TOWN OF MAUCKPORT

Comprehensive Plan

CELEBRATING OUR ASSETS

BUILDING QUALITY PLACES

EXPANDING OUR OFFERINGS

TOWN PLANNING INITIATIVE
HARRISON COUNTY
The Town of Mauckport

TOWN OF MAUCKPORT, INDIANA
RESOLUTION NO. 2023-5

A RESOLUTION OF THE TOWN COUNCIL
OF MAUCKPORT APPROVING THE
MAUCKPORT COMPREHENSIVE PLAN

WHEREAS, Indiana Code 36-7-4-500, *et. seq.* empowers the Harrison County Plan Commission and Harrison County Board of Commissioners to prepare a Comprehensive Plan for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development and to make periodic updates thereto; and

WHEREAS, Indiana Code 36-7-4-500, *et. seq.* authorizes a Comprehensive Plan to include a variety of elements, including but not limited to a statement of objectives for the future development of the jurisdiction; a statement of policy for the land use development of the jurisdiction; a statement of policy for the development of public ways, public places, public lands, public structures, and public utilities; and any factors that are part of the physical, economic, and social characteristics of the town; and

WHEREAS, the Harrison County Plan Commission, in conjunction with the Harrison County Community Foundation, Taylor Siefker Williams Design Group, and The Wheately Group, has undertaken a study to develop the Mauckport Comprehensive Plan for the town; and

WHEREAS, the Mauckport Town Council did certify the Mauckport Comprehensive Plan with a _____3/3_____ vote and forwarded the Comprehensive Plan to the Harrison County Plan Commission with favorable support for adoption.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF MAUCKPORT, INDIANA that the town council is in support of the Mauckport Comprehensive Plan and desires for the Harrison County Plan Commission and Harrison County Board of Commissioners to proceed with the official public hearing in accordance with Indiana Code 36-7-4-500, *et. seq.* and all other required adoption processes in order to adopt the Mauckport Comprehensive Plan.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MAUCKPORT, INDIANA
ON THIS _7th_ DAY OF _Aug_, 2023.

[signature]   _[signature]_   Nancy Kerbig
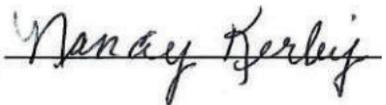
Kathy Goldman

Acknowledgments

MAUCKPORT TOWN COUNCIL
Nancy Kirby - Council member
Holly Kingsley - Council President
Anthony Fleace - Council member
Kathy Goldman - Town Clerk

SPECIAL THANKS
To the Mauckport community members that participated in the community engagement efforts.

PLAN ADOPTION
The Mauckport Town Council approved this plan on August 7, 2023. Following the town's approval, the Mauckport Comprehensive Plan went through the formal adoption process starting with a favorable recommendation from the Harrison County Plan Commission on November 2, 2023 and then went to the Harrison County Commissioners on November 6, 2023. (Resolution No. 2023-4.

FUNDED BY:

PREPARED BY:

Harrison County Community Foundation

Lilly Endowment Inc. A Private Philanthropic Foundation

TAYLOR SIEFKER WILLIAMS design group

THE WHEATLEY GROUP ECONOMIC DEVELOPMENT STRATEGY SPECIALISTS

Our residents are aging and there is a lack of internet access in our community.

- Community Survey Participant

CONTENTS

About the Plan

Serving as the introduction to the plan, this chapter explains the relationship between the *Harrison County Town Planning Initiative* and *Mauckport 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 *Mauckport Comprehensive Plan* encourages the community to work together to continue strengthening the town's recreational assets, sense of security, and economic stability. 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 *Mauckport Comprehensive Plan* took place over ten months, starting in October 2022 and ending in August 2023. The process consisted of three key phases:

PHASE 1: EXISTING CONDITIONS (OCTOBER 2022 - JANUARY 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** – On Monday, November 7, 2022, the project team hosted the first public meeting for the Mauckport Comprehensive Plan. Three community members attended the meeting to discuss existing opportunities and challenges for the town. While the project team provided five interactive stations to gather input, the majority of the meeting was centered around a general discussion between the five attendees.

PHASE 2: STRATEGIC PLANNING (FEBRUARY 2023 - MAY 2023)

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 Monday, April 3, 2023, the project team hosted the second public meeting for the Mauckport Comprehensive Plan. There were seven community members there to review the draft big ideas for the future. Attendees agreed with majority of the big ideas and helped the project team prioritize the items.

PHASE 3: IMPLEMENTATION STRATEGIES (JUNE 2023 - AUGUST 2023)

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 Monday, August 7, 2023, the project team hosted the final public meeting to review the catalyst initiatives. There initiatives were identified as the top priorities for the future. There were 8 people in attendance.

DATA-DRIVEN
OPPORTUNITIES AND CHALLENGES

Gathering
MAUCKPORT PARK

Access
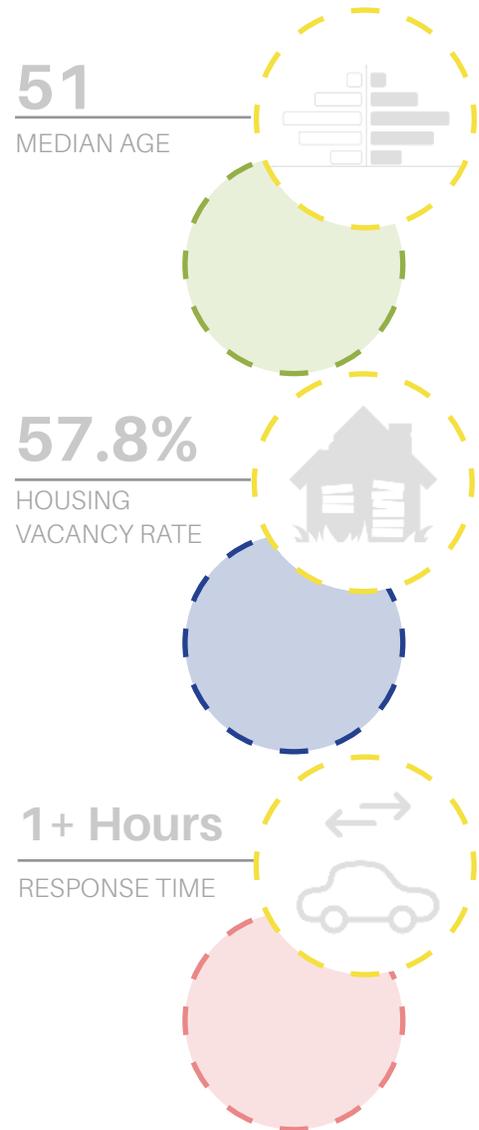TO RIVER AND
BRANDENBURG

Funding
FOR ROAD
IMPROVEMENTS

MAUCKPORT'S OPPORTUNITIES

- **Mauckport Park** – Mauckport has a small park in the center of town. Mauckport Park is located along 4th Street, just across the street from the Town Hall. The park includes a pickleball court, playground equipment (swing set, merry-go-round, and teeter-totters), and a shelter house.

- **Access to the Ohio River** – Mauckport recently established a boat ramp for easy access to the Ohio River. Mauckport is one of the only towns in Harrison County with access to the Ohio River, which provides a unique recreational opportunity. This can be an attraction for Harrison County residents as well as others in the region.

- **Proximity to Brandenburg** – Mauckport is located near the only bridge to Kentucky in Harrison County. This bridge provides convenient access to Brandenburg for employment opportunities and everyday goods and services. Not only does this bridge benefit the residents of Mauckport, but it also serves as the only bridge for county residents and workers. Mauckport could explore opportunities for how to bring these commuters into the community.

- **Recent Roadway Improvements** – Mauckport recently received two community crossing grants for road improvements. With limited funds, road improvements can become a strain on local budgets. The two community crossing grants allowed the community to make necessary road improvements that were not previously possible. This funding was used to resurface existing roadways through town.

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 Mauckport today. A more in-depth assessment can be found in the appendix on page 54. .

MAUCKPORT'S CHALLENGES

- **Aging and Decreasing Population** – Mauckport has a very small and declining population. The town may struggle to maintain infrastructure, fund needed improvements, and attract new residents or businesses because the population is so small. Furthermore, Mauckport's median age is 51 years old, which is very high compared to other communities. With a small and older population, the town's population is likely to continue to decline. The town will need to focus on recruiting the younger generation to replace the residents that are aging.

- **Flooding** – The majority of the town lies within the floodplain. Because of this, existing residents have to be prepared to pack up and leave their locations when the river starts to rise. This also creates challenges for any future development because the requirements for installing a new septic tank within a floodplain are very strict. Without the ability to treat wastewater, this limits new housing from being built in many areas of town.

- **Vacant and Dilapidated Housing Stock** - More than half of the housing units in town are vacant. This creates a major safety concern for the community. As homes sit empty, they are prone to vandalism and crime. Furthermore, many of the homes have been vacant for so long that they are dilapidated beyond repair.

- **Lack of Security** - Because of Mauckport's location and lack of public safety services, it could take first responders such as the county sheriff an hour or more to reach the town in an emergency. While crime is relatively low in Mauckport, unexpected accidents and emergencies can occur.

51
MEDIAN AGE

57.8%
HOUSING
VACANCY RATE

1+ Hours
RESPONSE TIME

COMMUNITY PERCEPTIONS
OPPORTUNITIES AND CHALLENGES

Residents like that the town is quiet and peaceful but still want to see some progress for the community.

There is a major lack of interest in the community. People don't want to get involved.

The county has pretty strict regulations for septic tanks in the floodplain making it hard for residents.

Money is a big challenge for Mauckport. The town's only source of income is money from the Riverboat.

Residents would like to preserve the historic bell that is in the park shelter.

The town recently completed an ADA study that identifies were priority improvements are needed.

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.com).

The park could use new picnic tables.

The town received $19,000 in COVID relief funds but it will likely be used to address the erosion issues down at the river.

The town has very little/no police presence so there is a feeling of isolation.

There could be a desire to annex land to the west of the town if the property owners were interested.

Internet access is a top challenge for residents.

There are several areas in town that have drainage issues.

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 *Mauckport 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 Mauckport. 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 Palmyra to create new opportunities based on placemaking, historic and natural assets, parks, recreation, and trails. Expanding Mauckport'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 Mauckport 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 10 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
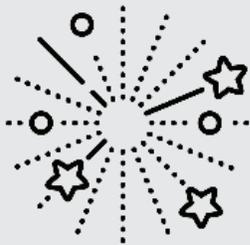
THE **CELEBRATE** GOAL
Leverage Mauckport's river town identity and close-knit community to strengthen social connections and opportunities for gathering.

TOPICS EXPLORED

PLACEMAKING

HISTORIC & NATURAL ASSETS

PARKS & RECREATION

THE **BUILD** GOAL
Ensure Mauckport is a comfortable and convenient place to live by developing places that are well-connected and will stand the test of time.

TOPICS EXPLORED

LAND USE

TRANSPORTATION

UTILITIES

THEME 2
BUILD QUALITY PLACES

THEME 3
COLLABORATE TO EXPAND OUR OFFERINGS

THE **COLLABORATE** GOAL
Increase Mauckport's capacity to provide essential services to the community by fostering regional relationships and strengthening the local economy.
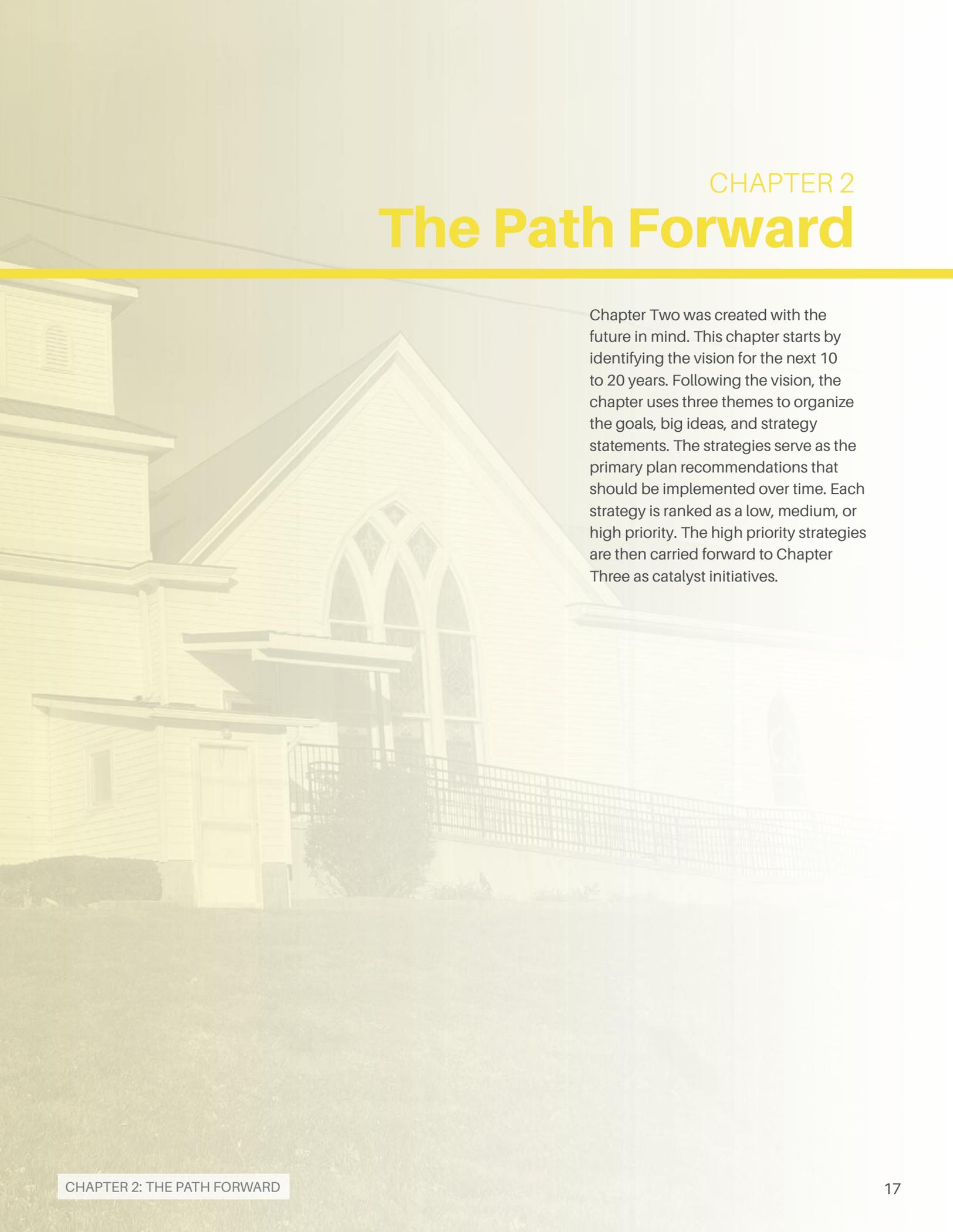
TOPICS EXPLORED

HEALTH & WELLNESS

ECONOMIC DEVELOPMENT

Mauckport strives to work together to continue strengthening the town's recreational assets, sense of security, and economic stability.

