

## 1 **Activate Local Implementation Teams**

Each municipality and rural area should establish or reconvene implementation teams, comprised of elected officials, planning staff, community members, and regional partners, to begin prioritizing strategies identified in their section of the Plan. These teams will lead coordination, monitor milestones, and serve as community liaisons. Their area’s individual section of the plan will serve as a roadmap for progress.

## 2 **Prioritize High-Impact, Early-Action Projects**

Use the implementation matrix to identify “shovel-ready” opportunities that align with community goals and available funding. Early wins will build momentum and public confidence. Examples include:

- Zoning updates to support diverse housing types
- Trail and sidewalk extensions
- Broadband access initiatives
- Small business support or retail recruitment

## 3 **Align with Regional Partners**

Coordinate efforts with the Northeast Indiana Regional Partnership and other regional collaborators to pursue shared goals around workforce development, transportation, and broadband infrastructure. This includes aligning funding applications and strategic messaging.

## 4 **Secure Funding and Resources**

Pursue grants and partnerships identified in the Plan, including:

- OCRA and READI funding for infrastructure
- Tax Increment Financing (TIF) for corridor improvements and housing
- IDNR and Next Level Trails grants for recreational amenities

Maintain a shared grant calendar across jurisdictions to increase competitiveness and reduce duplication.

## 5 **Communicate Progress and Stay Engaged**

Develop communication tools such as standing meetings, progress reports, and community updates through town halls and local media. Transparent tracking of goals and outcomes will maintain accountability and public trust. Build in regular check-ins to assess progress, review priorities, and adjust strategies. Ensure that community feedback remains central and that updates reflect evolving needs, emerging trends, and local successes.

# APPENDIX

- A. CONTEXT MAPS: LAND USE
- B. CONTEXT MAPS: EXISTING CONDITIONS  
AND NATURAL CONDITIONS
- C. CONTEXT MAPS - FOCUS AREAS
- D. VERIDUS MAPS - LAND USE
- E. ZONING
- F. VACANT PARCELS
- G. SURVEY RESPONSES

