

US ROUTE 41 SOUTH ANNEXATION AREA

2014 Annexation of the US 41 Corridor

Town of Cedar Lake, Lake County, Indiana

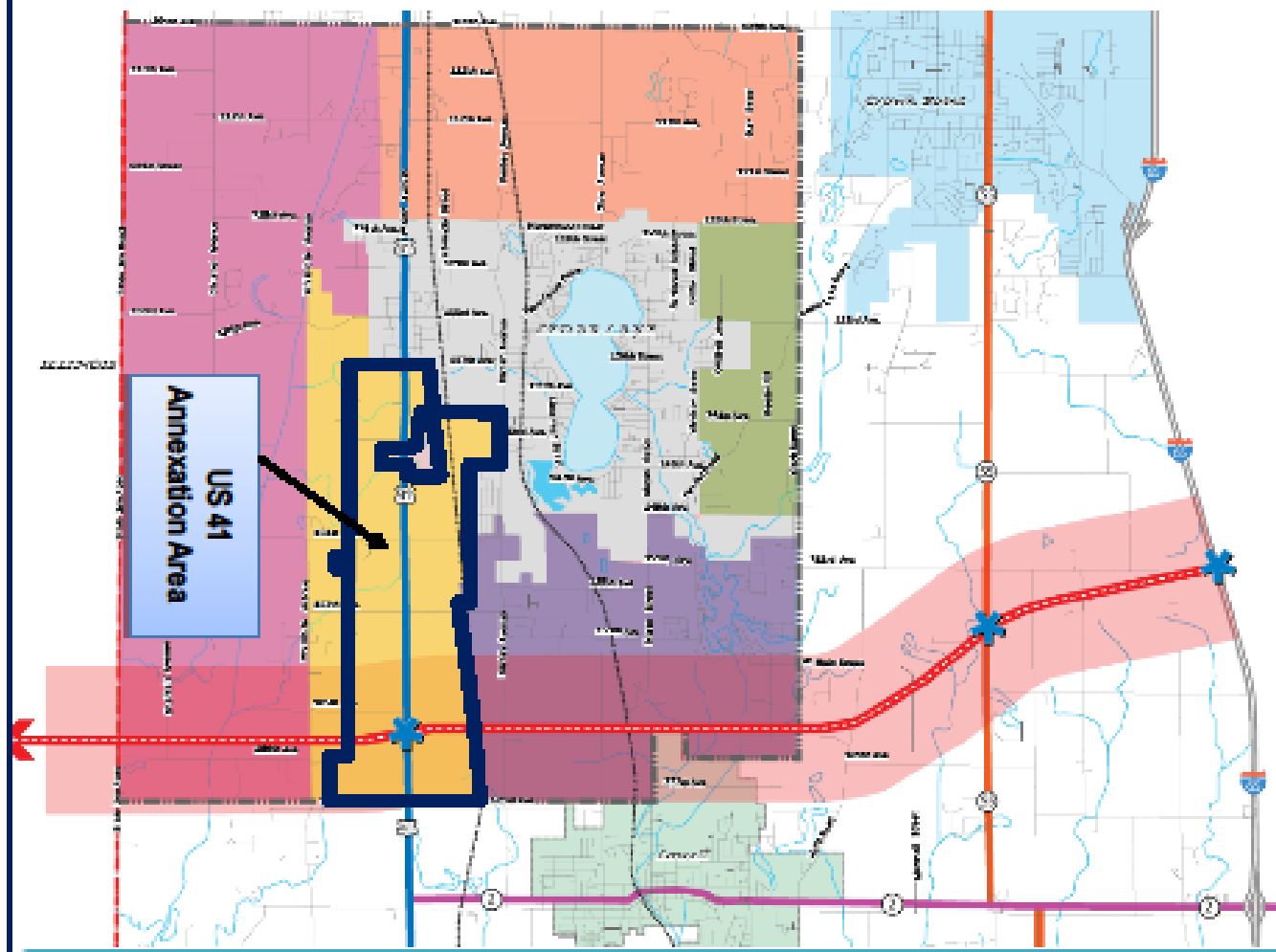
Introduction and First Reading of Ordinance

November 18, 2014

OVERALL AREA LAYOUT

Figure 22
Town of Cedar Lake
Future Annexation
Plan

- Figure Legend
- Town of Cedar Lake
 - Town of Lowell
 - City of Crown Point
 - North Annexation Area
 - West Annexation Area
 - East Annexation Area
 - South Annexation Area
 - US 41 Annexation Area
 - 1800' Expressway Buffer
 - Proposed Interchange
 - Proposed Expressway
 - Planning Study Area
 - US HWY 55
 - US HWY 41
 - US HWY 2
 - Local Street
 - Interstate 65
 - Cedar Lake Boundary
 - State Boundary Line
 - Railroad
 - Streams