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.
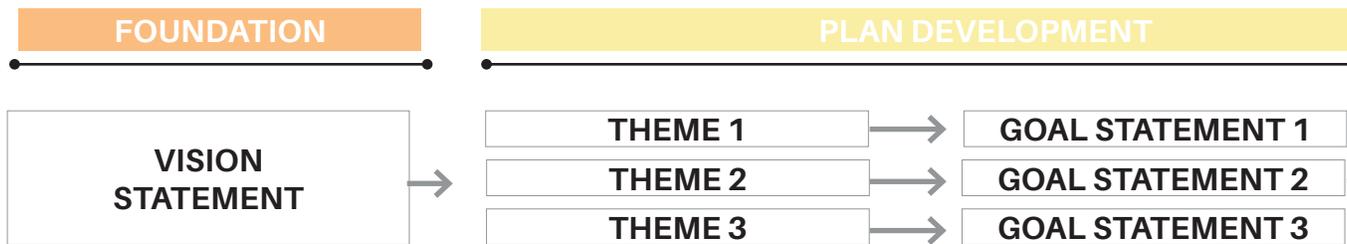
DEFINING THE PLAN COMPONENTS

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

FOUNDATION	PLAN DEVELOPMENT	
VISION STATEMENT	THEME 1 →	GOAL STATEMENT 1
	THEME 2 →	GOAL STATEMENT 2
	THEME 3 →	GOAL STATEMENT 3

The __vision statement__ is a broad statement that highlights want 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 Mauckport, the town envision a future in which their community is comfortable and connected.

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.

*Mauckport is a **comfortable and close-knit community** that values its unique identity as a southern Indiana **river town with natural beauty** and a **quiet sense of place**. The community will work together to continue strengthening the town's r**ecreational assets, sense of security, and economic stability** so that Mauckport can be enjoyed by generations to come.*


PLAN DEVELOPMENT		IMPLEMENTATION
BIG IDEA →	**STRATEGY 1.1** →	**CATALYST INITIATIVE**
BIG IDEA →	**STRATEGY 1.2**	
BIG IDEA →	**STRATEGY 1.3** →	**CATALYST INITIATIVE**
BIG IDEA →	**STRATEGY 1.4**	
BIG IDEA →	**STRATEGY 1.5**	

*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.*
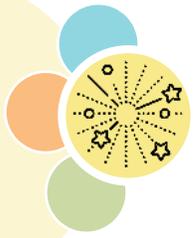
CELEBRATE OUR ASSETS

GOAL STATEMENT

Leverage Mauckport's river town identity and close-knit community to strengthen social connections and opportunities for gathering.

1. PLACEMAKING

What does this mean for Mauckport?

Placemaking refers to the activities and design elements within a public space that contributes to a space being enjoyable, safe, and distinct. Quality placemaking can be achieved in a variety of ways depending on the community and its offerings, but the aim is always to build stronger connections between places and the people who enjoy them. In Mauckport, community members are interested in hosting community events to unify the local community and strengthen Mauckport's identity as a tight-knit and historic community.

PLACEMAKING BIG IDEAS
What do we want to achieve?

Big Idea: Community Gatherings

Strengthen connections with neighbors by planning a neighborhood block party at the park.

By hosting small gatherings, Mauckport residents can foster stronger relationships with neighborhoods and provide an entertainment option for residents and visitors. Festivals hosted in nearby communities attract thousands of visitors every year, but Mauckport can also organize events that focus on encouraging neighbors to get to know one another. To start out, a group of community members could organize smaller events, like neighborhood potlucks or holiday gatherings, and work on larger events based on community interest. These events could even be advertised to the visitors that are staying at the local campground.

Big Idea: Community Beautification

Encourage property owners to maintain private property and help clean up public areas by organizing a community clean-up event.

Cleaning up the town can be accomplished through local regulations as well as volunteer events. One approach to addressing beautification challenges is for the town to develop a seasonal clean-up day. The Mauckport community can work together to host an event that encourages people to clean up trash in public areas and vacant land. These events can be especially useful after floods when trash from the river is deposited in town. The town could also consider partnering with a local dumpster or trash provider to donate or provide these services at reduced costs on the day of the clean-up event.

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGIES
How will we achieve it?

STRATEGY 1.1 – Form an "events committee" of three to five individuals to help lead the charge, develop ideas for future community gatherings, and create opportunities for residents to be involved.
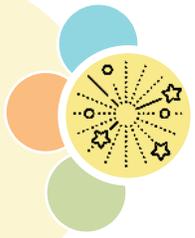
STRATEGY 1.2 - Develop a town directory by forming a list of contact information for community members who attend events or who want to be more involved.
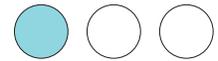
STRATEGY 1.3 - Host an initial Community Clean-Up Day.
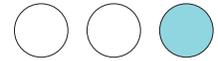
CELEBRATE OUR ASSETS

GOAL STATEMENT
Leverage Mauckport's river town identity and close-knit community to strengthen social connections and opportunities for gathering.

2. HISTORIC AND NATURAL ASSETS
What does this mean for Mauckport?

Historic and natural assets within a town contribute to the community's culture and quality of place. Historic sites unique to a community can become destinations for both residents and visitors, driving local economies and influencing the development of related amenities. Natural features can also influence similar levels of interest in a community with parks, trails, and natural areas acting as draws for those living within and outside a community. Many of Mauckport's historic assets, such as buildings or sites, have been damaged or destroyed by Mauckport's greatest natural asset (and threat) - the Ohio River. With a history of floods that have shaped the trajectory of the town, it is clear that the historic and natural environments are deeply intertwined in Mauckport.

HISTORIC AND NATURAL ASSETS BIG IDEAS
What do we want to achieve?

Big Idea: Local Legacies
Preserve and emphasize Mauckport's historic character.

> Mauckport's legacy as an Ohio River town has played a central role in the historic and current development pattern of the community. By preserving existing historic features and memorializing local historic events, such as the 1937 flood or Morgan's Raid, Mauckport will maintain this part of its identity for future generations. To recognize these events, the town can install signage or exhibits, including flood level markers or photograph displays of buildings that have been lost to floods.

Big Idea: Historic Bell
Relocate the bell to a more prominent location.

> Mauckport Park is home to one of the town's historic assets – a large bell hanging in the shelter house. Residents and community leaders have expressed the desire to relocate the historic bell to a new location, such as town hall. Not only does the town have interest in showcasing the bell but they are also concerned about the condition and preservation of the bell. By moving the bell to a space or display case outside of town hall, the bell can be properly cared for and enjoyed by both residents and visitors.

Big Idea: Ohio River Erosion
Address erosion along the Ohio River.

> In 2020, the town received Community Crossing funding to assist the town in constructing a portion of the road segment that was needed to provide access to the Ohio River boat ramp. Through this permitting process, the Army Corps of Engineers discovered an erosion issue along Mauckport's riverfront. The Army Corps of Engineer has communicated to the town that the erosion needs to be mitigated to protect against flooding and preserve the use of the boat ramp.

PRIORITY RANKING

STRATEGIES
How will we achieve it?

LOW MEDIUM HIGH

STRATEGY	LOW	MEDIUM	HIGH
STRATEGY 2.1 - Consider the installation of signage to promote historically significant sites and events. Potential signage could include flood-level markers from major floods or signage that event directs people to historic sites located outside of the town, such as Haunted Hollow.	○	●	○
STRATEGY 2.2 - Relocate the historic bell from the park shelter to a display outside of the town hall.	○	○	●
STRATEGY 2.3 - Work with the Army Corps of Engineers and IDNR to fix the erosion issue and prevent future damage.	○	○	●
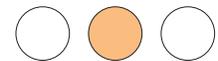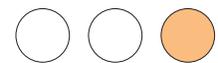
CELEBRATE OUR ASSETS

GOAL STATEMENT

Leverage Mauckport's river town identity and close-knit community to strengthen social connections and opportunities for gathering.

3. PARKS AND RECREATION

What does this mean for Mauckport?

Parks and recreation contribute to a community's overall health and provide places for entertainment and relaxation for residents and visitors. Parks and recreational facilities can act as community hubs, becoming spaces that connect people of all ages through inclusive programming. Mauckport Park is currently the only park in town but there is a small, privately-owned campground that attracts visitors to the community. Furthermore, the town recently completed a roadway extension to a public boat ramp along the Ohio River that provides an access point to the river for residents and visitors.

PARKS AND RECREATION BIG IDEAS

What do we want to achieve?

Big Idea: Revitalize Mauckport Park

Invest in quality park amenities at Mauckport Park.

Mauckport Park is the town's only park and public gathering space, and the park shelter is well used by the community and visitors. By investing in quality park amenities such as new picnic tables, security cameras to prevent vandalism, and play equipment, residents will be better able to enjoy this space. The park shelter can currently be rented for events, so these upgrades could lead to more rentals and increase the town's revenue.

Big Idea: Repair Boat Ramp

Make repairs to the Mauckport boat ramp.

The boat ramp in Mauckport has been a popular amenity for residents and visitors. In recent years, the town has improved the road leading to the boat ramp but the actual concrete launching pad at the river edge is deteriorating. The town should coordinate with the Army Corps of Engineers and IDNR to assess improvement options and evaluate funding options to make those improvements.

PRIORITY RANKING

STRATEGIES
How will we achieve it?

LOW MEDIUM HIGH

STRATEGY 3.1 - **Continue to seek community feedback on desired improvements to Mauckport Park.**

○ ● ○

STRATEGY 3.2 - Pursue grant funding for new picnic tables and security cameras at Mauckport Park.

○ ○ ●

STRATEGY 3.3 - Coordinate with the Army Corps of Engineers and IDNR to assess needed improvements to the boat ramp launching pad.

○ ● ○

BUILD QUALITY PLACES

GOAL STATEMENT

Ensure Mauckport is a comfortable and convenient place to live by developing places that are well-connected and will stand the test of time.

4. LAND USE

What does this mean for Mauckport?

Land use describes the types of activities and uses taking place on a parcel of land or within a structure. Land use policies serve as a base for many elements within a comprehensive plan and often have the greatest impact on how growth occurs within a community. At present, Mauckport is largely a residential community and much of its existing land and street network are in the floodplain. Recent and historic floods have spurred people to move out of Mauckport and destroyed or damaged structures. With this, thoughtful decisions about where future development should and should not be located is essential to the town's future.

FUTURE LAND USE MAP

Legend

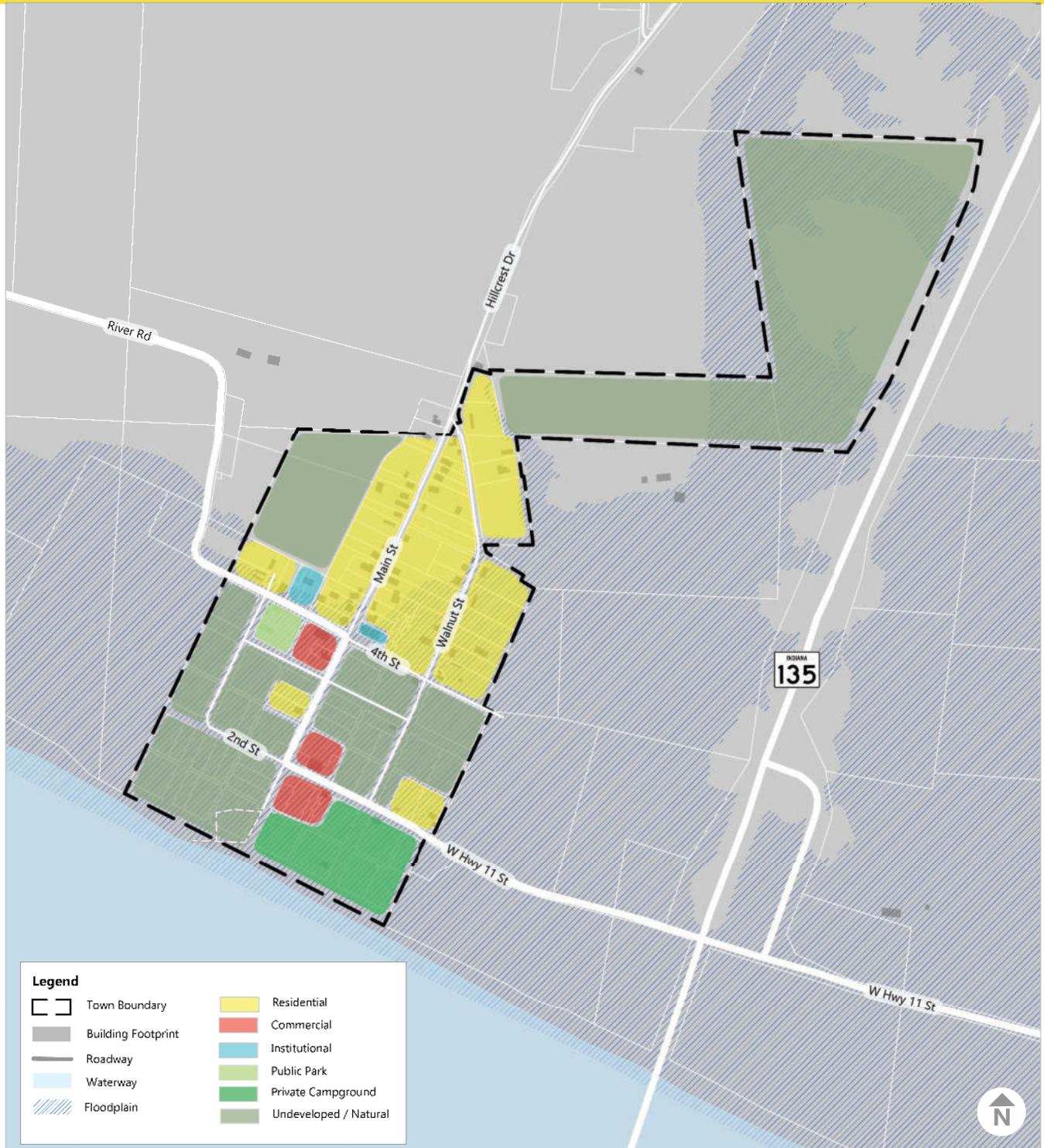|			
Town Boundary		Residential	
Building Footprint		Commercial	
Roadway		Institutional	
Waterway		Public Park	
Floodplain		Private Campground	
		Undeveloped / Natural	

BUILD QUALITY PLACES

GOAL STATEMENT

Ensure Mauckport is a comfortable and convenient place to live by developing places that are well-connected and will stand the test of time.