# CONTEXT MAPS: LAND USE

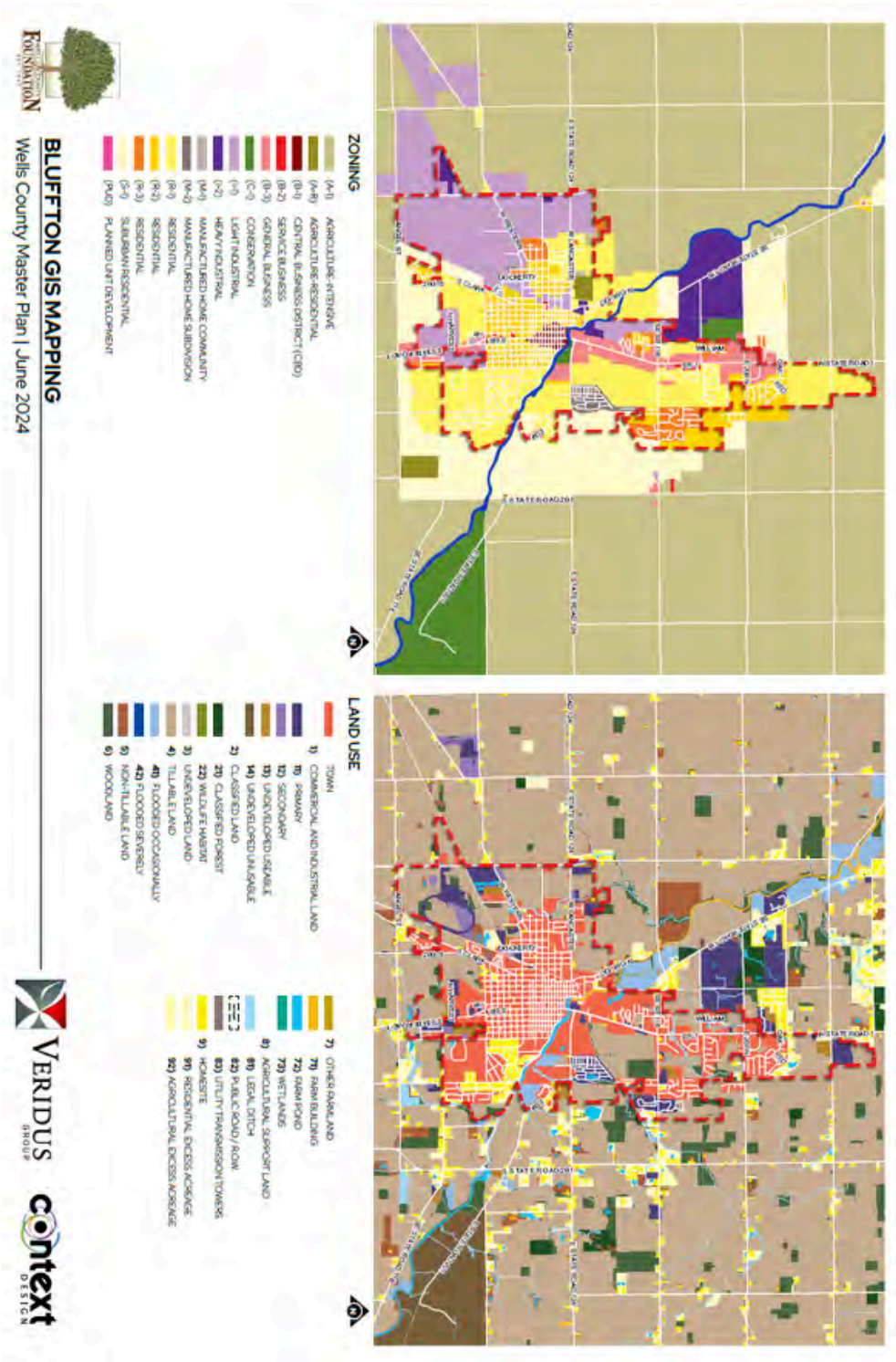


Figure 36: Bluffton Zoning and Land Use Map, Source: Context Design

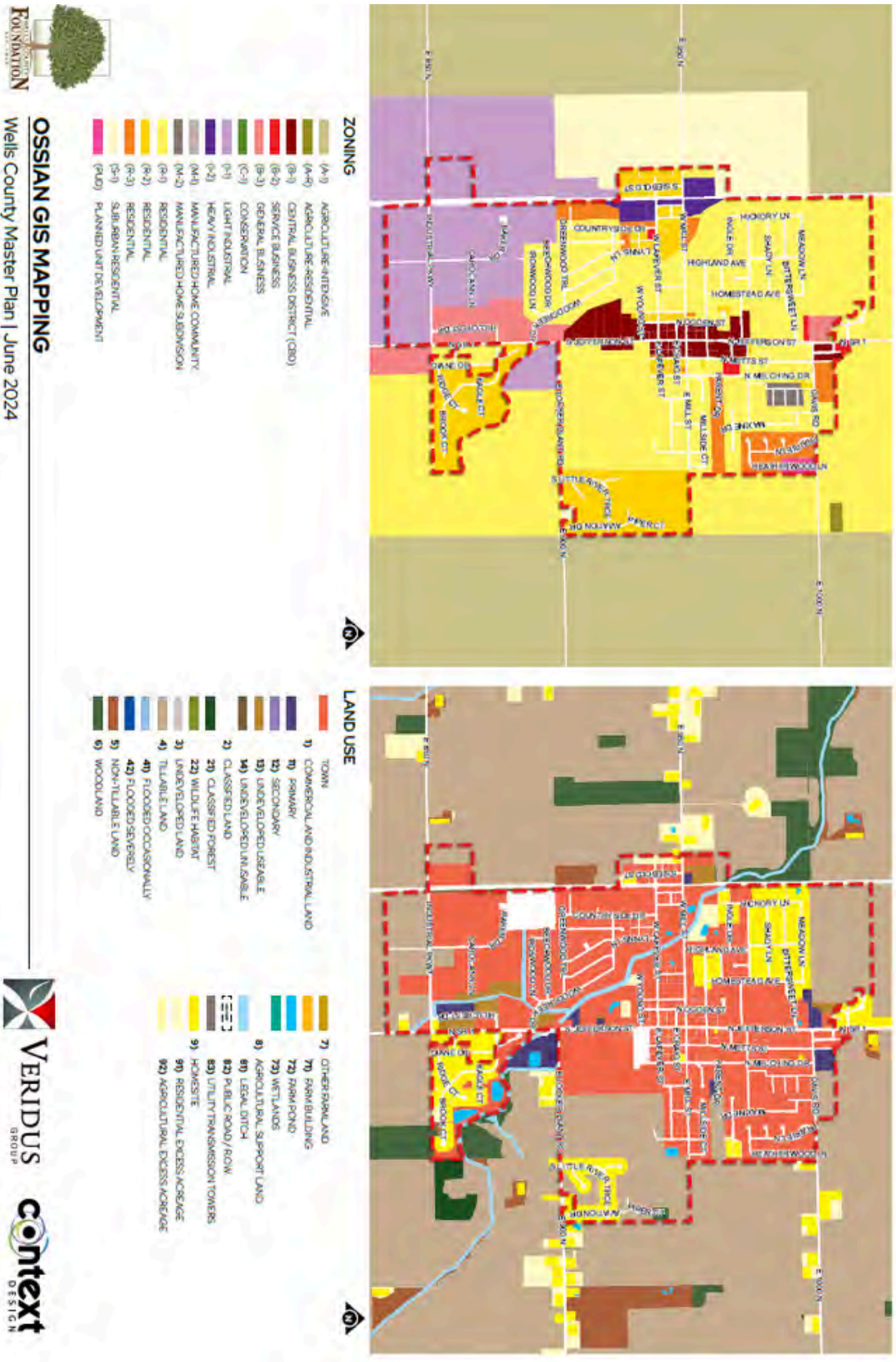


Figure 43: Ossian Zoning and Land Use Map; Source: Context Design



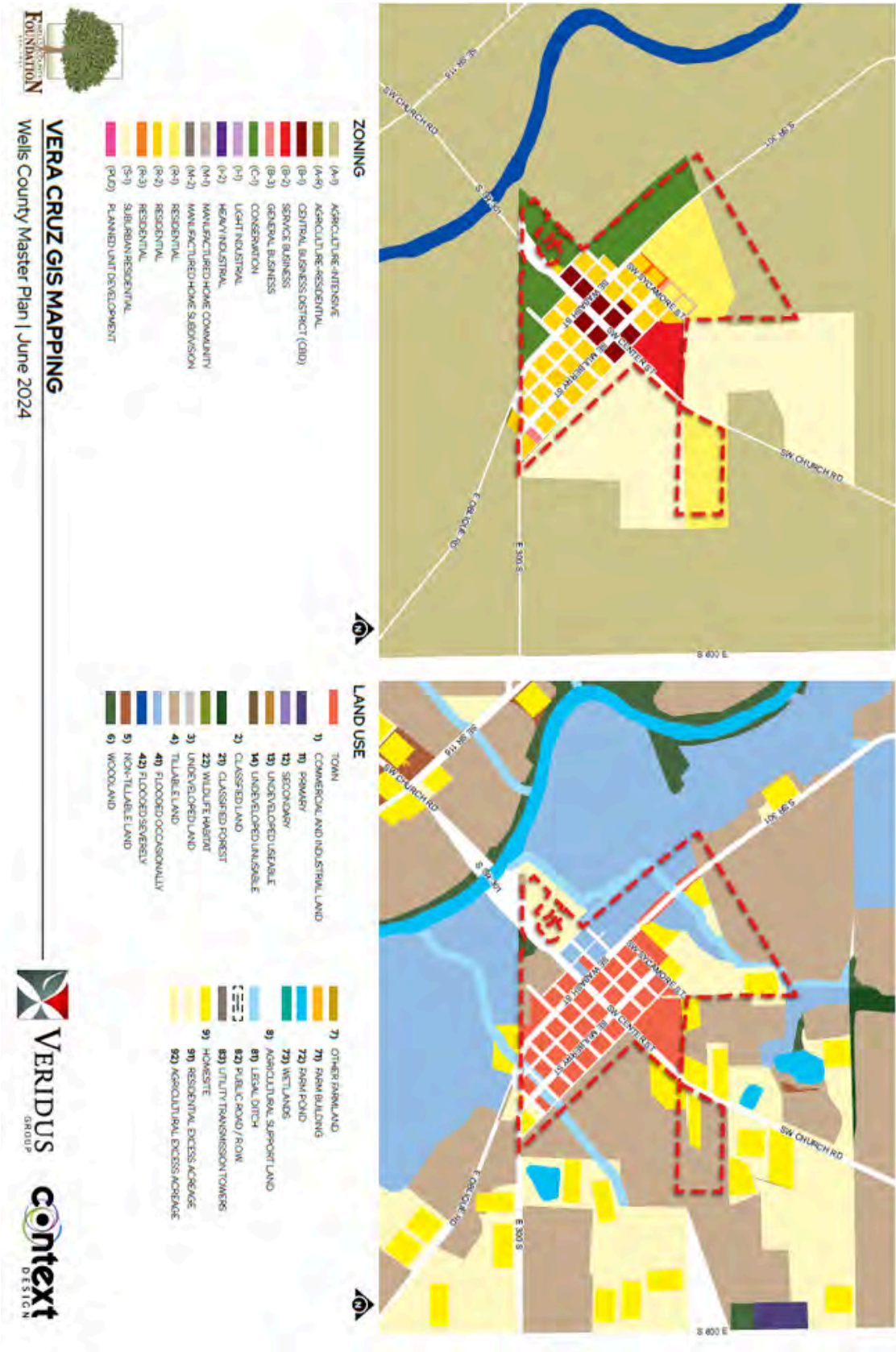


Figure 54: Vera Cruz Zoning and Land Use Map; Source: Context Design

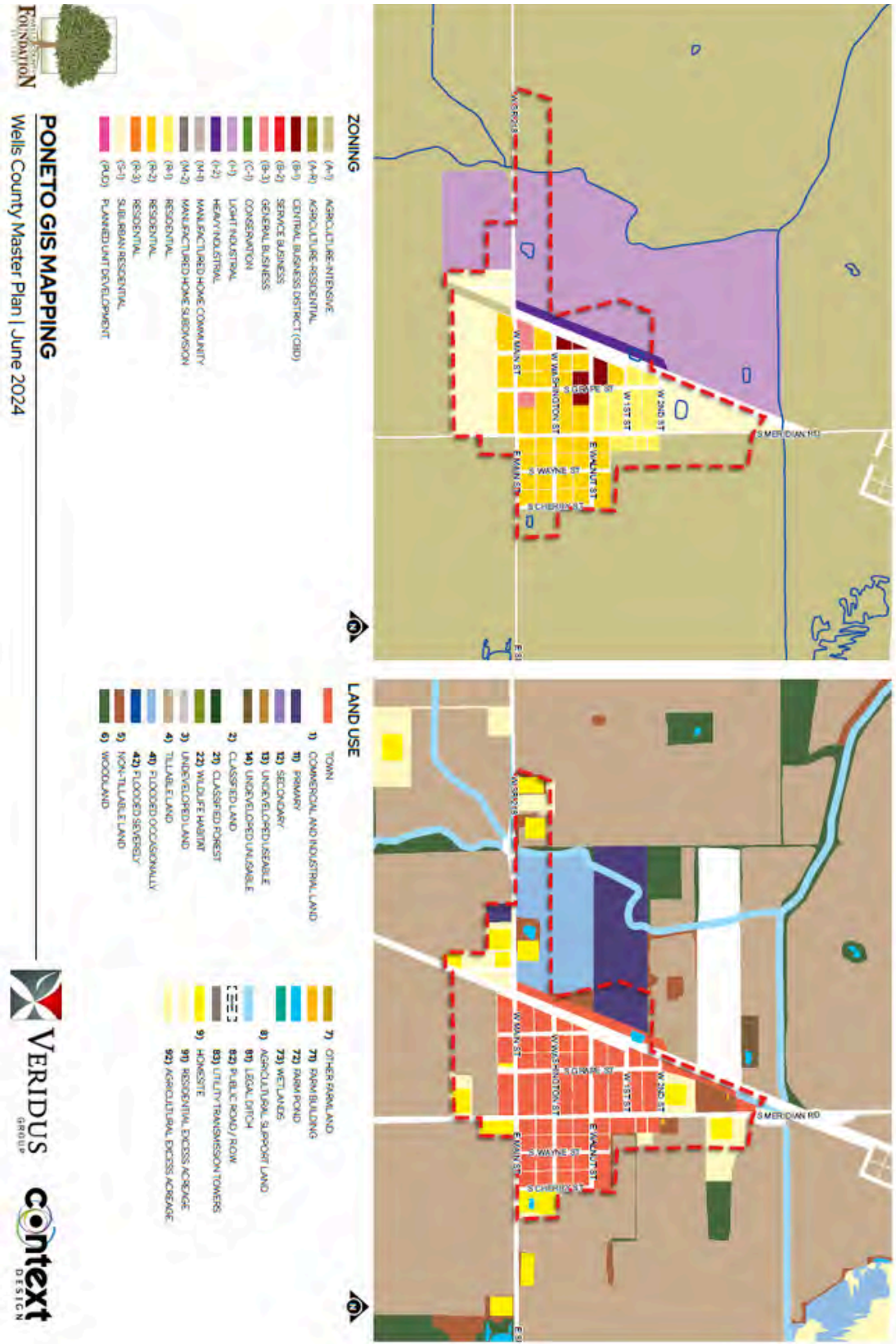


Figure 58: Poneto Zoning and Land Use Map; Source: Context Design

# CONTEXT MAPS: EXISTING CONDITIONS AND NATURAL CONDITIONS

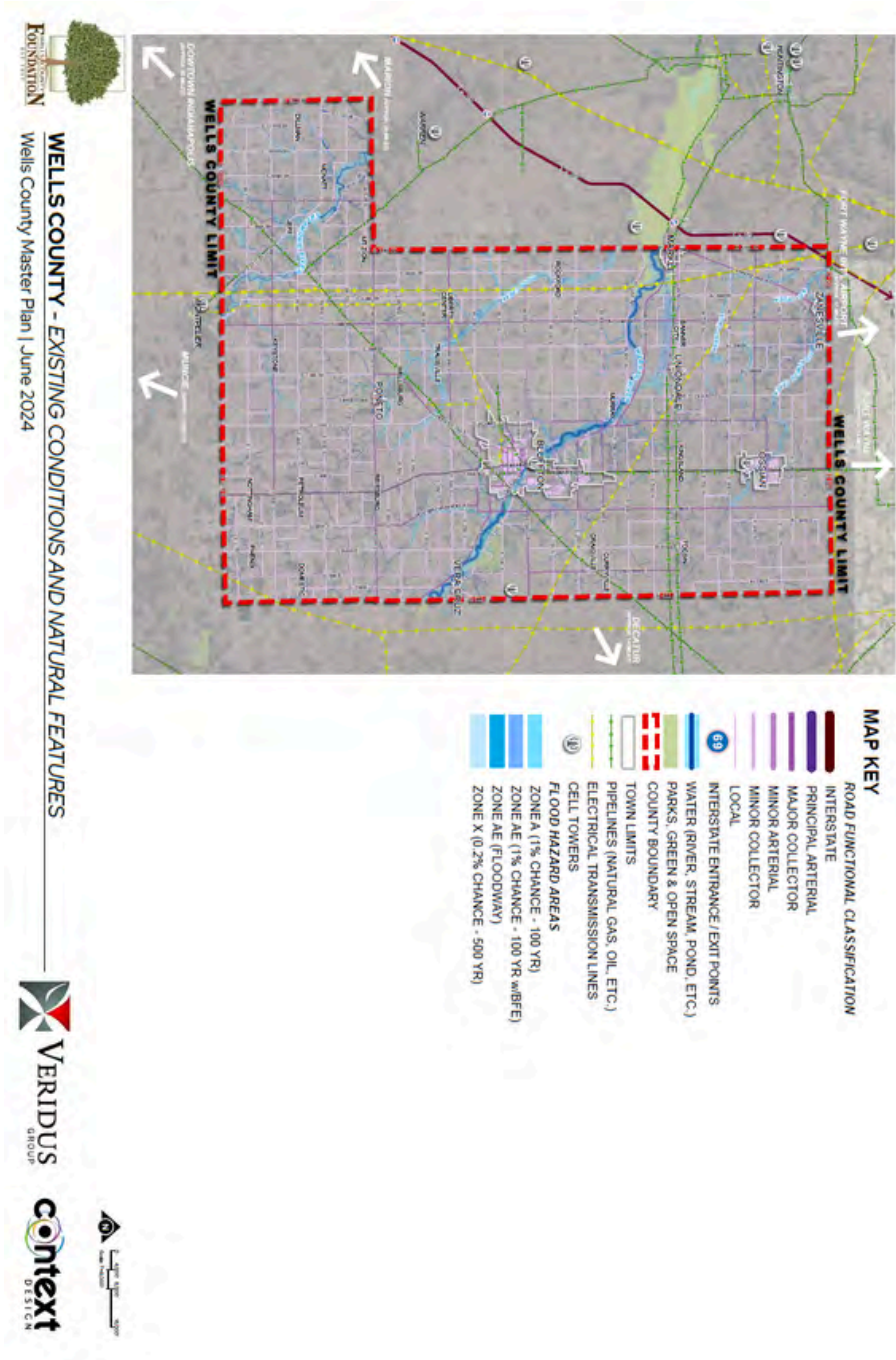


Figure 32: Wells County Existing and Natural Conditions Map; Source: Context Design