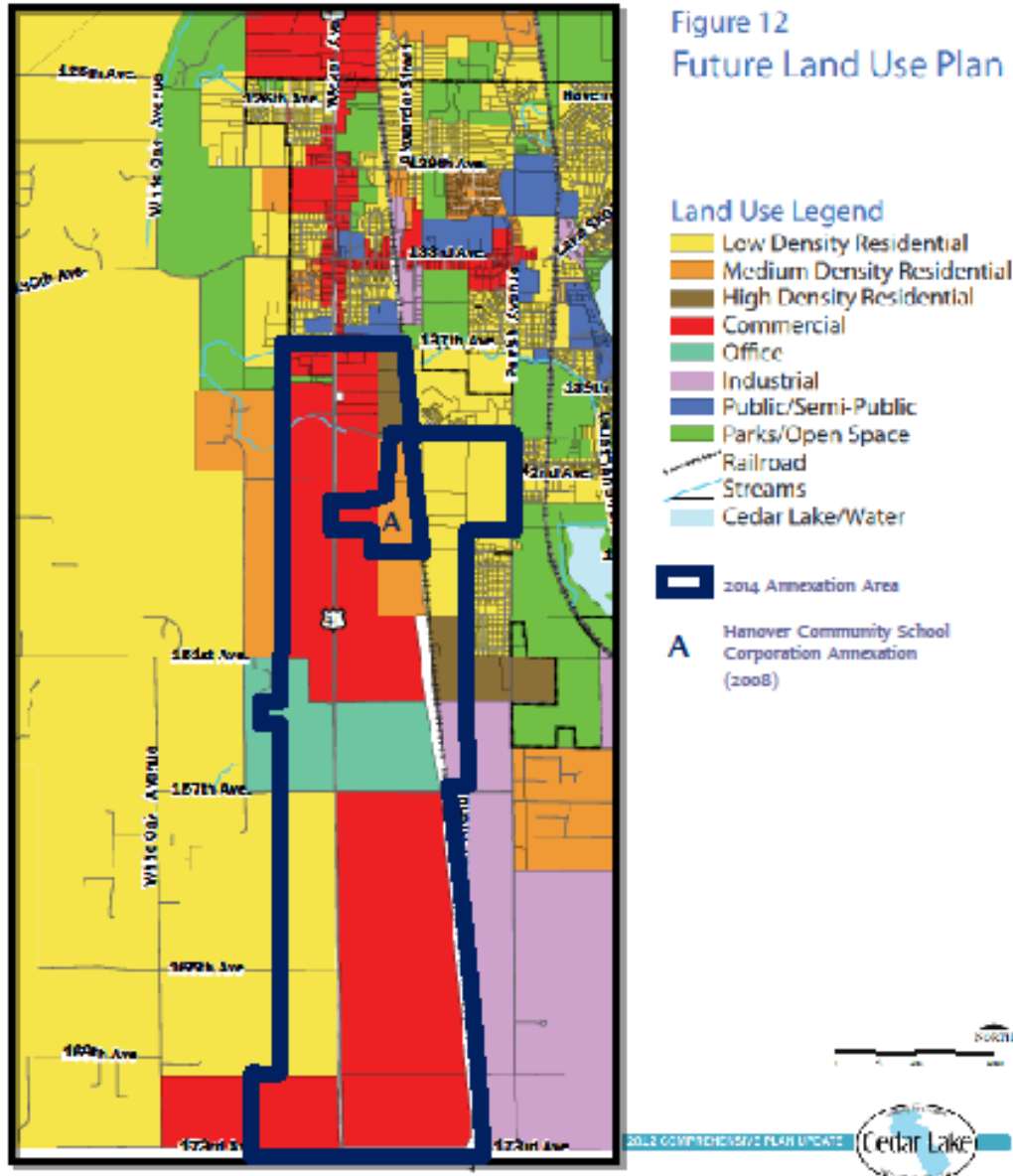


2012 COMPREHENSIVE PLAN UPDATE



ANNEXATION AREA & ZONING

Figure 12
Future Land Use Plan



ANNEXATION AREA BUILD- OUT ESTIMATE

TABLE 3:
2014 Annexation Area Population

| Census Tract | Block Number | Population | Partial |
|---|--------------|--------------|---------|
| 429.02 | 2016 | 116 | X |
| 429.02 | 2029 | 62 | X |
| 429.02 | 2013 | 38 | |
| 429.02 | 2019 | 0 | |
| 429.02 | 2014 | 42 | |
| | | | |
| 434.01 | 2009 | 4 | |
| 434.01 | 2018 | 124 | X |
| 434.01 | 2017 | 201 | X |
| 434.01 | 2027 | 52 | X |
| 434.01 | 2019 | 0 | |
| 434.01 | 2029 | 34 | |
| 434.01 | 2022 | 39 | |
| 434.01 | 2023 | 5 | |
| 434.01 | 2007 | 7 | |
| 434.01 | 2006 | 0 | |
| 434.01 | 2024 | 0 | |
| Total: | | 724 | |
| | | | |
| Estimated Population (Full Development Capacity) | | | |
| LDR (2.8 Persons per D.U. at 1,500 D.U.s) | | 4,200 | |
| MDR (2.8 Persons per D.U. at 390 D.U.s) | | 1,092 | |
| HDR (2.8 Persons per D.U. at 405 D.U.s) | | 1,134 | |
| Total: | | 6,426 | |

Current Town Area

- ▶ Area = 6,220 acres, or 9.72 square miles
- ▶ 2010 Population = 11,560
- ▶ Build-out Population = 14,290 (2.3/acre)

Annexation Area

- ▶ Area = 2,797 acres, or 4.37 square miles
- ▶ 2010 Population = 724
- ▶ Build-out Population = 6,426 (2.3/acre)

DATA COMPARISONS

ANNEXATION TIMELINE

- November 18, 2014 – First reading of Ordinance and Adoption of Fiscal Plan
- Publish and send Notice to property owners
- February 3, 2015 – Public Hearing
- March 17, 2015 – Second reading and adoption of Ordinance
- April 17, 2015 – Publication of adopted Ordinance
- July 15, 2015 – End of Remonstrance Period

FISCAL PLAN OUTLINE

| | Page |
|--|------|
| FISCAL PLAN | |
| I. Introduction | 1 |
| II. Fiscal Plan Statutory Requirements | 1 |
| III. General Information | 2 |
| Goals and Objectives of the Fiscal Plan | 2 |
| 2014 Annexation Area Boundary Description | 3 |
| Contiguity Requirement Verification | 5 |
| Real Property Permanent Parcel Numbers in the 2014 Annexation Area | 6 |