LAND USE BIG IDEAS
What do we want to achieve?

Big Idea: Floodway and Floodplain Protection

Coordinate with the Harrison County Plan Commission and state and local agencies to guide future development in flood-prone areas.

As designated by FEMA, much of Mauckport's original development pattern is located either in the floodway or the floodplain. Because future development is prohibited in the floodway, Mauckport, in collaboration with Harrison County, should consider how land in these areas should be zoned and how owners of existing structures in these areas can leverage state and federal support for maintenance. For new development in the floodplain, Mauckport can leverage existing resources and guide future development to reduce flood damage.

Big Idea: Visual Appearance

Encourage or require local property owners to maintain attractive homes and businesses that support the overall quality of place in Mauckport.

The portions of private property that are visible to public areas and neighboring properties should remain attractive to support the overall quality of place and standard of living in Mauckport. Adopting and enforcing an unsafe building ordinance would ensure that town has the necessary tools in place to hold property owners accountable and maintain a safe and well-maintained built environment. While the county has similar ordinances in place for the unincorporated areas, the county does not enforce these rules and regulations within town limits. The Town of Mauckport is responsible for addressing this challenge within their jurisdiction.

Big Idea: Riverfront Recreation

Promote the development of additional campsites in undeveloped areas along the river.

Mauckport has several acres of undeveloped land along the river. Because this area lies within the floodplain, the land isn't suitable for development but could be used for recreational purposes such as camping. Such use would generate seasonal traffic which may increase use of the boat ramp. While the county currently requires a special exception for personal campsites, the town could ask the county to make camping a permitted use within the floodplain areas of town.

STRATEGIES
How will we achieve it?

LOW   MEDIUM   HIGH

STRATEGY 4.1 - Review and complete the U.S. Environmental Protection Agency's Flood Resilience Checklist.

○ ● ○

STRATEGY 4.2 - Coordinate with the Harrison County Plan Commission and other county-level agencies to implement relevant flood mitigation strategies from the EPA's Flood Resilience Checklist.

○ ○ ●
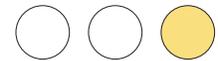
STRATEGY 4.3 - Establish an annual award to highlight residents and property owners that have implemented the most improvements to their yard or facade each year.
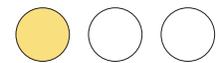
● ○ ○

STRATEGY 4.4 - Adopt and enforce an unsafe building ordinance to address dilapidated structure and abandoned home.

○ ○ ●

STRATEGY 4.5 - Work with the county to make camping a permitted use within the floodplain areas of town.

○ ● ○

BUILD QUALITY PLACES

GOAL STATEMENT

Ensure Mauckport is a comfortable and convenient place to live by developing places that are well-connected and will stand the test of time.

5. UTILITIES

What does this mean for Mauckport?

Utilities are major contributors to a town's ability to grow and offer residents a quality standard of living. The condition and service area of utility infrastructure can support economic development and improve the overall health and wellness of a community. Maintenance and expansion of utilities can incur significant costs, requiring strategic planning to ensure the town's ability to adequately serve current and future residents. Utility infrastructure is not limited to just sewer and water but should also include broadband and stormwater infrastructure, both of which provide necessary services and improve quality of life. Currently, the Town of Mauckport does not provide public utilities. Residents receive their water through a private entity and have septic tanks to handle wastewater.

UTILITIES BIG IDEAS

What do we want to achieve?

Big Idea: Broadband

Coordinate with the county and local providers to expand access to high-speed broadband in Mauckport.

> Broadband has quickly become an essential service that people need to do their jobs or schoolwork. It also greatly contributes to the quality of life as a significant portion of the social and professional world is dependent on internet connectivity. Quality broadband is a necessity in today's world as it is how people work, play, and connect with others. This is especially true in a town like Mauckport, where immediate access to everyday needs like banking or medical offices are not available in town limits. Harrison County recently completed a Broadband Readiness and Infrastructure Deployment Plan that outlines several recommendations to expand coverage within the community. Mauckport should coordinate with the county to understand its role in the implementation of this planning effort to ensure the needs of residents and businesses are properly recognized.

Big Idea: Septic Maintenance
Facilitate communication between residents and the Health Department.

> Because of the high flood risk in Mauckport, the installation and maintenance of septic systems are regulated by the Harrison County Health Department. The town could partner with the Health Department to host workshops and develop educational materials to help residents learn more about how to effectively maintain their septic systems and provide a platform for them to communicate any challenges to the Health Department.

Big Idea: Drainage
Explore how drainage issues can be mitigated through landscaping improvements.

> Through public engagement, community members expressed the need for improved stormwater management on the north side of Second Street and at the northwest corner of Walnut Street and Fourth Street. These streets are vital components of Mauckport's transportation network and can make travel unsafe during heavy rains. The town can explore how drainage issues can be mitigated through landscaping improvements. Possible landscaping enhancements could include filling in any low areas, redirecting the slope of the land area to ensure water is moving in the most suitable direction, and/or installing a rain garden

PRIORITY RANKING

STRATEGIES
How will we achieve it?

LOW MEDIUM HIGH

STRATEGY 5.1 - Support the implementation of the strategies identified within the Harrison County Broadband and Deployment Plan to improve access to high-quality internet access for Mauckport residents. — ○ ● ○ (MEDIUM)

STRATEGY 5.2 - Host a workshop in partnership with the Harrison County Health Department to increase residents' knowledge about using and maintaining septic systems. — ○ ○ ● (HIGH)

STRATEGY 5.3 - Pursue grant funding to aid in the use of hardscape and landscaping improvement to improve stormwater drainage. — ○ ● ○ (MEDIUM)

BUILD QUALITY PLACES

GOAL STATEMENT

Ensure Mauckport is a comfortable and convenient place to live by developing places that are well-connected and will stand the test of time.

6. TRANSPORTATION

What does this mean for Mauckport?

Transportation includes both vehicular and pedestrian travel, covering a community's roads, sidewalks, trails, and public transportation options. A quality network increases the mobility of residents allowing them to safely access daily needs and places of employment, with or without the need for a vehicle. As a small community, Mauckport's transportation network does not need to be as robust as larger towns or cities, but providing safe and convenient travel to community destinations for both pedestrians and drivers is vital for supporting current and future generations.

FUTURE TRANSPORTATION MAP

Intersection needs a crosswalk and detectable warning.

River Rd

Hillcrest Dr

Main St

Walnut St

4th St

2nd St

W Hwy 11 St

W Hwy 11 St

INDIANA
135

Legend

- Town Boundary
- Building Footprint
- Roadway
- Waterway
- Floodplain
- Minor Arterial
- Major Collector
- Priority One Sidewalk Improvements
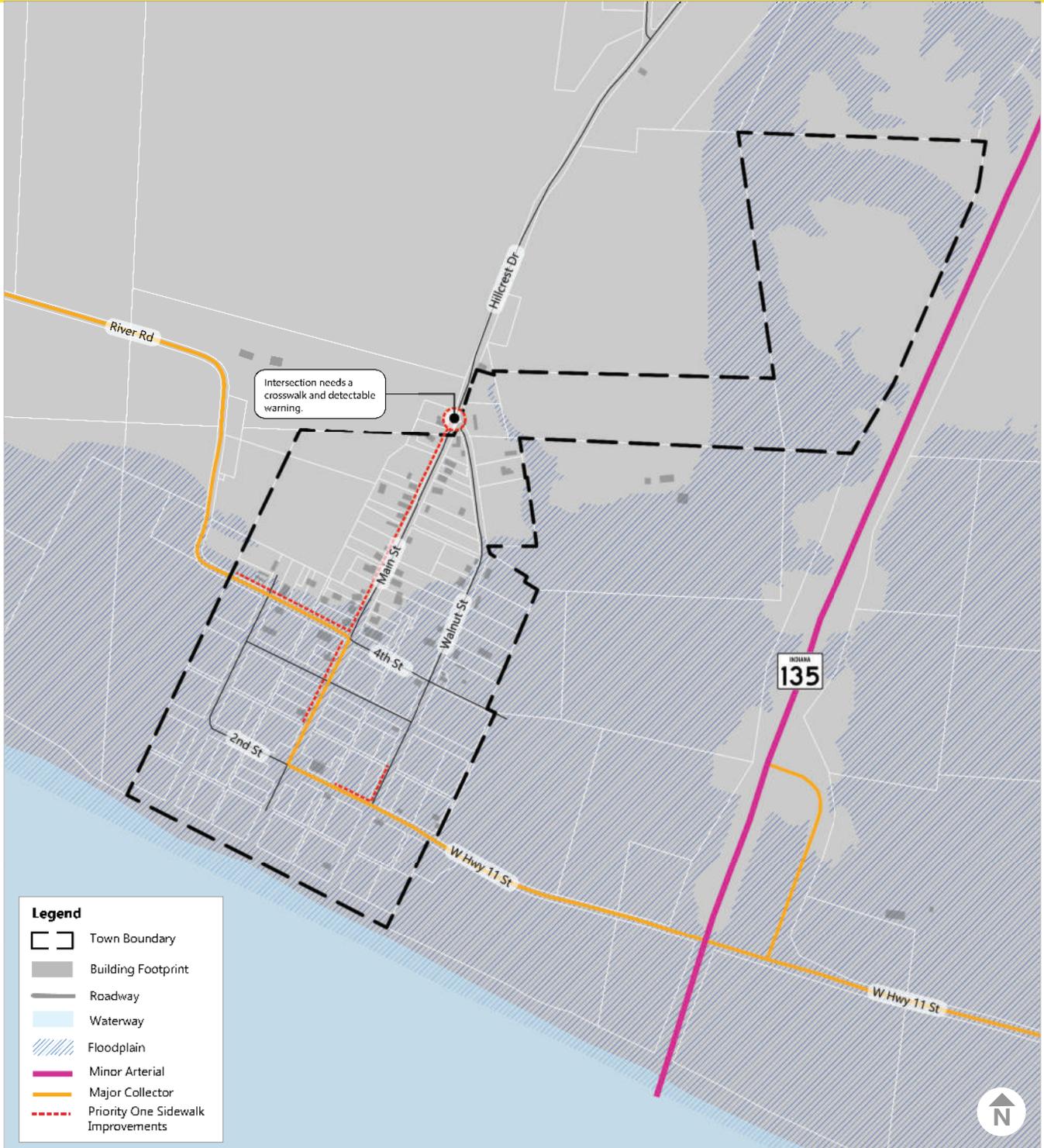
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BUILD QUALITY PLACES

GOAL STATEMENT
Ensure Mauckport is a comfortable and convenient place to live by developing places that are well-connected and will stand the test of time.

TRANSPORTATION BIG IDEAS
What do we want to achieve?

Big Idea: Sidewalks
Utilize the Sidewalk Inventory completed in 2022 to prioritize key improvements.

> By making strategic improvements to pedestrian infrastructure, such as adding sidewalks or crosswalks in key areas, Mauckport can ensure its residents can enjoy safe walks to community destinations such as the park or church. The Americans with Disabilities Act (ADA) requires that pedestrian infrastructure meet some basic requirements to ensure people of all ages and abilities can move safely throughout their community. With the town's recent completion of an ADA Transition Plan, Mauckport is well positioned to begin making these improvements, whether that is with county, state, or other support.

Big Idea: Road Maintenance
Continue to apply to state funding programs to maintain the town's local roadways.

> In 2020, Mauckport was awarded a $227,200 grant from the Indiana Department of Transportation's Community Crossings program in order to fund the repaving of roadways. By continuing to pursue funding from this recurring program and other sources, the town can work towards making needed repairs to its existing road network. For future efforts, the Community Crossings grant can fund efforts to convert gravel roads to hard surface roads, road and bridge projects that are included in an asset management plan, and drainage work that is associated with a specific road project.

PRIORITY RANKING

STRATEGIES
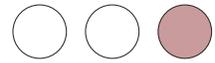*How will we achieve it?*

LOW MEDIUM HIGH

STRATEGY 6.1 - Pursue grant funding to begin implementing the sidewalk improvements outlined in the ADA Transition Plan.

○ ○ ●

STRATEGY 6.2 - Maintain an updated Asset Management Plan and use it to pursue additional infrastructure improvement grants such as Community Crossings.

○ ● ○

COLLABORATE TO EXPAND OUR OFFERINGS

GOAL STATEMENT

Increase Mauckport's capacity to provide essential services to the community by fostering regional relationships and strengthening the local economy.

7. HEALTH AND WELLNESS

What does this mean for Mauckport?

