

TOWN OF MILLTOWN

Comprehensive Plan

CELEBRATING OUR ASSETS



BUILDING QUALITY PLACES



EXPANDING OUR OFFERINGS



Reserved for the Adoption Resolution

Acknowledgments

MILLTOWN TOWN COUNCIL

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SPECIAL THANKS

To the Milltown community members that participated in the community engagement efforts.

PLAN ADOPTION

The Milltown Town Council approved this plan on [DATE]. Following the town's approval, the Milltown Comprehensive Plan went through the formal adoption process starting with a favorable recommendation from the Harrison County Plan Commission on [DATE] and then went to the Harrison County Commissioners on [DATE]. (Resolution No. 2024-XX.

FUNDED BY:



Harrison County
Community Foundation



Lilly Endowment Inc.
A Private Philanthropic Foundation

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With consistent, small-scale growth, Milltown will continue to be a place where people visit and enjoy the river.

- Community Survey Participant

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MILL

Establish

CHAPTER 1

About the Plan

Serving as the introduction to the plan, this chapter explains the relationship between the Harrison County Town Planning Initiative and Milltown Comprehensive Plan. Following the plan overview, the planning process is documented with highlights of the key findings from data collection and public input.

Planning efforts should always be rooted in a fundamental understanding of a community's existing demographic, market, and physical conditions which provide guidance for community leaders when making decisions for the future. While this chapter only hits on a few key findings from the existing conditions inventory and analysis, and the public engagement process, the complete summaries can be found in the appendix.

PLAN OVERVIEW

The Harrison County Town Planning Initiative, funded by both HCCF and Lilly Endowment Inc.'s Giving Indiana Funds for Tomorrow (GIFT) VII Implementation Grant, assisted each of the county's ten incorporated towns to complete a Comprehensive Plan and an Asset Management Plan, as required by the Indiana Department of Transportation (INDOT).

What is the Harrison County Town Planning Initiative?

Planning for the future often begins as a grassroots effort within a community- meaning the issues that need to be solved and the big ideas for the future MUST come from the people, workers, and businesses of the town. Individuals and groups working together provide a base for the policies and development-related decisions, helping identify the projects and programs needed to help achieve the vision and goals for the future.

The *Harrison County Town Planning Initiative* was first introduced in the *2020 Harrison County Community Leadership Planning Initiative*, a plan that brought together the multiple governmental bodies, non-profits, and community organizations within Harrison County to provide a strategic and aligned direction related to the quality of life for those living and working in Harrison County. In response to this plan, the Harrison County Community Foundation (HCCF) recognized the importance and impact of providing the resources to each town for them to dream big and solve community issues. This initiative, funded by both HCCF and Lilly Endowment Inc.'s Giving Indiana Funds for Tomorrow (GIFT) VII Implementation Grant, provided assistance to the county's ten incorporated towns to complete a comprehensive plan and an asset management plan to provide a foundation for each community to make the positive changes they felt were most critical to the town's future.

The *Milltown Comprehensive Plan* encourages the community to promote its small-town character, preserve natural areas, facilitate local events, and build a sense of community pride. A comprehensive plan works to identify a community's goals and aspirations for the future based on community needs, data-driven trends, and public perceptions. At the end of the process, the plan should be used to guide decisions related to growth and development and also help prioritize projects and programs identified for the short, mid, and long-term.

PLANNING PROCESS

The development of this comprehensive plan was guided by the ideas and feedback shared by the community. The *Milltown Comprehensive Plan* took place over ten months, starting in July 2023 and ending in April 2024. The process consisted of three key phases:

PHASE 1: EXISTING CONDITIONS (JULY 2023 - AUGUST 2023)

The beginning phase consisted of data collection and analysis in addition to identifying the community's major assets and challenges through existing demographics and socio-economic conditions, mapping analysis, and the first public engagement event. This phase acted as the starting point for defining the big ideas for the future and big issues to solve.

Public Engagement Round 1 – The first public engagement opportunity was held on August 18, 2023. The project team attended the Milltown Community Festival to engage with residents at the town event. Approximately 30 to 40 residents took part in identifying locations for new amenities or development and citing concerns to address in the plan. This information led to the identification of strengths and opportunities that drove the development of the plan's vision, goals, and big ideas.

PHASE 2: STRATEGIC PLANNING (SEPTEMBER 2023 - JANUARY 2024)

The second phase included the development of strategies, including crafting and refining the vision statement, goals, and big ideas, as well as using previous analysis and public input to develop the draft plan. This phase included a public engagement event allowing participants to review and provide feedback on the plan's draft plan content.

Public Engagement Round 2 – On January 8, 2024, the second public engagement opportunity occurred during a Town Council Meeting at the Milltown Town Hall. Other than the Town Council, 12 community members attended the meeting. These community members provided feedback that helped refine the plan's vision, goals, and big ideas. The feedback received at this meeting was then used to identify the top priorities for the future and define the action steps outlined in the remainder of the plan.

PHASE 3: IMPLEMENTATION STRATEGIES (FEBRUARY 2024 - APRIL 2024)

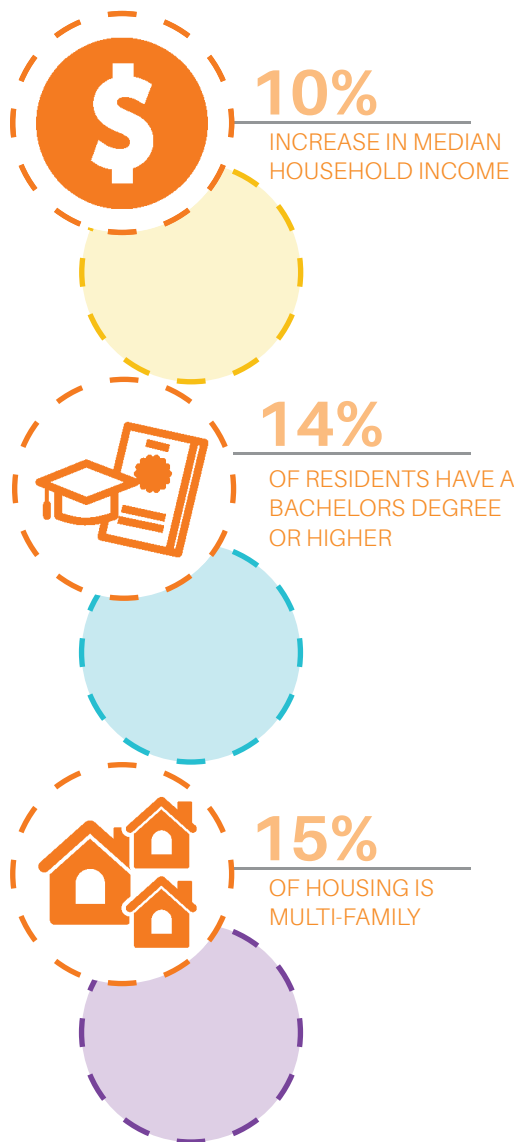
The final phase of the planning process focused primarily on implementation, including finalizing the prioritization of strategies and identifying supporting action steps for completing each strategy. This phase also included the final public engagement event, the public release of the draft plan, and the adoption process for the comprehensive plan.

Public Engagement Round 3 – On March 11, 2024, the third public engagement opportunity occurred during a Town Council Meeting at the Milltown Town Hall. Other than the Town Council, 13 community members attended the meeting. At this event, the project team presented the high priority items from the draft plan and received feedback. The feedback was used to make final revisions to the high priority initiatives that would define the action steps outlined in the plan.

WHERE WE ARE TODAY?

DATA-DRIVEN

OPPORTUNITIES AND CHALLENGES



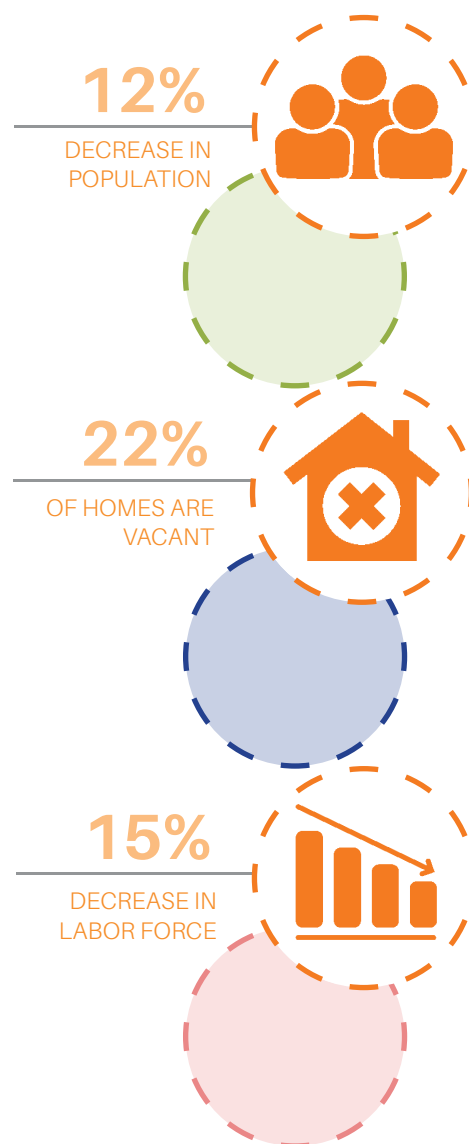
MILLTOWN'S OPPORTUNITIES

- **Rising Incomes** - From 2010 to 2020, median household incomes increased in Milltown. Higher incomes allow for more financial flexibility among the population. The extra income an individual receives could be used to purchase other, less necessary goods or services. This generates economic activity and creates opportunities for expanding the local commercial market. A greater variety of local shops can locate in Milltown to take advantage of this increased economic activity.
- **Educational Attainment** - More residents of Milltown are employed in fields that require a higher level of education than in 2010. This is because higher rates of educational attainment create different economic opportunities. At the individual level, a person that is highly educated will likely be employed in a field that requires that level of education. A highly educated person living in Milltown probably travels out of town, most likely to Louisville, for work. Milltown can leverage its proximity to employment centers to attract residents. This would increase the population and improve the local economy.
- **Housing Stock** - The housing stock in Milltown has a more diverse spread of housing options than much of Harrison County. This indicates a higher amount of multi-unit structures present in the town. More than 15% of housing units are in either single-unit attached structures or multi-unit structures. Diversity in the housing stock can attract a greater amount and variety of people to look for a home in Milltown. In general, construction of new housing units that are not in single-unit detached structures can spur growth by taking advantage of this. However, single-unit detached structures are often in high demand, especially in rural areas. This is reflected in how home values are slowly rising in Milltown. A market-conscience mix of housing types will ensure the market is strong.
- **Undeveloped Land** - As illustrated in the Existing Land Use Map, Milltown has an excess of undeveloped land within town limits. This land presents opportunities for growth as it can be used for new home construction. It also presents economic opportunities as stores or offices could be built to locally provide goods and services. The open land could also be used for the population's social benefit. Parks and open spaces allow for the population to gather and create a greater sense of community.

During the planning process, a variety of demographic conditions were collected and assessed in addition to comments gathered directly from the public. The following pages show a high-level overview of Milltown today. A more in-depth assessment can be found in the appendix on page 50.

MILLTOWN'S CHALLENGES

- **Population Stagnation** - Since 2010, there has been little population change in Milltown. The population increased slightly (0.1%), but not nearly enough to recover the 12% decrease in size from 2000 to 2020. This illustrates a stagnation in the town's population growth which, as seen in Milltown's population pyramid, is likely to continue into the next generation. Although it is beneficial for Milltown to be no longer decreasing in size, the stagnation could also cause issues. One significant issue could be an unchanging annual property tax revenue as costs of maintaining infrastructure rise due to inflation. Even a small but regular population growth could offset this issue. To obtain such a growth, it may be beneficial for Milltown to establish more developable land. This would create more space for houses to be built and could slow the decrease in the number of households, especially as no new houses are being built.
- **Vacancy Rate** - From 2010 to 2020, the vacancy rate more than doubled. As of 2020, 22.4% of housing units in Milltown are vacant. Having a large amount of the total housing units remain vacant could create an issue that is difficult to solve. Not only do vacant structures lower the values of surrounding homes, but they also create safety hazards in the community. Therefore, it is important to obtain them so the appropriate maintenance can occur. However, it must be maintained efficiently because maintenance is costly. It may become too expensive to cover the costs of maintaining every home.
- **Labor Force** - Not only has Milltown's labor force participation rate decreased, but its entire labor force has also shrunk. In 2010, there were 785 people over the age of 16 in Milltown. Of that 785, 63.4% were employed or actively seeking employment. As of 2020, there are 668 people over 16 in Milltown, of which 56% are participating in the labor force. This represents a decrease in the number of people bringing their incomes into town. Fewer people having the ability to spend money locally can impact the local economy. This could translate to a decrease in total transactions and sales which, in turn, would cause businesses to close.



WHAT DID WE HEAR?

COMMUNITY PERCEPTIONS

OPPORTUNITIES AND CHALLENGES

My favorite things about Milltown are all the events that bring the community together.

Vacant property along the river could be used for recreation.

Main Street is the perfect spot for more local and small businesses.

The Blue River and Cave Country Canoes bring many visitors to town.

Some properties around town need basic maintenance or demolition.

Housing is becoming more unaffordable.

The planning process included three public engagement opportunities which provided community members several ways to share ideas and feedback either in person at a scheduled event or through an online survey. A few of the big ideas that were shared during the process are highlighted below. A more detailed summary of each public engagement event can be found on the project website (harrisoncountytownplanning.org).

The sidewalks outside downtown often do not connect to one another.

More businesses in downtown could capitalize on the high count of visitors.

Access to broadband is gradually growing but there is still room for improvement.

Housing is in low supply, the town needs more high-quality housing.

Some roads are narrow and poorly lit.

Residents would like to see more development on Main Street including little shops and restaurants.

HOW IS THE PLAN ORGANIZED?

A comprehensive plan serves many functions including but not limited to identifying a collective vision for the future, providing justification for growth and development-related decisions, shaping the appearance of the community, promoting economic development, balancing competing interests, and prioritizing strategic investments.

The *Milltown Comprehensive Plan* is organized into three chapters. Each chapter is outlined below.

Chapter 1: About the Plan

Serving as the introduction to the plan, this chapter includes a plan overview, an overview of the process used to complete the plan, highlights of key findings, and an outline of the plan's organization.

Chapter 2: The Path Forward

Utilizing community feedback and data-driven facts as the foundation, chapter two outlines the vision for the future and several supporting big ideas. This chapter is organized into three themes. Each theme covers a variety of topics and big ideas crucial to guiding growth and enhancing the quality of life in Milltown. The project and program recommendations within these big ideas should be utilized by town staff, elected officials, and community leaders when determining how to allocate resources within the community.

- Theme 1: Celebrate Our Assets - The first theme focuses on building upon the existing assets and resources in Milltown to create new opportunities based on placemaking, historic and natural assets, parks, recreation, and trails. Expanding Milltown's existing assets not only widens entertainment options and activities for current residents but can draw new visitors and residents to the community.
- Theme 2: Build Quality Places - The topics within this theme cover the physical aspects of Milltown including land uses, roads and sidewalks, utilities and broadband, and housing. These planning elements are critical components to supporting growth within the community because they provide the foundation needed for development to occur.
- Theme 3: Collaborate to Expand Our Offerings - The final theme addresses the additional programs and facilities which contribute to the quality of place and ensure the town is adequately addressing health and wellness, education, workforce, and economic development. These planning elements support a growing population and ensure current and future residents remain healthy and stay competitive within the workforce.

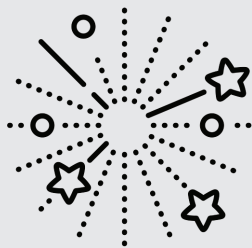
Chapter 3: Our Next Steps

Building on the highest priority strategies, chapter three provides additional details on the nine catalytic initiatives that were identified as the most critical strategies to implement. This chapter is intended to assist the town in implementing each one of these projects, programs, or policies. Each catalyst initiative highlights specific information including a description, action steps, partners, resources, and tools.

PLAN ORGANIZATION

THEMES, GOALS, AND TOPICS

THEME 1 CELEBRATE OUR ASSETS



THE **CELEBRATE** GOAL

Continue to involve the community in local events and recreation planning to take advantage of local gathering spaces and natural assets.

TOPICS EXPLORED

PLACEMAKING

HISTORIC & NATURAL
ASSETS

PARKS & RECREATION



THE **BUILD** GOAL

Protect existing development and support the expansion of utility and transportation infrastructure.