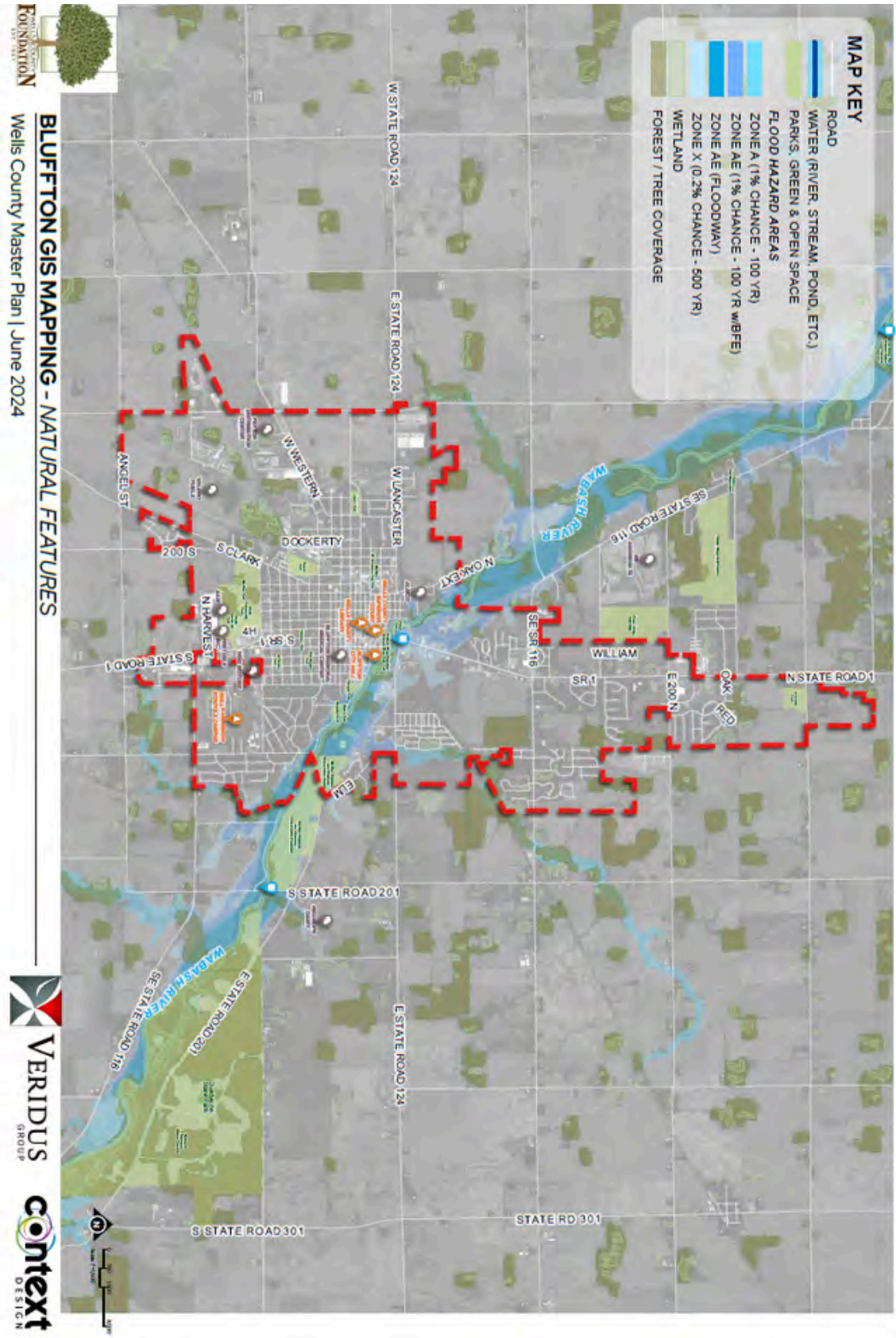


Figure 33: Bluffton Natural Features Map, Source: Context Design

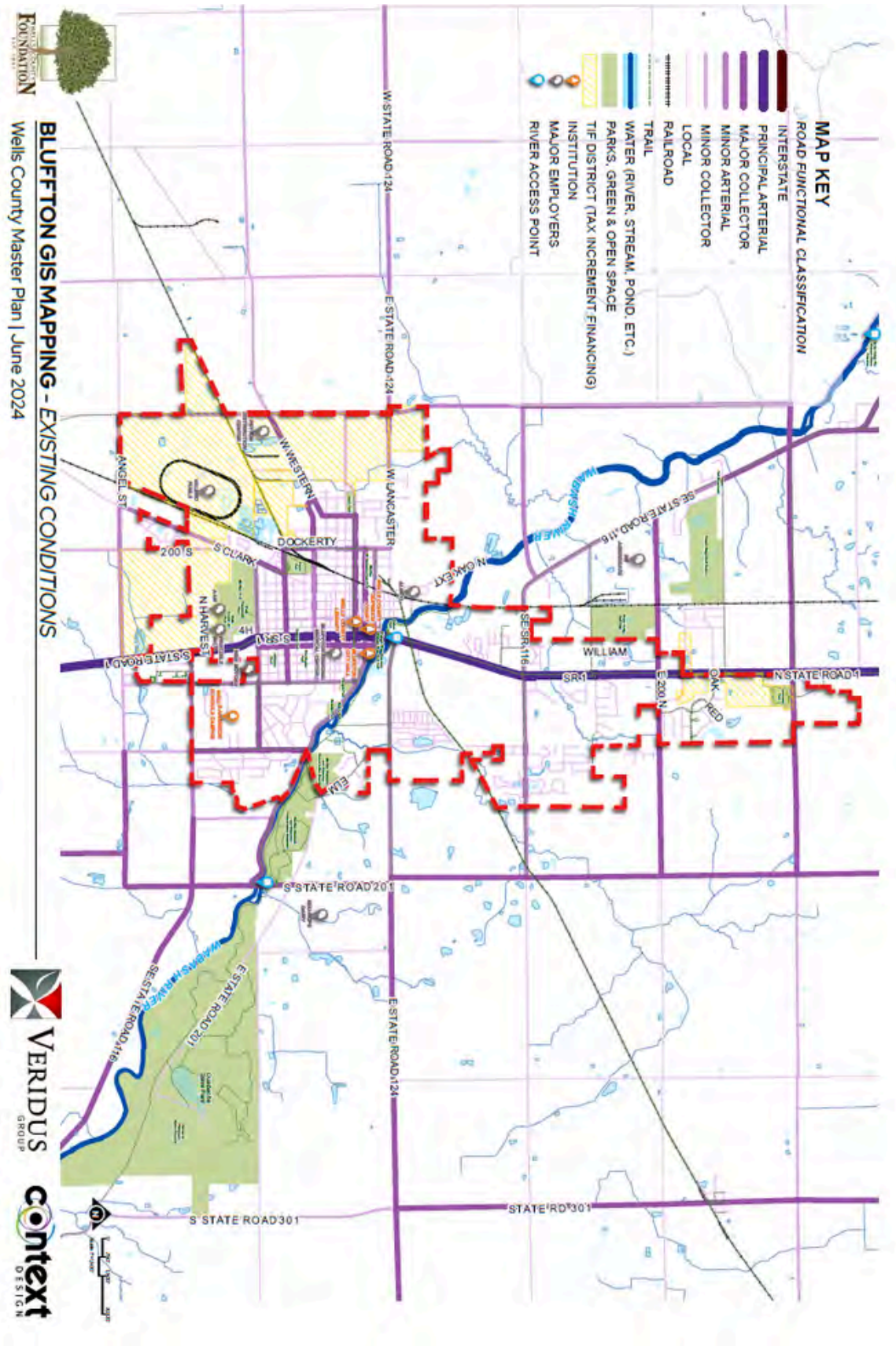


Figure 34: Bluffton Existing Conditions Map; Source: Context Design

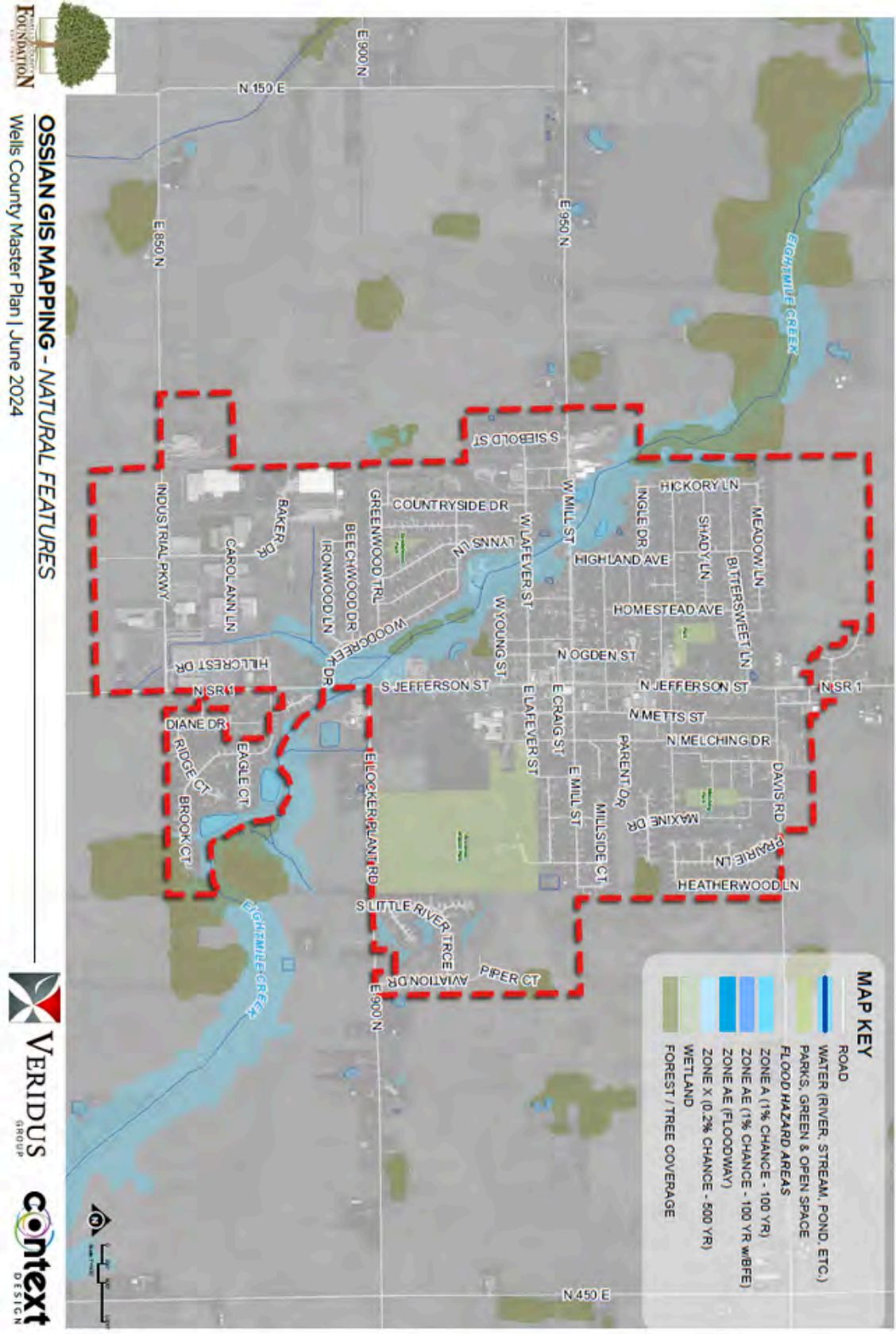


Figure 40: Ossian Natural Conditions Map; Source: Context Design

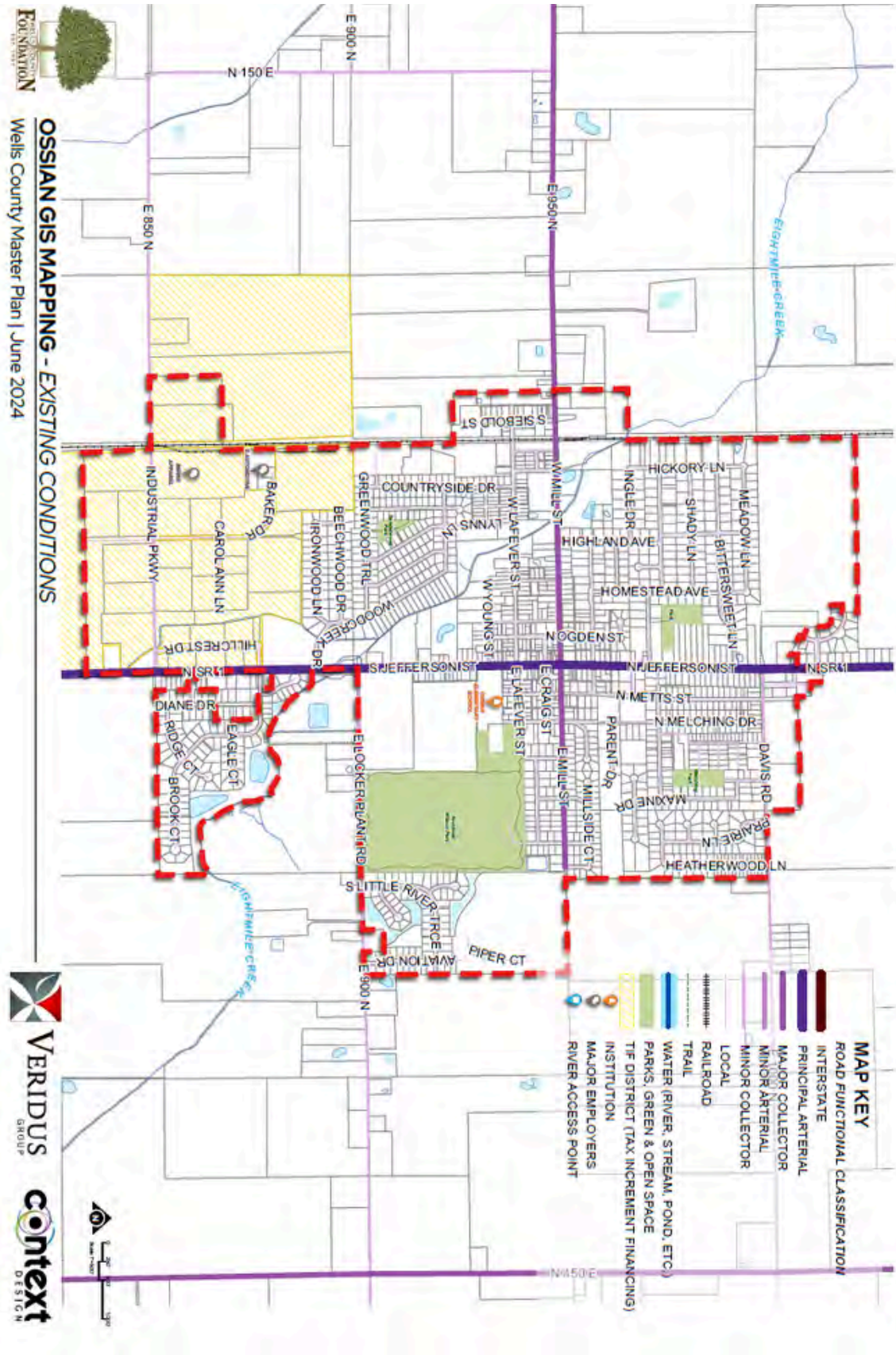


Figure 41: Ossian Existing Conditions Map; Source: Context Design



Figure 48: Uniondale Existing Conditions Map; Source: Context Design