The health and wellness of communities can be supported by local governments in a variety of ways. Hosting health and wellness events, such as community health screenings, make healthcare more accessible while also strengthening social connections. While Mauckport's capacity to organize or host health and wellness activities may be limited, the region has access to a variety of non-profits and government agencies that can aid in local efforts to provide quality-of-life services

HEALTH AND WELLNESS BIG IDEAS

What do we want to achieve?

Big Idea: Mobile Food Pantry

Collaborate with local nonprofits to provide access to affordable food.

> Due to the geographic location of the community and the limited population, Mauckport residents have to commute to other commercial centers to access everyday goods and services including groceries. By working with Harrison County Community Services, the town can host a food truck or mobile pantry event in the church parking lot. While residents wouldn't be able to get all their necessities, this service could help provide easier access to basic items. This kind of service will not only provide much-needed support to residents but will also help strengthen social bonds within the Mauckport and Harrison County community.

Big Idea: Farmer's Market

Host a farmer's market at the old fire house.

> For many household items, Mauckport residents and people living in nearby unincorporated areas are able to visit stores in Brandenburg, however, the community would like to have access to locally produced goods with a farmer's market. By hosting this farmers market at the old fire house, the community can support local farmers and have more immediate access to seasonal food.

Big Idea: Emergency Services

Improve emergency response times and increase police presence.

> Because Mauckport does not have its own police force or other emergency services, the town has a limited police presence and longer response times during emergencies. While fire and EMS services are provided at the township level, residents could be waiting close to an hour for the county sheriff. Fortunately, crime is relatively low in Mauckport, but unexpected accidents and emergencies can occur. The town should work with the Harrison County Sheriff's Office and the Harrison County Emergency Management Agency (EMA) to address current concerns.

PRIORITY RANKING

STRATEGIES
How will we achieve it?

LOW   MEDIUM   HIGH

STRATEGY 7.1 - Connect with community partners, such as Corydon Community Services and the local church, to organize a one-time or recurring mobile food-pantry.

( ) (●) ( )

STRATEGY 7.2 - Coordinate with local farmers and organizations to discuss options for hosting a farmers' market in Mauckport. Potential partners could include the Harrison County Farmer's Market organizers and the Harrison County Agricultural Extension Office.

( ) (●) ( )

STRATEGY 7.3 - Meet with county-level departments and agencies to discuss potential solutions and next-steps for increasing emergency services in Mauckport.

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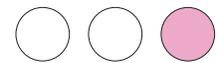
COLLABORATE TO EXPAND OUR OFFERINGS

GOAL STATEMENT

Increase Mauckport's capacity to provide essential services to the community by fostering regional relationships and strengthening the local economy.

8. ECONOMIC DEVELOPMENT

What does this mean for Mauckport?

Economic development within smaller communities is influenced by housing development, rehabilitation of commercial and residential properties, and support for existing and future businesses. In order to support economic development and other vital projects in Mauckport, the town's greatest opportunity is to generate more income, whether that is through building upon existing services provided by the town or pursuing new income streams.

ECONOMIC DEVELOPMENT BIG IDEAS
What do we want to achieve?

Big Idea: Diversify Revenue
Expand opportunities to diversify the town's revenue.

> For Mauckport, the greatest need for economic stability is to increase the town's revenue so that the community does not solely rely on income from the riverboat. In doing this, Mauckport would have more options in terms of funding public projects and supporting economic development. To accomplish this goal, the town should pursue options that can generate an income that also requires minimal upfront investment. Currently, residents and visitors can rent the park shelter for $100 per day for events and social gatherings. Many regional organizations and non-residents utilize the facility because of the lower rental fee. While very small, this does provide additional income for the town as well. The town could consider developing a tiered payment system that establishes higher rates for organizations and/or non-residents.

PRIORITY RANKING

STRATEGIES
How will we achieve it?

LOW   MEDIUM   HIGH

STRATEGY 8.1 - Consider developing town-owned properties located near the Ohio River to be used as a paid campground.

STRATEGY 8.2 - Develop a tiered payment system for renting the Mauckport Park shelter that offers lower pricing to Mauckport residents while establishing higher rates for organizations or non-residents.

The 10 catalyst initiatives are projects or programs that were identified as top priorities based on their ability to a achieve the community-wide vision and/or address a specific challenge the community is facing.

Our Next Steps

Building on the highest priority strategies, chapter three provides additional details on the 10 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 **Beautification** Big Idea* (See Page 20)

PLACEMAKING STRATEGY 1.3
Host an initial Community Clean-Up Day

DESCRIPTION

Hosting a community clean-up event will provide an opportunity to foster both community pride and involvement as residents and other community members work together to beautify the town. For an initial event, selecting a small area of town to be cleaned can help reduce up-front costs and reduce any potential fatigue from volunteers. Volunteers can be organized directly by the town, or the town can partner with local organizations, such as Mauckport Community Church, for recruitment. If the first event is successful, the town and event organizers can discuss future options for establishing a recurring event and options for getting local non-profits, agencies, or other community organizations involved in the effort.

ACTION STEPS

- Form a group of organizers that will lead the clean-up day, recruit people to participate, and help plan the event.
- Negotiate with a regional dumpster or trash provider to donate or secure a dumpster that is accessible to community members on the day of the event.
- Schedule the event date and time at a point in the year when it will be pleasant for people to spend time outside.
- Promote the community clean-up day by creating a flyer highlighting the details of the event and then distribute it to residents.
- Create and assign specific tasks during the clean-up events.
- Organize a thank you gift, note, or other form of gratitude for volunteers.

PARTNERS

- Town Council/Town Staff
- Mauckport Community Church
- Local volunteers

RESOURCES / TOOLS

- Let's Pick It Up New York, New York State Department of Environmental Conservation.
- How to Organize a Neighborhood Clean up

CATALYST INITIATIVE 2
*Supports the **Historic Bell** Big Idea* (See Page 22)

HISTORIC AND NATURAL ASSETS STRATEGY 2.2
Relocate the historic bell from the park shelter to a display outside of town hall.

DESCRIPTION

Small towns across America are working to preserve their past through protecting and restoring historic buildings, sites, and artifacts. Mauckport is fortunate to have a historic bell hanging in the park shelter house but without proper care and protection, the bell will continue to weather away with time. Furthermore, many people don't see the bell or know the historic significance. Relocating this community asset would increase community awareness and help preserve the integrity of the bell. Many community members have expressed the desire to showcase the historic bell in a display case in front of town hall.

ACTION STEPS

- Research the history of the bell to better understand its period of significance in Mauckport, its original location, and any connections the bell has to the overall history and historic character of the town.

- Consult with the Historical Society of Harrison County to determine the best process for relocating the bell, methods for preserving the bell, and ways to display the bell.

- Consider applying for grants to fund a new display when the bell is ready to be relocated.

PARTNERS

- Town Council/Town Staff
- Interested Volunteers
- Historical Society of Harrison Count

RESOURCES / TOOLS

- Indiana DNR – Division of Historic Preservation and Archaeology Resource

CATALYST INITIATIVE 3
*Supports the **Ohio River Erosion** Big Idea* (See Page 23)

HISTORIC AND NATURAL ASSETS STRATEGY 2.3
Work with the Army Corps of Engineers and IDNR to fix the erosion issue and prevent future damage.

DESCRIPTION

With Mauckport's location abutting the Ohio River, managing erosion along the riverbank is vital to the town's future. When the town made improvements to the roads leading to the boat ramp, there were unintended consequences that led to erosion issues along the riverbank. The Army Corps of Engineers has communicated to the town that the erosion needs to be mitigated to protect against flooding and preserve the use of the boat ramp. These improvements could cost nearly $30,000 which places a financial burden on the community. Within the last few years, the Town of Mauckport received $19,000 in COVID relief funds that will help cover a portion of the project. Because the Army Corps of Engineers is responsible for monitoring the conditions of riverbank along the Ohio River, the town should rely on this agency for their expertise to ensure the issue is resolved but future damage can be prevented.

ACTION STEPS

- Meet with the Army Corps of Engineers to review the current erosion issues along the Ohio River in Mauckport.
- Secure a preliminary cost estimate for the necessary improvements.
- Determine how the town will cover the cost of the improvements.
- Collect bids and selects a contractor to complete the remediation work.
- Communicate to the Army Corps of Engineers that the riverbank is ready for an inspection once the project is complete.

PARTNERS

- Town Council/Town Staff
- Army Corps of Engineers
- Indiana Department of Natural Resources (IDNR)
- Harrison County Soil and Water Conservation District

RESOURCES / TOOLS

- Indiana American Water – Environmental Grant Program

PARKS, RECREATION, AND TRAILS STRATEGY 3.2
Pursue grant funding for new picnic tables and security cameras at Mauckport Park.

DESCRIPTION

Because Mauckport Park is the town's only outdoor public space, it is important to ensure the park space continues to be an accessible and comfortable place for current and future generations. The park is well-used, and majority of the amenities are aging. Through the planning process, the community members expressed interested in new picnic tables and security cameras. The town can seek grant funding to help offset the cost of this equipment. Investing in these items will demonstrate to park users that the community values the recreation facility and wants to maintain a safe, vandalism-free park.

ACTION STEPS

- Determine the cost of the tables and cameras to help determine the level of investment.
- Identify potential grant opportunities that can fund part or all of the desired park improvements.
- If a local match is required, determine how the town will financially contribute their portion.
- Attend a grant-writing workshop or seek assistance from a grant writer to complete the grant application.

PARTNERS

- Town Council/Town Staff
- Harrison County Community Foundation

RESOURCES / TOOLS

- Indiana Department of Natural Resource (IDNR)
- Inspiring Sports Grants (Indiana Sports Corp)
- Nonprofit Grants
- Private Donations

CATALYST INITIATIVE 5
*Supports the **Floodplain Protection** Big Idea* (See Page 28)

LAND USE STRATEGY 4.2
Coordinate with the Harrison County Plan Commission and other county-level agencies to implement relevant flood mitigation strategies from the EPA's Flood Resilience Checklist.

DESCRIPTION

The EPA's Flood Resilience Checklist offers communities a way to evaluate their current level of preparedness for flooding and provides an inventory of potential strategies that are used across the country. The checklist includes strategies that can help communities enhance their overall flood resilience, conserve land and discourage development in river corridors, protect communities in vulnerable areas, plan for and encourage new development in safer areas, and implement stormwater management techniques. By reviewing this checklist and coordinating with the county- and state-level governments to implement suitable strategies, Mauckport will be better prepared for future flooding.

ACTION STEPS

- Review the Flood Resilience Checklist and determine which strategies are already implemented in Mauckport.

- Meet with Harrison County departments and agencies to understand how existing and planned county-level programs, policies, and projects are meeting items on the Flood Resilience Checklist.

- Coordinate with county-level and/or state-level departments to determine the flood-mitigation strategies would be the most achievable and helpful for Mauckport.

- Develop a plan to implement desired flood-mitigation strategies that can carried-out by the town, explore grant-funding options to support those efforts, and continue to coordinate with partners to implement additional strategies.

PARTNERS

- Town Council/Town Staff
- Harrison County Health Department
- Harrison County Emergency Management Agency
- Local Non-Profits

RESOURCES / TOOLS

- Flood Resilency Checklist, Environment Protection Agency
- Indiana University's Environmental Resilience Institute

CATALYST INITIATIVE 6

*Supports the **Visual Appearance** Big Idea* (See Page 28)

LAND USE STRATEGY 4.4
Adopt and enforce an unsafe building ordinance to address dilapidated structure and abandoned home.

DESCRIPTION

Both the visual appearance and public wellness are integral to ensuring Mauckport is an inviting and comfortable place to live. As an historic community with older structures and flooding, enforcing building codes and any additional local standards for property maintenance are essential in these efforts. These regulations should be established and enforced at the town level. By adopting an ordinance, Mauckport will have the necessary tools in place to mitigate this challenge.

ACTION STEPS

- Research and review other town's unsafe building codes to begin drafting ordinance language.
- Ensure an attorney has reviewed and approved the ordinance language before adopting it.
- Determine what staff and/or resources the town needs to be able to enforce the ordinance.
- Facilitate a public hearing during a regularly scheduled town council meeting to formally adopt the ordinance.
- Host an informational meeting in Mauckport and inform residents and property owners on the new standards and process for enforcement.
- Following the meeting, begin providing notice to properties that are in violation of the code.

PARTNERS

- Town Council/Town Staff
- Property Owners
- Harrison County Plan Commission

RESOURCES / TOOLS

- N/A

CATALYST INITIATIVE 7

*Supports the **Septic Maintenance** Big Idea* (See Page 31)

UTILITIES STRATEGY 5.2
Host a workshop in partnership with the Harrison County Health Department to increase residents' knowledge about using and maintaining septic systems.

DESCRIPTION

Mauckport lacks any formal sewer infrastructure making it critical for property owners to maintain their existing septic systems. Without proper maintenance, septic tanks can start to fail causing challenges for the property owner and also the environment. The county health department can be a key player in helping educate residents on the benefits and process for regular pumping and inspections. The EPA has also created educational materials, SepticSmart, that can be promoted and distributed throughout the town. Sharing materials and facilitating informative workshops can help safeguard the health of residents, the environment, and their investment in the septic system.

ACTION STEPS

- Work with the Harrison County Health Department to identify efficient ways to engage and educate residents through an annual workshop.

- Secure a date and time for the workshop and begin promoting the event through word of mouth and flyers.

- Consider providing an incentive to attend the workshop such as a gift card drawing or free meal.

- Direct residents to online resources such as informative videos, pamphlets, and brochures that demonstrates the importance of properly maintaining the system, what not to put down the drain, testing the water, and more.

PARTNERS

- Town Council / Town Staff
- Harrison County Health Department
- Local property owners

RESOURCES / TOOLS

- EPA Septic Smart Program

CATALYST INITIATIVE 8

*Supports the **Sidewalk** Big Idea* (See Page 34)

TRANSPIRATION STRATEGY 6.1
Pursue grant funding to begin implementing the sidewalk improvements outlined in the ADA Transition Plan.