| 2014 Annexation Area Development Plan | 6 |
| Current Comprehensive Plan (Lake County, IN) | 8 |
| Wetland Drainage Identification | 9 |
| School Corporation District Identification | 10 |
| Proposed Zoning (Cedar Lake, Indiana) | 10 |
| Proposed Municipal Legislative District (Cedar Lake, IN) | 10 |
| "Needed and Can Be Used" Determination | 11 |
| III. Summary of Annexation Area Revenues and Costs | 12 |
| IV. Estimated Annual (Recurring) Revenues | 12 |
| V. Estimated One-Time (Non-Recurring) Revenues | 19 |
| VI. Estimated Non-Capital (Recurring) Costs | 20 |
| VII. Estimated Capital (Non-Recurring) Costs | 23 |
| VIII. Outstanding Debt | 25 |
| TABLES | |
| TABLE 1: Future Land Use Development Calculation: Estimated Full Development in 2038 | 9 |
| TABLE 2: Fiscal Plan Summary | 12 |
| TABLE 3: 2014 Annexation Area Population | 14 |
| TABLE 4: Distribution of Innkeepers' Tax - Lake County, Indiana | 15 |
| TABLE 5: Schedule of Estimated Recurring (Annual) Revenues | 16 |
| TABLE 6: Estimated Non-Capital (Recurring) and Capital (Non-Recurring) Costs | 24 |
| FIGURES | |
| FIGURE 1: Location of the Kankakee River Basin | 8 |
| EXHIBITS | |
| EXHIBIT A: 2012 Comprehensive Plan Update: Planning Study Area | A-1 |
| EXHIBIT B: 2012 Comprehensive Plan Update: Town of Cedar Lake Future Annexation Plan | B-1 |
| EXHIBIT C: Real Property Permanent Parcel Numbers (Key Numbers) within the 2014 Annexation Area | C-1 |
| EXHIBIT D: 2012 Comprehensive Plan Update: Figure 12 – Future Land Use Plan | D-1 |
| Figure 12 – Future Land Use Plan- Inset Detail for the 2014 Annexation Area | D-2 |
| EXHIBIT E: List of Individual Components Classified as Agricultural/Cash Grain/ General Farm..... | E-1 |
| EXHIBIT F: Lake County Planning Commission Zoning Map of Development Target Area Map - Land Use Target Areas (L.U.T.A.) Map | F-1 |
| EXHIBIT G: List of Individual Components in the 2014 Annexation Area: Lake County MS4 Clean Water Act Fee | G-1 |