

*Town of Whitestown, Indiana
Boone County*

Annexation Fiscal Plan

November 18, 2025 (final)

Braun-Crane Annexation (IC36-4-3-5.1)

The Fiscal Plan may be reviewed in the office of the Town Manager located in the Whitestown Municipal Complex. Copies of the Fiscal Plan are available at this location for a copying fee of \$0.10 per page (black & white), OR interested parties may obtain a copy of the Fiscal Plan from the internet web page at www.Whitestown.in.gov. For any questions regarding this annexation, the public should contact Todd Barker, Director of Development (317-859-1385).

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Super-Voluntary Annexation (IC36-4-3-5.1)

The proposed annexation of the Braun-Crane Annexation Territory is memorialized by mutual agreement of the parties as shown in Exhibit C: Annexation Agreement & Memorandum of Understanding, and consists of two parcels totaling ~60.24 acres, as presented on the Annexation Map (above). The proposed Annexation is 100% voluntary. The annexation petition has been drafted in accordance with the provisions of IC36-4-3-5.1. The parcel numbers petitioning for annexation are as follows:

State Parcel No.	Local Parcel No.	Owner
06-08-18-000-083.000-018	012-01-190-00	Steven & Charlotte Crane
06-08-18-000-074.000-018	012-01-200-00	Steven & Charlotte Crane

The parcel numbers and map show the Annexation Territory to be generally located along the south side of CR200S extending westward from the existing Whitestown municipal boundary to the western boundary of parcel 012-01200-00 (the western boundary of the parcel aligns with CR600E which terminates at CR200S (if it were extended),). The Annexation Territory (and parcel) boundaries on the north, east, and south are contiguous with the existing municipal boundaries of Whitestown. Thus, the contiguity of the Annexation Territory substantially exceeds the statutory minimum of 12.5%.

The Annexation Territory is located just northwest of the historic downtown area of Whitestown. The Fiscal Plan further notes that Pierce Street in the incorporated area of historic Whitestown is a continuation of CR300S, and that the Town has previously extended municipal services to existing and new development north of the historic downtown area and south of the Annexation Area. Therefore, Whitestown already provides municipal services to previous Annexation Territories between CR200S and CR300S/Pierce Street. The two parcels comprising the Annexation Territory are currently in use as undeveloped agricultural and woodlands (with a residence of agricultural character).

The research performed as part of this Super-Voluntary Fiscal Plan indicates that the following statutory attributes apply:

- Annexation Territory (100% of owners, per IC 36-4-3-5.1):
 - more than 1/8 contiguous to the existing corporate limits of the Town of Whitestown (per IC36-4-3-1.5), and more than 150 feet wide at its narrowest point;
- Annexation of agricultural land (approximately 60.24 acres (+/-) per IC36-4-3-4.1.

Contiguity, Population Density & Percent Subdivided

The Whitestown GIS staff has calculated the Annexation Territory to be more than 12.5% contiguous to the existing corporate limits of the Town of Whitestown, as shown on the Annexation Map. The population density of the Annexation Territory is less than 3.0 persons

per acre, based on parcel information and site review. The Whitestown GIS office also calculates that the Annexation Territory is ~60.24 acres. For purposes of this Fiscal Plan the current land use as undeveloped rural land which is not subdivided and is judged to result in no immediate demand for municipal services to the annexation parcels. Municipal services will be extended as a result of any development approved for the area as construction takes place. (Municipal services are already provided to parcels located south and east of the Annexation Territory in service to new development approved by the Town.)

Characteristics of the Braun-Crane Annexation Territory

As shown on the map prepared by Whitestown GIS, the Annexation Territory is statutorily contiguous with the municipal boundaries of Whitestown in three places:

- along CR200S, east of the alignment of CR600E (the north side of CR200S is inside of Whitestown boundaries);
- along the eastern boundary of parcel # 012-01190-00 (Annexation Territory); and,
- along the southern boundaries of parcel # 012-01190 and # 012-01200-00 (Annexation Territory);
- Creating total contiguity in excess of 70% (exceeding statutory requirements).

The right of way of CR200S is already inside the jurisdiction of Whitestown for purposes of municipal services, therefore the annexation does not create *additional* road/street capital and non-capital services from Whitestown.

The Braun-Crane Annexation Territory has no approved proposals for development, however, the Town and Owner(s) anticipate that development proposals will be presented, discussed, and action taken in accordance with established municipal policies which includes extension of municipal services, in accordance with Whitestown development policies and statutes. As such, the Annexation Territory described in the annexation ordinance is to be annexed by Whitestown in its current, undeveloped form and use, unless/until new development is approved.