DESCRIPTION

Adopted in 2022, Mauckport's ADA Transition Plan establishes strategies for the town to undertake in order to bring town policies, infrastructure, and amenities are consistent with the Americans with Disabilities Act. One major recommendation from this plan was the development of a sidewalk inventory to assess the condition and extent of the sidewalk network in Mauckport. This inventory identifies improvements that should be made to existing sidewalks and gaps within the current network. Because all sidewalks in Mauckport are located within close proximity to government facilities, all improvements to sidewalk segments are rated as Priority One improvements.

ACTION STEPS

- Review the annotated sidewalk inventory map and identify projects that should receive the highest priority for completion.

- For the most urgent projects, develop cost estimates and identify improvements that could be achieved as components of other transportation projects.

- Explore funding options to support the highest-priority sidewalk improvement projects.

PARTNERS

- Town Council / Town Staff
- County Engineer
- Private Contractor
- Local property owners

RESOURCES / TOOLS

- Nonprofit Grants
- Private Donations
- INDOT – Small Communities Sidewalk Program
- INDOT Community Crossings Matching Grant
- INDOT's Local Public Agency (LPA) Guidebook

CATALYST INITIATIVE 9
*Supports the **Emergency Services** Big Idea* (See Page 37)

HEALTH AND WELLNESS STRATEGY 7.3
Meet with county-level departments and agencies to discuss potential solutions and next steps for increasing emergency services in Mauckport.

DESCRIPTION

With Mauckport's location at the periphery of Harrison County, the town is isolated from many of the area's emergency services. The nearest police station is in Corydon (14.4 miles), the closest volunteer fire department is in Boone Township (7.9 miles away), the closest EMS station in Harrison County is in Elizabeth (19.2 miles away), and the closest hospital is across the river in Brandenburg, Kentucky. Additionally, Mauckport's nearest access to SR 135 is from Old Highway 11, which is located in the floodplain, creating an additional delay in reaching Mauckport in a flood event. Each of these factors creates challenges for residents and first responders in the event of an emergency but also may leave residents feeling unsafe due to the lack of police presence.

ACTION STEPS

- Schedule an initial meeting with the appropriate departments or agencies that offers emergency services to understand their current capacity to expand their services and how the town can be better prepared for emergencies in general.

- Complete a community survey better understand which emergency services are most needed, past challenges that residents have experienced, and what kinds of improvements the community would like to see on this issue.

- Utilize the community input to determine the top priorities moving forward and work with the appropriate departments or agencies to identify short, mid, and long-term strategies for improvement.

PARTNERS

- Harrison County Emergency Management
- Volunteer Fire Department
- Sheriff's Department
- Harrison County 911
- Mauckport residents

RESOURCES / TOOLS

- Building Resilient Infrastructure and Communities (BRIC) Grant – Indiana Department of Homeland Security
- Emergency Management Performance Grant – Indiana Department of Homeland Security.

CATALYST INITIATIVE 10
*Supports the **Revenue** Big Idea* (See Page 38)

ECONOMIC DEVELOPMENT STRATEGY 8.2
Develop a tiered payment system for renting the Mauckport Park shelter that offers lower pricing to Mauckport residents while establishing higher rates for organizations or non-residents.

DESCRIPTION

The park shelter at Mauckport Park is both an important gathering space in the community and, through rental fees, is one of the town's alternative sources of income. The shelter is currently rented for events hosted by not only Mauckport residents, but also local organizations and nearby community members. People and organizations from across the region rent the shelter for parties and events such as charitable fundraisers. While town leaders have expressed the desire to make the rental fee as affordable as possible for residents, the town could adjust the rental rates for outside organizations and non-residents as a method for funding low-cost projects. To ensure Mauckport residents are not out-priced from renting this space, the town can implement a tiered payment system that establishes different rental rates for residents, non-residents, and organizations.

ACTION STEPS

- Review the past one to three years of rentals to understand some key metrics, such as peak dates or seasons for shelter rentals, the types of people or organizations that are using the shelter.
- Determine how the tiered payment system should be structured. Tiers can be established based on "who" is renting the shelter (i.e. Mauckport residents, non-residents, businesses, or non-profits) or can be based off of other categories, such as ranges how many people will be attending an event (i.e. 2-20 people, 21-50 people, 50 people or greater).
- Consider other pricing factors, such as discounting rates on dates or during seasons that have been less popular for rentals.
- Promote the new rental policy to ensure past and potential future renters are aware of the changes. Consider mailing a letter or flyer to Mauckport residents, surrounding neighborhoods, and local organizations.

PARTNERS

- Town Council / Town Staff
- Mauckport residents

RESOURCES / TOOLS

- Other Parks Department rental fee structures
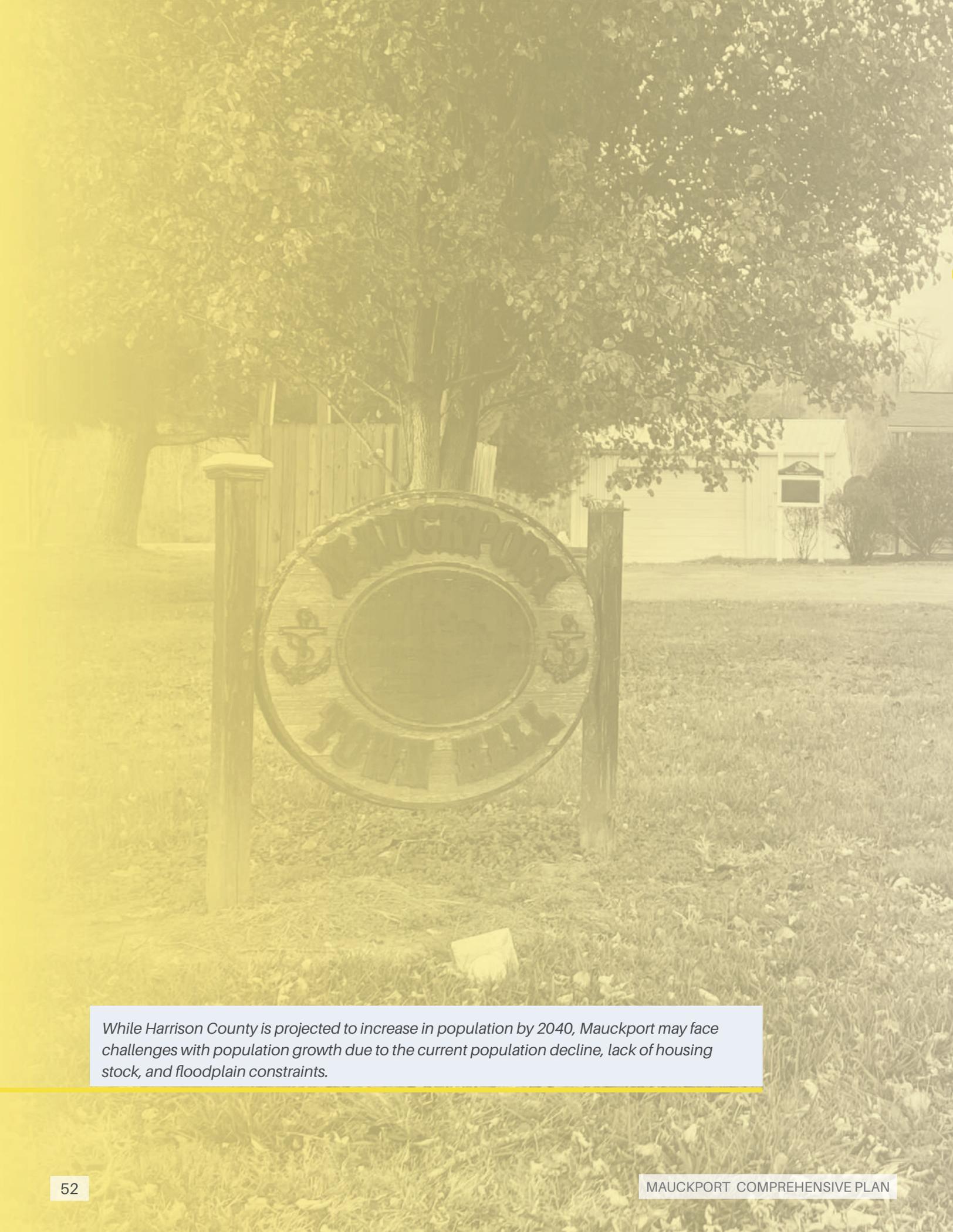
While Harrison County is projected to increase in population by 2040, Mauckport may face challenges with population growth due to the current population decline, lack of housing stock, and floodplain constraints.

Appendix

Existing Conditions Summary

A clear and cohesive understanding of Mauckport, 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.

FREDERICKSBURG

PALMYRA

150

MARENGO

GREENVILLE

MILLTOWN

135

64

NEW ALBANY

CRANDALL

GEORGETOWN

337

LANESVILLE

64

LEAVENWORTH

62

CORYDON

62

Harrison-Crawford
State Forest

O'Bannon Woods
State Park

NEW MIDDLETOWN

ELIZABETH

NEW AMSTERDAM

135

337

11

MAUCKPORT

LACONIA

KENTUCKY

Ohio River

Legend

Harrison County

Incorporated Area

Major Roadway

Waterway

Floodplain

Park and Open Space

REGIONAL CONTEXT

Settled between the large metropolitan areas of Evansville and Louisville, Harrison County is comprised of rural landscapes and scattered small towns. Regionally, the county is within a short distance to 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.

Considered one of the smaller towns in Harrison County, Mauckport has about 0.20 square miles (128 acres) of land within town limits. Major roads that serve the county include I-64, which runs east-west through the center of the county with interchanges near Corydon and Lanesville, as well as numerous state roads.

Located directly on the Ohio River in the southwestern portion of the county, Mauckport has direct access to SR 135 that crosses the river via the Matthew E. Welsh Memorial Bridge into Brandenburg, Kentucky and Hwy 11 leading to Laconia.

PAST PLANNING EFFORTS

Crafting a comprehensive plan is an opportunity to build upon past planning efforts. Mauckport was established in 1860, and the town has continued to evolve since then. With an understanding of past planning efforts and current conditions, a planning effort can better respond to residents' needs and better account for the impacts and opportunities of growth and redevelopment. While Mauckport does not have any past comprehensive plans specifically for the town, Harrison County has completed plans that include Mauckport. The town individually conducted a pavement asset management plan and an ADA Transition Plan. 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 Mauckport Comprehensive Plan is one of ten town plans being completed as part of the Harrison County Town Planning Initiative.

Town of Mauckport Pavement Asset Management Plan - 2021

In order to apply for the INDOT Community Crossings Matching Grant Program, Mauckport completed a Pavement Asset Management Plan. The plan inventories the roads within the community that includes length, widths, surface type, and rating of each. To maintain the roads and other pavement surfaces, this plan outlines the treatment techniques that are needed, such as crack sealing, rejuvenation, and resurfacing. In 2022, Mauckport was awarded funding through the Community Crossings Matching Grant Program.

Town of Mauckport ADA Transition Plan - 2022

The Town of Mauckport completed a self-evaluation of its infrastructure in order to prepare a transition plan that outlines the necessary steps to be fully compliant with the requirements of Title II of the ADA. This document will guide the planning and implementation of necessary programs and facility modifications over the next several years. The ADA self-evaluations and Transition Plan are significant in that they establish the town's ongoing commitment to the development and maintenance of policies, programs, and facilities that include all citizens.
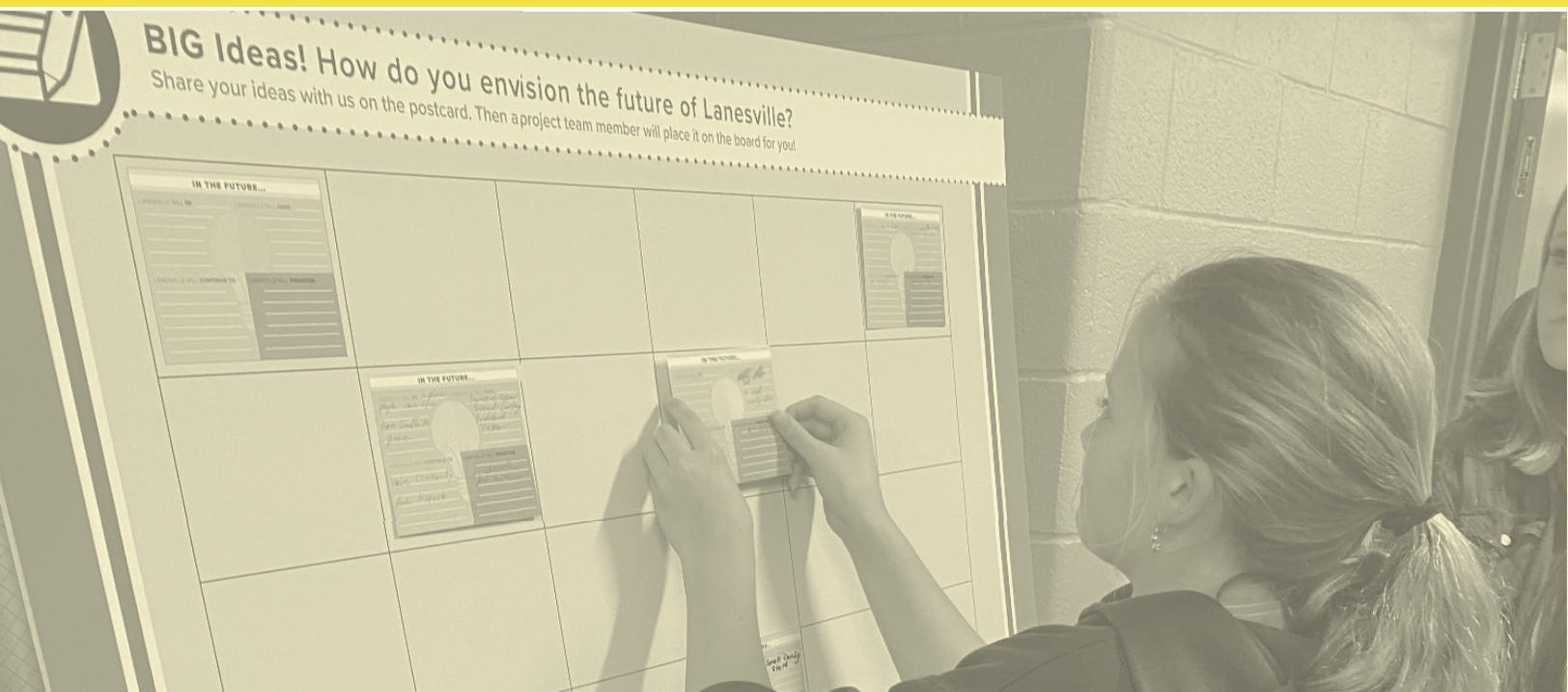
DEMOGRAPHICS
PEOPLE | HOUSING | ECONOMICS

A demographic assessment of Mauckport can provide insight to better understand the community and how it has changed over time. The purpose of the assessment is to evaluate the current trends that influence the town and if or how these trends have changed in recent years. Demographic indicators, such as racial composition, educational attainment, housing tenure, industry participation, and commuting patterns were studied to better understand existing conditions and community needs.