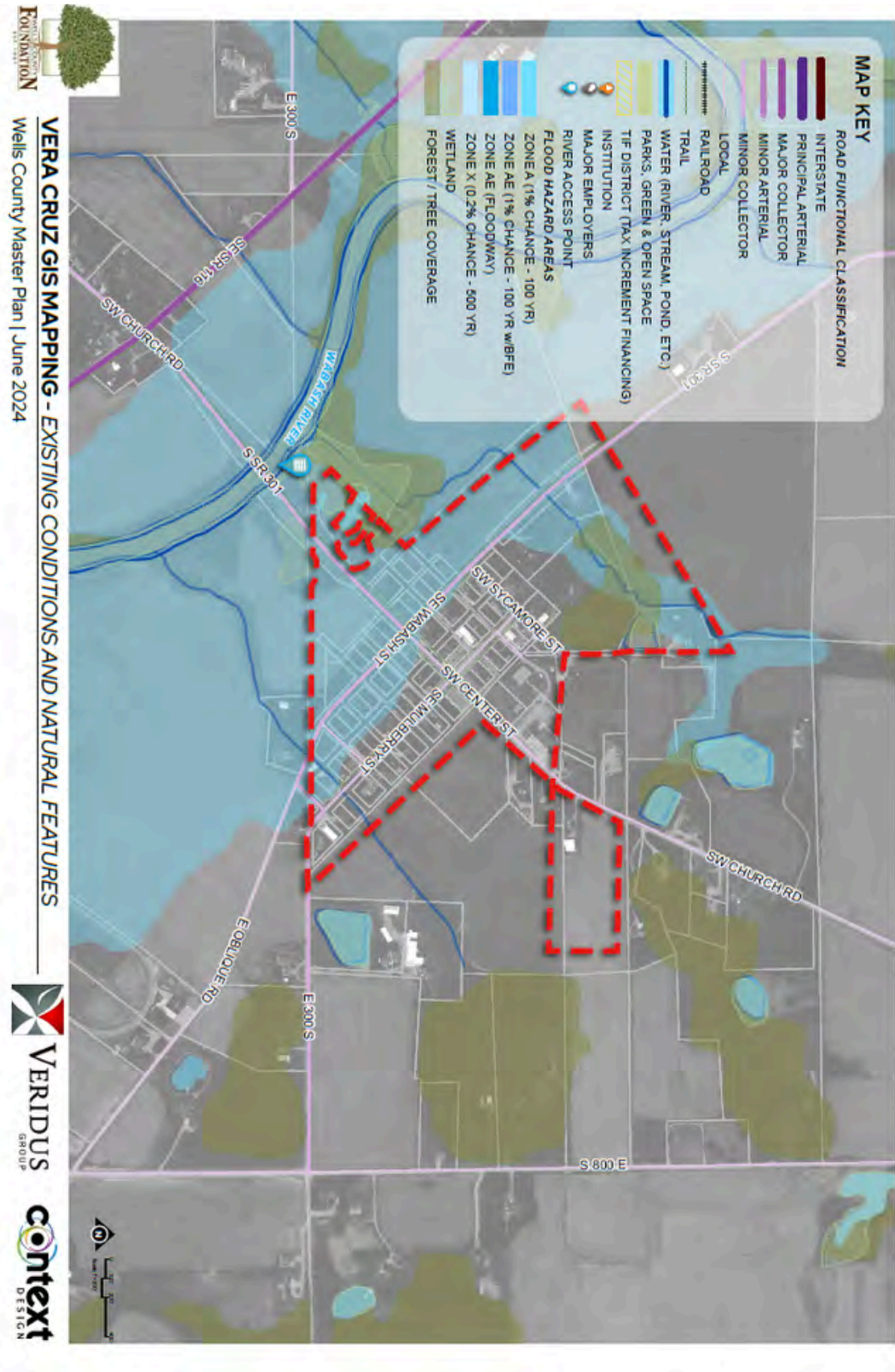


Figure 52: Vera Cruz Existing Conditions Map, Source: Context Design

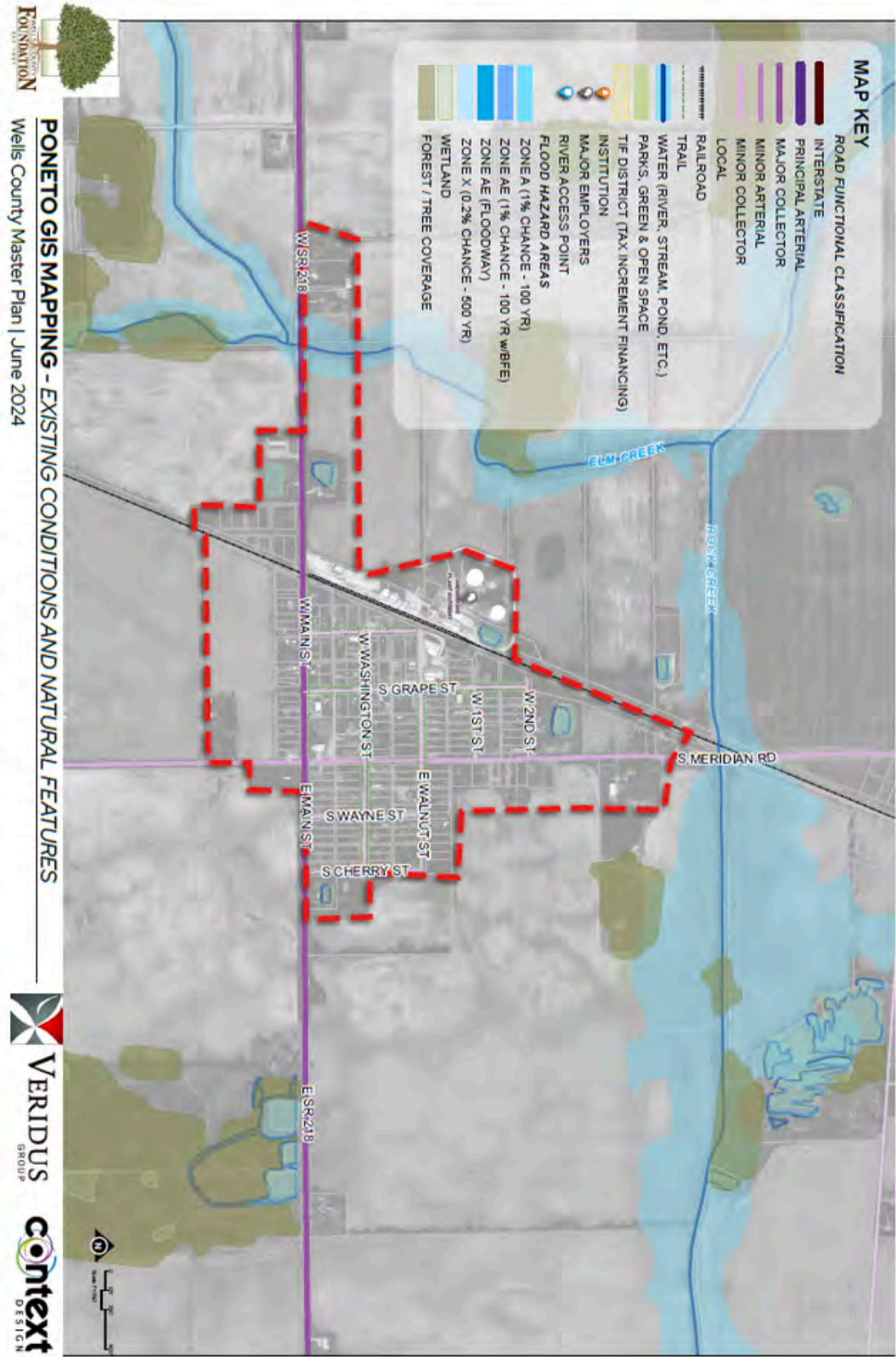


Figure 56: Poneto Existing Conditions Map; Source: Context Design



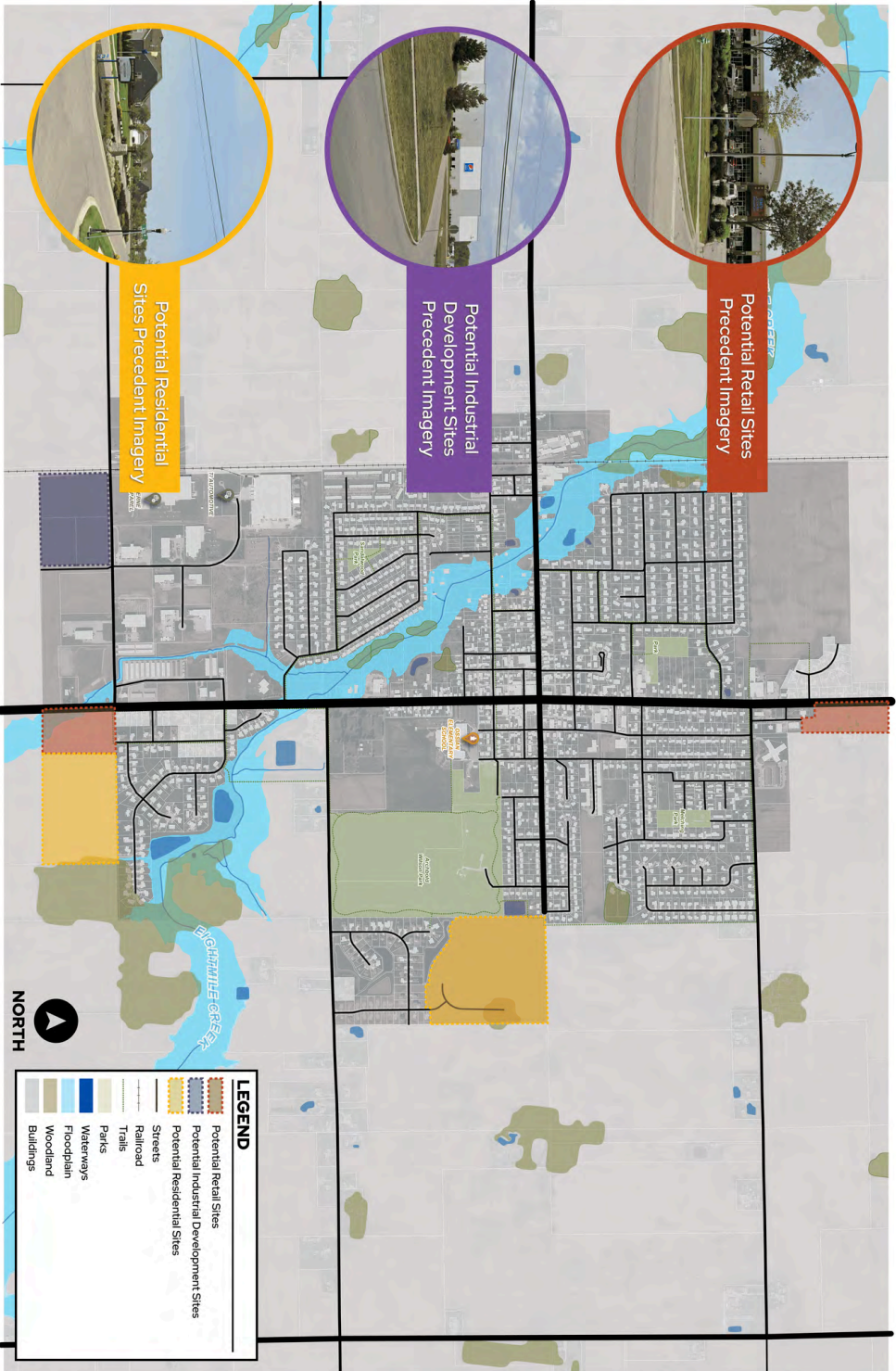


Figure 47: Ossian Future Vision; Source: Context Design



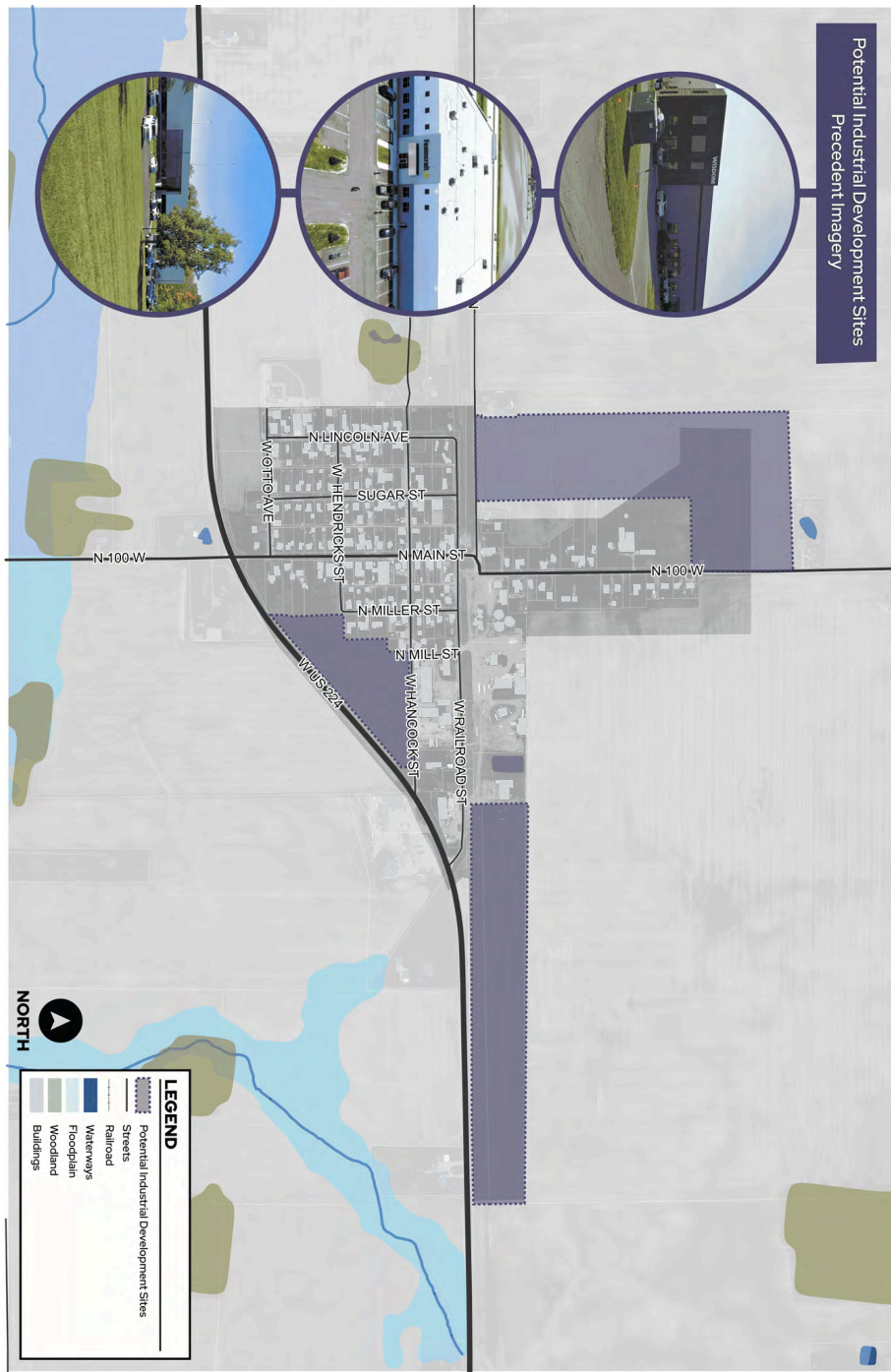


Figure 51: Uniondale Future Vision; Source: Context Design





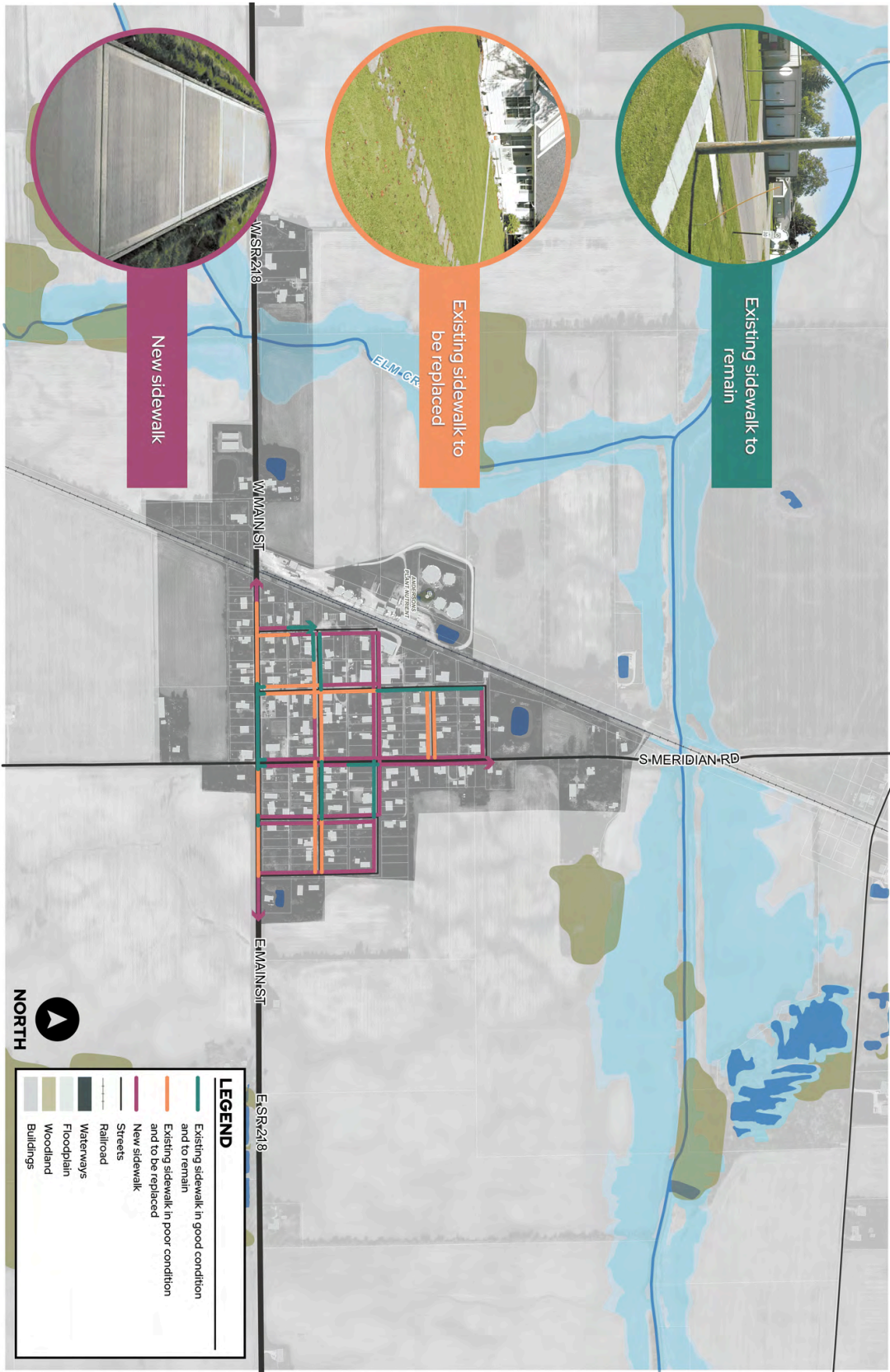
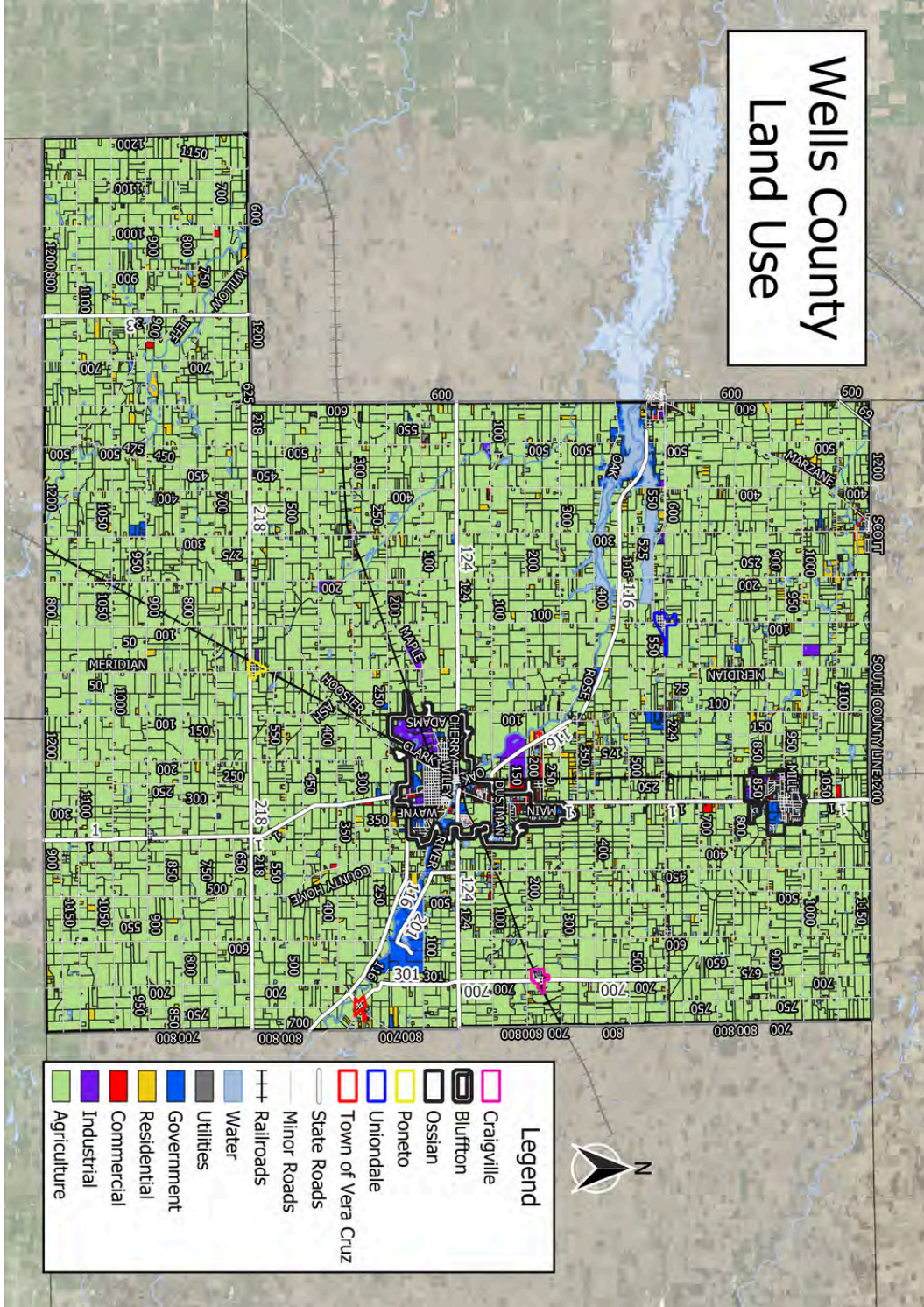