TOPICS EXPLORED

LAND USE

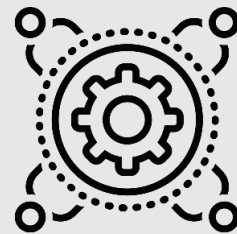
TRANSPORTATION

UTILITIES

HOUSING

THEME 2 BUILD QUALITY PLACES

THEME 3 COLLABORATE TO EXPAND OUR OFFERINGS



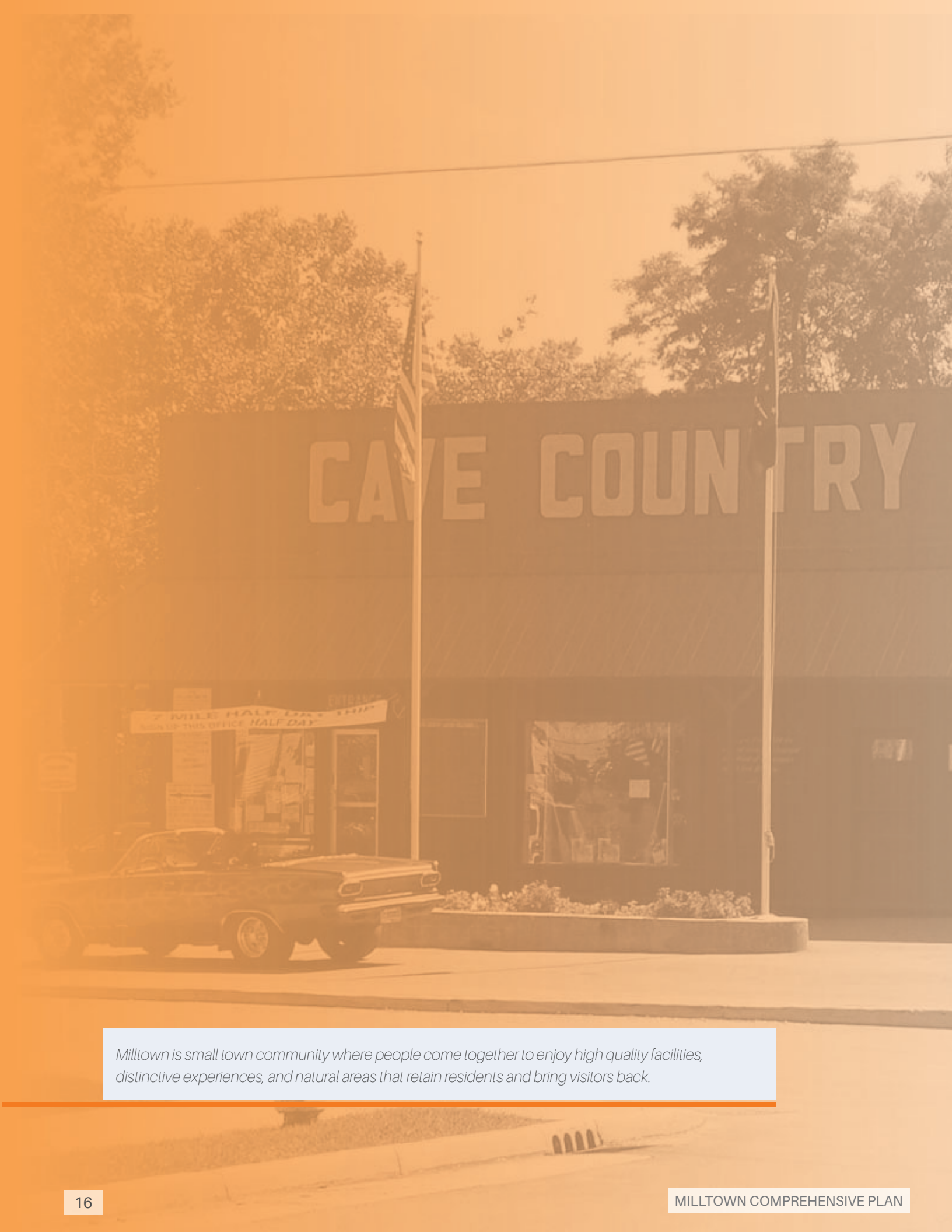
THE **COLLABORATE** GOAL

Attract new business development and amenities to support the existing tourist and population base.

TOPICS EXPLORED

HEALTH & WELLNESS

ECONOMIC
DEVELOPMENT



Milltown is small town community where people come together to enjoy high quality facilities, distinctive experiences, and natural areas that retain residents and bring visitors back.

The Path Forward

Chapter Two was created with the future in mind. This chapter starts by identifying the vision for the next 10 to 20 years. Following the vision, the chapter uses three themes to organize the goals, big ideas, and strategy statements. The strategies serve as the primary plan recommendations that should be implemented over time. Each strategy is ranked as a low, medium, or high priority. The high priority strategies are then carried forward to Chapter Three as catalyst initiatives.

DEFINING THE PLAN COMPONENTS

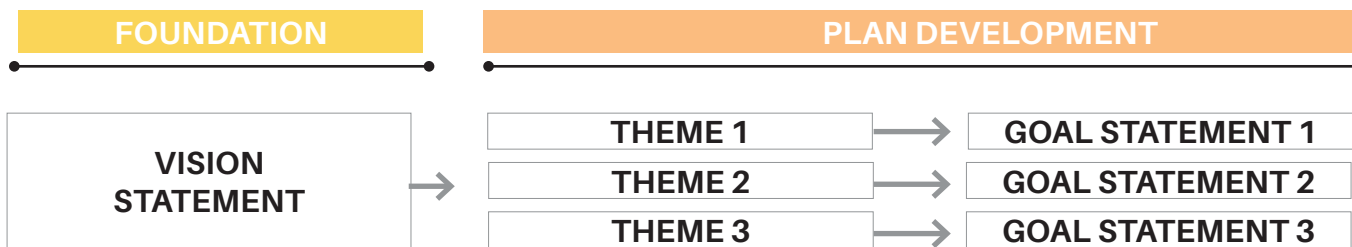
While the composition of every comprehensive plan may vary slightly, there are a series of common planning components that work together to create the guidance document. These components represent a hierarchy of detail starting with the broadest elements, the vision statement, at the top and working downward. With each step down (or in this case, moving right across the bottom of the page), the planning components get slightly more specific. The graphic below defines each of the components and illustrates how the components are used to build upon one another.

Before making a plan, it is important to know where you want to go first. A vision statement is an overarching and forward-thinking idea that captures the values of the community and outlines what the community wants to do or become in the future. After establishing a clear understanding of the town’s aspirations, the vision statement serves as the foundation for the goals, big ideas, and strategies.

The plan themes provide the organizational framework to ensure the comprehensive plan is addressing all the necessary topics. The goals, big ideas, and strategies transform the desired outcomes into an attainable, community-driven action plan. The plan recommendations are identified within the strategy statements. In essence, the strategies are the specific things the community needs to do in order to achieve the vision and goals.

By nature, a comprehensive plan covers a vast range of topics. Because of this, the number of strategy recommendations can quickly become overwhelming for plan users. **The Catalyst Initiatives help to narrow the focus by identifying the top priorities for the community.** The following chapter outlines the vision, themes, goals, big ideas, and strategies. The catalyst initiatives are outlined in Chapter Three: Our Next Steps.

Composition of Planning Components



The **vision statement** is a broad statement that highlights what the town wants to do or become in the future. The statement captures the values of the community and outlines what residents wish the community to strive for in the future.

The three **themes** are used as organizational elements to provide a consistent framework for all of the comprehensive plans completed as part of the Harrison County Town Planning Initiative. Within each theme, there are a number of topics explored.

The **goal statements** define what the town is striving to accomplish in order to achieve the vision over the next 10 to 20 years.

SETTING THE STAGE

The vision statement represents a blend of community values, aspirations, and commitments from local residents, staff and officials, business owners, and neighbors. It is a reflection of the community values and identifies the places, things, or characteristics that should be preserved. It documents the hopes and dreams for the future and demonstrates dedication to working towards the desired outcome. For Milltown, the town is dedicated to preserving natural resources that drive tourism and supporting community events that bring residents together.

This vision statement was developed based on the ideas and input that were collected throughout the public engagement process. The first round of engagement encouraged participants to dream big while sharing their ideas for the future. The second and third rounds of engagement were used to refine the statement and confirm the vision resonated with the community.

OUR VISION FOR THE FUTURE

A vision statement is not about what the community is today but instead about what it want to do or become in the future.

*Milltown will maintain its **community and small-town character** by promoting its **rural charm, preserving natural areas for recreation, bringing people together for festivals and volunteer events, and providing high-quality facilities and utilities.***

PLAN DEVELOPMENT

IMPLEMENTATION



*The **big ideas** are a collection of opportunities identified by the community or within a previous planning effort. These ideas link the desired outcome with a specific strategy for addressing a challenge or leveraging an asset or opportunity.*

*The **strategy statements** identify a specific project, program, or policy that can be used or implemented to achieve the vision and goals. The strategies are prioritized to help narrow the focus of the community.*

*The **catalyst initiatives** are the top priority strategies for the town. Additional information such as a initiative description, action steps, partners, and resources is identified to assist the town in implementation.*



THEME #1

CELEBRATE OUR ASSETS

GOAL STATEMENT

Continue to involve the community in local events and recreation planning to take advantage of local gathering spaces and natural assets.

1. PLACEMAKING

What does this mean for Milltown?

Placemaking is a community-driven effort to plan and design public spaces to make them more unique and memorable. It is intended to improve the look and feel of a place to retain, and potentially grow, the existing population. It relies on a community's specific needs and the engagement of community members to inform the identification of placemaking projects. These tend to be smaller projects for small communities. However, they often fit better than the large-scale alternatives. The projects should address the community's economic, social, and development needs to have the best individual outcome. The Town of Milltown can use collaborative placemaking to enhance the built environment, encourage economic growth, take advantage of natural features, and more frequently bring the community together.



PLACEMAKING BIG IDEAS

What do we want to achieve?

Big Idea: Community Events

Dedicate volunteers and available resources to ensure the long-term success of key town events.

Milltown has succeeded in bringing the community together with multiple festivals each year. This is evident through the popularity of the Easter Egg Hunt and Picnic, Milltown Community Festival, October Boo Fest, and December Light Up Milltown. Continually dedicating resources into managing these events is important as they allow for the community to interact. Community events and festivals build pride in the town while encouraging residents to meet one another and socialize. In sum, successful events can strengthen a town by building pride in the community.

Big Idea: Community Clean Up

Organize a town-wide clean-up day to help neighbors with community upkeep.

Establishing a community-wide clean-up day can involve the entire community through at-home and volunteer efforts to ensure Milltown remains clean. The goal would be to encourage exterior property maintenance. This event would solve some issues of property maintenance and build pride in the community. It would also create a sense of self-ownership and serve as an incentive to keep the town clean throughout the year. To further assist in this program, the Town of Milltown can partner with a charity to donate certain items or rent a dumpster for the disposal of larger items.

Big Idea: Property Maintenance

Support property owners who need to make necessary repairs by connecting them to local or state resources that may provide assistance.

Milltown has several structures that need significant repairs to ensure that they are safe and habitable. Milltown can tackle this issue by approaching property owners and sharing resources that could help fund property repairs. One such resource is the Owner-Occupied Rehabilitation (OOR) Program from the Office of Community and Rural Affairs (OCRA). This program offers up to \$25,000 per qualifying homeowner to make critical repairs that are needed to meet building codes. Through programs like OOR, Milltown can help residents fund home repairs and preserve the local housing stock. However, this method would not be applicable to most vacant properties. The best way to approach vacant properties is to acquire ownership, or attract developers, to renovate or demolish them.

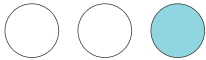
STRATEGIES

How will we achieve it?

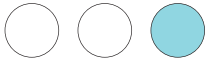
PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGY 1.1 - Create and maintain a list of volunteers and funding resources for annual events to ensure their continued success.



STRATEGY 1.2 - Engage a waste management company to pick up large-items following the community cleanup day.



STRATEGY 1.3 - Identify vacant properties in need of investment and work with property owners to gauge their interest in repairing or selling the property.





THEME #1

CELEBRATE OUR ASSETS

GOAL STATEMENT

Continue to involve the community in local events and recreation planning to take advantage of local gathering spaces and natural assets.

2. PARKS, RECREATION, AND TRAILS

What does this mean for Milltown?

Parks, recreational areas, and trails preserve nature and provide people access to outdoor recreation. They offer opportunities for various activities depending on their available amenities. For example, a small community park may have green space and a playground. These amenities offer a space for play and relaxation. Other parks or recreational areas could provide opportunities for hiking, jogging, biking, swimming, hunting, camping, or more. Trails, while also serving as a place to walk, hike, run, or bike, can connect different places. They can connect a school to a playground, downtown to a lake, or even one recreational area to another. Recreation can also happen indoors. Indoor recreation usually occurs at public gyms or community centers. These facilities act as a space for exercise, indoor sports, or simple community gatherings. Each type of recreational facility is critical in providing public access to a variety of different opportunities.



PARKS, RECREATION, AND TRAILS BIG IDEAS

What do we want to achieve?

Big Idea: Community Park

Consider using areas in the floodplain near downtown for a new park.

Many of the areas along the Blue River in, and across from, Downtown Milltown are in a flood plain. This can make those areas virtually undevelopable as flooding would pose too much of a risk to any development. However, these lands are ideal for a riverside park. A centrally located park could provide residents of Milltown with easier access to the Blue River. The town could take advantage of this natural feature by allowing residents the opportunity to enjoy time on the river's edge. Additionally, it would be beneficial to involve the community in choosing a location as well as the amenities available at the park. Community members may have informative input and provide options like a playground, splash pad, or outdoor exercise area.

Big Idea: Community Center

Identify a location for an indoor community center for smaller events that can remain open year-round.

Baylor Park and the Main Street Lawn next to Town Hall can serve as quality locations for gathering and small events. However, they are less likely to be used during winter each year. An indoor community center can provide shelter to remain open throughout the year while similarly accommodating small events. A potential location for this facility is the building at 316 W Main Street across from Maxine’s Market. This community center should offer programming for multiple different demographics, including youth and seniors, in Milltown. The building, at the corner of Main Street and Church Street, is also large enough to accommodate other tenants like a diner or café on the bottom floor.

Big Idea: Recreational Trail

Determine the feasibility of a recreational trail along the river.

Milltown is advantageously located among some great natural features. People may wish to access these to see the Blue River or the rolling hills of Southern Indiana. This presents Milltown with the opportunity to lead the construction of a recreational trail. Throughout the trail design and implementation process, it is important to engage the community. Community members can provide input on trail location, material, and accessibility. They may determine that a trail would fit best along the river or that it should connect historic sites or assets around Milltown.

STRATEGIES

How will we achieve it?

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGY 2.1 - Gather community input on the type of amenities that should be offered at a riverside park.



STRATEGY 2.2 - Explore the feasibility of using or purchasing the building at 316 W Main Street for a future community center



STRATEGY 2.3 - Collaborate with the property owner at 316 W Main Street to renovate the building for use as a community center.



STRATEGY 2.4 - Explore the feasibility of constructing a recreational trail in Milltown.





THEME #2

BUILD QUALITY PLACES

GOAL STATEMENT

Protect existing development and support the expansion of utility and transportation infrastructure.