The Census Bureau publishes data at different geographic scales, ranging from a single block to town/cities, counties, regions, states, and the nation. The data included in this analysis is from the American Community Survey 2020 5-Year Estimates Data Profiles made available through the U.S. Census Bureau's website. This demographic analysis provides detailed information on the social, economic, and housing characteristics of the town.

PEOPLE

The town's total population may be declining after previous stability.

Mauckport's population slightly declined by 2.4% between 2000 and 2010 but drastically declined by 60.5% between 2010 to 2020. A declining population can be due to the decline in the number of housing units, a decrease in the number of people in each household, and an increase in vacancy rate. While a natural decline based on the historical decline in the community may have occurred, a portion of the population decline could be attributed to the transition to temporary housing which is not counted by the census. While Harrison County is projected to increase in population by 2040, Mauckport may face challenges with population growth due to the current population decline, lack of housing stock, and floodplain constraints.

TOTAL POPULATION

Maukport Population
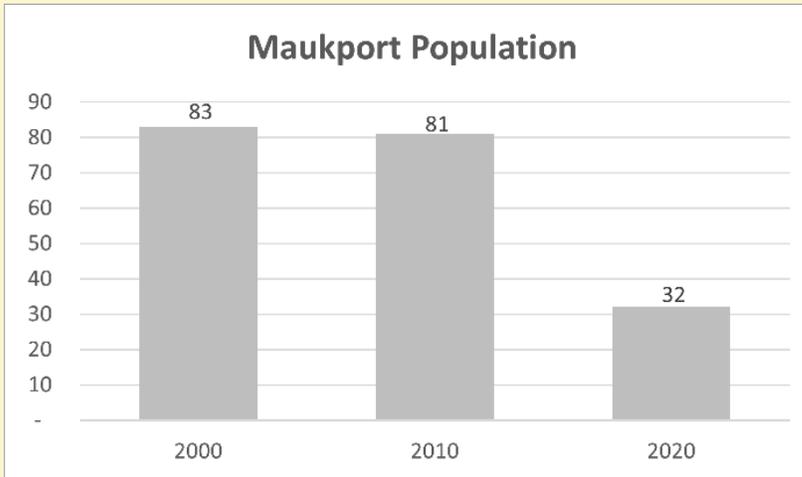
As of 2020, Mauckport was home to 32 residents which reflects a 60% decrease in population since 2010.

POPULATION CHANGE

Population Change Between 2010 - 2020
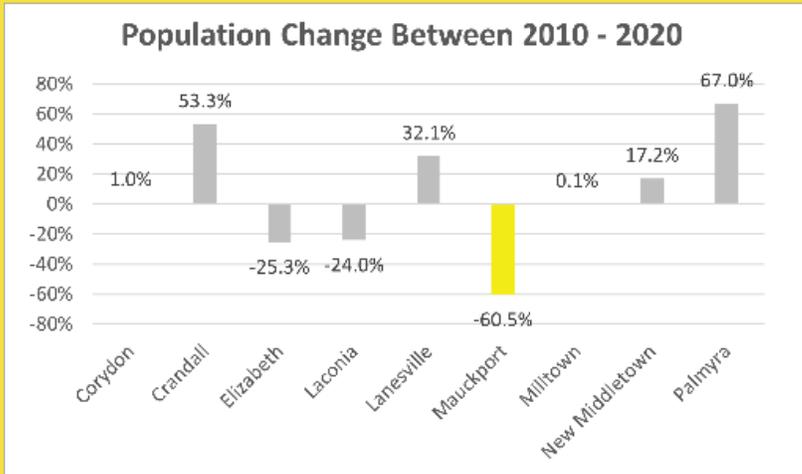
Compared to the others Harrison County town's, Mauckport has experienced the largest decline in total population.

HOUSEHOLDS

Household Size	2010	2020	Percent Change
Corydon	2.56	2.3	-10.2%
Crandall	2.03	2.39	17.7%
Elizabeth	2.18	2.69	23.4%
Laconia	2.7	3.22	19.3%
Lanesville	2.34	2.55	9.0%
Mauckport	2.94	2.0	-32.0%
Milltown	2.85	2.81	-1.4%
New Amsterdam	2	3.81	90.5%
New Middletown	3.26	4.04	23.9%
Palmyra	2.81	2.82	0.4%

The average number of people in a household in the town has declined since 2010, this decline may be attributed to aging people or the transition to temporary housing.

Of Mauckport's 19 households, there are more non-family households than family households. The number of households has remained steady within Mauckport since 2010, yet the household size has declined. Mauckport has 14 non-family households, of which 11 are single-person households, and only five family households. A household includes everyone who lives in a housing unit, including related family members or unrelated people. A non-family housing includes a person living alone as well as a group of unrelated people sharing a housing unit, such as partners or unrelated roommates. Households exclude group quarters.

The average number of people in a household in the town has declined since 2010, falling from 2.94 people per household in 2010 to 2.0 people per household in 2020. This decline may be attributed to aging people or the transition to temporary housing. During this time, the county's average household size has increased. The decrease in the number of family households in the town between 2010 (nine family households) and 2020 (five family households) has likely contributed to the decreased household size. Even if these four family households became single-family households, just four households would result in a population loss of seven to eight people (or almost 10% of the 2010 population).

Mauckport does not have racial diversity. Mauckport's racial and ethnic composition is like many other Harrison County communities and is less diverse than the state overall. In 2010 and 2020, 100% of Mauckport's population identified as white with no one identifying as Hispanic.

Mauckport has an older population. Mauckport has an older population with a median age of 51 years old, drastically increasing from 33.8 years old in 2010. In 2020, more than 28% of the population was over the age of 65. The largest age group is 40 to 64-year-olds, which make up half of Mauckport's population. With a median age of 51 years old in 2020, Mauckport is substantially older than Harrison County (42.6 years old) and the state (37.8 years old). The number of people in the Baby Boomer generation born between 1946 and 1964 that are reaching retirement age has been growing. There are multiple age groups that are not present in Mauckport's small population. Almost 30% of the population is over the age of 70 years old. However, there is one person that is between the ages of 20 and 39 years old.

There will be a significant increase in the percentage of the population over 65 years old in the community in the next ten years if these people choose to remain in Mauckport.

Median incomes in Mauckport are lower than county and state averages. In 2010, Mauckport's median household income was $25,625 per year, while the county's median household income was $59,169 per year. The median household income was not reported for the town in 2020 because the population was too small. Instead, income ranges were reported. In 2020, about 58% of the total households (or 11 households) earned less than $15,000 a year. Along with this, 11 people (35.5% of the population) were identified as living below the poverty level, compared to only 9.0% of Harrison County's population that is living below the poverty level. This lower median household income is possibly due to the high number of people who are likely retired and is further reinforced with nine people who reported receiving either social security earnings or retirement income.

Mauckport's population is less highly-educated than recent years. Mauckport had 38 residents that were over the age of 25 years old in 2010, and about 33 people (86.8% of those over 25 years old) had at least a high school education. This was similar to the county (88.4%) and state (86.2%) as a whole. However, by 2020 the town only had 26 people over the age of 25, with only 18 people who have at least a high school education (69.2% of those over 25 years old). Additionally, five people over the age of 25 had less than a 9th grade education and no residents with a college degree completed in 2020.

RACE & ETHNICITY

Mauckport Racial Makeup

Caucasian , 100.0%
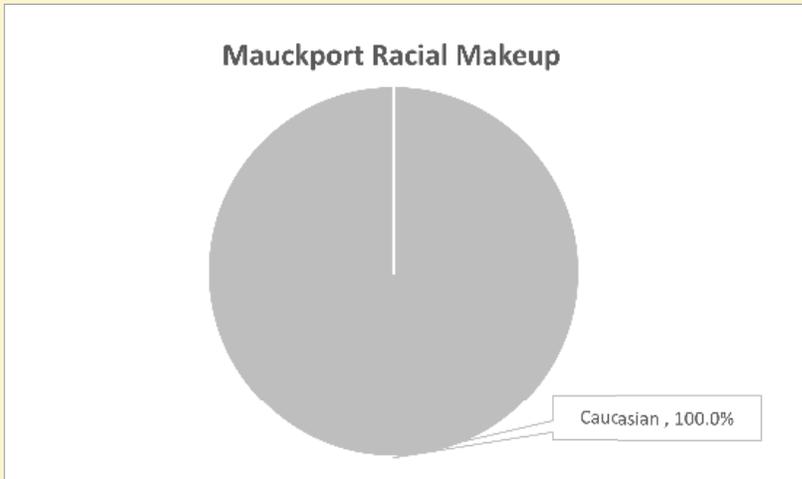
In 2010 and 2020, all of Mauckport's population identified as white with no one identifying as Hispanic.

AGE STRUCTURE
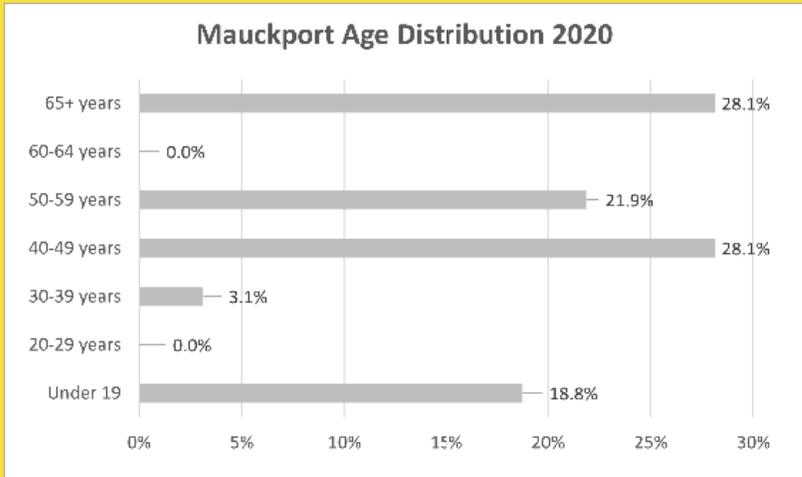
Mauckport Age Distribution 2020

Age Group	Percent
65+ years	28.1%
60-64 years	0.0%
50-59 years	21.9%
40-49 years	28.1%
30-39 years	3.1%
20-29 years	0.0%
Under 19	18.8%

With a median age of 51 years old in 2020, Mauckport is substantially older than Harrison County and the state.

EDUCATION

Maukport Educational Attainment

Year	Less than 9th grade	9th to 12th grade, no diploma	High school graduate (includes equivalency)	Some college, no degree
2020	19%	12%	58%	12%
2010	8%	5%	68%	18%

- Less than 9th grade
- 9th to 12th grade, no diploma
- High school graduate (includes equivalency)
- Some college, no degree
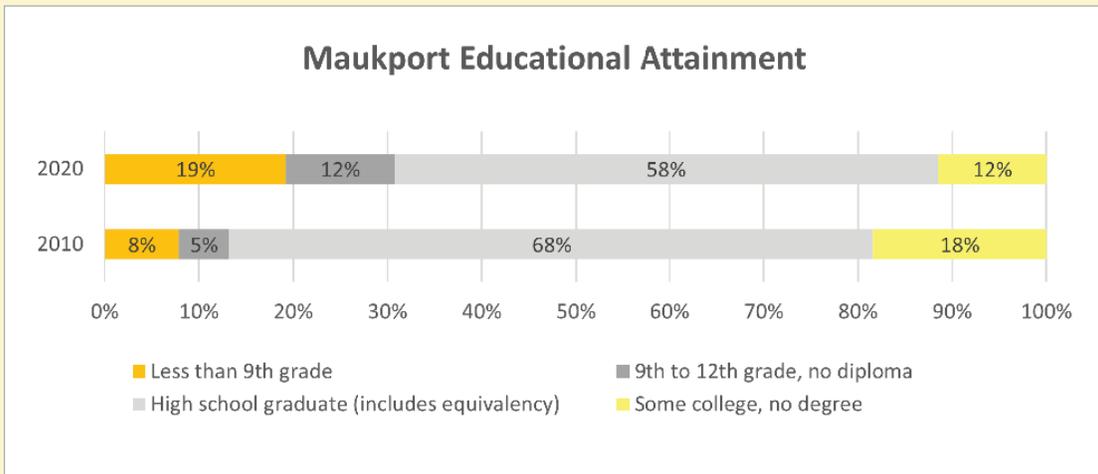
PEOPLE - KEY CONCLUSIONS
WHAT DOES THIS MEAN FOR MAUCKPORT?

- **Mauckport's population has declined since 2010, but the county has not experienced the same population loss.** The town experienced a steep decline in population between 2010 and 2020 while the county grew during this same time. The town may have difficulty maintaining public services and businesses will be limited if there is not a population to sustain it.

- **More than half of Mauckport's households are people who live alone.** The number of single-person households is higher in Mauckport and this contributes to the town's lower average household size. Family households benefit from income pooling, economies of scale, and higher rates of saving than single-person households. Households with people living alone can also have more challenges, including less social interaction if they are seniors.