Figure 59: Poneto Future Vision; Source: Context Design

# VERIDUS MAPS: LAND USE

Figure 60: Wells County Land Use







# Town of Poneto



Figure 63: Poneto Land Use

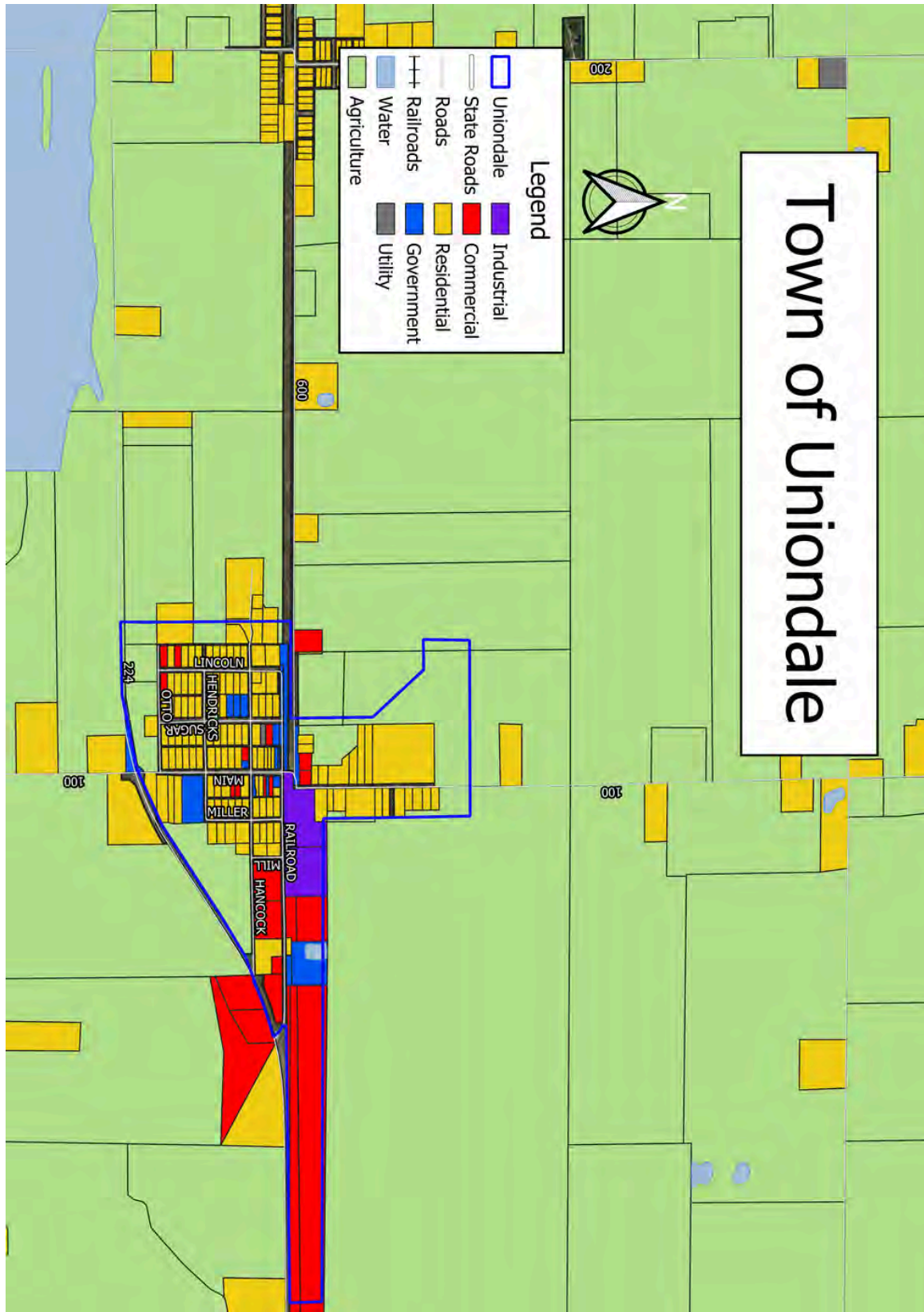


Figure 64: Uniondale Land Use

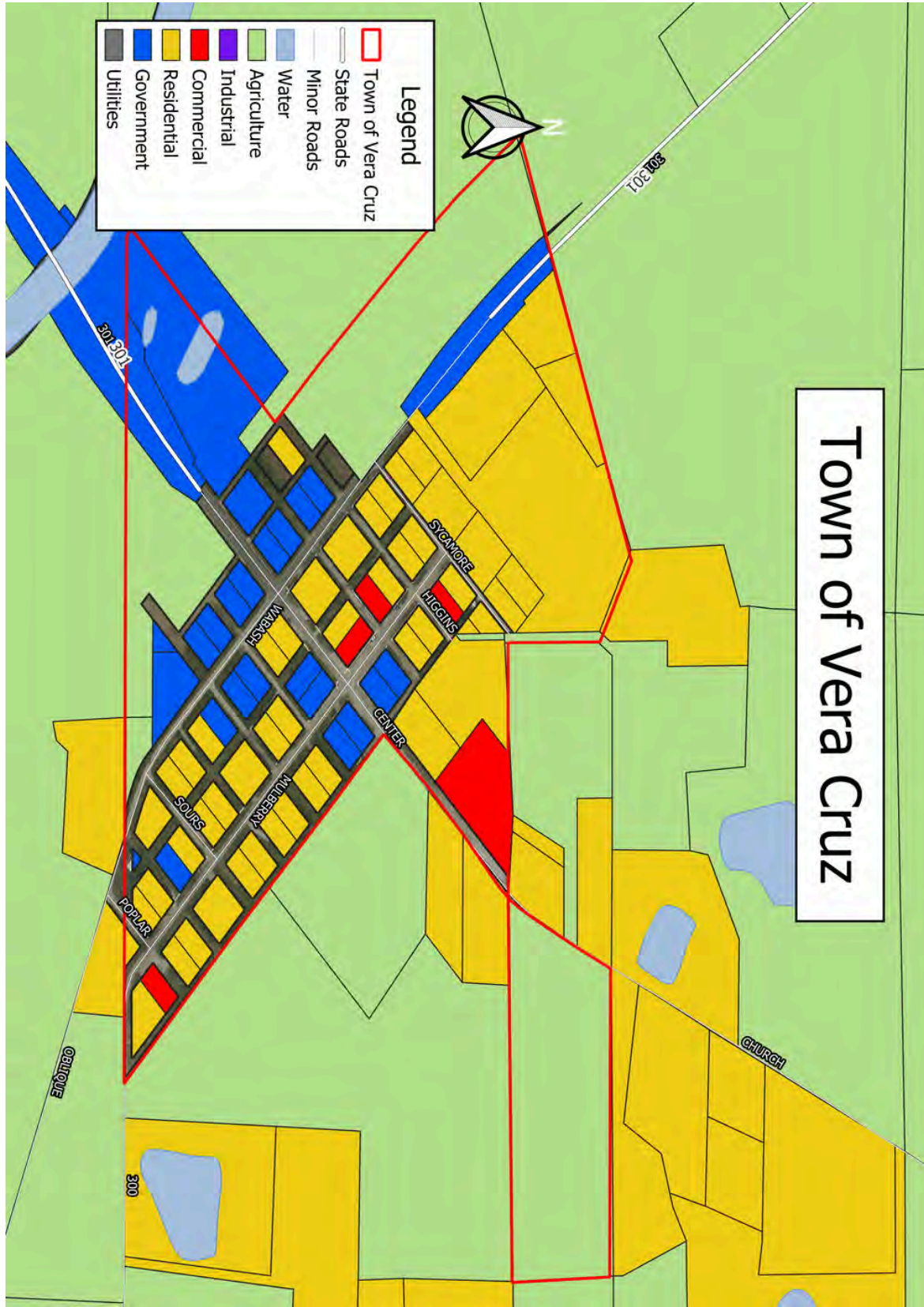


Figure 65: Vera Cruz Land Use

# ZONING

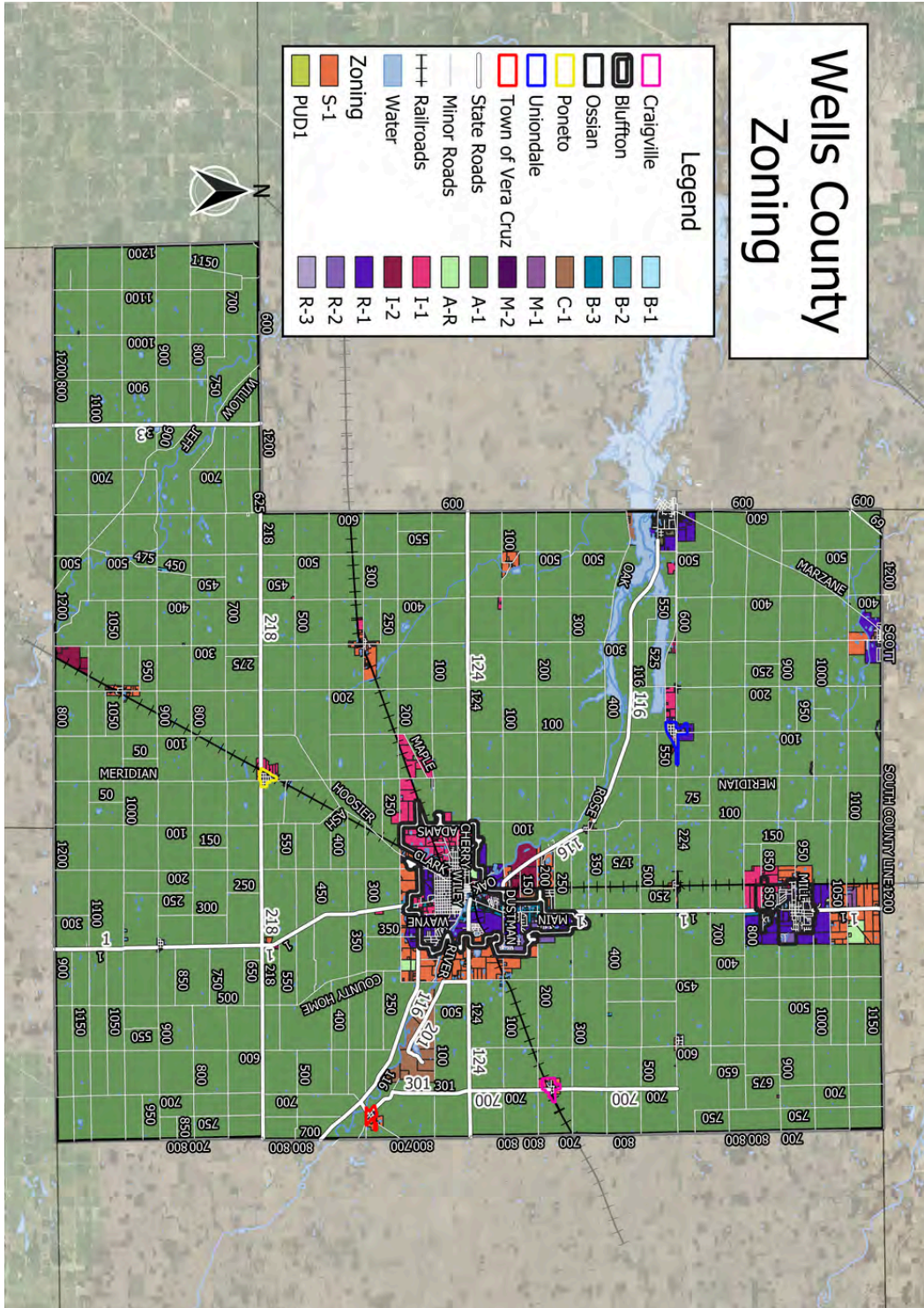


Figure 66: Wells County Zoning

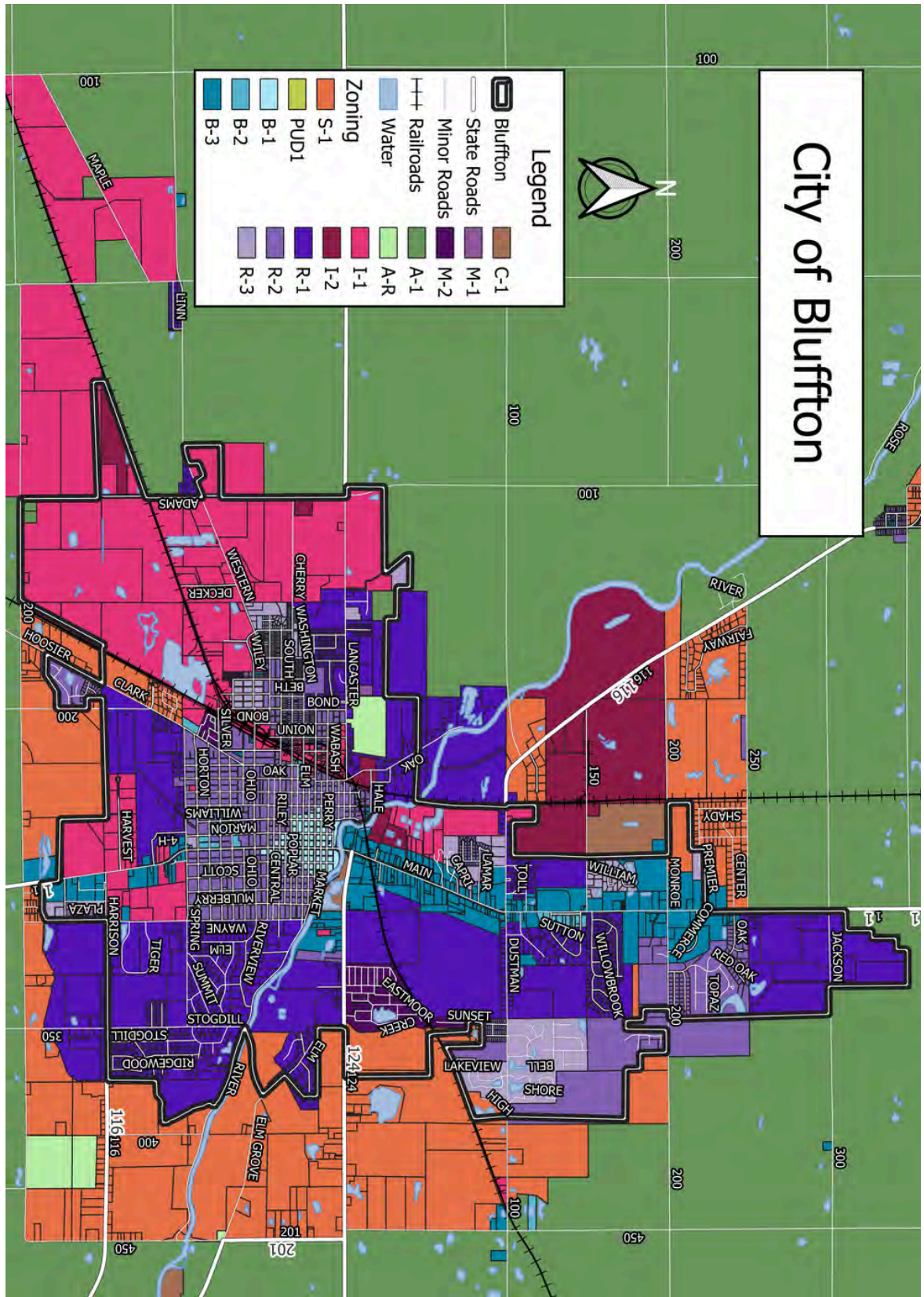


Figure 67: Bluffton Zoning





Figure 69: Poneto Zoning

# Town of Uniondale

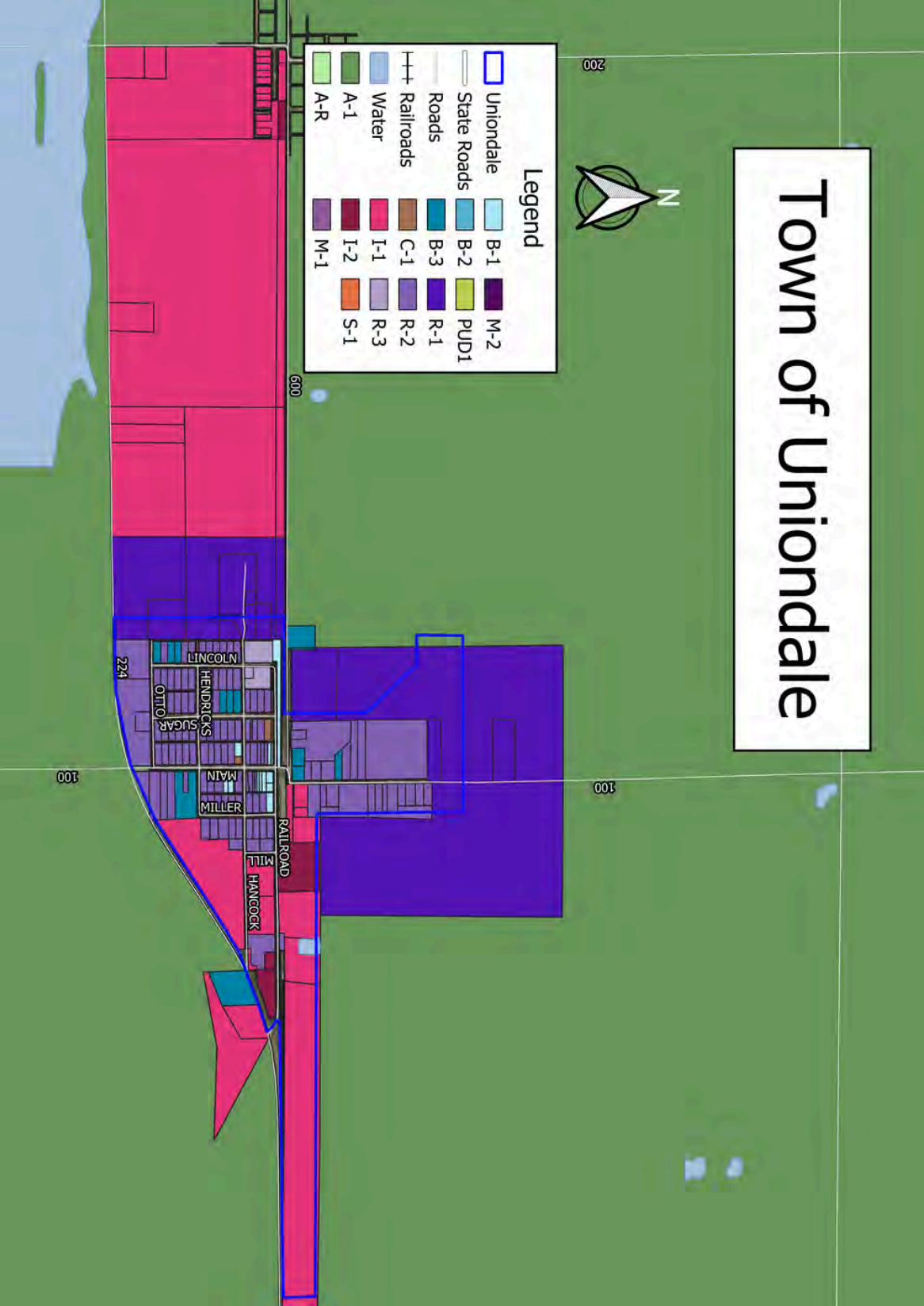


Figure 70: Uniondale Zoning

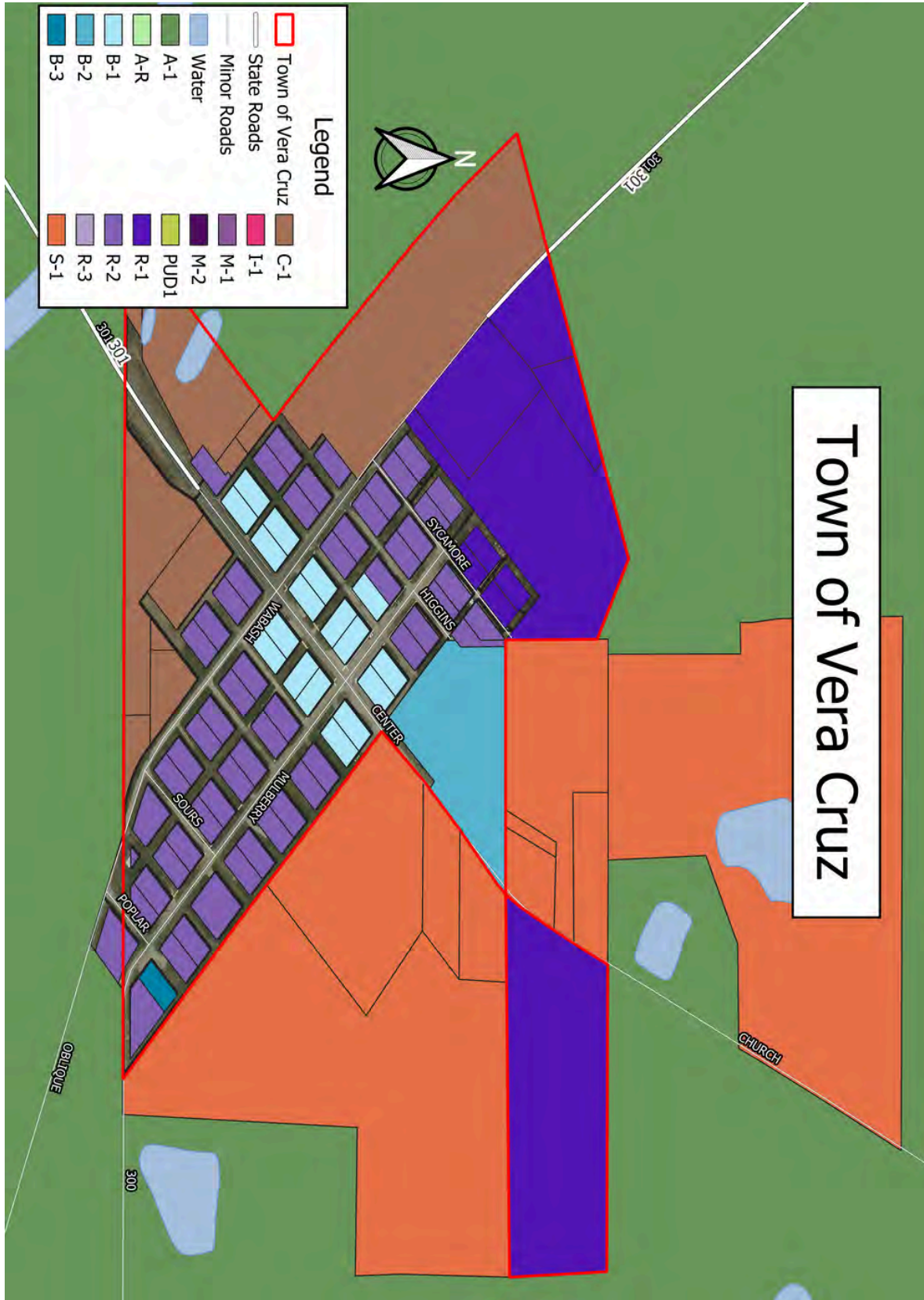


Figure 71: Vera Cruz Zoning

# VACANT PARCELS

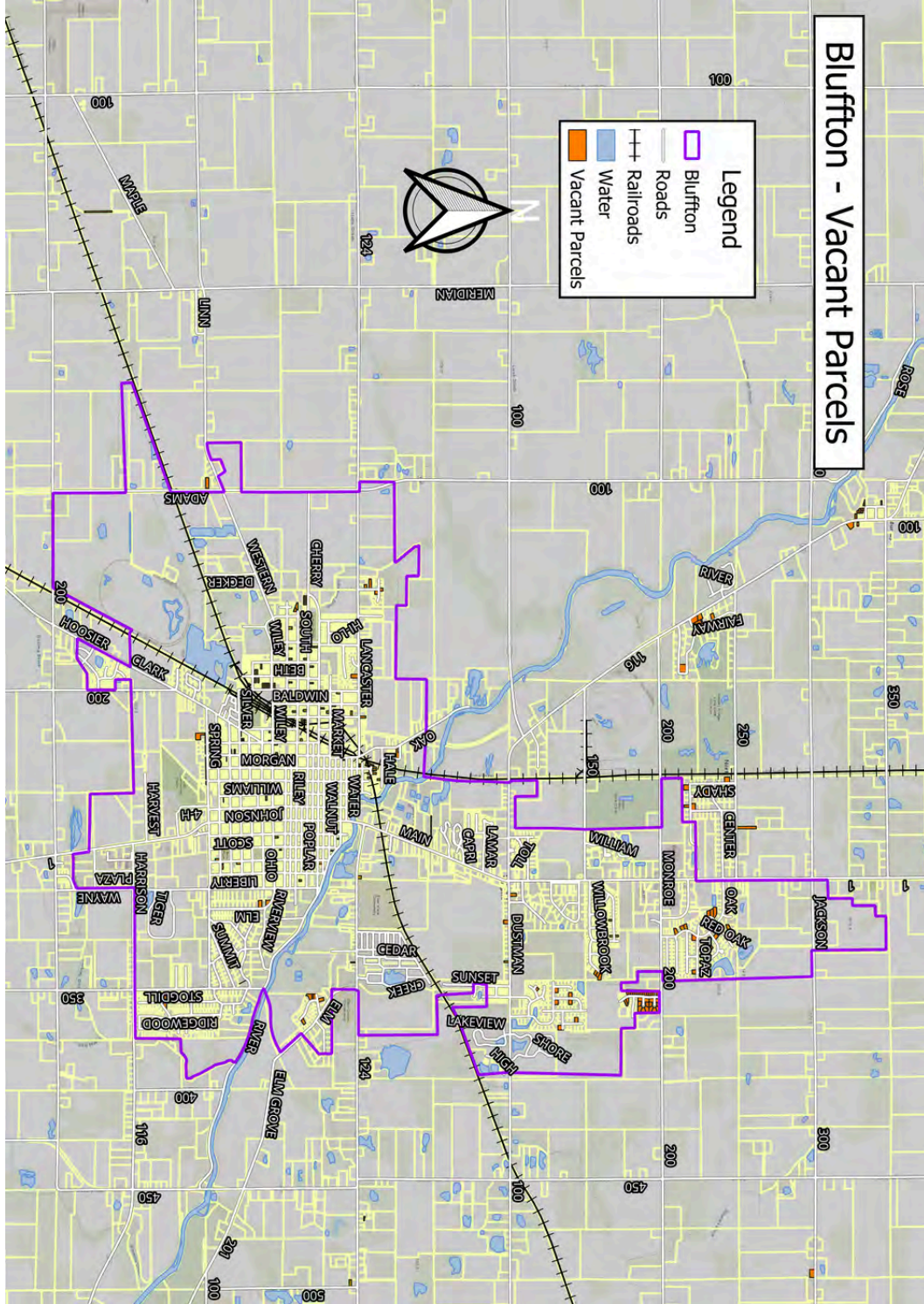