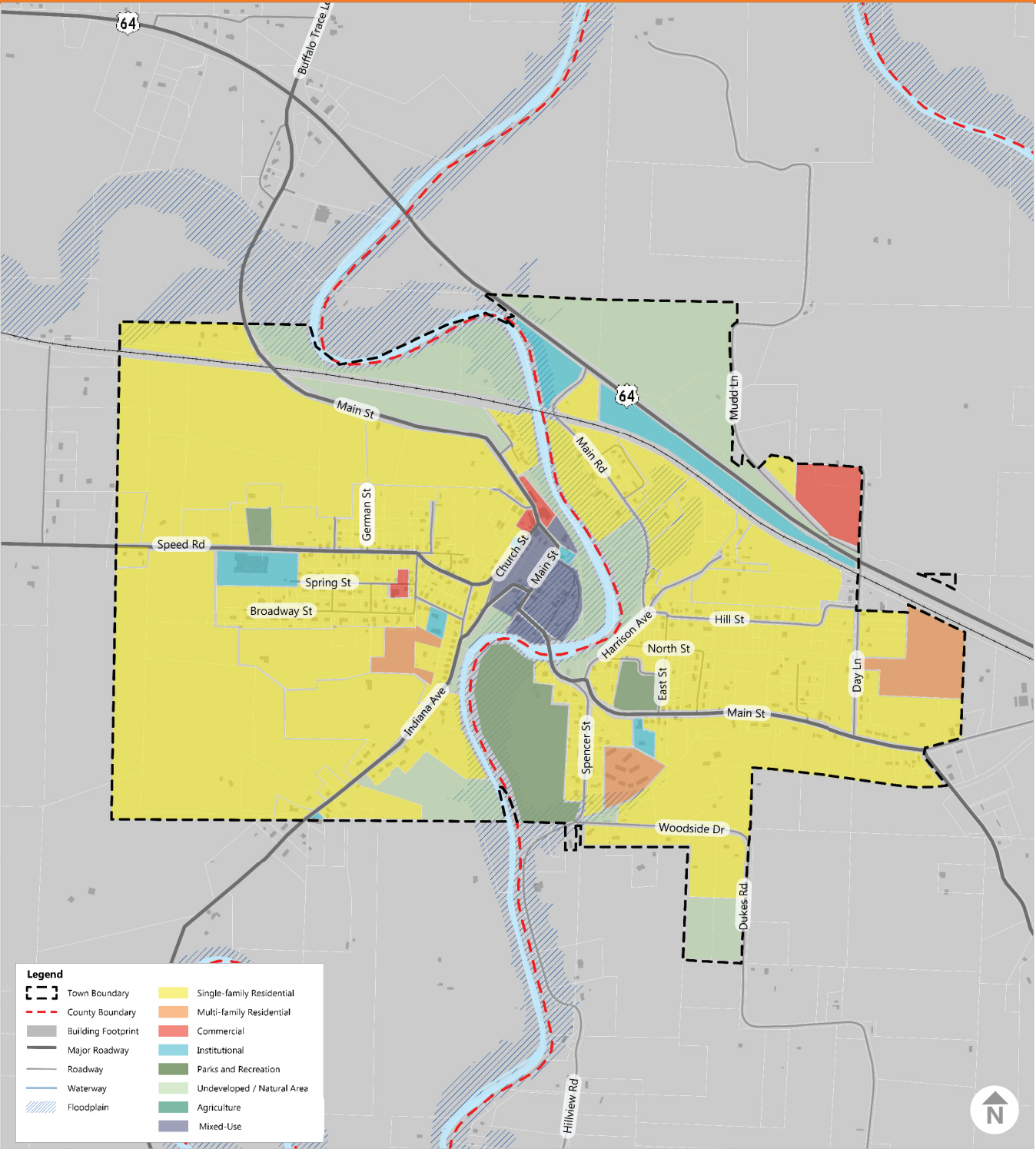
3. LAND USE

What does this mean for Milltown?

Land use refers to the specific activity happening on a property. For example, if someone is living in a house on their property, they are using that land for residential purposes. Therefore, the property is categorized under a residential land use. There are also other types of land uses like commercial, industrial, institutional, and agricultural. It is important to manage and plan land uses as each category of use can have an impact on another or on the surrounding environment. For example, commercial and industrial properties often have large concrete pads or asphalt parking lots to facilitate their operations. Such materials prevent water from draining property as they are not permeable. If these land uses were near a river that regularly floods, they could make flooding much worse. Therefore, it is best for recreational uses to occur along rivers. This would ease flooding and allow water to drain appropriately.

As such, Milltown's Future Land Use Map preserves undeveloped properties along the Blue River with recreational and agricultural uses. The map also identifies properties for additional multi-family housing in Milltown. The development of multi-family housing would bring diversity to the town's housing stock and maintain growth within its boundaries. Another significant item on the Future Land Use Map is the inclusion of a mixed-use zone. Mixed-use zones permit multiple uses to occur within them. This means a commercial property could be built next to a house, or a two-story building could be constructed with a restaurant on the bottom floor and an office on the top.

FUTURE LAND USE MAP



THEME #2

BUILD QUALITY PLACES

GOAL STATEMENT

Protect existing development and support the expansion of utility and transportation infrastructure.



LAND USE BIG IDEAS

What do we want to achieve?

Big Idea: Land Use Controls

Limit the types of development along the Blue River to lessen flood damage.

Development can impact how efficiently floodwaters recede after a storm. If comprehensive stormwater management infrastructure is not in place, development in floodplains can be at a greater risk of damage. The Harrison County Flood Hazard Areas Ordinance introduces greater regulations that are intended to limit the threat to development within the floodplain. Continuing to enforce this ordinance along the Blue River will ensure that future development is at minimal risk of facing a destructive flooding event.

Big Idea: Increase Housing Options

Encourage the development of different types of housing.

In Milltown, only about 15% of housing units are in multi-family structures. As the majority of these are in a senior housing complex, multi-family housing options are very limited. Diversifying Milltown's housing stock can attract people looking for alternative housing in a rural area. One way to encourage the development of attached single-family and multi-family units is through zoning. Zoning specific locations for multi-family housing immediately makes the development of such more feasible. The town can further support it by providing incentives, like the extension of utilities to desirable areas primed for residential development.

Big Idea: Visitor Lodging

Take advantage of tourism by encouraging the development of small-scale, low impact lodging (such as a bed and breakfast or campground) for visitors.

Cave Country Canoes attracts many visitors to Milltown each year. These visitors typically canoe or kayak on the Blue River to enjoy Southern Indiana's great natural features and amenities. They may also need to stay overnight as they came from far away. A campground with some cabin rentals, or small bed and breakfast, could accommodate visitors' lodging and outdoor recreation needs. The Town of Milltown can begin capitalizing on tourism by establishing a campground in town that can accommodate a small number of visitors.

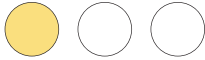
STRATEGIES

How will we achieve it?

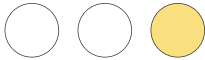
PRIORITY RANKING

LOW MEDIUM HIGH

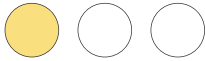
STRATEGY 3.1 - Continue to enforce the Harrison County Ordinance for Flood Hazard Areas to protect development from floods



STRATEGY 3.2 - Work with the county to ensure the appropriate zoning is in place to encourage the development of small-scale, multi-family housing.



STRATEGY 3.3 - Identify a location for small-scale, low-impact visitor lodging to take advantage of local tourism.



THEME #2

BUILD QUALITY PLACES

GOAL STATEMENT

Protect existing development and support the expansion of utility and transportation infrastructure.

4. UTILITIES

What does this mean for Milltown?

Utilities, like water, wastewater, electricity, and broadband, can be provided by the municipality or a private utility company. In Milltown, water and wastewater services are provided by at least one water district and a municipal wastewater management plant. In contrast, electricity is provided privately through Duke Energy. However, the focus of this section is broadband. There are several private internet service providers that offer some level of broadband service to Milltown. However, their services are typically low capacity with potentially slow download and upload speeds. This is largely due to Milltown's rural location, but services can still be improved.



UTILITIES BIG IDEAS

What do we want to achieve?

Big Idea: Broadband

Collaborate with Crawford County to remove barriers to local broadband infrastructure development and Harrison County to implement the county's broadband plan.

Both Harrison and Crawford Counties have taken steps to improve broadband service across their jurisdictions. They have become certified Broadband Ready Communities by the Indiana Broadband Office, meaning they have displayed dedication to improving broadband access for their residents by removing obstacles to broadband development. They have also begun reaching out to developers and providers to develop better broadband service across the counties. Milltown can engage with Crawford County to bring broadband expansion efforts closer to town, and with Harrison County to fulfill certain objectives in the county's Broadband Readiness and Infrastructure Deployment Plan.

Big Idea: Wastewater Capacity

Document the capacity of the local wastewater management plant and assess the future need for system upgrades.

The wastewater plant on Woodside Drive provides service to much of Milltown and the surrounding area in Harrison Area. If local wastewater needs were to grow beyond that plant's capacity, it would no longer adequately serve Milltown. To avoid this, the town could contact the wastewater plant's management and determine the local service capacity. Then, it could assess the need for future upgrades to the wastewater service based on the size of current and projected populations.

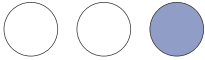
STRATEGIES

How will we achieve it?

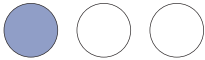
PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGY 4.1 - Collaborate with Harrison County and Crawford County to improve access to quality broadband service in Milltown.



STRATEGY 4.2 - Determine local wastewater service capacity and assess future wastewater needs.





THEME #2

BUILD QUALITY PLACES

GOAL STATEMENT

Protect existing development and support the expansion of utility and transportation infrastructure.

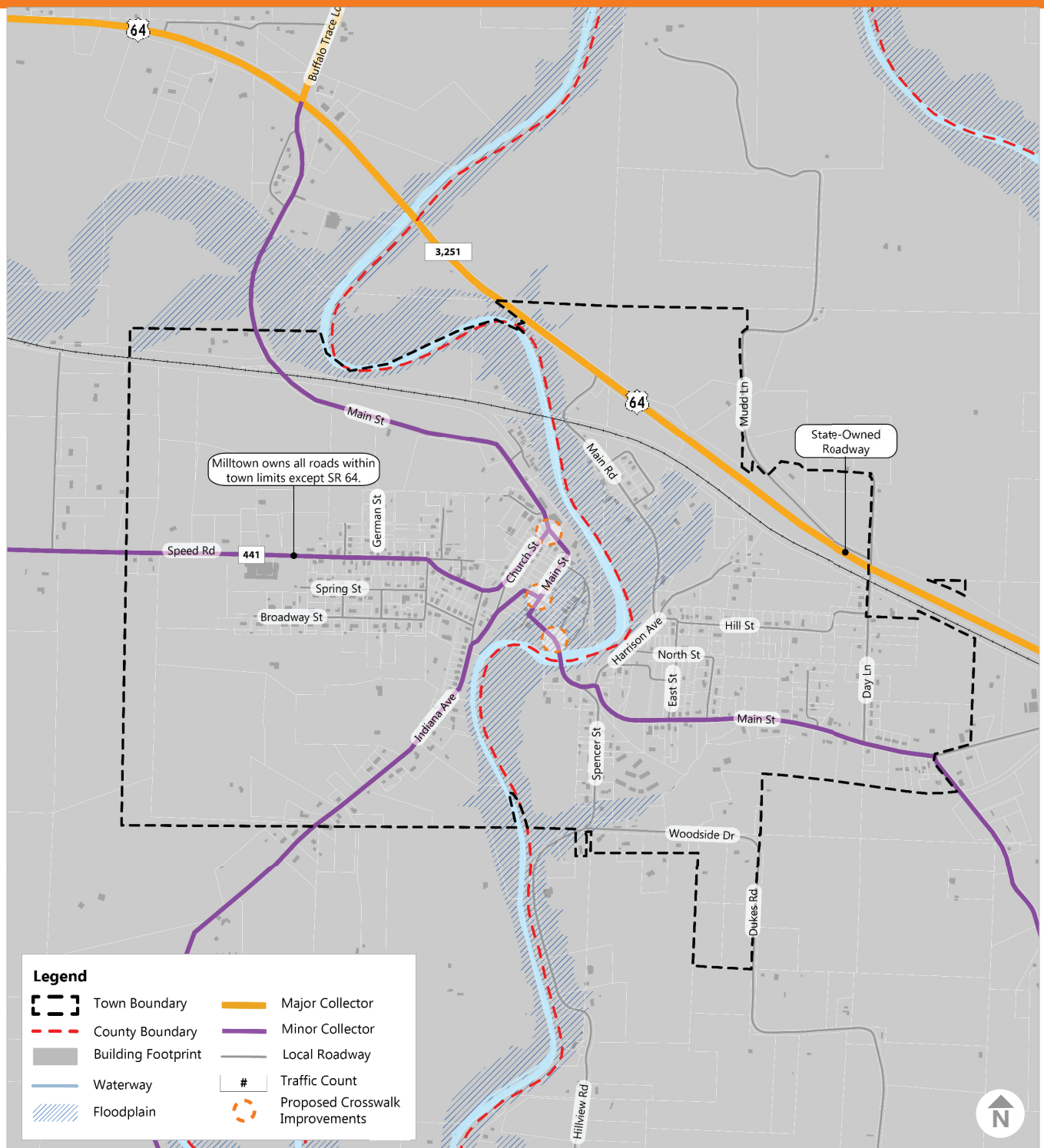
5. TRANSPORTATION

What does this mean for Milltown?

Other than SR 64, the Town of Milltown is responsible for maintaining the majority of its transportation infrastructure. In particular, Milltown must maintain its roads and sidewalks. It is important to keep these facilities in working order as they provide people with vehicular and pedestrian access to their homes, places of employment, local businesses, and recreational opportunities. Also, the design of transportation infrastructure can affect public safety. For example, wider roads encourage drivers to travel at higher speeds. Such roads are not ideal for residential areas. Lighting, or lack thereof, can also pose a safety risk. Intersections are most dangerous when they are not properly lit.

Milltown's Future Transportation Map inventories the road network in town. It also identifies desired improvements to increase safety for all road users. This includes the implementation of more crosswalks in the downtown area. Such improvements would make it easier for motorists to see pedestrians, allowing both to more safely travel in and around Milltown.

FUTURE TRANSPORTATION MAP



THEME #2

BUILD QUALITY PLACES

GOAL STATEMENT

Protect existing development and support the expansion of utility and transportation infrastructure.



TRANSPORTATION BIG IDEAS

What do we want to achieve?

Big Idea: Sidewalk Connectivity

Connect the existing sidewalk network and complete necessary safety repairs.

Milltown's existing sidewalk network is more robust in the central part of town. There are sidewalks along Mill Street, Main Street, and Church Street throughout the downtown area. However, some of these sidewalks are in need of maintenance or repair, especially along Church Street where the sidewalk is raised higher than needed. There are also gaps in the sidewalk network that could be filled. Specifically, these gaps are along Mill Street, in the downtown area, Church Street, just north of downtown, and Main Street, south of downtown near the cemetery.

Big Idea: Street Lighting

Install street lighting at critical intersections and pedestrian crossings to ensure visibility and safety for travelers.

In addition to sidewalk network improvements, some parts of the town are in need of lighting. To ensure public safety, it is critical that adequate lighting infrastructure is implemented along important streets and at important intersections around town. This includes the bridge over the Blue River and Main Street through downtown. Other important areas for lighting are Church Street, Poplar Street, and Speed Road from Main Street to East Crawford Elementary School.

Big Idea: Infrastructure Improvements

Maintain an Asset Management Plan to apply for INDOT's Community Crossing Grant and receive funds for road improvements.

The Town of Milltown currently has an Asset Management Plan that it uses to apply for funds from INDOT's Community Crossings Matching Grant Program. It is necessary for the plan to be updated periodically as it is a required part of a successful application for the grant. Community Crossings funds are beneficial to the community as they allow Milltown to repair and upgrade the roads within its jurisdiction. Beyond resurfacing and filling potholes, these projects can also include sidewalk construction and street light implementation.

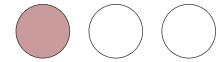
STRATEGIES

How will we achieve it?

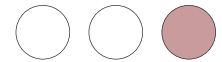
PRIORITY RANKING

LOW MEDIUM HIGH

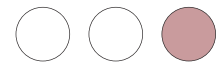
STRATEGY 5.1 - Complete a sidewalk inventory and then use it to prioritize improvements.



STRATEGY 5.2 - Identify critical intersections and community destinations that need streetlights and begin exploring funding resources.



STRATEGY 5.3 - Maintain an updated Asset Management Plan and use it to pursue additional infrastructure improvement grants such as INDOT's Community Crossings Matching Grant.





THEME #3

COLLABORATE TO EXPAND OUR OFFERINGS

GOAL STATEMENT

Attract new business development and amenities to support the existing tourist and population base.

6. ECONOMIC DEVELOPMENT

What does this mean for Milltown?

Much of Milltown’s population works outside of town. As such, it is important to focus on quality of life issues so people choose to remain Milltown. This include placemaking, the development of community facilities, and the provision of utilities. However, it also requires the attraction of small shops and other amenities that make small town life even more attractive. Additionally, Milltown has a high annual count of visitors due to its greatest natural asset, the Blue River. This offers opportunities to capitalize on tourism. People are already visiting Milltown to go canoeing or kayaking, so they can be convinced to stay a while and enjoy the downtown shops.



ECONOMIC DEVELOPMENT BIG IDEAS

What do we want to achieve?

Big Idea: Small Business

Encourage small-scale development along Main Street to support local and small business growth.

Cave Country Canoes attracts many visitors to Milltown each year. This is advantageous for the town as it presents an opportunity to capitalize on tourism. Milltown’s high count of visitors often have little reason to spend extra time in town before or after their canoe trips. However, they make up a large market that could benefit small businesses. Attracting small businesses near Cave Country Canoes and along Main Street could encourage both visitors and residents to enjoy more time in Milltown. This would increase activity across the community and encourage gathering and socialization. In addition, the local economy will improve with the new activity and revenues.