- **Mauckport has a large elderly population.** The number of residents over 55 years old has been increasing faster than the number of younger residents, and this trend is expected to continue. The growth or decline of the town's population can be largely impacted as individuals get older, families are not having children, and people are not moving to the area. Older populations typically have additional needs, including transportation, health care, and accessible housing. Supporting an older population could be an obstacle for the town in the future if adequate housing is not available as well as accessibility to needed public services.

- **The income levels and level of education of Mauckport's residents are decreasing while the number of low-income households is increasing.** The town's median household income was $25,625 in 2010, and by 2020, 57.9% of the households earned less than $15,000 per year. With a decrease in wages and a higher cost of living in recent years, the population may have a smaller income for necessities as well as luxury items.

HOUSING

More than half of the housing units in town are vacant.

The number of housing units within Mauckport decreased by 24%, from 56 units to 45 units, between 2010 and 2020. Other small towns in Harrison County also had a decline in total housing units during this time, but the county and larger towns (such as Lanesville and Palmyra) had an increase in total housing units. Mauckport also has more homeowners than renters. Only 15.6% of Mauckport residents are renters, while 26.7% own their homes. However, the biggest concerning factor is the continued majority of vacant housing units. Mauckport had a 55.4% vacancy rate in 2010 and 57.8% rate in 2020.

Mauckport lacks a variety of types of housing.

Housing in Mauckport includes either single-family detached homes (91.1%) or mobile home units (8.9%). The town does not currently have any other kinds of housing (condos, duplexes, smaller apartment complexes, or multi-family structures). Mauckport continuously has a large number of RV's located at the Riverside RV Site. Because the RVs at each campsite are not individually addressed and are intended for recreational purposes, they are not classified as permanent residences and therefore would not be counted in the Census. However, many of these sites are not weekend campers and tend to identify as temporary housing for a portion of the year.

Home values in Mauckport have increased at a comparable rate to Harrison County.

While the cost of living and inflation have increased in recent years, Mauckport's median rent and median home values have also increased. The median value of homes has increased by 22.2% between 2010 and 2020, which is similar to the increase for Harrison County. According to the Zillow Home Value Index by zip code, which is typically higher than the Census median home value, the average home sale price in the 47142 area has also increased from $94,868 in 2010 to $119,358 in 2020.

The estimated rent is lower than the other towns within Harrison County.

The median rent was not provided for the town because the number of respondents was too small. However, the median rent in 2010 for all rental units was between $300 and $499 per month. This increase was all rental units were either between $500 and $999 per month or less than $500 a month. For comparison, the median contract rent in Harrison County was $638 (2010) and increased to $784 in 2020.

Mauckport has older housing.

Mauckport's housing supply currently includes a mix of housing ages. Nearly 55% of the town's homes were built prior to 1940, with most of these older homes being located within the town's street grid. Another 20% of the town's housing was built between 1990 and 1999. Many of the homes that were built during this 10-year period are along the outer areas of the town limits. With Mauckport's median housing age being before 1975, it is similar to most of the other towns within the county. Only one home was built in Mauckport since 2009. With aging homes, home maintenance, and ongoing repairs, it may become too cumbersome for older residents to live in Mauckport, as well as those on a limited or low-income.
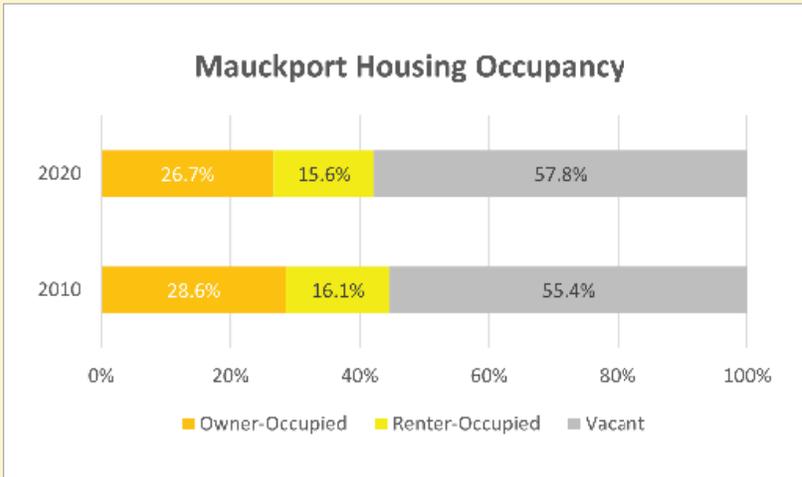
Mauckport Housing Occupancy

	Owner-Occupied	Renter-Occupied	Vacant
2020	26.7%	15.6%	57.8%
2010	28.6%	16.1%	55.4%

Mauckport also has more homeowners than renters. Only 15.6% of Mauckport residents are renters, while 26.7% own their homes.

2020 Mauckport Housing Stock

1-unit, detached 91.1% Mobile home 8.9%
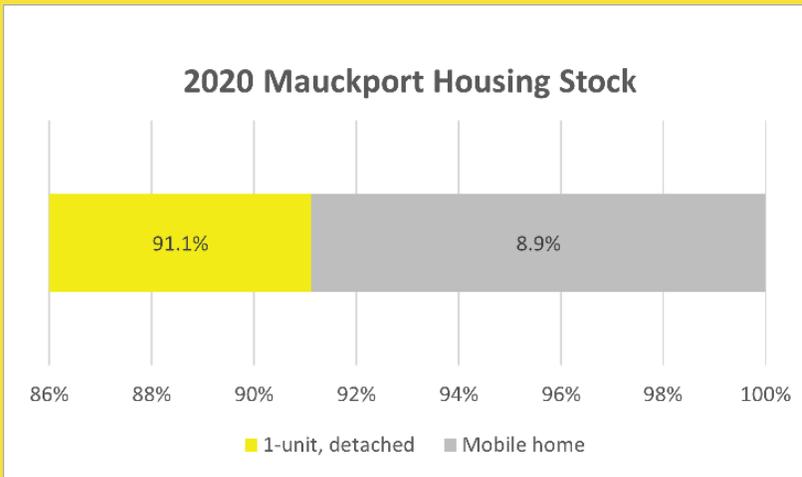
Housing in Mauckport includes either single-family detached homes or mobile home units.
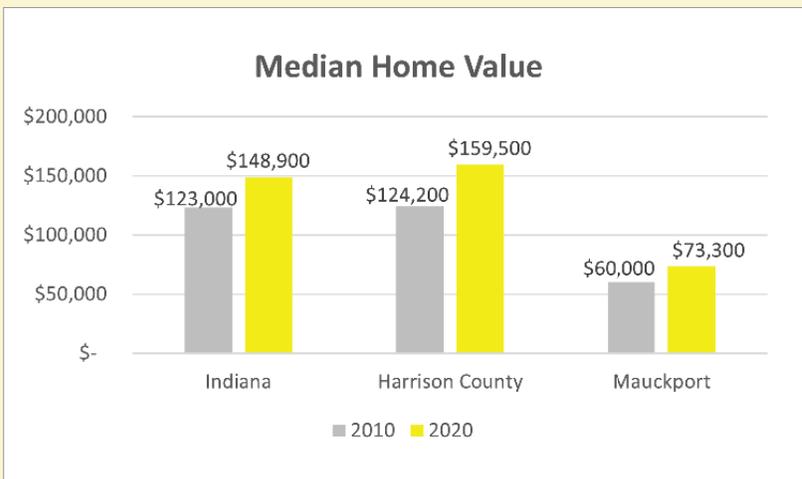
Median Home Value

	2010	2020
Indiana	$123,000	$148,900
Harrison County	$124,200	$159,500
Mauckport	$60,000	$73,300

The median value of homes has increased by 22.2% between 2010 and 2020, which is similar to the increase for Harrison County.

HOUSING - KEY CONCLUSIONS
WHAT DOES THIS MEAN FOR MAUCKPORT?

- **While the number of housing units decreased, but the ratio of owner-occupied to renter-occupied units stayed relatively the same.** The number of housing units decreasing by 19.6% (11 units) since 2010. Between 2010 and 2020, six units were either renter or owner-occupied units and five units were vacant. These factors reinforce a population decline but also could pose maintenance and safety issues if houses are vacant.

- **Mauckport's housing options are limited due to the existing vacant housing, lack of sewer, and flooding issues.** With only single-family houses, the type of housing available in Mauckport is not diverse. As demographics shift, and lifestyle preferences change, more people may choose based on their financial needs, lifestyle, and point in their life.

- **Aging homes have increased maintenance and repair costs.** There is a high vacancy rate in Mauckport, however most housing units are built before the 1940s that may contribute to vacant houses that are deteriorating or dangerous. The cost of maintenance and improvements to these older, vacant houses may be deterring potential homebuyers who favor newer houses in other communities that have additional amenities and services as well as closer proximity to employment opportunities.

EMPLOYMENT AND WORKFORCE

The workforce within Mauckport has decreased proportionately as the population decreased.
The number of residents that are 16 years or older and either working or actively looking for work has declined from 58.1% in 2010 to 44.8% in 2020. Many towns in Harrison County with a declining population also have a lower percentage of residents that are in the labor force. This can impact the median household income for residents and indicate an older population with more retired residents.

The employment of residents has shifted away from more physically demanding industries.
The industries in which Mauckport residents worked in 2020 included educational services, health care and social assistance (30.0%), information (20.0%), transportation, warehousing, and utilities (20.0%), arts, entertainment, recreation, accommodation, and food services (10.0%), construction (10.0%), and professional, scientific, management, administrative, and waste management services (10%).

From 2010 to 2020, employment in most of the industries where residents worked changed.

For example, the retail trade industry made up 25% of the total workforce in 2010 but had zero workers identified in 2020. Similarly, there were no reported educational services, health care, and social assistance industry workforce in 2010, but it was the largest industry in 2020.

Mauckport has a relatively low unemployment rate.
Unemployment can provide insight into the economic health of a local economy and its residents. In 2010, Mauckport had an unemployment rate of 52.0%. This means that about half of residents were either unemployed or actively looking for a job; it does not include people who are retired or not looking to work. This rate was significantly higher than the United States (9.6%) and Harrison County (9.6%). However, in 2020 while lower, Mauckport's unemployment rate (23.1%) was still very high and not comparable to the United States (5.4%) and Indiana (4.7%).

LABOR FORCE
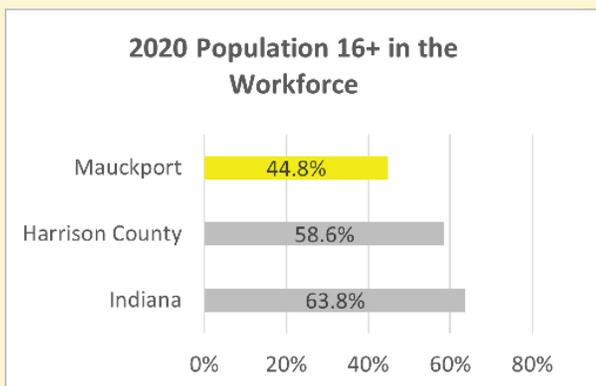
2020 Population 16+ in the Workforce

Mauckport	44.8%
Harrison County	58.6%
Indiana	63.8%

0% 20% 40% 60% 80%

The number of residents that are 16 years or older and either working or actively looking for work has declined from 58.1% in 2010 to 44.8% in 2020.

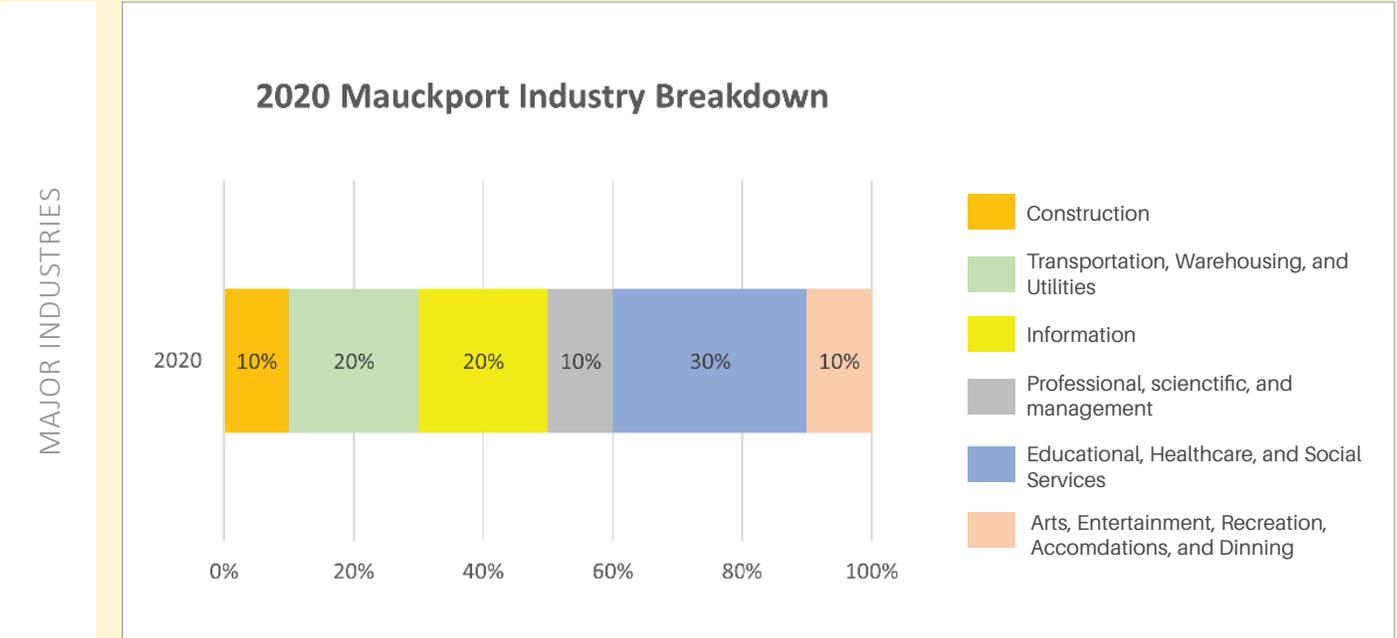### COMMUTING TRENDS

WORKED IN STATE OF RESIDENCE	90%
Worked in county of residence	60%
Worked outside county of residence	30%
WORKED OUTSIDE STATE OF RESIDENCE	10%

About 60% of Mauckport residents work within Harrison County and 30% work in another Indiana county.

