SR 43*

*On 43; most certainly away from the current business area and "old" residential area.*

*I-65 area*

*On Hwy 43*

*The only logical area (when access & location are considered) is along Hwy 43*

*We think the I65 / SR 43 and westernmost 225 area would be the most appropriate area to develop for commercial interests.*

*600 & 43 as now proceeding. The area east along Pretty Prairie Road from the two schools might be good location to push future growth.*

*CR 600 N & SR 43 & I65*

*Junction of SR 43 and I65*

*Up by the State police post and Shell gas station*

*Out by the Interstate on SR 43 is the most logical*

*At the SR 43 / I65 interchange*

*At intersection of SR 43/I65*

*Within the area 600 N interchange where it is presently being developed. No further north of 600. No further south of 65. that would encroach upon residential areas and green spaces.*

*Along SR 43 (north of 600 and south of 225)*

*Along SR 43*

*43 & 65*

*Close to I65 and SR 43; possible tourist shops near location of Prophetstown State Park*

*Keep it close to I65*

*SR 43 and I65 area*

*Obviously I65 & 43; however, prices along interstates are inflated too much for locals. In Florida & tourist areas, motel and restaurant taxes pay for the increase of the property taxes, thereby not penalizing the residents.*

*Vicinity of SR 43 and I65*

*Expand toward (around) I65 or SR 43N*

*Between Battle Ground and I65*

*Around SR 43 as well as downtown Battle Ground area*

*Limit to immediate vicinity of downtown and I65 / SR 43 area*

*SR 43 and I65*

*Only out by Interstate*

*Keep fast foods out at the Interstate. Small tourist trade shops can be located within the town and expanded out 225, plus along Railroad Street (Needs cleaned up anyway). Nashville, IN is a good example. May be advantageous to contact someone in Nashville to get the pros and cons of this environment.*

*On SR 43 where it looks like they are preparing areas for commercial development.*

*There's bound to be more growth near SR 43 / I65. Keep the development in this area manageable.*

*9th Street Road, Burnetts Road, Hwy 43; tasteful small town atmosphere; closer to 600 by existing home editions. Don't want Hwy 26 atmosphere with High School traffic on Hwy 43.*

*Attached to the current area.*

*Continue development at SR 43 & I65. Develop the area just west of the bridge at the edge of town on SR 225.*

*Intersection of 65 and 43 for "commercial" development. The town should remain quaint and historic with small shops and places to eat.*

*Any major type of business would be best out SR 43 / I65 area. It would be nice to have some added business in the old part of Battle Ground with craft / antique, specialized family-type businesses. A few more added businesses similar to Brookston's shops.*

*Not around but within. To keep the charm of Battle Ground I feel we should not build but should use existing buildings (renovate them) for shops: crafts, antiques, coffee shops, etc. If new buildings and strip malls are constructed then trees will come down and the small homey atmosphere will be lost.*

*Where the fire station is! I would like to see its relocation investigated before Doris' Beauty shop is purchased for an addition. Perhaps architects could be consulted about redesigning (in keeping with the historic styles already in existence) the existing structure for some small business or restaurant to occupy in the future. Perhaps apartments could be on upper levels and the existing building is far enough back that slant parking could be used.*

*Expand and improve the current town area.*

*In the downtown area*

*Behind the fire department and TC's; get rid of the house trailers and the old business building beside TC's*

*Some spot zoning for small cottage businesses and increase area around the business currently on North Street*

*Railroad Street or Main Street*

*Main Street*

*On up the railroad street past TC's*

*North side of North Street*

*If possible the entire block currently used as business with parking on interior of that block. Also a zoning change for all along Railroad Street and around current business district.*

*The area along the railroad tracks north, south, and to the west.*

*Stay focused on downtown.*

*No increase in development.*

*No suitable locations.*

*Swisher Road close to other plant.*

*Possibly on 9th Street. But would rather all commercial development be kept to a definite minimum. Lets not allow financial greed to ruin this beautiful residential area. Let's not permit Area Plan and politicians to talk us into something we will all regret later. We need to keep an eye on what expansion means to our water supply and quality.*