Big Idea: Gas Station

Incentivize the development of a small store or gas station along either SR 64 or Main Street.

A gas station in or near town will make Milltown more marketable. It will be simpler for both residents and visitors to purchase gasoline nearer to their destinations. Additionally, a gas station could help attract new residents or shops that may be reliant on having gasoline available nearby. To attract a gas station, the Town of Milltown must first determine the ideal site for one. This is likely along SR 64 as that is where the largest market for gasoline will be. Then, Milltown could subsidize its development as necessary. This may include purchasing the land and offering it to a developer for a discounted price with the stipulation that they must construct a gas station. Alternatively, it could include the construction of utilities on site to reduce the overall development cost.

Big Idea: Health Clinic

Work to attract a part-time healthcare clinic so residents or visitors do not have to travel to meet their needs.

One consideration for potential residents is access to healthcare. It is important for people to have simple access to nearby healthcare facilities. The nearest clinics are in Corydon, English, or Marengo. However, due to a small market, there are no such facilities in Milltown. For this reason, some potential residents, and even some visitors, may not come to Milltown. The presence of a local clinic would ensure better access to quality healthcare for current residents and serve to attract new residents. This would be very beneficial, even if services were provided by a part-time, mobile clinic once a week. This, in turn, would also be attractive for businesses considering opening a new location in Milltown.

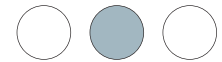
STRATEGIES

How will we achieve it?

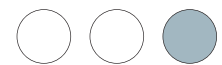
PRIORITY RANKING

LOW MEDIUM HIGH

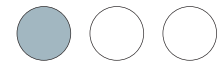
STRATEGY 6.1 - Establish a Main Street Organization in Milltown and take part in the Indiana Main Street Program to become eligible for additional grants.



STRATEGY 6.2 - Collaborate with the Harrison County Economic Development Corporation and the Crawford County Economic Development Corporation to support local and small business growth



STRATEGY 6.3 - Connect potential new small business owners to the Harrison or Crawford County Economic Development Corporations, or the Indiana Small Business Development Center, to help them obtain financial resources

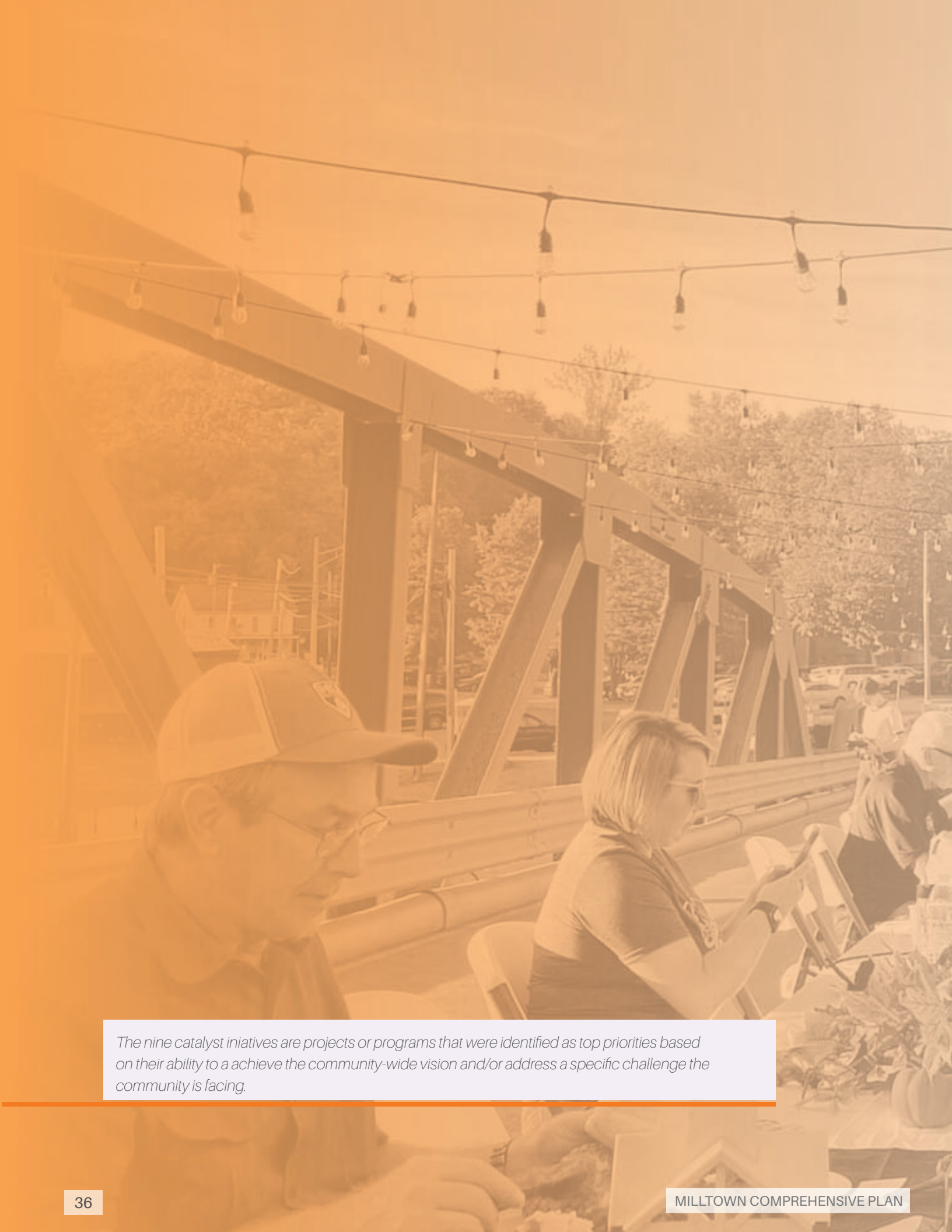


STRATEGY 6.4 - Incentivize the development of a gas station along SR 64 by providing land or utilities.



STRATEGY 6.5 - Engage a mobile health clinic to bring part-time healthcare services to Milltown





The nine catalyst initiatives are projects or programs that were identified as top priorities based on their ability to achieve the community-wide vision and/or address a specific challenge the community is facing.

The background of the page is a faded, warm-toned photograph of an outdoor community event. In the foreground, a woman with glasses and a dark t-shirt is seated at a table, looking towards the left. Behind her, other people are seated at tables, some engaged in conversation. A large white tent is visible in the mid-ground, and strings of small, glowing lights are strung across the scene. The overall atmosphere is bright and communal.

CHAPTER 3 Our Next Steps

Building on the highest priority strategies, chapter three provides additional details on the 12 catalytic initiatives that were identified as the most critical strategies to implement. This chapter is intended to assist the town in implementing each one of these projects, programs, or policies. Each catalyst initiative highlights specific information including a description, action steps, partners, resources, and tools.

CATALYST INITIATIVE 1

Supports the *Community Events Big Idea* (See Page 20)

PLACEMAKING STRATEGY 1.1

Create and maintain a list of volunteers and funding resources for annual events to ensure their continued success.

DESCRIPTION

Currently, there are several community-wide events hosted by the Town of Milltown. This includes a Farmers Market, Easter Egg Hunt and Picnic, the Milltown Community Festival in August, Boo Fest in October, and Light Up Milltown in December. These festivals bring the community together and attract visitors from around the region. They help Milltown remain a vibrant place with a strong community. Therefore, it is important to ensure they continue to be successful year after year.

The availability of certain resources, like funding, labor, or volunteers, has a significant part in the success of community events. Dedicating appropriate resources to an established events committee or management team can help to guarantee successful festivals in Milltown. It would be most beneficial to collaborate with the Milltown and Crawford Community Events Organization to maintain an organized inventory of resources that can be used as needed.

ACTION STEPS

- Prepare an inventory of existing town resources, like space, funding, marketing materials, or staff, that are needed to facilitate existing events in Milltown.
- Utilize the inventory to project what types of resources would be needed to facilitate additional events throughout the year.
- Collaborate with the Events Organization to determine how the town can assist the organization with expanding existing events and/or creating new events.
- When possible, dedicate staff and/or funding contributions to assist the Events Organization with hosting community events.

PARTNERS

- Town staff and officials
- Local residents and volunteers
- Milltown and Crawford Community Events Organization

RESOURCES / TOOLS

- [How to Plan a Community Event](#)
- [Tips for Planning a Community Event Worksheet](#)

CATALYST INITIATIVE 2

Supports the *Community Clean Up Big Idea* (See Page 20)

PLACEMAKING STRATEGY 1.2

Engage a waste management company to pick up large-items following the community cleanup day

DESCRIPTION

Residents have voiced concerns regarding the state of certain properties. These properties are often unkempt, overgrown with plant life, and strewn with various items. They impact the visual appearance of the town and can adversely affect property values and public safety. One potential solution is to organize a town-wide clean-up day. This event could encourage volunteerism and bring residents together to ensure their hometown is clean and safe. Maintenance projects would focus on property exteriors to enhance the visual appearance of Milltown. The event would foster a sense of self-ownership and create an incentive to maintain the town throughout the year.

Residents may choose this cleaning day to remove larger trash items, like furniture, from their property. It may be beneficial to collaborate with a waste management company to organize a large item pickup. This would prevent larger trash items from remaining on local properties indefinitely.

ACTION STEPS

- Organize a committee to determine the logistics of the clean-up event including the date, time and resources needed.
- Assign an individual the responsibility of coordinating with a waste management company to determine the cost of the dumpster.
- Determine how the town will cover the cost of the dumpster.
- Promote the event at least two weeks in advance through social media and local media sources
- Gather volunteers to assist property owners in clean up and disposal of larger items.

PARTNERS

- Town Staff or officials
- Community volunteers
- Local Property Owners
- Waste management company

RESOURCES / TOOLS

- [How to Organize a Community Clean up Day](#)

CATALYST INITIATIVE 3

Supports the *Community Park Big Ideas* (See Page 22)

PARKS AND RECREATION STRATEGY 2.1

Gather community input on the type of amenities that should be offered at a riverside park.

DESCRIPTION

The Blue River, which bisects Milltown from north to south, can impact buildings and infrastructure through flooding. The floodplain, as determined by the Federal Emergency Management Agency (FEMA), covers much of Milltown, especially along the river. This includes some undeveloped space in the downtown area. As this land cannot be developed due to the potential for flooding, its downtown location makes it ideal for a new park facility. To ensure the park meets the needs of residents, Milltown can involve the community in the park planning process. The community should have the opportunity to provide input on the park's design and the amenities it can offer. Residents may wish to see a running track, a splash pad, or specific types of play equipment for children. Their input will help the town establish a quality park in an area that is otherwise undevelopable.

ACTION STEPS

- Determine if the town will facilitate the public engagement process themselves or hire a consultant to assist.
- Before gathering public input, determine a desirable location for a riverside park.
- After identifying a proposed location, organize a public meeting to gather input on park offerings/equipment.
- Create an online survey using free platforms such as SurveyMonkey.
- Promote the public meeting and online survey on social media and by posting advertisement throughout the town.

PARTNERS

- Town staff or officials
- Milltown community (provide input)
- Professional Consultant

RESOURCES / TOOLS

- Local Community Foundation's
- Land and Water Conservation Fund (land acquisition)
- USDA Community Facilities Direct Loan and Grant Program
- Surveymonkey.com

CATALYST INITIATIVE 4

Supports the Recreational Trail Big Idea (See Page 23)

PARKS AND RECREATION STRATEGY 2.4

Explore the feasibility of constructing a recreational trail in Milltown.

DESCRIPTION

Milltown is fortunate to be located in the hilly landscape of southern Indiana. This landscape provides many opportunities for outdoor recreation, especially at established parks or landmarks like Marengo Cave, Harrison-Crawford State Forest, or O'Bannon Woods State Park. However, these opportunities are regional, meaning residents of Milltown have to travel further to take advantage of them. This provides Milltown with the chance to bring outdoor recreation to the town.

A trail that connects to, or remains in, or near, Milltown could provide residents with greater access to nature. It could follow the Blue River, connect to Baylor Park, or become a significant feature of the downtown area. Alternatively, the trail could focus on the area's history. It could connect to various historically significant sites to celebrate local heritage in Milltown, Harrison County, and Crawford County. Regardless of its goal, a trail could provide greater access to nature and new recreational opportunities for residents of Milltown.

ACTION STEPS

- Create a Request for Qualifications (RFQ) to engage a professional consultant in the planning and design process of the trail.
- Select a consultant and determine how the town could fund the planning study.
- Use the planning process to evaluate potential locations for the trail, gather public input, and determine the preferred location and design of the trail.
- Explore state and federal resources for funding for the construction of the trail.

PARTNERS

- Town staff or officials
- Harrison County staff or officials
- Harrison County Parks
- Crawford County staff or officials
- Community members (provide input)

RESOURCES / TOOLS

- Indiana Department of Natural Resources Next Level Trails Program
- Indiana Destination Development Corporation
- Greenways Foundation of Indiana

CATALYST INITIATIVE 5

Supports the Increase Housing Options Big Idea (See Page 26)

LAND USE STRATEGY 3.2

Work with the county to ensure the appropriate zoning is in place to encourage the development of small-scale, multi-family housing.

DESCRIPTION

In Milltown, there is one property east of the Blue River that is zoned for multi-family use. This property, on Spencer Street, is a multi-family apartment complex that is marketed toward seniors. Otherwise, the majority of homes in the town are in single-family, detached structures. As such, housing options are limited in Milltown.

Additional multi-family dwelling units that are marketed to other demographics would introduce diversity in the housing market. A greater selection of choices could attract new residents and provide more housing to fill any existing demand. However, these options should conform with Milltown's current appearance. This leaves small-scale, multi-family structures, such as one- or two-story apartments, condos, or duplexes, as the solution for new housing. To facilitate the development of small-scale, multi-family housing, Milltown must collaborate with Crawford and Harrison Counties to alter the zoning of undeveloped properties. By changing the zoning, Milltown can simplify the construction of multi-family housing structures.

ACTION STEPS

- Utilize the Future Land Use map to identify potential locations for multi-family development, such as the property near Indiana Ave behind the Police Department, that could expand housing options for current and future residents.
- Approach property owners and work to acquire the sites for future development.
- Collaborate with Harrison County or Crawford County to update property zoning as needed.
- Ensure the properties are shovel-ready by connecting them to utilities.
- Promote these sites as development opportunities for duplexes, townhomes, or one-story apartment buildings.

PARTNERS

- Town staff or officials
- Harrison County Plan Commission
- Crawford County Plan Commission

RESOURCES / TOOLS

- [Harrison County Zoning Ordinance](#)

CATALYST INITIATIVE 6

Supports the *Broadband Big Idea* (See Page 28)

UTILITY STRATEGY 4.1

Collaborate with Harrison County and Crawford County to improve access to quality broadband service in Milltown.

DESCRIPTION

Both Crawford and Harrison Counties are rural in nature. This can present a challenge when it comes broadband infrastructure. Fortunately, both counties have access to some level of broadband service. However, this service is limited and can provide slow download and upload speeds. As broadband becomes more essential for work and educational purposes, this level of service becomes less acceptable and viable.

To respond to the growing need for quality broadband service, Harrison County and Crawford County have become certified broadband ready communities with the Indiana Broadband Office. This means both communities are taking steps to improve broadband availability within their jurisdictions. One such step by Harrison County was completing a Broadband Readiness and Infrastructure Deployment Plan in 2022. The plan provides action steps that the county can take to improve broadband service for its residents. Milltown can work with both counties to learn what steps it can take to support their plans for broadband service improvement.

ACTION STEPS

- Contact Harrison and Crawford Counties regarding broadband infrastructure development and service improvements.
- Determine Milltown's role in supporting the county plans and improving service within its jurisdiction.
- Enact and implement the broadband plans.

PARTNERS

- Town staff or officials
- Harrison County staff or officials
- Crawford County staff or officials
- Indiana Broadband Office
- Broadband Providers

RESOURCES / TOOLS

- Harrison County Broadband Readiness and Infrastructure Deployment Plan
- Indiana Broadband Office

CATALYST INITIATIVE 7

Supports the *Street Lighting Big Idea* (See Page 32)

TRANSPORTATION STRATEGY 5.2

Identify critical intersections and community destinations that need streetlights and begin exploring funding resources

DESCRIPTION

In Milltown, streetlights are limited to only certain areas along the main roads. These areas are typically around important intersections or community facilities like East Crawford Elementary School. This also includes decorative street lighting along Main Street in the downtown area. However, this leaves many roads and intersections unlit. Unlit areas, especially if they are highly trafficked, can be more dangerous for nighttime commuters as they reduce visibility.