“Needed & Can Be Used” (IC36-4-3-13(c))

This annexation is undertaken in accordance with IC36-4-3-5.1 (annexations with consent from 100% of property owners). IC36-4-3-13(c) does not statutorily specify the nature of the 'needed and can be used' provisions of section 5.1, however, it is clear that the area north of the historic downtown is being successfully developed at densities requiring the extension of Whitestown municipal services, including police and fire protection, as well as municipal utilities. These findings are further confirmed by receipt of a proposed Annexation Agreement and Memorandum of Understanding from the landowners (attached as Appendices hereto).

As such, this Fiscal Plan asserts that the Braun-Crane Annexation Territory meets the statutory standard of 'needed and can be used' by Whitestown for future development.

As a result of this annexation, the Annexation Territory will be fully subject to the ordinances and policies of the Town of Whitestown, and the municipal services of Whitestown will be extended to the Annexation Territory as any approved development occurs, and in accordance

with any development agreement that is approved by the Town as part of the development review/approval process.

Needed & Can Be Used: Municipal Utility Extensions

The area south of the Annexation Territory is currently being developed for residential purposes. The Braun-Crane Annexation Territory is currently in use as an agricultural/undeveloped land containing a rural residence, a wooded area, and farmland.

The Annexation Territory has no immediate need for municipal utility services in its current use. Future development is anticipated to be consistent with development patterns along CR200S, as well as in accordance with Whitestown development standards. As any Town-approved development takes place, the full range of municipal services will be extended, commensurate with the approved development plan, as part of the zoning and development approval process.

This Annexation therefore meets the statutory parameters of 'needed and can be used' by the Town of Whitestown, Whitestown Utilities, and the landowners, for purposes of planning utility and other municipal services at levels of volume/frequency necessary to support existing and any approved future development. It is further in the best interests of both Whitestown and the landowner that the planning for Whitestown Utility extensions, municipal transportation planning, and other municipal services, be efficiently and effectively designed and undertaken to assure that utility and transportation services are adequate designed to serve future development in adjacent areas.

Needed & Can Be Used: Planning, Zoning & Development Review/Approval

The Braun-Crane Annexation is undertaken based on the land in its current use. Changes to the land use as a result of proposed development are to be reviewed and approved by the Town in accordance with ordinances and statutes applicable at the time of review.

The annexation assures that Whitestown's development standards are appropriately applied to all landowners, and that development standards for the Braun-Crane parcels are consistent with and complimentary to the development patterns of the surrounding area.

Needed & Can Be Used: Transportation Infrastructure Planning

The Braun-Crane Annexation Territory includes no new roads for which Whitestown must extend municipal services, as stated previously. The Annexation Territory is located north of Whitestown's historic downtown area, and contiguous with existing residential development north of that downtown area. Further, the Braun-Crane area is located less than 0.5 miles west of the Main Street/CR650E corridor extending northward from the historic downtown. Any proposed future development will be reviewed with clear consideration of municipal transportation standards.

Needed & Can Be Used: Stormwater, Flood Protection & Aquifer Protection

The current use of the Braun-Crane, parcels creates minimal impact on stormwater, floodways, and aquifer protection, with minimal runoff, due to agricultural and woodland

uses. Provisions for stormwater management, floodways, and aquifer protection will be a part of any development review/approval process, with all necessary and appropriate considerations discussed as part of the development review/approval process.

Plan to Provide Municipal Services

Municipal Non-Capital & Capital Services

The Town of Whitestown recognizes the following municipal departments, agencies and offices as providing municipal services to residents of the Town:

- Town Council/Town Administration (non-capital services only)
- Clerk-Treasurer (non-capital services only)
- Fire Department (non-capital and capital services)
- Police Department (non-capital services only)
- Street Department (non-capital & capital services)
- Redevelopment Commission, Economic Development Commission, & Redevelopment Authority (non-capital services only)
- Plan Commission, Board of Zoning Appeals (non-capital services only)
- Parks Department (non-capital and capital services)
- Whitestown Utilities (non-capital and capital services)
- Street Lighting (capital services)
- Drainage Services (capital services)

This Fiscal Plan is offered for the purpose of informing the public and landowners in the Annexation Territory with regard to the extension of municipal services as a result of annexation under statutory sections 4.1 (tax exemption for agricultural property) and 5.1 (100% voluntary annexation). This Fiscal Plan assumes that municipal property tax policies for agricultural land, as provided under IC 36-4-3-4.1 will be utilized unless/until the property is developed, thereby generating no projected fiscal impact to current property owners as a result of annexation.

The Town will therefore provide nominal municipal services to the existing annexation parcels from existing/budgeted revenues until such time as approved development takes place. As the property develops, additional municipal revenues resulting from the development are expected to support the cost of increased municipal services.

With respect to capital expenditures, Whitestown anticipates that the planning and development review/approval process will assure appropriate cooperation/coordination between the Town, landowner, and any future developer to provide capital and non-capital municipal services in a manner that is compatible with both the Town's policies and the service demands of any future approved development. The developer of the property will likely be responsible for costs of the extension of any capital infrastructure needed to support the development of the property (e.g., sewer and water utilities, as well as road improvements to serve any proposed development).