*East of the CSX tracks and same side of Pretty Prairie Road as the telephone company.*

*Around the new park.*

*We need a gas station. Why can't Post Office have lobby hours later on Saturday. We need a stamp machine at Post Office.*

*Out towards Pretty Prairie Road.*

*South or west.*

*Someone needs to look into a possible stop light eventually uptown. Many near accidents occur regularly. People coming off 225 take many chances; the intersection at Railroad Street can be a real problem at times already.*

*Away from residential areas.*

*On the Park grounds.*

*Outside Battle Ground. I like it the way it is.*

*Not around SR 43 and CR 600 N. there is already a huge traffic problem in this location.*

*I'm very concerned with the notion that annexation and expansion of Battle Ground area is the answer to a current lack of funds for street and utility improvements. Growth will result in added responsibilities in terms of street maintenance, utilities, etc. The increased revenue will just have to be spread farther. We are not interested in annexation to the north or northwest.*

*Not in Battle Ground; leave it to Lafayette and for West Lafayette.*

*Not industrial at all.*

*North and west.*

*South of town by the plastic molding place.*

*I do not wish to see increased commercial development around Battle Ground.*

*We have just recently moved to Battle Ground. I would like have a grocery store here mostly, and would like to see the area improve their surface roads along with better developed roads with traffic flow kept in mind. I do not want to see Battle Ground become another Lafayette.*

*Not on Pretty Prairie Road.*

*225 West*

*North of Battle Ground*

*In the Park and Battlefield not in the town itself.*

*North 9th Street - south of Battle Ground toward Rt 43*

*A place for kids to go like a skate rink or place to go to dance or play pool and videos. Could put all except skating at the bait shop. I still would like to find a place for the kids to roller skate, not for sure where though.*

*Between Battle Ground and Wolf Park.*

*On out Pretty Prairie Road and / or Swisher Road*

*No closer than 5 miles on all sides.*

*West edge of Battle Ground; southwest side of 225 E.*

*Avoid 43 - 600 N intersection*

*Ash Grove area*

*225 between 43 and Battle Ground; intersection at 43 / 600 too congested - please don't continue developing until this addressed*

*Along N. 9th St / Canal or on SR 225*

*North leg of SR 225*

*Along SR 225 & along N. 9th Street Road*

*State Road 225*

*On Pretty Prairie Road and 225 both sides*

*I think the town should be opened so everyone could have an opportunity to take advantage of the tourist with small shops, etc. example Metamora. I feel if the state makes a park (illegible) should have every chance to cash in on the tourist flow and get an advantage from their decision. We should not just be held up on our little square but opened up to profit from their decision if we so desire. No area tax increase just because of our location.*

*Wherever space is available*

*Unfortunately, because the areas that would be available are in flood plains or should be maintained as wildlife habitat, it does not seem to be an option to expand the business district.*

*West along SR 225 and East along SR 225*

*On 225 West, just west of bridge over Burnett Creek or wherever the property appears to be in disrepair.*

*Any area where there is a run down home can only gain by someone purchasing it to rebuild or remodel. Jim Miller has done a great job on Railroad Street and the town has done nothing but give him trouble! If our town is going to grow, our town board better wake up.*

*Anywhere but in residential subdivisions.*

*225 W or Railroad Street*

*Along the railroad tracks; down by the river as long as public access is maintained.*



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# EXHIBIT C

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## PARTICIPANTS IN THE COMMUNITY MEETINGS

Steering committee members' names appear in boldface type.