To improve road conditions and public safety, Milltown should begin the process of installing additional streetlights. This process begins with identifying critical areas that need streetlights and prioritizing them in order of importance. When it comes to streetlight implementation, the town should start with the highest priority areas. These areas include the busiest intersections, high-speed roads, and areas highly traveled by pedestrians.

ACTION STEPS

- Identify critical areas, such as busy intersections and pedestrian crossings, that could benefit from new street lighting.
- Ask the community to help prioritize the importance of key areas to create a phased approach in funding the project.
- Coordinate with INDOT to identify the costs, and feasibility of, installing streetlights in key areas along SR 64.
- Determine the cost of each streetlight and cost of installation and then identify funding resources for streetlight implementation.

PARTNERS

- Town staff or officials
- Milltown Public Works/Streets Department
- INDOT

RESOURCES / TOOLS

- INDOT traffic counts
- IDDC Placemaking Activation Grants
- IHEDA Creating Livable Communities
- Indiana OED Energy Efficiency and Conservation Block Grant Program

CATALYST INITIATIVE 8

Supports the Infrastructure Improvements Big Idea (See Page 32)

TRANSPORTATION STRATEGY 5.3

Maintain an updated Asset Management Plan and use it to pursue additional infrastructure improvement grants such as INDOT’s Community Crossings Matching Grant.

DESCRIPTION

The Indiana Department of Transportation (INDOT) manages the Community Crossing Matching Grant Program. This program offers matching funds for road construction and/or maintenance. To apply for the grant, Milltown must present several materials. One such item is a Pavement Asset Management Plan. An Asset Management Plan is used to document the roads and bridges that are managed by the town. It also outlines the plans for maintenance of those roads or the construction and maintenance of new roads.

As Milltown is a town with a population smaller than 10,000, it can receive a 75%/25% funding match from the Community Crossings Matching Grant. If the town could contribute 25% of a project’s cost, INDOT will provide the other 75%. This could greatly support Milltown’s road maintenance budget. Therefore, it is important for the town to maintain an updated Pavement Asset Management Plan that could be used to apply for the grant each year.

ACTION STEPS

- Review INDOT’s requirements for an asset management plan.
- Work with an engineer to identify and prioritize the roads in Milltown that are in need of construction or maintenance.
- Prepare a detailed cost estimate for the project.
- Review the qualifications and scheduling for submitting a Community Crossings Matching Grant application.

PARTNERS

- Town staff or officials
- Transportation Engineer
- Professional Consultant
- INDOT

RESOURCES / TOOLS

- [Local Road and Bridge CCMG Guidance Document](#)

CATALYST INITIATIVE 9

Supports the *Small Business Big Idea* (See Page 34)

ECONOMIC DEVELOPMENT STRATEGY 6.2

Collaborate with the Harrison County Economic Development Corporation and the Crawford County Economic Development Corporation to support local and small business growth.

DESCRIPTION

The Harrison County and Crawford County Economic Development Corporation's offer resources in support of small business development in their respective counties. One significant resource, funded by the Indiana Small Business Development Center, is a small business loan that could help business owners begin operations in a physical space. However, this is not the only way the economic development corporations could support small business growth. These entities often advertise available sites and buildings for new business operations. They can also connect business owners to local Chambers of Commerce.

These organizations may be able to help Milltown promote the business opportunities along its Main Street. Milltown happens to be a tourism destination due to its location along the Blue River. Cave County Canoes, a company that offers canoe tours of the Blue River, is a significant attraction in Milltown. The volume of tourists and visitors that come to Milltown for Cave County Canoes provides a great customer base for Milltown's businesses.

ACTION STEPS

- Identify vacant buildings or property available for new businesses in Downtown Milltown.
- Collaborate with the economic development corporations to promote available locations and business opportunities in Milltown.
- Promote the tourism generated by Cave Country Canoes as a customer base for new businesses.
- Establish a program to provide assistance, or administer funds, to small businesses in applying for small business financial resources through the HCEDC, CCEDC, or ISBDC.

PARTNERS

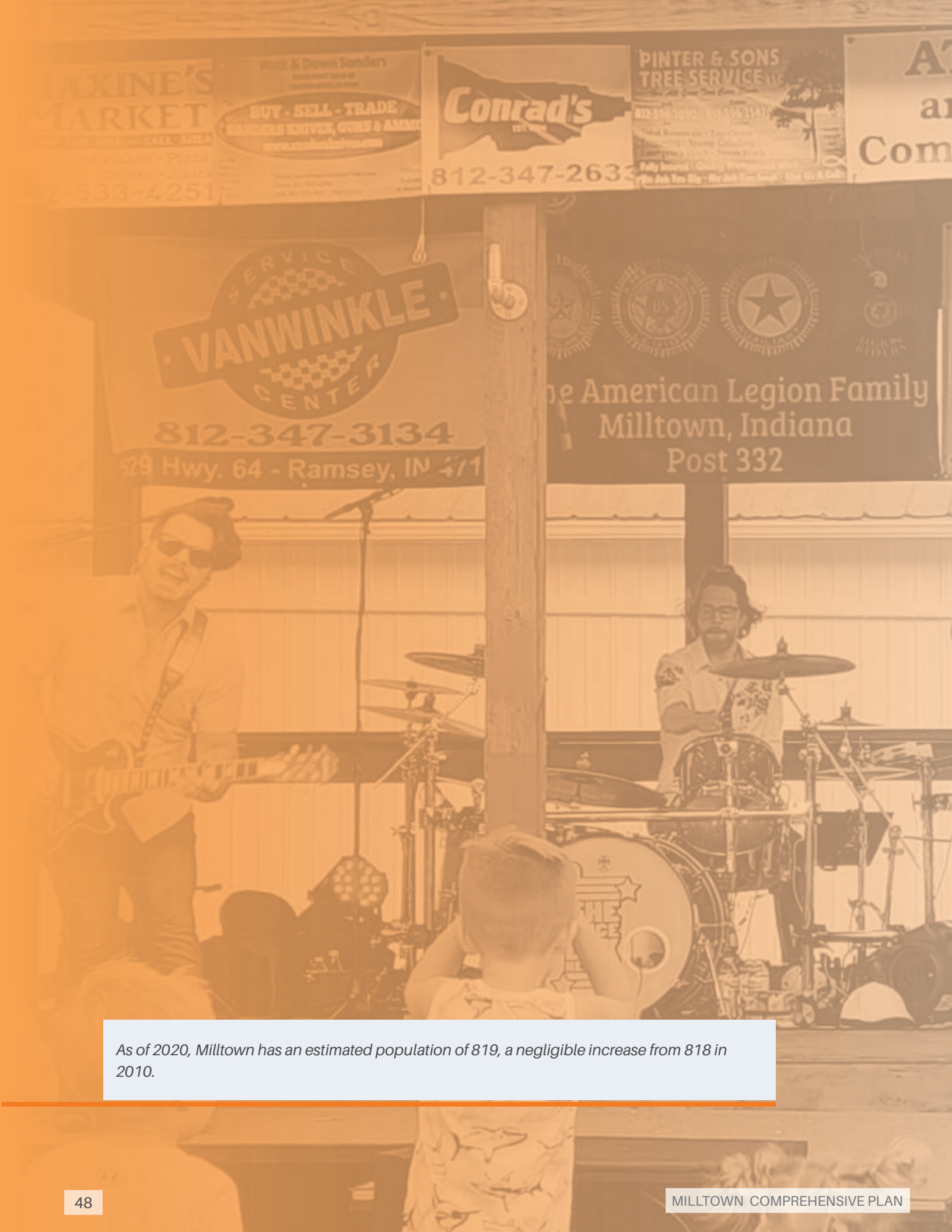
- Town staff or officials
- Harrison County Economic Development Corporation
- Crawford County Economic Development Corporation
- Chamber of Commerce of Harrison County
- Crawford County Chamber of Commerce

RESOURCES / TOOLS

- Indiana Small Business Development Center
- Indiana Destination Development Corporation



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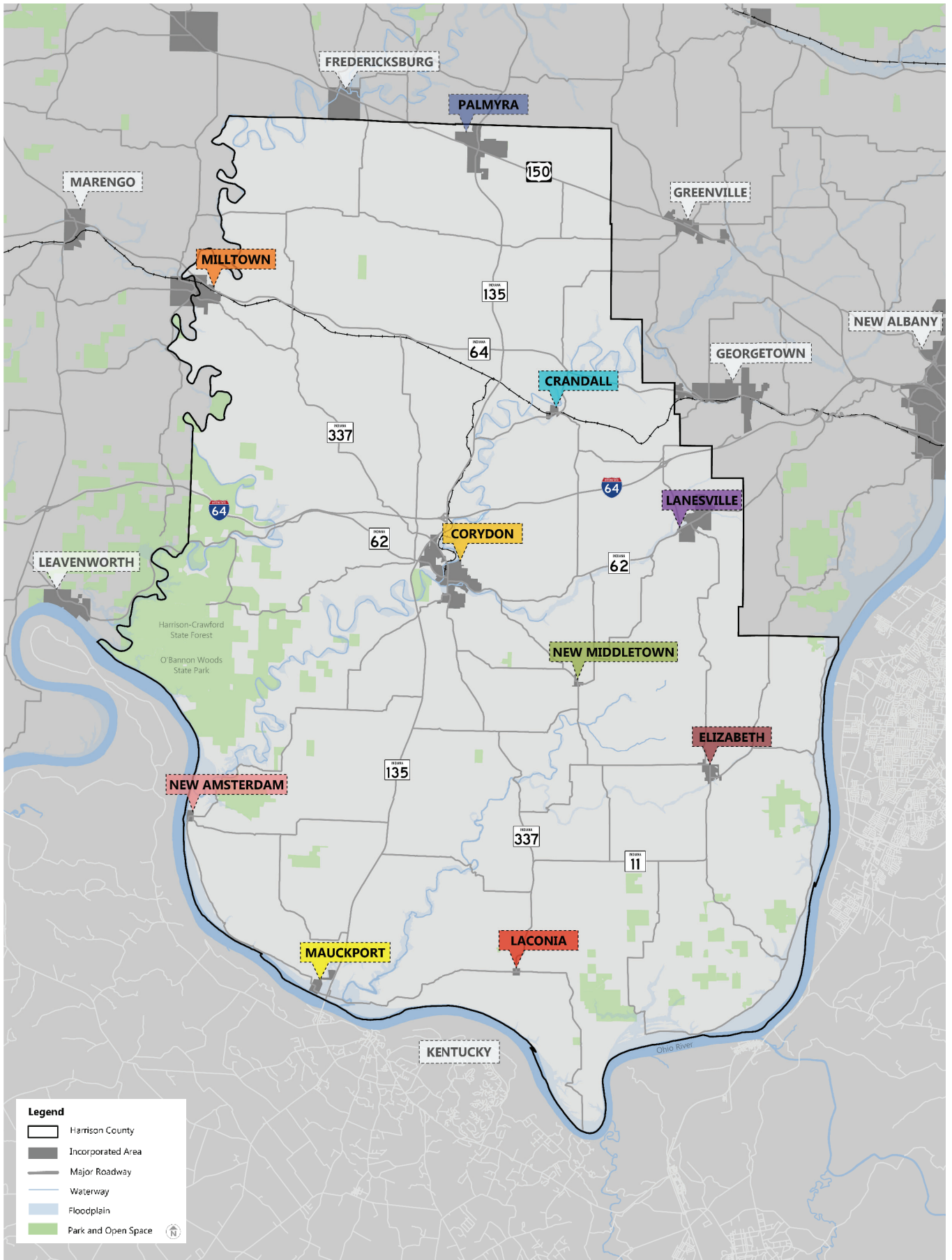
As of 2020, Milltown has an estimated population of 819, a negligible increase from 818 in 2010.



Appendix

Existing Conditions Summary

A clear and cohesive understanding of Milltown, as it exists today, is a critical building block in developing a comprehensive plan. The *Palmyra Comprehensive Plan* will outline a community-wide vision with associated goals and recommendations for how to achieve the town's future wants and needs. It is important to complete a baseline assessment of the demographic and socioeconomic status, and inventory of the built environment, to identify issues and opportunities that should be considered as parts of the plan. Ultimately, the issues and opportunities identified will inform the town's goals and recommendations for meeting its overall vision.



REGIONAL CONTEXT

Located in Southern Indiana along the Ohio River, Harrison County is perfectly situated near a large metropolitan area (Louisville, KY) amongst rural landscapes. Harrison County neighbors several natural features including Cave Country and the State Parks that offer spelunking and hiking, and the Ohio River which offers all canoeing, boating, and other water activities.

Milltown is located on the western border of Harrison County and sits along the southern side of SR 64 near its intersection with SR 66. The Norfolk Southern Railroad runs east and west along the north side of the town. Geographically, Milltown is split in the middle by the Blue River which also forms the western border of Harrison County with Crawford County. The town is approximately 14 miles northwest of Corydon and the nearest I-64 interchange. Milltown is also about 28 miles from Louisville, Kentucky via the Sherman Minton Bridge in New Albany, Indiana.

PAST PLANNING EFFORTS

Crafting a comprehensive plan is an opportunity to build upon past planning efforts. Milltown was established in 1827, and since then, the town has continued to evolve. With an understanding of past planning efforts and current conditions, this planning effort can better respond to residents' needs and better account for the impacts and opportunities of growth and redevelopment. While Milltown does not have any town-specific past planning documents, Harrison County has completed plans that include Milltown. The following plans were considered as part of the planning process:



Harrison County Comprehensive Plan - 2009

The county's current comprehensive plan establishes a vision that emphasizes the value of the small towns and rural lifestyle and balances development opportunities with good stewardship of the land. The plan outlines eight key goals that range from providing responsible development and preserving the rural character to responding to lifelong educational needs and supporting the expansion and enhancement of services, programs, and facilities. Additionally, the implementation chapter focuses on updating policies, establishing new regulations, and conducting further plan-related studies.

Harrison County Community Leadership Planning Initiative - 2020

This initiative focused on five areas that were identified as the highest priorities for the County's future that should be addressed through the combined efforts of the County's leadership. The five priorities included:

- A shared vision for Infrastructure and Land Use Planning
- Workforce and Education
- Diverse Housing Options
- Business Development and Support
- Substance Abuse, Health, and Wellness

This initiative identified the need to create comprehensive plans for each of the ten incorporated towns as well as the County as a whole. The *Milltown Comprehensive Plan* is one of ten town plans being completed as part of the *Harrison County Town Planning Initiative*.



DEMOGRAPHICS

PEOPLE | HOUSING | ECONOMICS

Understanding a community's current conditions is essential to establishing goals for the future. An assessment of those existing conditions will uncover issues to remedy and opportunities to exploit. They will also establish a base set of data that will be useful in predicting future trends. The data used in this analysis of Milltown's current conditions was sourced from the 2020 American Community Survey (ACS) Five-Year Estimates, and the Bureau of Labor Statistics (BLS) made available through the U.S. Census Bureau's website. The following demographic analysis will provide detailed information on the social, economic, and housing characteristics of Milltown.

The Census is a self-reported data-collection system in which each resident fills out a form in order to be counted. Because Milltown is a very small town, the Census data that is collected has a small sample size. This can result in a large margin of error and possibly skew data. This is further compounded when people do not return their Census form, and past years appear to have had a low participation rate. Therefore, while the data can provide a helpful starting point, it must be considered within context.

PEOPLE

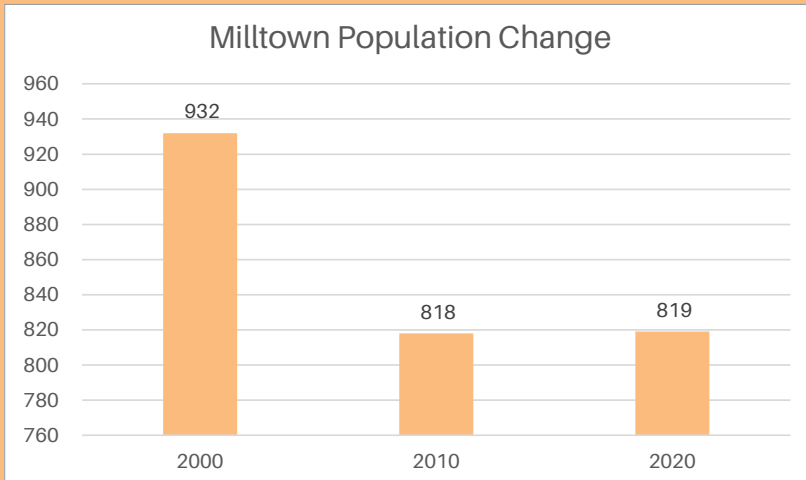
Milltown's population growth has stagnated.