Providing Municipal Non-Capital Services

The Town commits that *"...planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate*

boundaries regardless of similar topography, patterns of land use, and population density.”

The Town will provide municipal non-capital services to the Annexation Territory in a manner consistent with the development status of the Annexation Territory. Police patrols and street services are currently in place along CR200S within Whitestown's jurisdiction. In addition, an existing fire station is located just south of the Annexation Area in service to the historic village.

The level of said non-capital service to the Annexation Territory will be adjusted to include the Annexation Territory within one year of annexation. The projected additional demand for non-capital transportation services resulting from the Braun-Crane Annexation in its current state has already been considered in the planning and construction of transportation improvements along previously annexed segments of CR200S.

Furthermore, Whitestown has already initiated preliminary non-capital utility planning and other non-capital services to areas located south of the Braun-Crane Annexation Territory, thereby exceeding the statutory requirement.

Providing Municipal Capital Services

The Town commits that “...services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.”

The extension of municipal capital services is largely dependent upon the intensity and character of proposed development, therefore, the Town hereby asserts that existing municipal capital services are sufficient to serve the Annexation Territory in its existing/rural state.

Whitestown has already committed to, or otherwise undertaken, the cost of capital improvements to the portions of CR200S adjacent to the Annexation Territory as a result of prior annexations. In addition, Whitestown planners will confirm that capital water and sewer service from Whitestown Utilities can be extended to the Annexation Territory at such time as a specific development proposal is presented and approved. Similarly, planning for capital sewer service extensions to the Annexation Territory can be achieved from sewer services located in currently developing areas.

The Town and landowner project no municipal capital improvements necessary to serve existing parcels at their existing intensity of land use, however, the process for reviewing/approving proposed development is designed to ensure that all capital municipal services will be provided at a level commensurate with the approved development in full accordance with the statute.

Fiscal Impact Projections

Fiscal Impact Projections: Braun-Crane Annexation Territory (100% agricultural)				
<i>Municipal Service</i>	<i>type</i>	<i>Service Date</i>	<i>Est. Cost: low</i>	<i>Est. Cost: high</i>
(changes to election/precinct boundaries at County level)				
Elections (precinct maps)	Non-capital	immediately	\$0	\$ 500
Town Administration & Clerk-Treasurer	Non-capital	2025/26	\$ 500	\$ 1,000
Town Council	Non-capital	2025/26	\$ 500	\$ 1,000
(Estimated costs related to annexation ordinance.)				
Building Commissioner, Plan Commission, BZA	Non-capital	2025/26	\$ 500	\$ 1,000
(Existing land use is Ag (sec 4.1))				
Economic Development/ Redevelopment Commission/Redevelopment Authority	Non-capital	2025/26	\$ 0	\$ 0
(no impact projected for Redevelopment Commission.)				
Street Department	Non-capital	2025/26	\$ 0	\$ 0
Street Department*	capital	2025/28	\$ 0	\$ 0
(Planning for capital improvements to thoroughfares will be undertaken in consideration of proposed development in the overall area, as well as connectivity to major transportation corridors.)				
Police Department	Non-capital	2025/26	\$ 100	\$ 1,000
(Police patrols projected to begin within 1 year of annexation.)				
Fire Department	Non-capital	2025/26	\$ 100	\$ 1,000
Fire Department	capital	2025/28	n/a	n/a
(Whitestown already serves the Area through township fire partnership.)				
Parks Department	Non-capital	2025/26	n/a	n/a
Parks Department	capital	2025/28	n/a	n/a
(Ag land not expected to generate new parks demand.)				
Sewer Utility	Capital & Non-capital	2025/28	n/a	n/a
Water Utility	Capital & Non-Capital	2025/28	n/a	n/a
(Existing Ag land not expected require sewer or water service until development takes place.) (Developer to be responsible for the cost of extending all utilities to serve the proposed development.)				
Estimated Annual Total Cost			\$ 1,700	\$ 5,500

Appendix A: Legal Description

Appendix B: Fiscal Impact Schedules

Appendix B: Fiscal Impact Schedules (O. W. Krohn, continued)

The Annexation Area consists of two parcels and one owner as shown below.

PARCEL INFORMATION			
Parcel ID	Owner	Net Assessed Value	Waiver/Petition
06-08-18-000-083.000-018	Steven & Charlotte Crane	\$ 590,500	Yes
06-08-18-000-074.000-018	Steven & Charlotte Crane	\$ 83,900	Yes

SUMMARY OF ESTIMATED COSTS DUE TO ANNEXATION

The Town anticipates any incremental operating costs to provide comparable services to the Annexation Area as already provided to the existing residents of the Town would be minimal and can be covered by the Town's existing budget.

Appendix C: Annexation Agreement & Memorandum of Understanding

Exhibit A: Legal Description