ELNORA K. ACHESON  
MARILYN JO ADAMS  
SUSAN ALLBAUGH  
DOYLE L. ALLISON  
JEAN ANNESSI  
MICHAEL ANNESSI  
**AL BACON**  
BEV BAKER  
TIM BAKER  
JOHN D. BALDAUF  
JOHN BAUGH  
MARIE BECKER  
K. D. BENSON  
DICK BERGHOFF  
**JERI BERGHOFF**  
LEE BILLINGSLEY  
DAVID BISHER  
BOB BLOYD  
EDD BLOYD  
MARY BLOYD  
PHYLLIS BOEHNING  
RICHARD A. BOEHNING  
STUART BOEHNING  
DON BOWERS  
MARILYN BOWERS  
NONA BROUILLETTE  
CHARLES BRYAN  
EVELYN BRYAN  
**RAY BURCHETT**  
SUZANNE BURCHETT  
POLLY BURKHARDT  
RONALD BURKHARDT  
**TOM BURKHARDT**  
BOB BUTTERFIELD  
**RICHARD CARSON**  
BILL CHAPMAN  
**ANNA CICIRELLI**  
MR. AND MRS. EDISON CLARK  
**GARTH CLARK**  
NICK CLARK  
MARY K. CONGER  
RHONDA M. CONGER  
RALPH COLLIVER  
JENNIFER COUTS  
**PAUL COUTS**  
**PATRICK CUNNINGHAM**  
STAN CUNNINGHAM  
BERNIE DAHL  
JOE DAVIES  
JOYCE DAVIES  
JOHN DAVIS  
JONI DAVIS  
NORMAN DEBOY  
RITA DEBOY  
HOLLY DIMAIO  
KATIE DONNOE

BOB DUNGAN  
DENNIS DUNN  
ADINA DYER  
GRANT DYER  
ROBIN EASTRIDGE  
STEVE EGLY  
**TERI EGLY**  
BOB ENGLAND  
DEE ENGLAND  
STEVE FIELDS  
DOROTHY FISCHER  
**DAVE FISHER**  
ELLIE FISHER  
BARB FLORY  
JACK FLYNN  
RILLA FLYNN  
REX FODREA  
TAMMY FODREA  
CLARENCE C. FOUNTAIN  
**SCOTT FRANKENBERGER**  
**RICHARD FUDGE**  
RICHARD FULK  
HUGH FULTZ  
BILL GARRETT  
SHEILA GARRETT  
FLOYD GARROTT  
PAT GARROTT  
JOHN F. GARROTT  
PATIENCE W. GARROTT  
**LOIS GAST**  
RICH GAST  
BOB GEMMECKE  
O. JANE GEMMECKE  
NOLA GENTRY  
CAROL SUE GIBSON  
W. DALE GIBSON  
RON GILLESPIE  
CHARLES GRAVES  
HAZEL GRAVES  
GINNY GWIN  
PETE GWIN  
DIANA HALEY  
ROBERT E. HALL  
STEVE HANCOOK  
JEFF HELMERICK  
PATRICIA HENLEY  
**JULIA HINDS**  
BEE HORNER  
CAROL HOUSTON  
WELLS HUDSON  
CHARLES J. HUNCKLER  
JULIE HUNT  
TED HUNT  
BOB KENNEDY  
GRACE KEYL  
JANET KEYL

RICHARD KIMBALL  
KEVIN KING  
BRIAN KIRTS  
DAVE KOLTICK  
DAN KOPF  
DAVE KRUEGER  
LAWRENCE KRUG  
PHILIP LEHMAN  
TOM LEHMAN  
JACKIE LEHMAN  
RON LEHMAN  
MICHAEL LEITEM  
RUTH LEMEN  
ALICE LINDER  
DAVID A. LINDER  
VINCENT LINDER  
STAN LIVINGSTON  
BRIAN LUCAS  
JEFF LUCAS  
BONNIE MANTLE  
GARY MANTLE  
JODEE MAYFIELD  
JOHN P. MAYFIELD  
MARIE MCCOY  
**DON MCKEE**  
TIM MCKEE  
JAY MCMILLIN  
**JAMES MILLER**  
KENNETH MILLER  
LINDA MILLER  
**KAREN MILLER**  
RALPH MILLER  
KATHLEEN MILLS  
JANET MOREHOUSE  
CLARA MOLTER  
JIM MOODY  
KEITH MOORE  
DENNY MORRIS  
DAVE MOULTON  
PHYLLIS MOW  
JIM MULLEN  
THERESA MULLEN  
LINDA NEARING  
MARK NEARING  
MARK NESBITT  
SUSAN NESBITT  
HAROLD O'DELL  
LINDA OKOS  
**MARTIN OKOS**  
GERALD PAGAC  
LISA M. PAGANO  
J. C. PASSE  
LYNNE PHILLIPS  
**TERRY PHILLIPS**  
LAWRENCE POTTERF  
**MEREDITH RICHMOND**  
STEVE RIDER  
GEORGE RIGGLE  
MARILYN RIGGLE  
BUFFY ROGERS  
CAROLYN ROTH