In 2000, 932 people called Milltown their home. Since then, the town has seen about a 12% decrease in population, the second largest decrease among the towns in Harrison County. However, when looking at the last decade, the population has held relatively steady with an increase of one person from 2010 to 2020. Future projections suggest that Milltown's population may grow slowly to 907 by 2040.

The overall number of households is in decline.

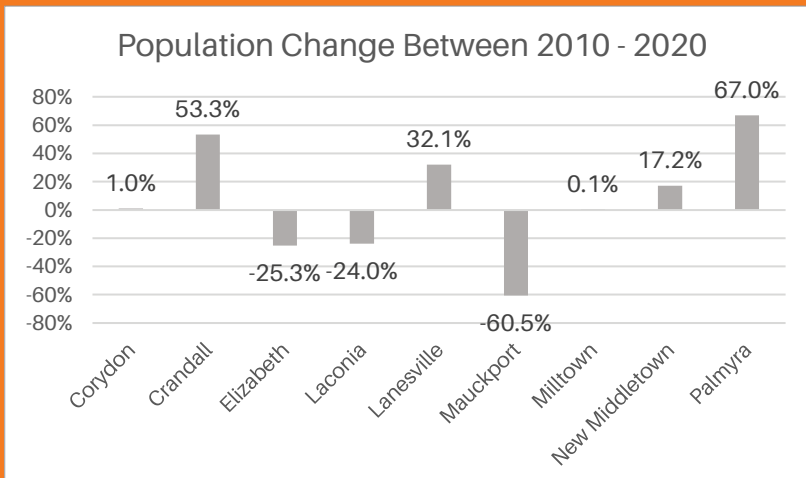
In 2020, Milltown was made up of 340 total households which represents a 16.5% decrease since 2010. Of the total households in Milltown, 54.4% are family households and 45.6% are non-family households. A household consists of a group of people that occupy the same housing unit as one another. Family households are simply made up of a related group of individuals, or a family. In Milltown, family households have decreased in quantity since

TOTAL POPULATION



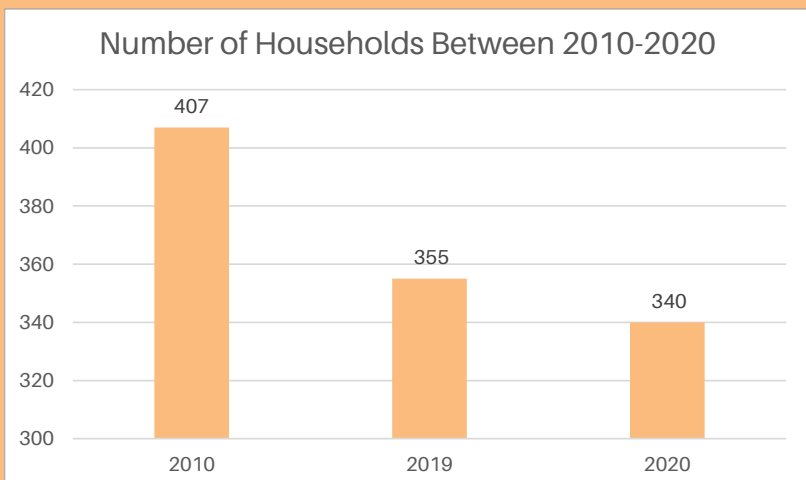
Milltown's previously declining population has stagnated in the past decade.

POPULATION CHANGE



Unlike the majority of the towns in Harrison County, Milltown's population has not seen much change.

HOUSEHOLDS



Over the past decade, even though the population has not change much, the number of households has declined.

2010. In contrast, non-family households typically consist of roommates or other non-related people. These have increased by 11.5% in Milltown since 2010.

Milltown is not particularly diverse.

Regarding race, almost 96% of the population in Milltown identifies as White making it slightly more diverse than it was in 2010. This racial breakdown is similar to Harrison County, in which 96.3% of the population identifies as White. Separate from race, ethnicity describes a person's origin or cultural identity. Regarding ethnicity, there are two people in Milltown who identify as Hispanic or Latino. They make up just over 0.2% of the town's population.

On average, Milltown is growing older as the middle generations shrink.

The largest age group in Milltown is between 50 and 59 years old, meaning there is a significant portion of the population is nearing retirement age. This indicates that there may be a decrease in the town's average income as well as a future increase in senior healthcare needs. The smallest age group is of working age between 30 and 39 years old. A smaller population of working individuals that is close in age to the second largest group, which is 10 to 19, could mean the younger generations are leaving town to find work.

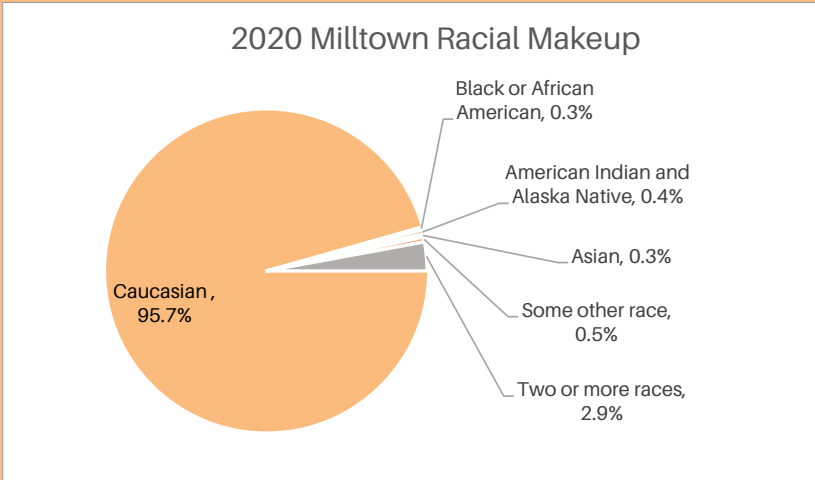
The household income is rising slowly.

In 2010, Milltown had a median household income of \$33,583. This increased by 9.6% to \$36,806 by 2020. This is the smallest recorded increase in median household income from 2010 to 2020 for the ten towns across Harrison County. Milltown is also below the county's median household income, which is \$59,169. Despite this, Milltown has seen moderate growth in this area which could signify income stability in the future.

Milltown is becoming more highly educated.

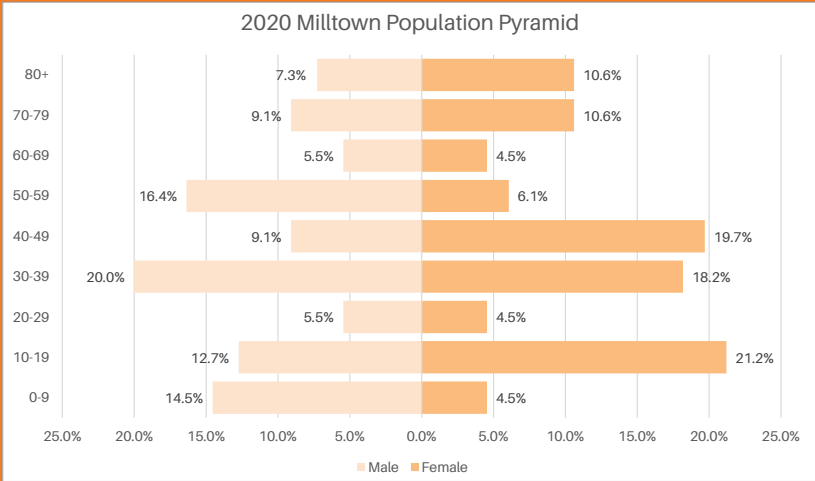
The percentage of Milltown's population receiving some college level education has increased by anywhere from 1% to 5.5% since 2010 depending on the category of education. Simultaneously, the share of Milltown's residents deciding not to receive any education beyond high school has declined since 2010. It is still most common to decide against post-secondary education but, overall, the data may indicate a trend of increasing educational attainment rates.

RACE & ETHNICITY



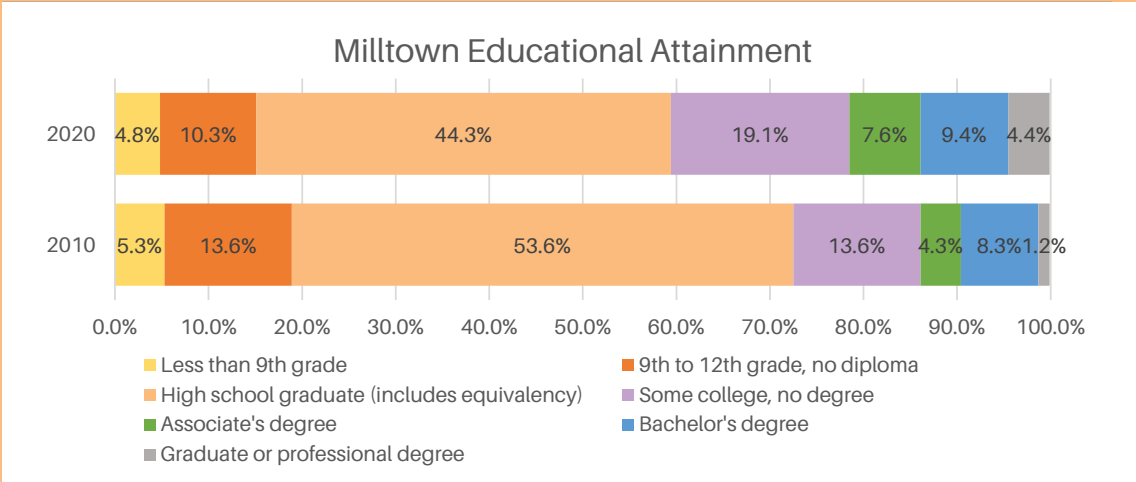
While not overly diverse compared to the state, Milltown has a moderately more diverse population than other communities in Harrison County.

AGE STRUCTURE



With a relatively high median age, Milltown has a continually aging population.

EDUCATION



PEOPLE - KEY CONCLUSIONS

WHAT DOES THIS MEAN FOR MILLTOWN?

- **Milltown's population has stagnated and there are fewer households in the town.** From 2010 to 2020, the population of Milltown increased by only 0.1%, or one person. This displays an overall stagnation in population change, especially when compared to Harrison County's 2.0% growth in the same time. This may be due to Milltown's limited infrastructure. Expanding the network of infrastructure will create developable land that can support new residents. Available land and dependable infrastructure increase the demand for housing which, in turn, will attract a new population and recover lost households.
- **Milltown is aging as its younger generations become smaller.** The smallest age group below retirement age is comprised of people in the middle of their careers (ages 30-39). The largest age group, 50-59, will likely be retiring in five to ten years. As this group retires, there will be an increase in demand for senior healthcare resources, low maintenance housing options, and a decrease in taxable income. This could strain local resources as there will be fewer working individuals whose incomes could fund the development of new care facilities.
- **Incomes are rising slowly.** The median household income in Milltown is \$36,806 which is 9.6% higher than it was in 2010. This increase is smaller than Harrison County as a whole, meaning that the average resident of Milltown likely has less disposable income than a resident living nearly anywhere else in the county. The gradual increase in income creates only a small amount of financial flexibility for residents.
- **Educational attainment levels are rising.** In 2020, 21.4% of the population of Milltown over 25 years old held a college degree. This has increased from 13.8% in 2010. The rising educational attainment has likely translated to an increase in residents working jobs that require a higher level of education. Many such jobs are not available in Milltown but are in nearby population centers such as Louisville or the surrounding metro area. The town can leverage this as an opportunity to attract residents who wish to work in the city but live in a rural area.

HOUSING

The number of vacant units is increasing.

In 2010, Milltown had 456 total housing units. As of 2020, this has declined to 438 total housing units. Milltown's housing stock is made up of 48.9% owner-occupied, 28.8% renter-occupied, and 22.4% vacant units. Since 2010, there has been an 11.7% increase in vacant units. The rise in vacancy will impact the local housing market, particularly if the majority of those units are in poor condition. However, if the units are in a good condition, then the housing market, and the population, can grow. It is important to manage the stock of vacant housing to prevent safety issues and keep the town an attractive place to live.

Milltown has the most diverse housing stock in Harrison County.

Almost 75% of all housing units in Milltown are single-family detached units. Another 6.4% are single-family attached units and 11% are mobile homes. The remaining 9.2% are in multi-family structures. This is the most diverse housing stock in Harrison County, meaning that there are many different types of housing units in Milltown compared to other towns in the area. Diversity in the housing stock is great as it could attract new residents looking for different types of housing. However, the majority of multi-family units are in senior housing facilities which are only available to a specific demographic.

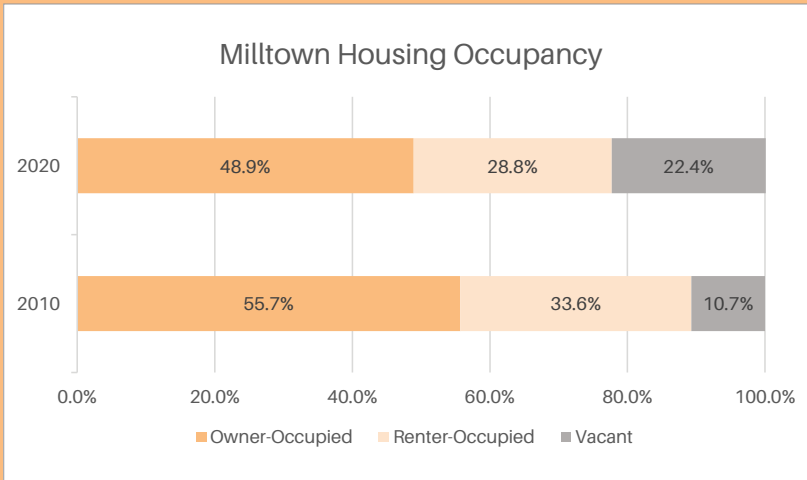
Home values are gradually increasing in Milltown.

Since 2010, the median home value among the homes in Milltown has increased by 17.6%. This is one of the smallest increases in home values across Harrison County with only Corydon and Elizabeth seeing smaller. New Amsterdam, New Middletown, and Palmyra saw decreases in home values which sets Milltown roughly in the middle when compared to other towns in the county. Overall, Harrison County saw a 28.4% increase in home values which could indicate that the county's housing stock has better quality units or are in higher demand.

The housing stock is aging as no new units are being constructed.

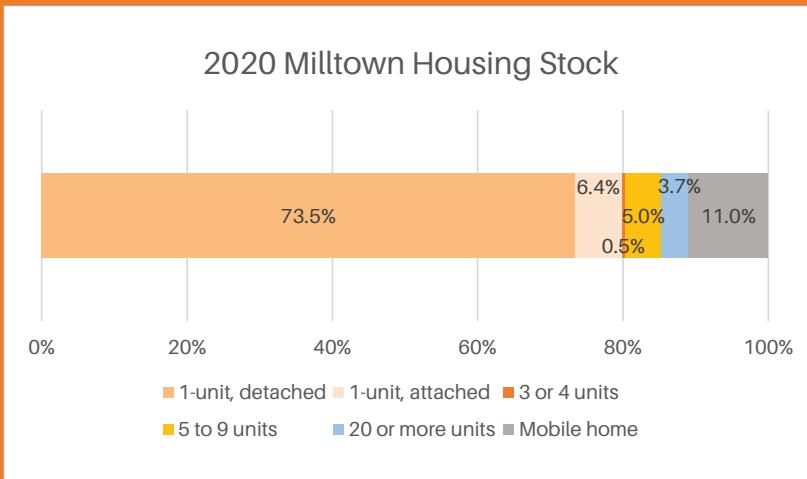
Nearly a third of the 438 housing units in Milltown were built before 1940. Homes built that long ago likely often require maintenance. In addition to this, over 80% of housing units were built before 1980. This translates to a housing stock in which the majority of units are over 40 years old. Additionally, less than 5% of units were built after 2000. Overall, the housing stock in Milltown is older and aging, especially with only 1 unit being constructed since 2014.

HOUSING UNITS



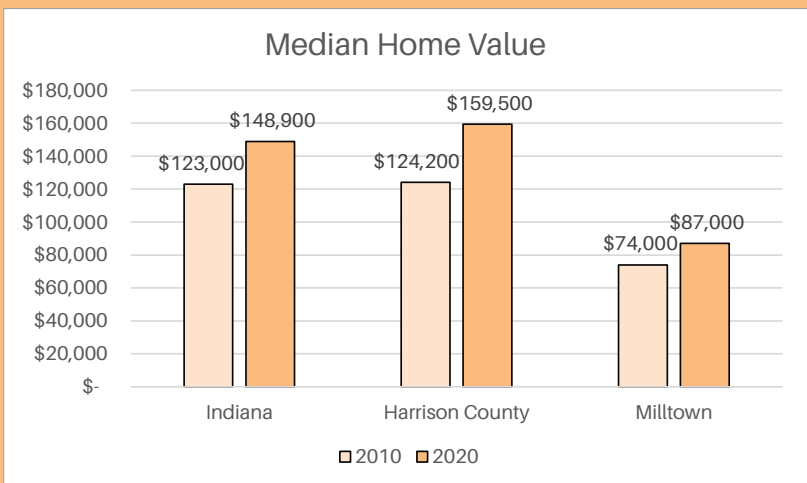
Even though the number of housing units decreased, the vacancy rate in Milltown has increased.