All Mauckport workers commute alone to their job.
Because Mauckport is small and further from many jobs, it is not surprising that all workers commute alone to their jobs in their own vehicles. About 60% of Mauckport residents work within Harrison County and 30% work in another Indiana county. It is surprising that only 10% work outside of Indiana with Mauckport's proximity to Brandenburg. Even with only 40% of residents working outside of Harrison County, the average commute time is still more than an hour compared to 31.3 minutes for Harrison County as a whole. Laconia is the only other town within the county that has an average commute time over one hour.

MAJOR INDUSTRIES

2020 Mauckport Industry Breakdown

2020: 10% Construction, 20% Transportation Warehousing and Utilities, 20% Information, 10% Professional scientific and management, 30% Educational Healthcare and Social Services, 10% Arts Entertainment Recreation Accomdations and Dinning

Legend:
- Construction
- Transportation, Warehousing, and Utilities
- Information
- Professional, scienctific, and management
- Educational, Healthcare, and Social Services
- Arts, Entertainment, Recreation, Accomdations, and Dinning

ECONOMICS - KEY CONCLUSIONS
WHAT DOES THIS MEAN FOR MAUCKPORT?

- **The town's labor force is decreasing along with the population.** As of 2020, only 44.8% of the town's population was part of the workforce. This correlates to the town's aging population who are retired. Looking into the future, the population is projected to continue to shrink and age, which could have a negative impact on the town's total labor force participation.

- **Mauckport has a very long commute time even though the majority of labor force work within the county.** Approximately 60% of workers in Mauckport work within the county and 40% work outside of Harrison County. With no public transit in town, 100% of commuters drive to work alone. Since there are limited employment options in town, it could be very easy for these individuals with a long commute to move elsewhere. It will be important for Mauckport to maintain the small-town character that current residents value in order to keep the current workforce living in town.

- **There is only one business in Mauckport. One of the larger employment issues in Mauckport is the lack of employment options within or near the town.** Commuting data reveals that all of the workers are leaving Mauckport for work with an average commute time of over an hour. These commuting patterns are important to consider because they can impact the types of desirable housing, transportation infrastructure, and amenities needed to retain residents. Commuting trends also impact the local economy. Mauckport will likely struggle to attract new restaurants, small-scale retail, and other desirable businesses because the daytime population is not there to support the businesses.

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THE BUILT ENVIRONMENT

LAND USE | TRANSPORTATION | UTILITIES | COMMUNITY FACILITIES

It is important to review the land use pattern, transportation network, and location of utility infrastructure to understand what is happening on the ground. Some elements, such as buildings, streets, and sidewalks, are easy to evaluate because people can easily see them. Other elements, such as utility infrastructure, are not as easy to assess because it is largely located underground or not visible. These components come together to form the built environment. The following section provides a brief overview of existing land use, transportation, and utility infrastructure in Mauckport.

EXISTING LAND USE

One of the primary requirements for comprehensive planning, set forth by the Indiana Code, is a statement of objectives for land use. Land use is the type of activity that is occurs on a property or within a structure. There are many different types of land uses, but the most common uses include residential, commercial, parks and recreation, industrial, and institutional.

Legend

Town Boundary
Building Footprint
Roadway
Waterway
Floodplain

Residential
Commercial
Institutional
Public Park
Private Campground
Undeveloped / Natural

The existing land uses within Mauckport include the following:

- **Residential** – The residential category represents land used exclusively for residential purposes. Most housing units within this category are single-family homes.

- **Commercial** – This category represents land that is used for providing goods and services. Commercial uses are very limited in Mauckport, including River Bottom Bar and Grill, a mechanical repair shop, and a few vacant commercial buildings.

- **Institutional** – Institutional uses typically include religious, educational, medical, or civic uses. Uses within this land use category are typically exempt from property taxes. The only institutional uses are Mauckport Town Hall and one church.

- **Public Park**– The public park category represents land used for active recreation or passive open space. Mauckport Park is the only park facility, which has a pickleball and a small shelter.

- **Private Campground** – Mauckport has one privately-owned campground located along the Ohio River.

- **Undeveloped / Natural** – This category represents land that is not developed. Most of the undeveloped land is located in the southern portion of the town and it is most likely to flood. In some areas to the north, this land is used for agricultural purposes.

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TRANSPORTATION NETWORK

A transportation network can and should include more than just roads for cars. A complete network includes multiple ways for people to get around, including sidewalks, multi-use paths, trails, and public transit options (such as buses). The following section outlines the existing transportation network available in Mauckport.

ROADS

Functional classification is a way to inventory how a road functions and the level of access to that road from private property. This includes several factors such as the efficiency of travel, traffic circulation, access points, number of lanes, speed limits, and how the road is used. The Federal Highway Functional Classification system has six primary road classifications, including interstate, freeway or expressway, principal arterial, minor arterial, major collector, and minor collector. Any road not classified is considered a local road.

Mauckport has only one major roadway within town limits. Hwy 11, which provides east-west connectivity to Laconia and New Amsterdam, is classified as a major collection. All the other roads in town are considered local roads. Mauckport is responsible for maintaining Hwy 11 and all other local roads within town limits.
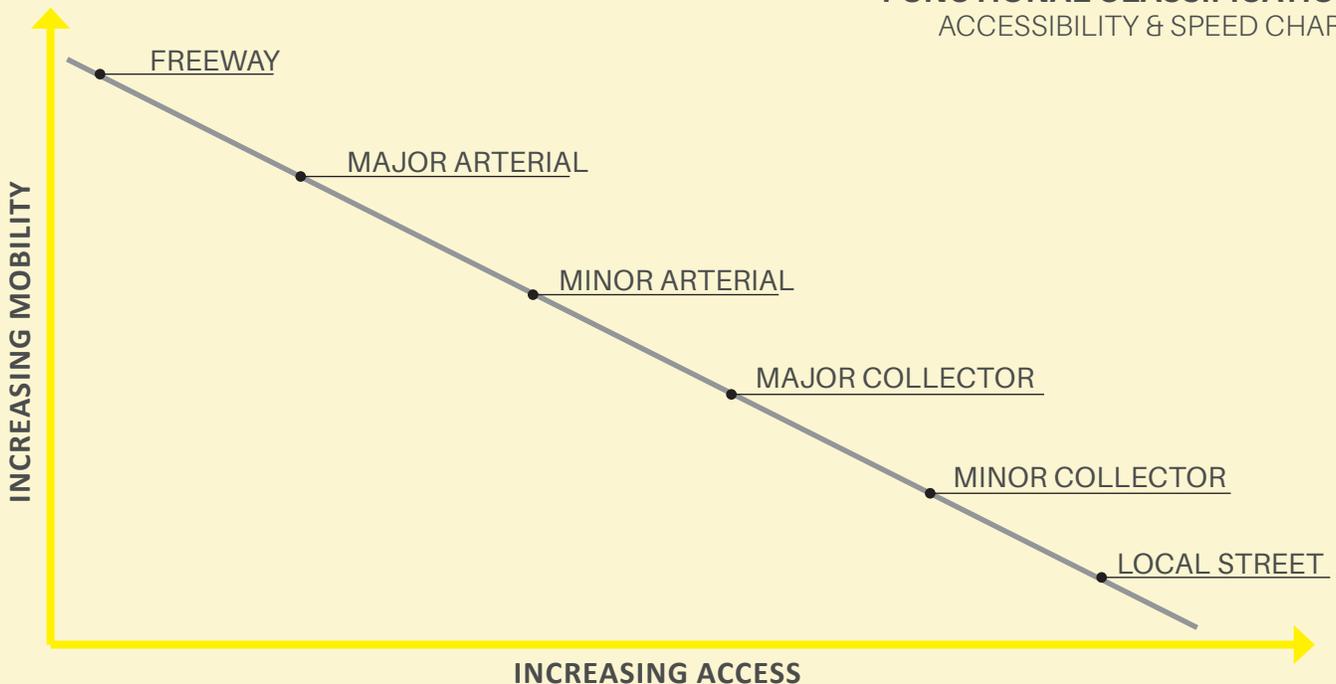
SIDEWALKS

Sidewalks not only serve as another way for people to get around town, but they also provide a recreational amenity for leisure walking and biking. While sidewalks are very limited in Mauckport, the town has taken strides to improve accessibility and connectivity. In early 2022, the town completed a sidewalk inventory and an ADA Transition Plan to assess the current infrastructure and understand where improvements are needed. The existing sidewalks are primarily located along the west side of Main Street with other segments on 4th Street and Walnut Street.

BUS ROUTES

There is one public transit service available to Mauckport residents. Working with the Harrison County Commissioners and Blue River Services, the Southern Transit System (SITS) serves the community with rural transit services. SITS is available to residents in Crawford, Harrison, Scott, Washington, and Floyd Counties. Their door-to-door service provides a way for residents to get from their houses to a destination within the region. Trips must be scheduled in advance by phone and costs range from two to four dollars one way, depending on the mileage.

FUNCTIONAL CLASSIFICATION
ACCESSIBILITY & SPEED CHART

INCREASING MOBILITY

FREEWAY
MAJOR ARTERIAL
MINOR ARTERIAL
MAJOR COLLECTOR
MINOR COLLECTOR
LOCAL STREET

INCREASING ACCESS

Legend

Town Boundary

Building Footprint

Roadway

Waterway

Floodplain

Minor Arterial

Major Collector

The town is responsible for maintenance of all roadways within town limits.

River Rd

Hillcrest Dr

Main St

Walnut St

4th St

2nd St

W Hwy 11 St

W Hwy 11 St

INDIANA 135

N

UTILITY INFRASTRUCTURE

The utilities that are commonly provided by a public or private entity include water, wastewater, stormwater, electricity, and broadband (internet). These utilities are critical to maintaining a high quality of life and supporting growth and development. Mauckport does not own or operate any public utilities for residents. Water service is provided by South Harrison Water Corporation and septic is the only option for treating wastewater. Power is provided by Harrison County REMC. Broadband is a primary concern for Mauckport residents. While there are nine internet providers within the area, many of them have limited availability and limited speeds.

In 2022, the Chamber of Commerce of Harrison County and the Harrison County Community Foundation drafted a Broadband Readiness and Infrastructure Deployment Plan. The plan identifies areas in need of broadband infrastructure, defines the greatest return on investment, and outlines strategies for implementation. While the plan was completed for the entire county, the town will benefit from this plan as the recommendations are implemented.

COMMUNITY FACILITIES

Community facilities can enhance the quality of life with the Town of Mauckport. They can also provide a range of services, including health, public safety, government administration, and recreation. Mauckport has only two community facilities, Mauckport Park and the Town Hall, that serve residents. Each of these facilities are identified on the community facilities map.

Legend
- ☐☐ Town Boundary
- Building Footprint
- Roadway
- 🔵 School Facility
- 🟢 Parks and Recreation
- 🔴 Community Service

Mauckport Town Hall

Mauckport Park

River Rd

Hillcrest Dr

Main St

Walnut St

4th St

2nd St

W Hwy 11 St

W Hwy 11 St

INDIANA 135

KEY CONCLUSIONS
Mauckport's Strengths & Opportunities

The inventory collected and outlined within this analysis informed 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 Mauckport Comprehensive Plan.

- **Mauckport Park** – Mauckport has a small park in the center of town. Mauckport Park is located along 4th Street, just across the street from the Town Hall. The park includes a pickleball court, playground equipment (swing set, merry-go-round, and teeter-totters), and a shelter house.

- **Access to the Ohio River** – Mauckport recently established a boat ramp for easy access to the Ohio River. Mauckport is one of the only towns in Harrison County with access to the Ohio River, which provides a unique recreational opportunity. This can be an attraction for Harrison County residents as well as others in the region. The town can capitalize on this tourism traffic to support businesses.

- **Proximity to Brandenburg** – Mauckport is located near the only bridge to Kentucky in Harrison County. This bridge provides convenient access to Brandenburg for employment opportunities and everyday goods and services. Not only does this bridge benefit the residents of Mauckport, but it also serves as the only bridge for county residents and workers. Mauckport could explore opportunities for how to bring these commuters into the community.

- **Recent Roadway Improvements** – Mauckport recently received two community crossing grants for road improvements. With limited funds, road improvements can become a strain on local budgets. The two community crossing grants allowed the community to make necessary road improvements that were not previously possible. This funding was used to resurface existing roadways through town.

KEY CONCLUSIONS

Mauckport's Challenges & Threats

- **Aging and Decreasing Population** – Mauckport has a very small and declining population. The town may struggle to maintain infrastructure (such as roads), fund needed improvements, and attract new residents or businesses because the population is so small. Furthermore, Mauckport's median age is 51 years old, which is very high compared to other communities. With a small and older population, the town's population is likely to continue to decline. The town will need to focus on recruiting the younger generation to replace the residents that are aging. Otherwise, the population will continue to decrease.

- **Flooding** – The majority of the town lies within the floodplain. Because of this, existing residents have to be prepared to pack up and leave their locations when the river starts to rise. This also creates challenges for any future development because the requirements for installing a new septic tank within a floodplain are very strict. Without the ability to treat wastewater, this limits new housing from being built in many areas of town.

- **Vacant and Dilapidated Housing Stock** - More than half of the housing units in town are vacant. This creates a major safety concern for the community. As homes sit empty, they are prone to vandalism and crime. Furthermore, many of the homes have been vacant for so long that they are dilapidated beyond repair.

- **Lack of Security** - Because of Mauckport's location and lack of public safety services, it could take first responders such as the county sheriff an hour or more to reach the town in an emergency. While crime is relatively low in Mauckport, unexpected accidents and emergencies can occur.

TOWN PLANNING
INITIATIVE

HARRISON COUNTY

The Town of Mauckport