Figure 35: City of Bluffton Vacant Parcels



# Uniondale - Vacant Parcels

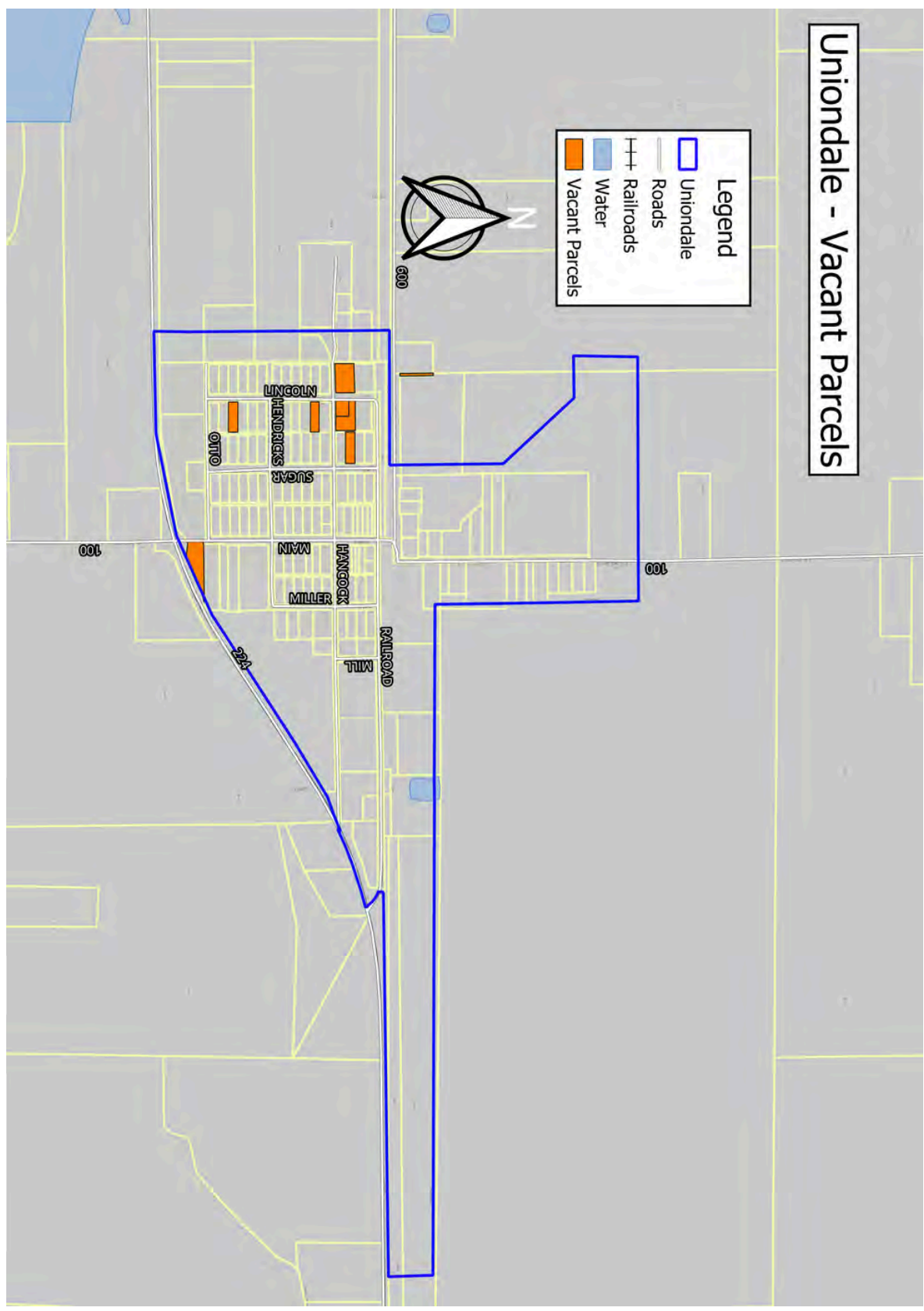


Figure 49: Town of Uniondale Vacant Parcels

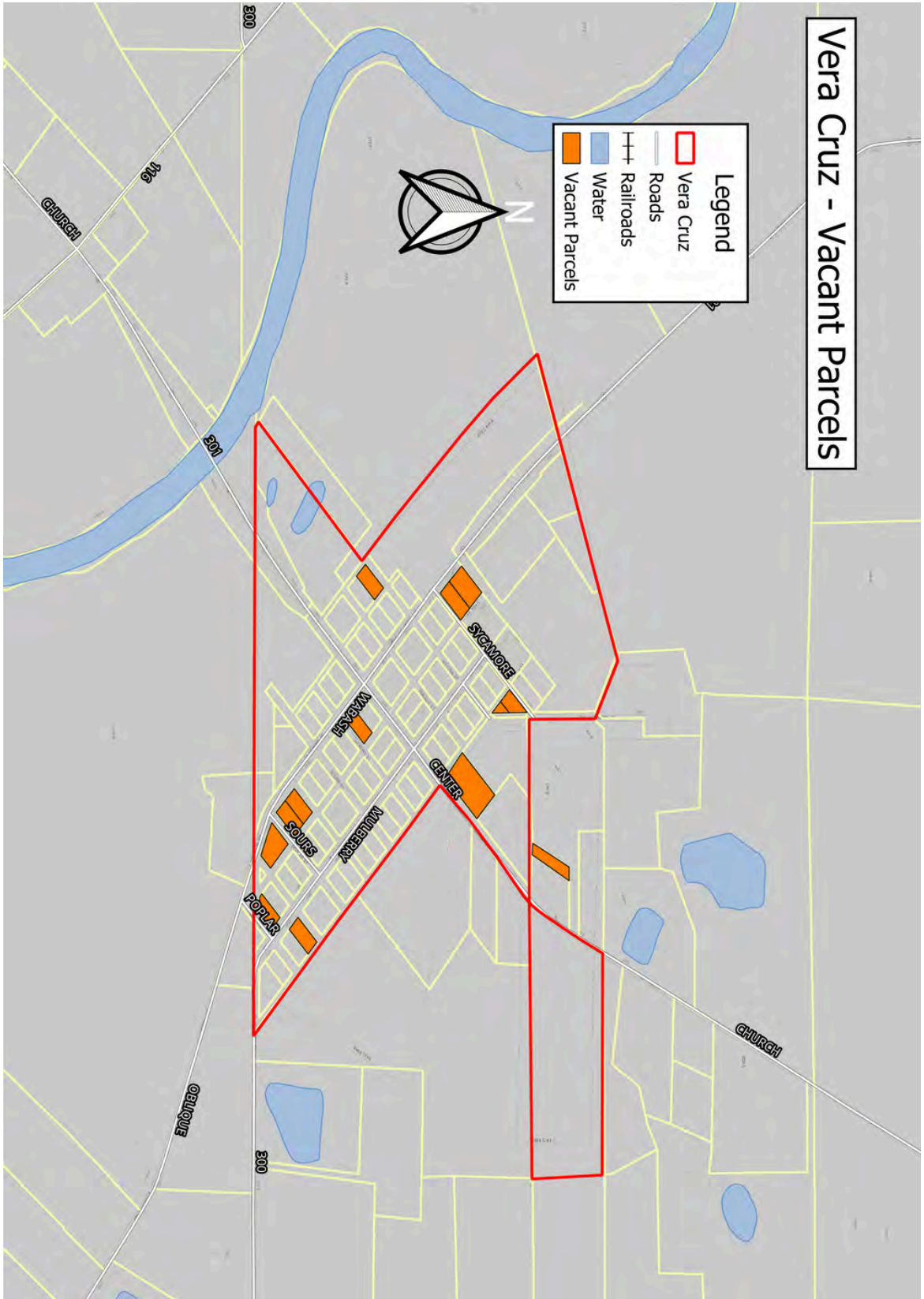


Figure 49: Town of Uniondale Vacant Parcels

# Poneto - Vacant Parcels

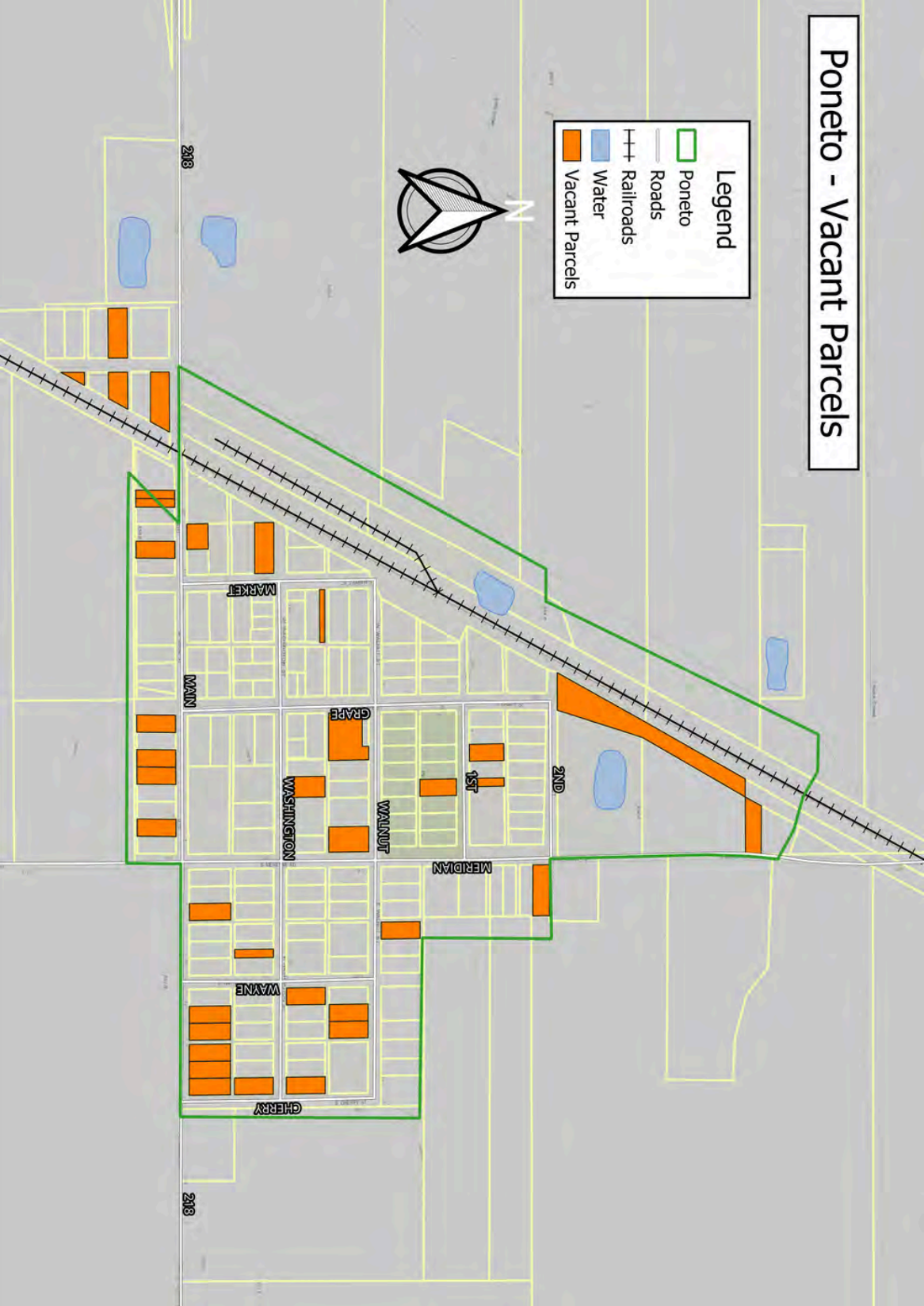


Figure 57: Town of Poneto Vacant Parcels

# SURVEY RESPONSES

## QUESTION 1

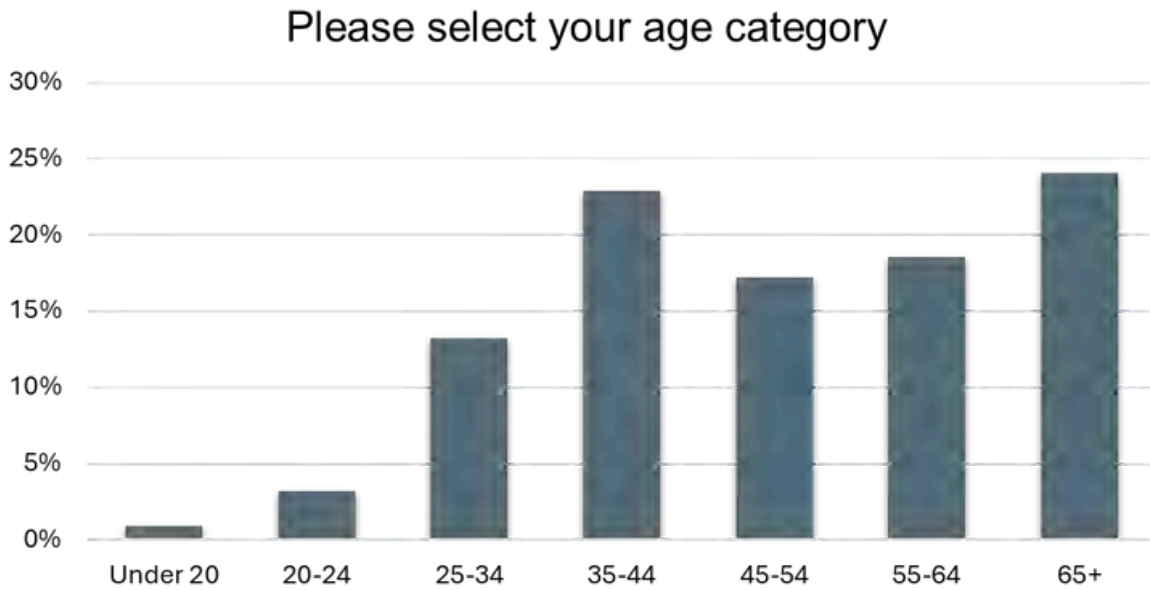


Figure 72: Question 1 Source: Wells County Survey

Answer Choices	Responses	
Under 20	0.89%	11
20-24	3.17%	39
25-34	13.23%	163
35-44	22.89%	282
45-54	17.21%	212
55-64	18.51%	228
65+	24.11%	297
	Answered	1232
	Skipped	7

## QUESTION 2

Which area of Wells County do you reside in or are you most connected to?