HOUSING TYPES



Uniquely to Milltown, there are a multitude of housing options that can be leveraged to attract new residents.

HOME VALUES



The median home value in Milltown is significantly lower than the county and state.

HOUSING - KEY CONCLUSIONS

WHAT DOES THIS MEAN FOR MILLTOWN?

- **Owner- and renter- occupied units decreased as vacancy increased.** As of 2020, 22.4% of housing units in Milltown are vacant. Vacant housing units can negatively impact the local housing market when they are not cared for properly. They create an unattractive image that prevents new population from moving in. High vacancy rates can also decrease property values which can cause a chain reaction of other units becoming vacant as well. Overall, it is important to maintain units and prevent more from becoming vacant so the local housing market can grow.
- **Milltown's housing stock is diverse for the county.** Milltown has the most diverse housing stock in Harrison County. Diversity in the housing stock is preferred as it can attract many people that are searching for many different types of housing. However, much of Milltown's multi-family units are located in a senior living facility meaning that they are not marketed to new residents looking to permanently live the town. To achieve more housing diversity that may attract new residents, apartments should be made available in the same quantity as the senior living facility.
- **No new homes are being built.** Only three housing units have been constructed in Milltown since 2010. This may signify that there is little demand for new housing in the town. However, there is little developable land to build a house on. Additionally, almost 60% of housing units were built before 1970. This indicates that Milltown has a primarily older housing stock. As housing units age, they require more maintenance. It is important to keep up with this maintenance, especially as no new units are being constructed. Anyone wishing to move into Milltown will likely occupy an older structure, and new residents will not purchase a unit that is not properly maintained.

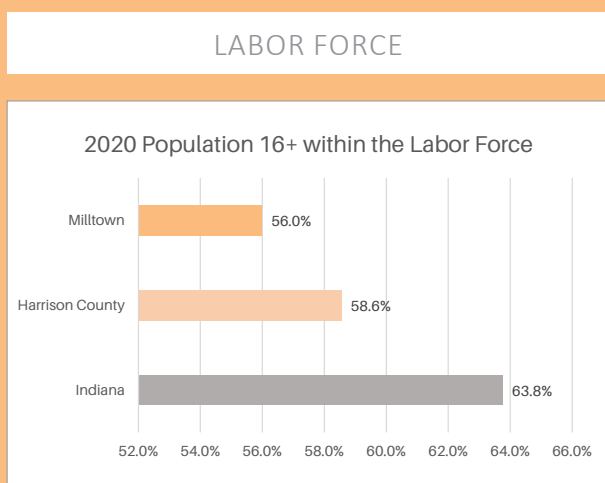
EMPLOYMENT AND WORKFORCE

Milltown's labor force is shrinking.

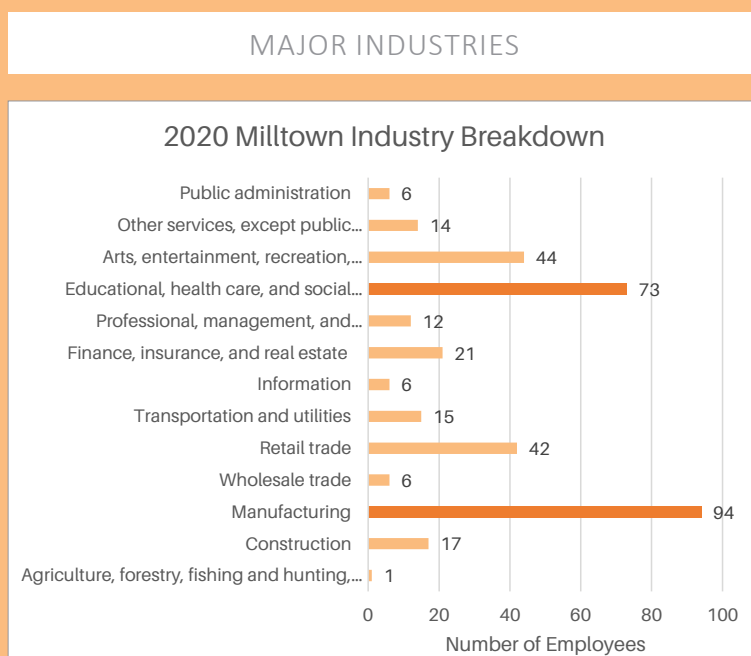
In 2010, there were 785 people over the age of 16 in Milltown. Of that 785, 63.4% were employed or actively seeking employment. As of 2020, there are 668 people over 16 in Milltown, of which 56% are participating in the labor force. This marks a 7.4% decrease in the participation rate of Milltown's labor force since 2010. This is comparable to Harrison County's 8% decrease in the same time. However, the county slightly outpaces Milltown in labor force participation with 58.6% of the county's working age population employed or actively seeking employment. This could be due to a decrease in the size, or general labor force participation rate, of younger generations.

Employment in manufacturing is shrinking as more workers move to education, healthcare, arts, entertainment, and food services.

Like Lanesville and Palmyra, most workers in Milltown are employed in either the manufacturing (26.8%) or educational, health care, and social assistance sectors (20.7%). Despite being the sector with the largest employment, manufacturing employs 6%, or six, fewer people than it did in 2010. In contrast, employment in the educational, health care, and social assistance sector grew by 52.1%, or by 25 people. The largest growth in employment occurred in the arts, entertainment, recreation, accommodation, and food services sector (120%, 24 people) and in the finance, insurance, and real estate sector (110%, 11 people).



With a aging and shrinking population, Milltown's workforce is shrinking.

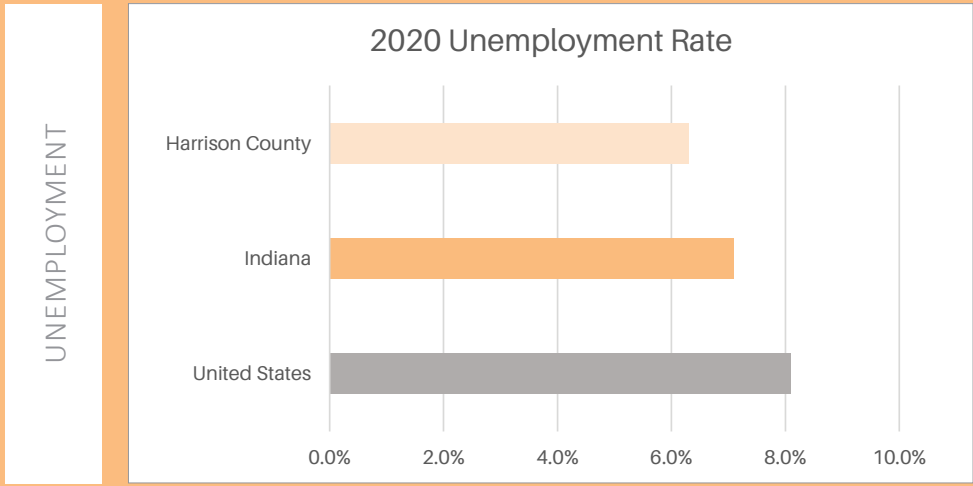


The unemployment rate is holding steady.

In 2019, the unemployment rate in Milltown was 4.1%. This was higher than the rates in Harrison County (3.2%) and Indiana (3.3%). In 2020, Milltown’s unemployment rate remained at 4.1% as the county and state spiked to 6.3% and 7.1% respectively. It is important to note that these rates are likely skewed by the COVID-19 pandemic that began in 2020.

Less than a third of Milltown’s residents work in Milltown.

As of 2020, residents of Milltown commute an average of 35.2 minutes to their place of work, which is about two minutes longer than in 2019. This is also a few minutes longer than the average for commute time for residents of Harrison County (31.3). Over 10% of Milltown residents have no commute as they work from home. Additionally, nearly 70% of Milltown residents leave Harrison County for work. Included in that metric is the 20.5% of residents that work outside of Indiana.



Similar to previous years, the unemployment rate in Milltown remains low.

COMMUTING TRENDS

WORKED IN STATE OF RESIDENCE	79.5%
<i>Worked in county of residence</i>	30.9%
<i>Worked outside county of residence</i>	48.6%
WORKED OUTSIDE STATE OF RESIDENCE	20.5%
WORKED IN PLACE OF RESIDENCE	11.6%
WORKED OUTSIDE PLACE OF RESIDENCE	88.4%

Along with almost a quarter of the work force working outside of Indiana, 48.6% work outside of the county.

ECONOMICS - KEY CONCLUSIONS

WHAT DOES THIS MEAN FOR MILLTOWN?

- **Milltown's labor force is shrinking as its population stagnates.** The population of Milltown is not growing likely due to the younger generations and a lack of new residents. This has impacted the labor force as fewer teenagers are working starter part time jobs and more 20-40-year-olds are leaving to find work elsewhere. The overall labor force participation rate has also decreased. As of 2020, 7.4% fewer working age residents are employed or actively seeking employment than in 2010. This decrease in labor force participation could directly translate to a decrease in income for a certain part of Milltown's population.
- **The town's labor force is diversifying into different industries.** In both 2010 and 2020, the manufacturing sector employed the most people. Despite this, the sector had six fewer workers in 2020 than in 2010. The greatest decrease in overall employment from 2010 to 2020 occurred in the construction sector, which lost 59 workers. As these two sectors employed fewer workers, the education and healthcare sector grew by 25 employees and the arts, entertainment, recreation sector grew by 24 employees. The finance, insurance, and real estate and the retail trade sectors also employed more residents from Milltown. This displays a shift toward service and arts-based jobs and away from general labor. Overall, there is a more equal spread of Milltown residents working in almost every sector beyond manufacturing and education and healthcare.
- **Commuting times are on the rise.** From 2017 to 2020, the average commute time for working residents of Milltown increased by almost three minutes. This pattern indicates that, on average, Milltown's residents are traveling greater distances for work every year. A decrease in, or general lack of, employment opportunities could cause commutes to increase in length.

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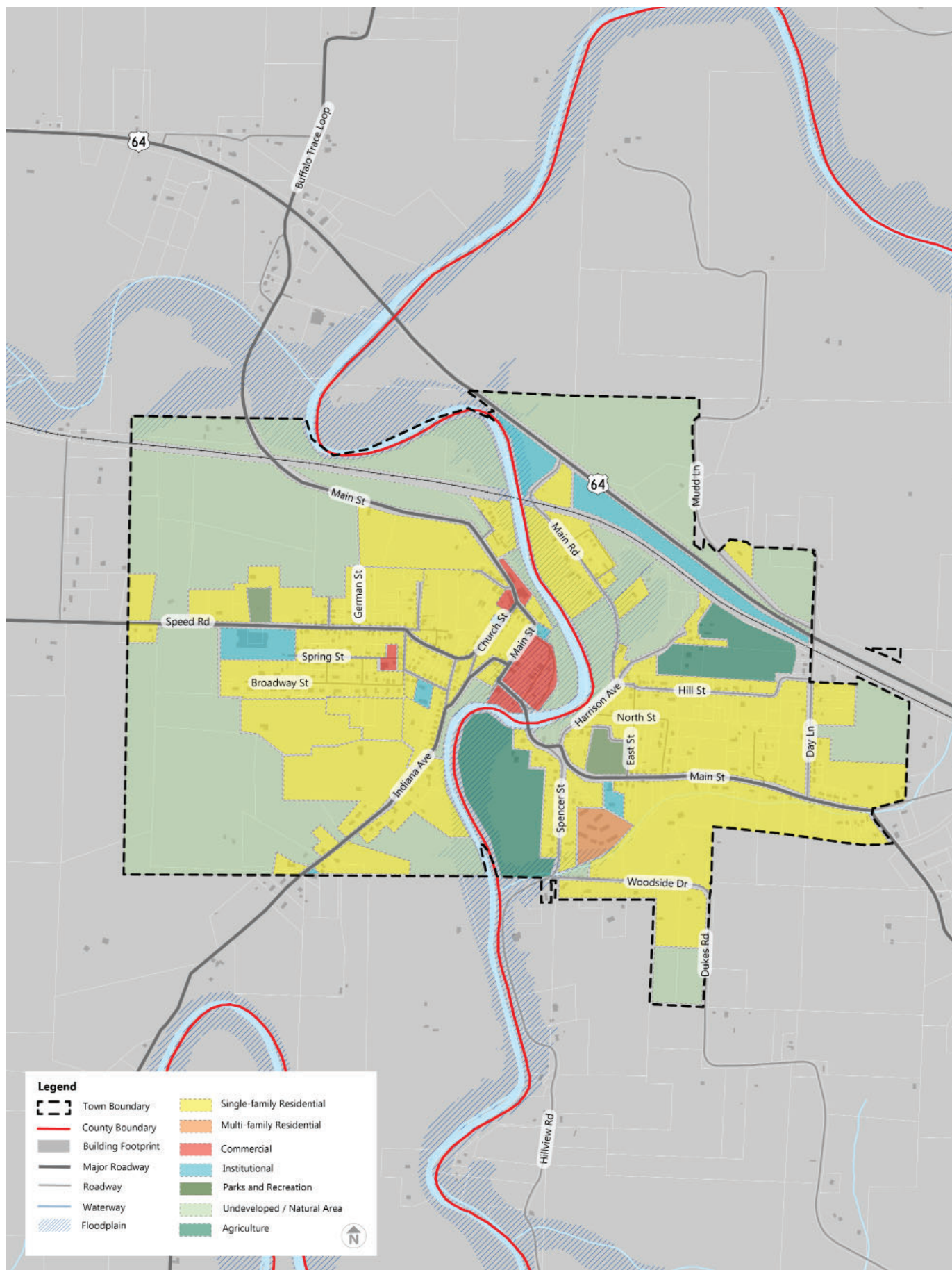
THE BUILT ENVIRONMENT

LAND USE | TRANSPORTATION | UTILITIES | COMMUNITY FACILITIES

The built environment is the developed space where people live, work, and play. It includes or depends upon existing land uses, transportation networks, utility services, and community facilities. An inventory of the built environment as it exists today is critical to identifying land use conflicts, issues in the built environment, and opportunities for the future. The following section presents an overview and analysis of the built environment in Milltown

EXISTING LAND USE

Land use describes what activities are taking place on a parcel. One of the primary requirements for comprehensive planning, set forth by Indiana Code, is a statement of objectives for land use development. This can be done through a Future Land Use Map that illustrates the preferred use of land that is supplemented with written land use descriptions to further define the type of activity. This section provides a summary of the current land uses within Milltown.



Current land use patterns should be analyzed to identify how land is being used and the percentage of land that is dedicated to each type of use. A land use analysis may also identify those uses that are missing or conflicts that could be addressed in a plan for the future. The existing land use map categorizes each parcel within the town limits by how it is being used today. Through understanding the way land is used today, opportunities to improve the quality of life in the town may arise.

- **Single-family Residential** – This category refers specifically to land that is used by only one dwelling unit exclusively for residential purposes. Most dwelling units of this type are detached, single-use structures in which no business is conducted.
- **Multi-family residential** – This category also involves land that is used exclusively for residential purposes. However, the dwelling units on multi-family residential land are either attached to one another or within a single structure or complex. This typically concerns duplexes, triplexes, condos, and apartments.
- **Commercial** – This category applies to land that is used for providing goods and services. It includes shops, stores, and certain offices that offer services to consumers.
- **Institutional** – This category refers to land used for religious, educational, transportation, medical, or civic uses. It is primarily made up of churches, schools, and government offices.
- **Parks and Recreation** – Land in this category is used for recreational purposes. This includes parks, campgrounds, and sports fields.
- **Agriculture** – Land in this category is used to grow crops or raise livestock for a profit. Any type of farm falls under this land use category.
- **Undeveloped / Natural Area** – This category includes land that is not developed. It is important to take note of this land because it presents opportunities for growth and future amenities like parks, shops, or a library. Much of the land on Milltown’s peripheries is undeveloped.