JAMES F. ROTH  
MARTI SACKETT  
BARB SALMON  
CAROL SCHAFFER  
JAN SCHAFFER  
WALTER J. SCHAFFER  
SUE SCHOLER  
CHARLES SCOWDEN  
CHARLES SCHRADER  
TIM SELBY  
RUTH SHEDD  
HEATHER SHEEHAN  
**PATRICK SHEEHAN**  
DEB SHEETS  
DENNY SHEETS  
JULIA A. SHORT  
PAUL SLAVENS  
DONALD SMITH  
MICHAEL A. SMITH  
WANDA SPURLOCK  
EDWARD A. STEILL  
BOB STEPHAN  
MARY STINE  
RED STRANGE  
HELEN TEEL  
PAUL TESCH  
**LARRY THELLER**  
REBECCA THELLER  
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PAULA THOENNES  
DIXIE THOMAS  
STEVE THOMAS  
**JOANNE KUHN TITOLO**  
STEVEN TITOLO  
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VALERIE TYSON  
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JOHN M. VANDERAA  
BRAD VON HOLTEN  
DORIE WALTZ  
ERNEST WALTZ  
MARY SUE WASER  
JIM H. WESTFALL  
RANDALL C. WHITE  
DAVID WILENSKY  
DEBBIE WILKINS  
STEVEN M. WILKINS  
LARRY R. WILLIAMS  
MARTHA S. WILLIAMS  
RALPH E. WILLIAMS  
CAROL WITHERS  
JIM WITHERS  
CHARLES WOLOSHUK  
BILL WOOD  
TERRY WOOD  
LOUISE E. WORTMAN  
GARY W. YOUNKER  
FRANCIS ZEIGLER  
PHYLLIS ZINK



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# EXHIBIT D

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## HOUSING UNIT CHANGE FOR SELECTED AREAS, APRIL 1970 THROUGH DECEMBER 1997

**HOUSING UNIT CHANGE FOR SELECTED AREAS,  
APRIL 1970 through DECEMBER 1997**

Area	1970	1980	% Change 1970-1980	1990	% Change 1980-1990	1997	% Change 1990-1997
Battle Ground	258	297	15.1%	301	1.3%	452	50.2%
Tippecanoe Township							
Remainder	856	1,343	56.9%	1,585	18.0%	1,723	8.7%
Tippecanoe Township Total	1,114	1,640	47.2%	1,886	15.0%	2,175	15.3%
Tippecanoe County	34,197	43,130	26.1%	48,134	11.6%	56,389	17.2%

SOURCES: 1970-1990 Census of Housing; Tippecanoe County Department of Building Permits; and,  
The Area Plan Commission of Tippecanoe County.

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THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY

STAFF

Bernard Gulker, Assistant Director

James D. Hawley, Executive Director

Joe Y. James, Planner I

Donald Lamb, Senior Planner

Mike Lana, Technician

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Douglas Poad, Planner I: Transportation

Glenda Robinette, Executive Secretary

Michael N. Sanders, Principal Planner

Kelly Taitano, Recording Secretary

Linda Toman, Secretary/Bookkeeper

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