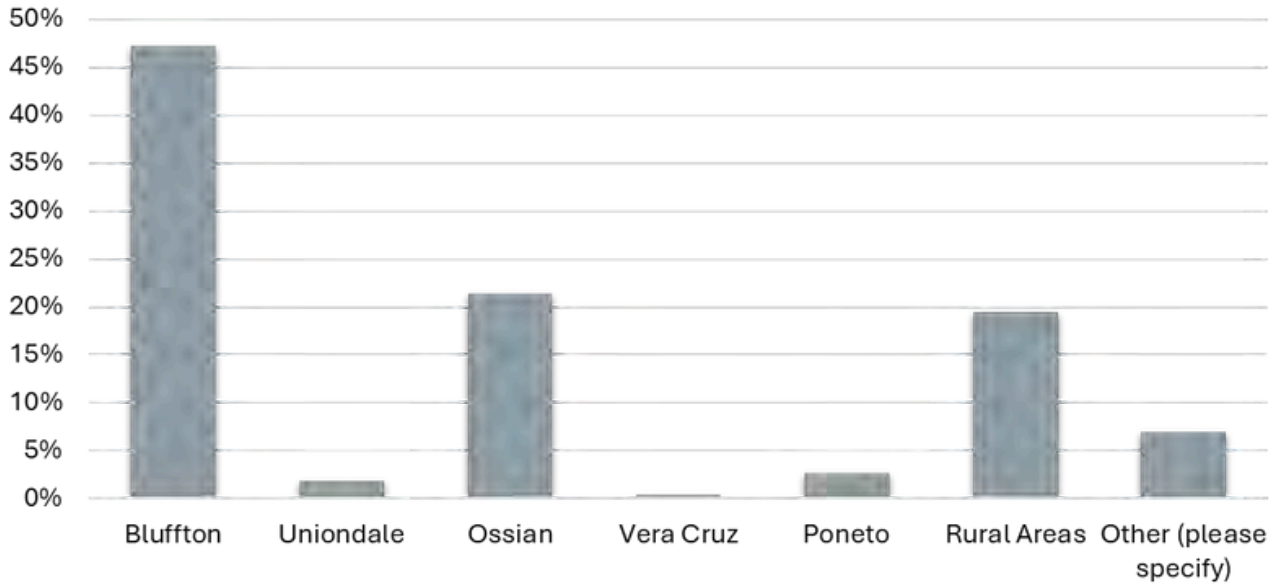


Figure 73: Question 2: Source: Wells County Survey

Answer Choices	Responses	
Bluffton	47.24%	583
Uniondale	1.86%	23
Ossian	21.39%	264
Vera Cruz	0.41%	5
Poneto	2.67%	33
Rural Areas	19.45%	240
Other (please specify)	6.97%	86
	Answered	1234
	Skipped	5

### QUESTION 3

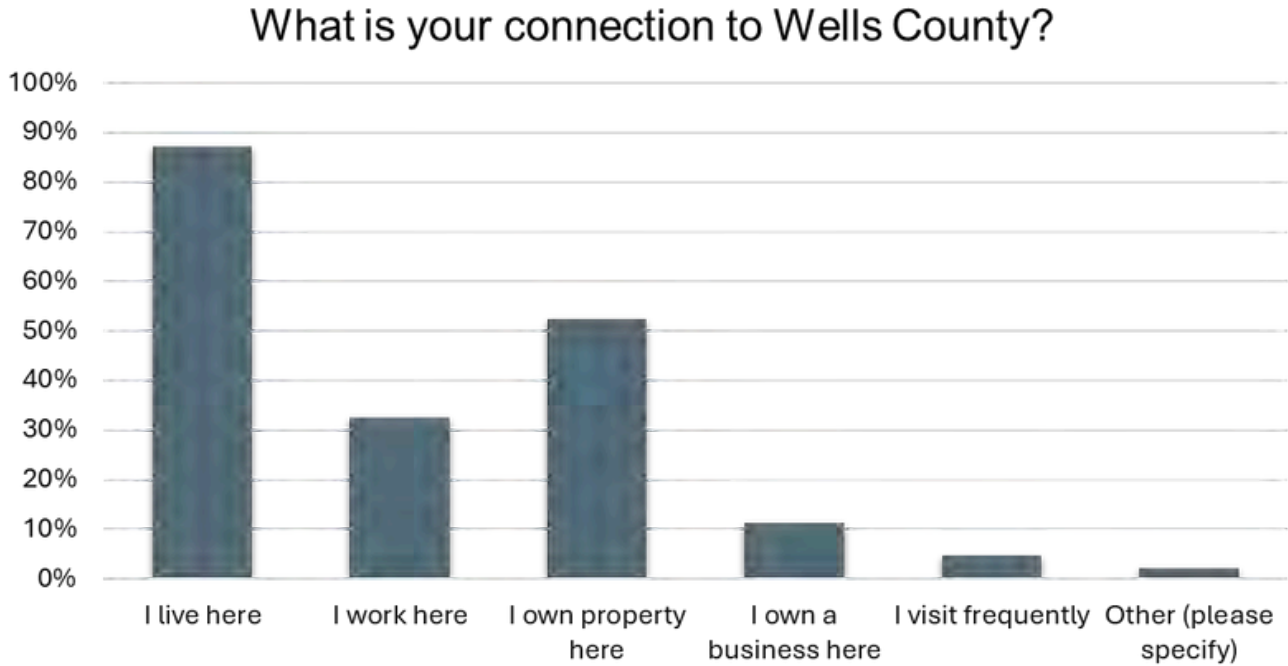


Figure 74: Question 3: Source: Wells County Survey

Answer Choices	Responses	
I live here	87.09%	1079
I work here	32.53%	403
I own property here	52.46%	650
I own a business here	11.38%	141
I visit frequently	4.68%	58
Other (please specify)	2.18%	27
	Answered	1239
	Skipped	0

## QUESTION 4

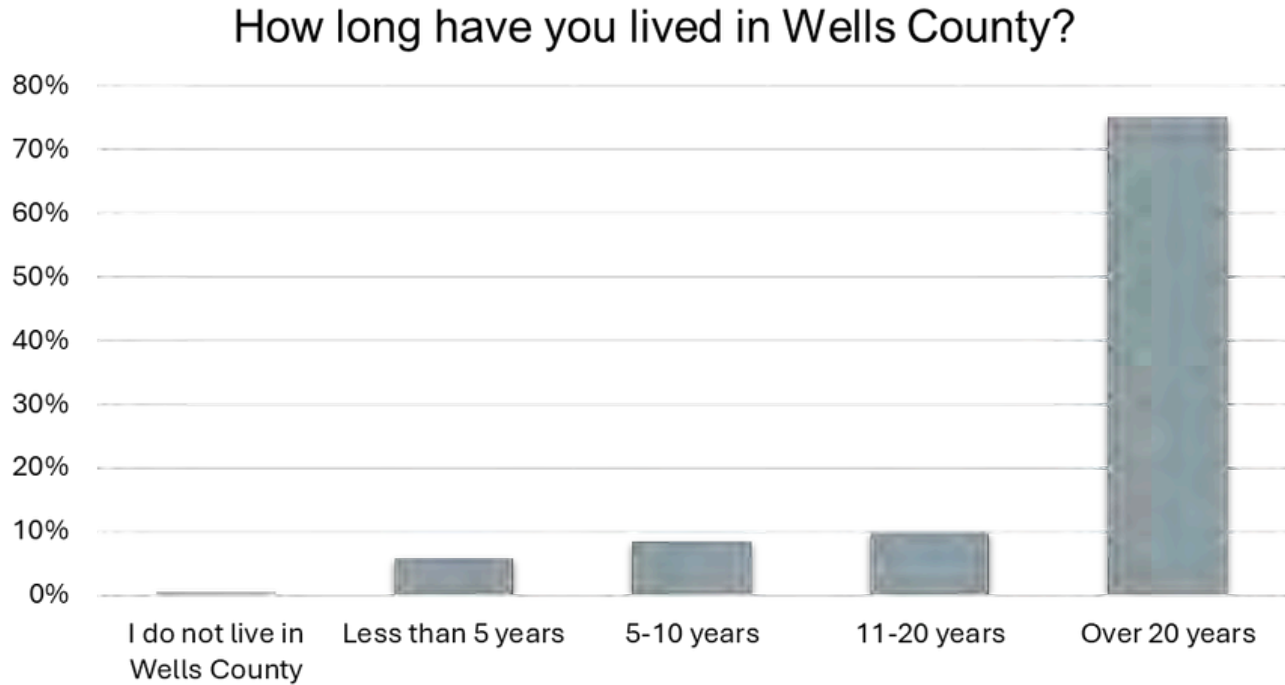


Figure 75: Question 4: Source: Wells County Survey

Answer Choices	Responses	
I do not live in Wells County	0.52%	6
Less than 5 years	5.86%	68
5-10 years	8.53%	99
11-20 years	9.91%	115
Over 20 years	75.17%	872
	Answered	1160
	Skipped	79

## QUESTION 5

How would you rate the overall quality of life in Wells County?

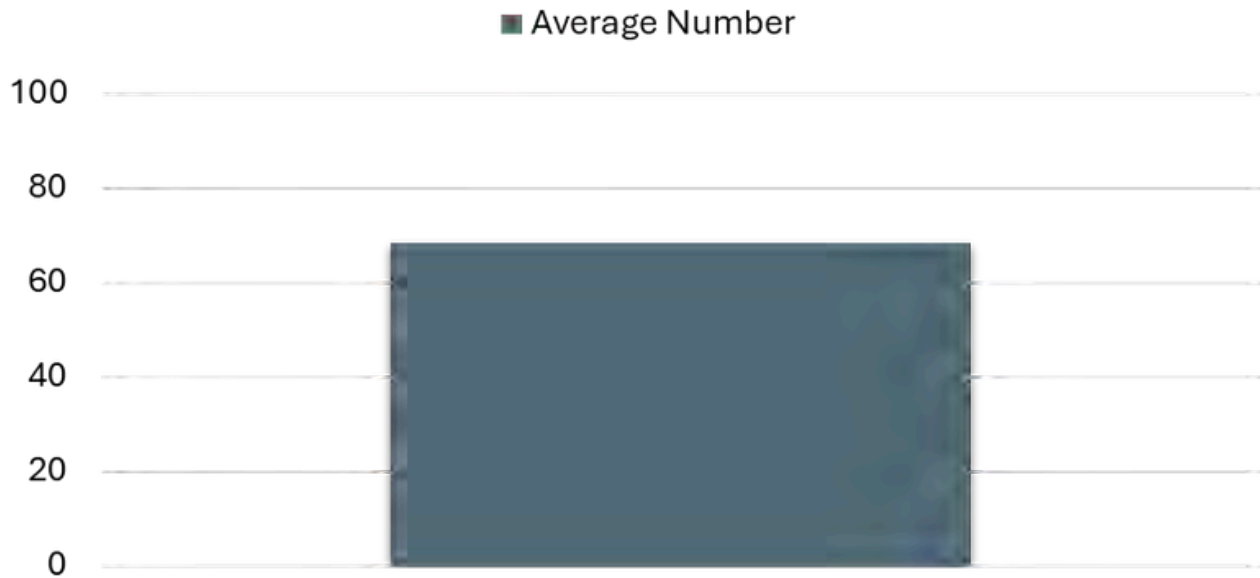


Figure 76: Question 5: Source: Wells County Survey

Answer Choices	Average Number	Total Number	Responses	
(no label)	68.37298387	67826	100.00%	992
			Answered	992
			Skipped	247

## QUESTION 6

Rank issues facing Wells County in the next 10 years from most important to least.

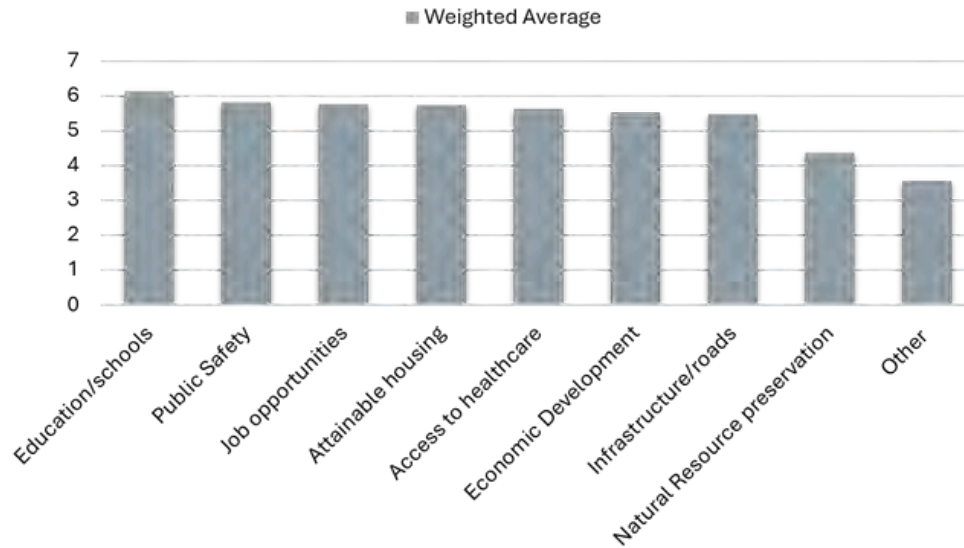


Figure 17: Question 6: Source: Wells County Survey

	1		2		3		4		5		6		7		8		9		Total	Weighted Average
																			Answered	992
																			Skipped	247
Education/Schools	18.36%	141	17.84%	137	15.63%	120	11.59%	89	11.07%	85	7.68%	59	7.81%	60	5.60%	43	4.43%	34	768	6.12
Public Safety	15.23%	118	14.97%	116	15.10%	117	12.39%	96	11.48%	89	9.81%	76	8.77%	68	7.87%	61	4.39%	34	775	5.8
Job Opportunities	10.78%	84	14.51%	113	16.82%	131	15.53%	121	12.32%	96	11.94%	93	8.09%	63	6.93%	54	3.08%	24	779	5.75
Attainable Housing	17.52%	134	14.25%	109	12.42%	95	12.81%	98	11.50%	88	8.63%	66	7.58%	58	8.89%	68	6.41%	49	765	5.74
Access to Healthcare	14.16%	110	13.00%	101	12.87%	100	14.16%	110	11.97%	93	9.14%	71	12.10%	94	9.40%	73	3.22%	25	777	5.61
Economic Development	11.27%	87	12.18%	94	14.12%	109	14.12%	109	13.21%	102	12.69%	98	11.14%	86	7.64%	59	3.63%	28	772	5.52
Infrastructure/Roads	9.31%	71	13.63%	104	14.42%	110	15.20%	116	11.93%	91	11.80%	90	11.80%	90	7.99%	61	3.93%	30	763	5.47
Natural Resource Preservation	5.86%	43	8.04%	59	9.95%	73	10.63%	78	8.04%	59	12.26%	90	14.71%	108	21.39%	157	9.13%	67	734	4.36
Other	19.63%	74	4.51%	17	2.39%	9	3.45%	13	3.18%	12	2.39%	9	3.98%	15	6.90%	26	53.58%	202	377	3.55



## QUESTION 8

How do you feel about the pace of growth and development in Wells County?