The majority of land in Milltown falls under the single-family residential land use category. However, there is a complex of multi-family housing on the southeast side of town. This complex is either an assisted living or retirement home that houses primarily the town’s elderly populations. The institutional properties in town include the Milltown Town Hall, Milltown Police Department, Milltown Volunteer Fire Department, East Crawford Elementary School, and Milltown Christian Church.

In the center of town, between Main Street and the Blue River, there is a concentration of commercial properties. This area effectively makes up downtown Milltown. The downtown area lies within a floodplain, meaning that it is at risk if the Blue River swells and causes a flooding event. It is important to ensure the safety of this area and the residents around it with appropriate stormwater management infrastructure.

There is some undeveloped land in the Town of Milltown, especially on the west side in Crawford County. Another group of undeveloped land is in the center of town, all along the banks of the Blue River. This area provides unique environmental benefits by serving as an undistributed natural area for habitats and ecosystems to thrive. Preserving this land from development is critical. If there was any development there, floodwaters from a future flooding event would not be able to easily absorb into the ground. This would prolong the event as the floodwaters could cause more damage as they take longer to recede. Although the existing land use inventory focuses on the area within the town limits, it is worth noting that much of the surrounding area is used for agriculture or undeveloped. There is also a quarry nearby that houses a mining operation. This would qualify as an industrial land use, which is primarily used for manufacturing, warehousing, and raw resource harvesting.

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TRANSPORTATION NETWORK

The transportation network is made up of infrastructure that helps move people and goods from one place to another. This includes roads, railroads, sidewalks, and any other form of transportation. In areas that are primarily rural, residents are likely to rely on their personal vehicles for transportation. Reliable modes of transportation are important to providing residents access to food, healthcare, educational opportunities, employment, and more. Therefore, a quality transportation network that supports this, namely streets and roads, is important for Milltown in its current state. However, there are other modes of transportation that can be used to get from one place to another. It is also important to provide infrastructure that supports these forms of transportation to ensure the safety of those that use them

ROADS

Indiana's Department of Transportation (INDOT) uses the Federal Highway Functional Classification system to categorize roadways. The categories in this system are based on several factors including the traffic volume, number of lanes, and speed limit. Listed in order from largest to smallest, the primary functional classifications include (1) interstates, (2) freeways or expressways, (3) principal arterials, (4) minor arterials, (5) major collectors, and (6) minor

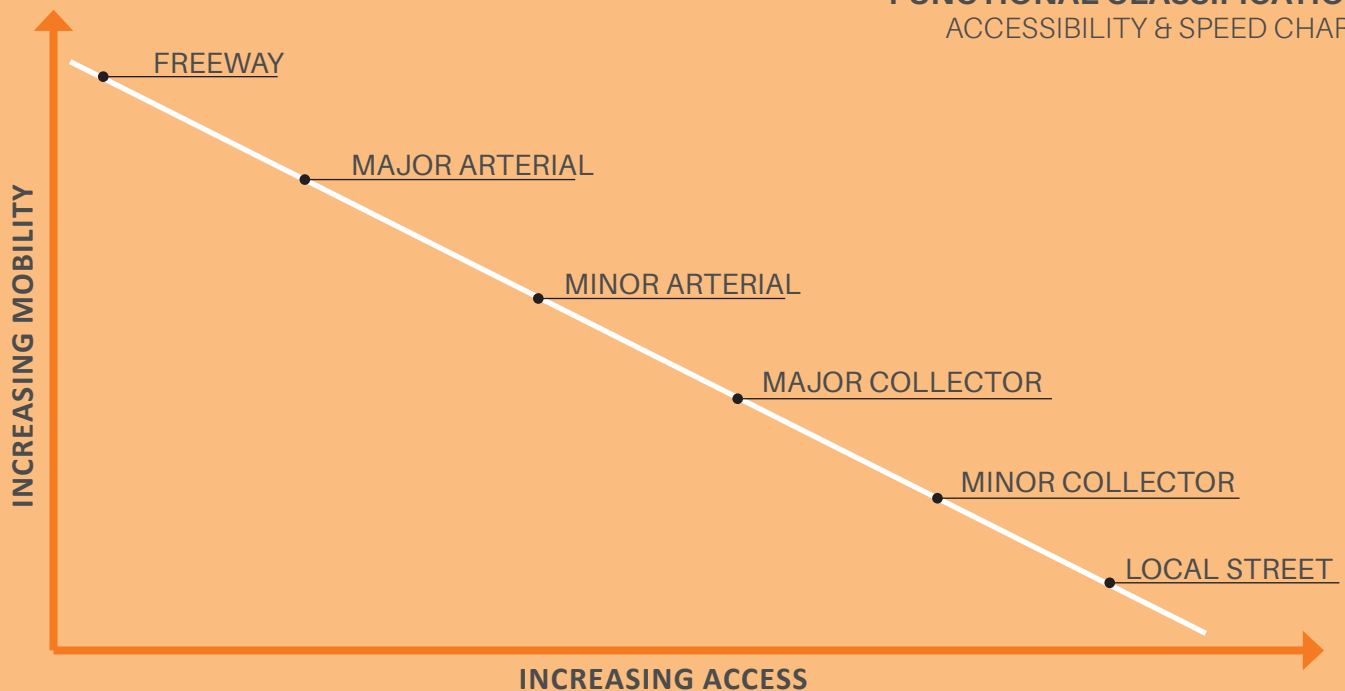
collectors. Any roadways that are not categorized are considered local roads. SR 64 is the only major collector in Milltown. It travels through the northeast side of town and has a traffic count of 3,251. Main Street, Indiana Avenue, and Speed Street, which turns into Church Street, are the town's minor collectors.

In terms of ownership and maintenance, Milltown owns and is responsible for maintaining the local roads within the town. These are any roads not classified by INDOT. The Town of Milltown is also responsible for maintaining its three minor collectors. However, the town does not have to maintain SR 64

SIDEWALKS AND TRAILS

In Milltown, there is a well-connected network of sidewalks along Main Street and Mill Street in the center of town. There are also sidewalks along Poplar Street, Speed Street, and Church Street, but these are not in good condition as they remain largely unconnected from one another. Overall, the majority of sidewalks in Milltown are over the border in Crawford County. Additionally, there are no sidewalks on the local roads other than the town's minor collectors. Beyond the sidewalks on Milltown's main roads, there are no other walking paths or trails in town.

FUNCTIONAL CLASSIFICATION
ACCESSIBILITY & SPEED CHART





BUS ROUTES

Milltown is served by the Southern Indiana Transit System (SITS). In partnership with the Harrison County Commissioners and Blue River Services, Inc., SITS is a rural bus service serving Crawford, Harrison, Scott, Washington, and Floyd counties. This door-to-door service operates Monday-Friday from 6 a.m. to 6 p.m. and must be scheduled ahead by phone. Costs range from two to four dollars one-way depending on the distance traveled. SITS could be a good option for people who do not own a car or cannot drive to get to work or other destinations.

UTILITY INFRASTRUCTURE

WATER, WASTEWATER, AND STORMWATER

The Town of Milltown receives its water from the Blue River Regional Water District in Crawford County. Its wastewater treatment is handled at the Milltown Waste Water Plant in Harrison County. This plant is managed by the Harrison County Regional Sewer District.

ELECTRIC

Some of the surrounding areas near and bordering the town are serviced by the Harrison County REMC. However, the Town of Milltown, in both Harrison and Crawford Counties, is entirely serviced by Duke Energy for its electricity.

BROADBAND

According to broadbandnow.com, internet services within Milltown are available from a variety of companies: T-Mobile, Frontier, Viasat, HughesNet, Starlink, AlwaysOn, and EarthLink. In terms of download speeds, T-Mobile, Starlink, and Viasat can potentially be the fastest internet services available.

Over the last several years, Harrison County has prioritized improving broadband connectivity by investing over \$5 million in broadband with MainStream Fiber. More recently, the Chamber of Commerce of Harrison County and the Harrison County Community Foundation launched a Broadband Readiness and Infrastructure Deployment Plan. This plan identifies areas in need of broadband infrastructure, finds the greatest return on investment, and outlines strategies for implementation. While the plan was completed at the county level, Milltown will reap the benefits as the recommendations are implemented.

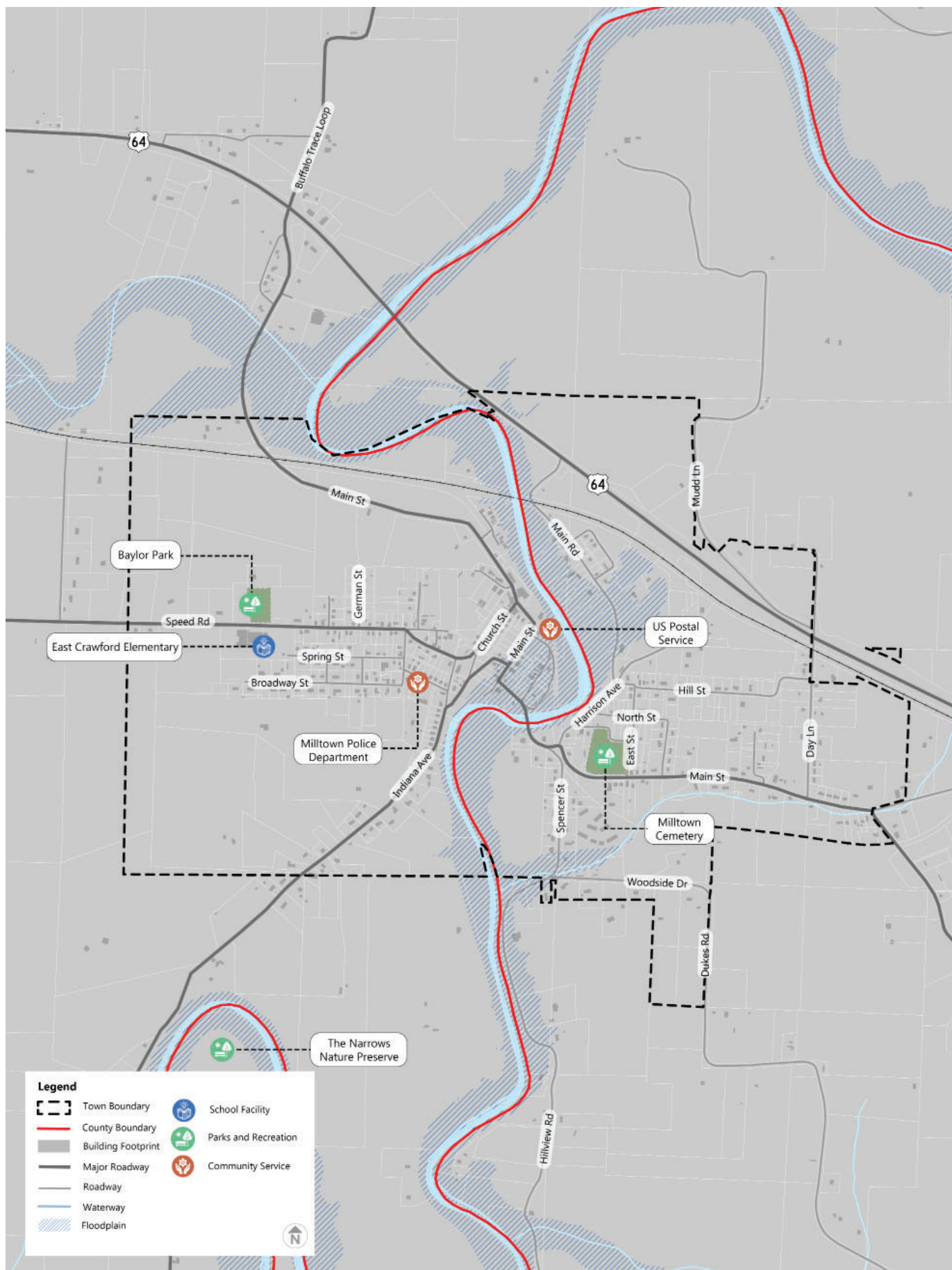
COMMUNITY FACILITIES

Parks, schools, and community centers are examples of common community facilities. These spaces allow people to gather for recreational, educational, civic purposes, and much more. Community facilities greatly enhance the quality of life and strengthen the social fabric of a place. Milltown has three community facilities including:

- **Milltown Town Hall** – Located at 215 W Main Street, this facility offers a space for town operations and houses the core municipal offices of Milltown.
- **East Crawford Elementary School** – This school, at 518 Speed Road, provides education from the Kindergarten to Fifth Grade level.
- **Baylor Park** – This park, at 518 Speed Road, is across from East Crawford Elementary School. It has some open space and a picnic shelter that is open to the community.

There are also other community facilities that provide a service rather than act as a gathering place. In Milltown, these facilities include:

- **Milltown Volunteer Fire Department** – Located at 507 Indiana Avenue, this facility provides fire protection services to Milltown and its surroundings.
- **Milltown Police Department** – Located at 212 Hancock Street, this police department provides police services to Milltown.
- **US Postal Service Office** – This office, at 301 W Main Street, offers postal service to Milltown and the surrounding areas.



KEY CONCLUSIONS

Milltown's Strengths & Opportunities

The inventory collected and outlined within this analysis informs the planning process by revealing strengths, weaknesses, opportunities, and threats based on what the community has to offer today and what it could offer in the future. The following sections highlight the key conclusions that served as the foundation for the vision, goals, and recommendations of the Milltown Comprehensive Plan.

- **Rising Incomes** - Median household incomes are rising in Milltown. Higher incomes allow for more financial flexibility among the population. The extra income an individual receives could be used to purchase other, less necessary goods or services. This generates economic activity and creates opportunities for expanding the local commercial market. A greater variety of local shops can locate in Milltown to take advantage of this increased economic activity.
- **Educational Attainment** - More residents of Milltown are employed in fields that require a higher level of education than in 2010. This is because higher rates of educational attainment create different economic opportunities. At the individual level, a person that is highly educated will likely be employed in a field that requires that level of education. A highly educated person living in Milltown probably travels out of town, most likely to Louisville, for work. Milltown can leverage its proximity to employment centers to attract residents. This would increase the population and improve the local economy.
- **Housing Stock** - The housing stock in Milltown has a more diverse spread of housing options than much of Harrison County. This indicates a higher amount of multi-unit structures present in the town. More than 15% of housing units are in either single-unit attached structures or multi-unit structures. Diversity in the housing stock can attract a greater amount and variety of people to look for a home in Milltown. In general, construction of new housing units that are not in single-unit detached structures can spur growth by taking advantage of this. However, single-unit detached structures are often in high demand, especially in rural areas. This is reflected in how home values are slowly rising in Milltown. A market-conscience mix of housing types will ensure the market is strong.
- **Undeveloped Land** - As illustrated in the Existing Land Use Map, Milltown has an excess of undeveloped land within town limits. This land presents opportunities for growth as it can be used for new home construction. It also presents economic opportunities as stores or offices could be built to locally provide goods and services. The open land could also be used for the population's social benefit. Parks and open spaces allow for the population to gather and create a greater sense of community.

KEY CONCLUSIONS

Milltown's Challenges & Threats

- **Population Stagnation** - Since 2010, there has been little population change in Milltown. The population increased slightly (0.1%), but not nearly enough to recover the 12% decrease in size from 2000 to 2020. This illustrates a stagnation in the town's population growth which, as seen in Milltown's population pyramid, is likely to continue into the next generation. Although it is beneficial for Milltown to be no longer decreasing in size, the stagnation could also cause issues. One significant issue could be an unchanging annual property tax revenue as costs of maintaining infrastructure rise due to inflation. Even a small but regular population growth could offset this issue. To obtain such a growth, it may be beneficial for Milltown to establish more developable land. This would create more space for houses to be built and could slow the decrease in the number of households, especially as no new houses are being built.
- **Vacancy Rate** - From 2010 to 2020, the vacancy rate more than doubled. As of 2020, 22.4% of housing units in Milltown are vacant. Having a large amount of the total housing units remain vacant could create an issue that is difficult to solve. Not only do vacant structures lower the values of surrounding homes, but they also create safety hazards in the community. Therefore, it is important to obtain them so the appropriate maintenance can occur. However, it must be maintained efficiently because maintenance is costly. It may become too expensive to cover the costs of maintaining every home.
- **Labor Force** - Not only has Milltown's labor force participation rate decreased, but its entire labor force has also shrunk. In 2010, there were 785 people over the age of 16 in Milltown. Of that 785, 63.4% were employed or actively seeking employment. As of 2020, there are 668 people over 16 in Milltown, of which 56% are participating in the labor force. This represents a decrease in the number of people bringing their incomes into town. Fewer people having the ability to spend money locally can impact the local economy. This could translate to a decrease in total transactions and sales which, in turn, would cause businesses to close.

**TOWN PLANNING
INITIATIVE**

HARRISON COUNTY

The Town of Milltown