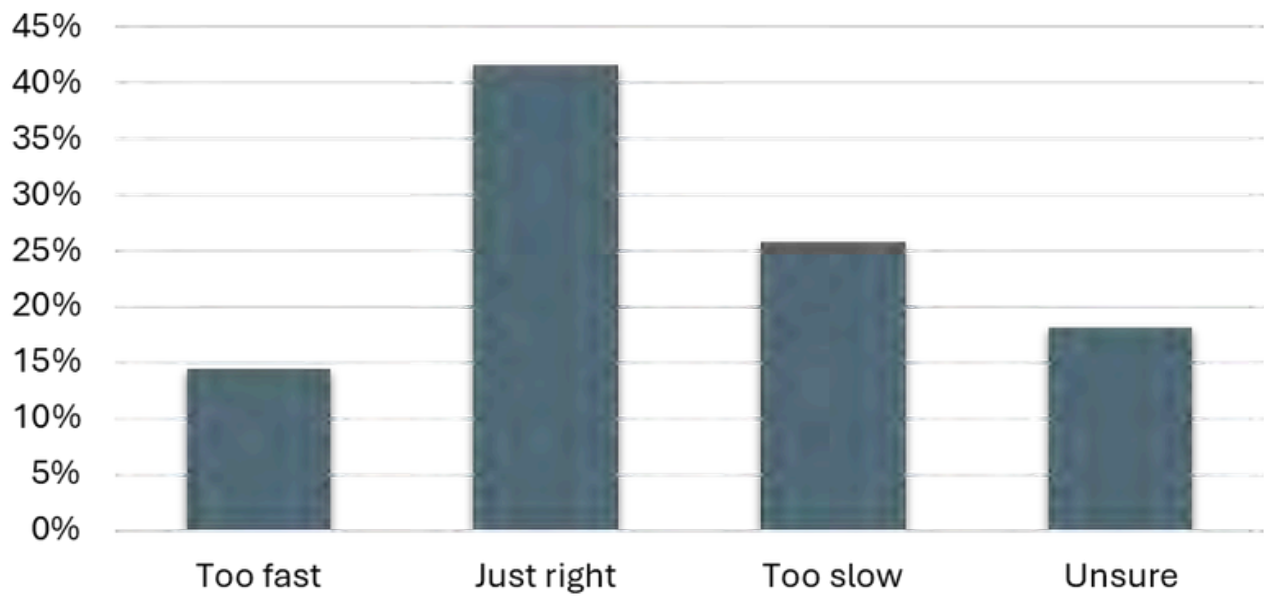


Figure 19: Question 8: Source: Wells County Survey

Answer Choices	Responses	
Too fast	14.40%	131
Just right	41.65%	379
Too slow	25.82%	235
Unsure	18.13%	165
	Answered	910
	Skipped	329

## QUESTION 9

Rank the types of development that Wells County should prioritize from most important to least.

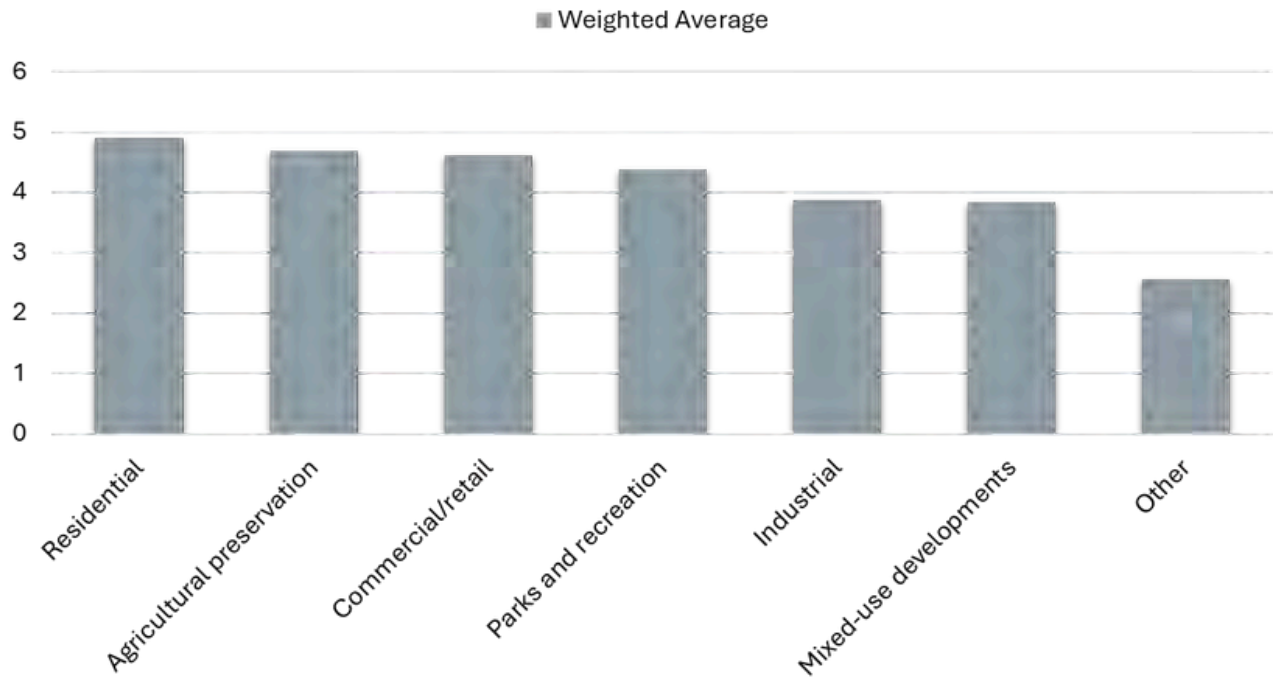


Figure 20: Question 9: Source: Wells County Survey

	1		2		3		4		5		6		7		Total	Weighted Average
															Answered	910
															Skipped	329
Residential	22.96%	183	20.45%	163	19.82%	158	14.18%	113	10.66%	85	7.28%	58	4.64%	37	797	4.9
Agricultural preservation	29.98%	244	14.13%	115	12.04%	98	11.06%	90	11.92%	97	12.41%	101	8.48%	69	814	4.68
Commercial/Retail	15.42%	120	19.41%	151	19.67%	153	18.89%	147	13.37%	104	9.77%	76	3.47%	27	778	4.61
Parks and recreation	12.63%	100	21.46%	170	16.54%	131	15.15%	120	14.65%	116	13.51%	107	6.06%	48	792	4.38
Industrial	8.54%	64	12.68%	95	14.69%	110	17.76%	133	20.43%	153	19.09%	143	6.81%	51	749	3.87
Mixed-use developments	6.63%	49	11.50%	85	15.83%	117	20.43%	151	21.11%	156	19.62%	145	4.87%	36	739	3.84
Other	13.54%	47	3.17%	11	6.05%	21	4.61%	16	5.19%	18	10.09%	35	57.35%	199	347	2.56



## QUESTION 11

Rank the types of housing most needed in Wells County from most needed to least.

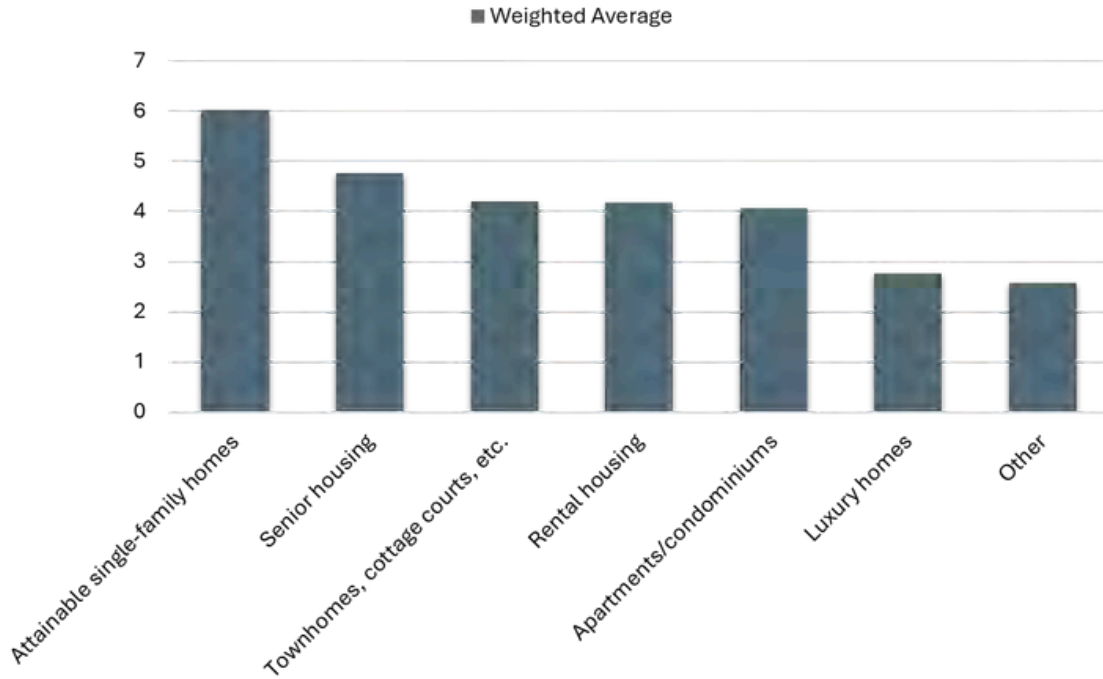


Figure 22: Question 11: Source: Wells County Survey

	1		2		3		4		5		6		7		Total	Weighted Average
															Answered	878
															Skipped	361
Attainable single-family homes	64.84%	522	13.54%	109	6.83%	55	3.48%	28	3.48%	28	1.74%	14	6.09%	49	805	6.03
Senior housing	11.40%	84	28.09%	207	19.00%	140	19.95%	147	12.75%	94	7.33%	54	1.49%	11	737	4.77
Townhomes, cottage courts, etc.	3.74%	26	17.41%	121	22.88%	159	20.72%	144	22.88%	159	9.64%	67	2.73%	19	695	4.19
Rental housing	8.39%	60	20.84%	149	15.94%	114	17.20%	123	17.06%	122	13.15%	94	7.41%	53	715	4.17
Apartments/Condominiums	3.67%	26	11.57%	82	26.80%	190	22.00%	156	21.02%	149	11.00%	78	3.95%	28	709	4.06
Luxury homes	5.81%	40	7.85%	54	5.38%	37	9.45%	65	10.03%	69	32.70%	225	28.78%	198	688	2.77
Other	12.66%	39	4.55%	14	3.25%	10	4.22%	13	7.14%	22	18.18%	56	50.00%	154	308	2.57



## QUESTION 13

### How important is economic development to Wells County's future?

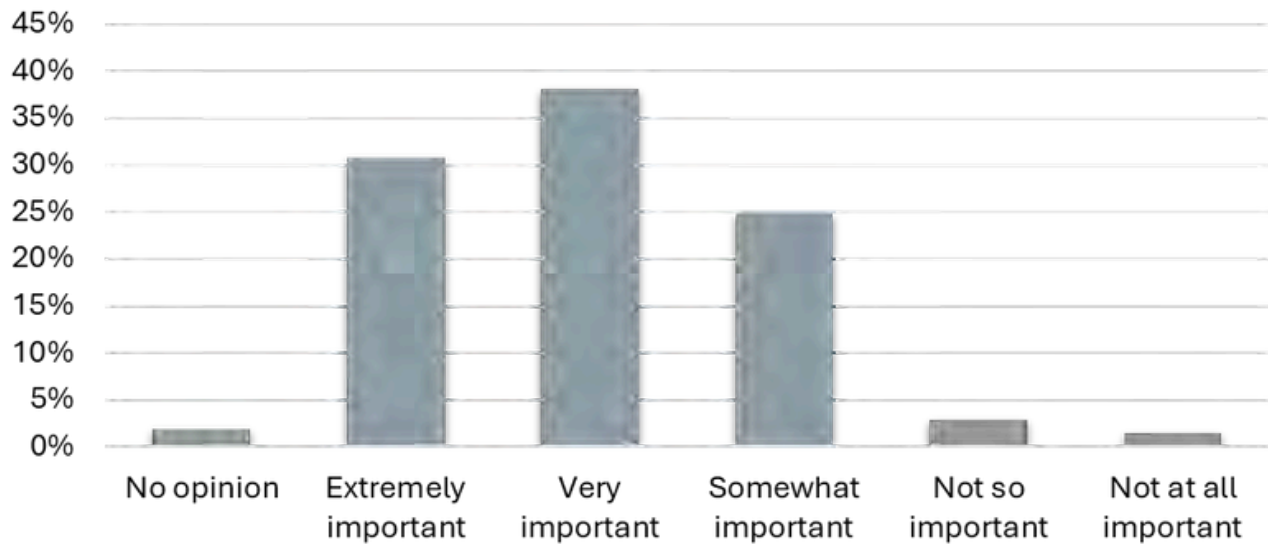


Figure 24: Question 13: Source: Wells County Survey

Answer Choices	Responses	
No opinion	1.88%	16
Extremely important	30.83%	263
Very important	38.10%	325
Somewhat important	24.85%	212
Not so important	2.81%	24
Not at all important	1.52%	13
	Answered	853
	Skipped	386

## QUESTION 14

Rank the types of businesses you would like to see more of in Wells County from most wanted to least.

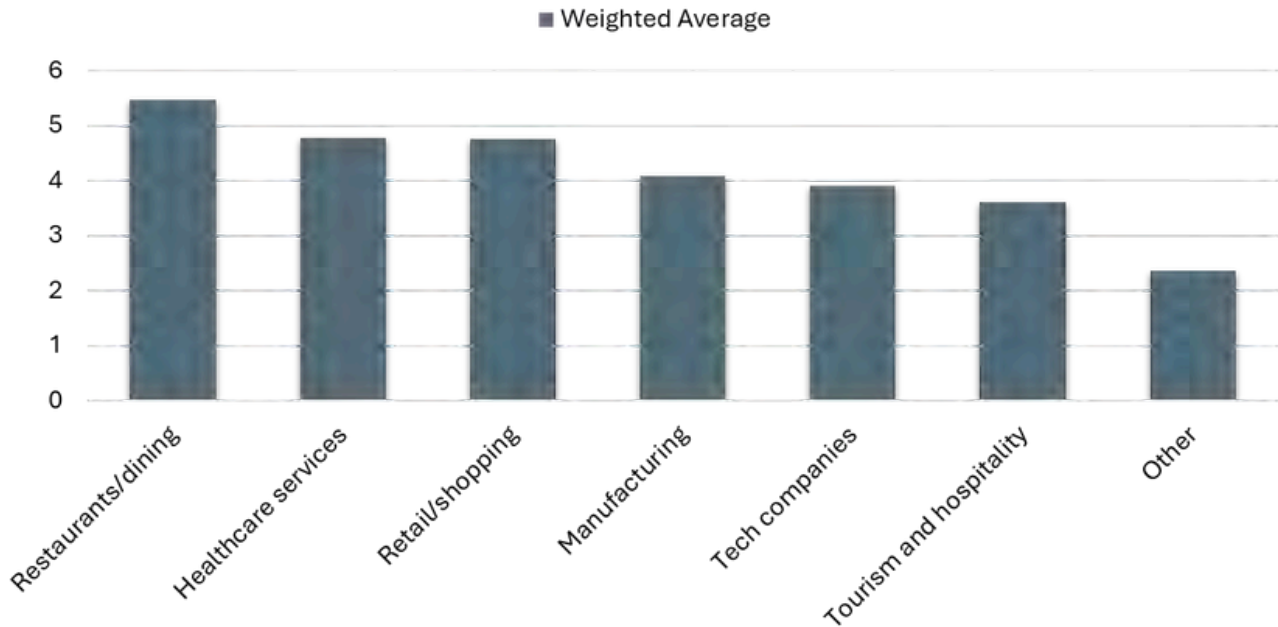


Figure 25: Question 14: Source: Wells County Survey

	1		2		3		4		5		6		7		Total	Weighted Average
															Answered	853
															Skipped	386
Restaurants/ Dining	39.19%	299	21.10%	161	14.29%	109	10.22%	78	8.13%	62	3.80%	29	3.28%	25	763	5.48
Healthcare services	20.53%	156	19.74%	150	17.11%	130	17.76%	135	11.71%	89	10.00%	76	3.16%	24	760	4.77
Retail/ Shopping	11.51%	86	25.17%	188	24.77%	185	16.47%	123	11.51%	86	8.43%	63	2.14%	16	747	4.75
Manufacturing	12.52%	91	14.03%	102	14.58%	106	16.37%	119	18.16%	132	18.57%	135	5.78%	42	727	4.08
Tech companies	9.78%	68	11.51%	80	13.09%	91	18.13%	126	24.46%	170	17.70%	123	5.32%	37	695	3.9
Tourism and hospitality	4.99%	35	9.99%	70	16.98%	119	18.69%	131	17.40%	122	22.97%	161	8.99%	63	701	3.62
Other	12.24%	36	3.40%	10	5.10%	15	3.40%	10	4.76%	14	5.78%	17	65.31%	192	294	2.36



## QUESTION 16

How would you rate the current transportation infrastructure (roads, bridges, sidewalks, etc.) in Wells County?

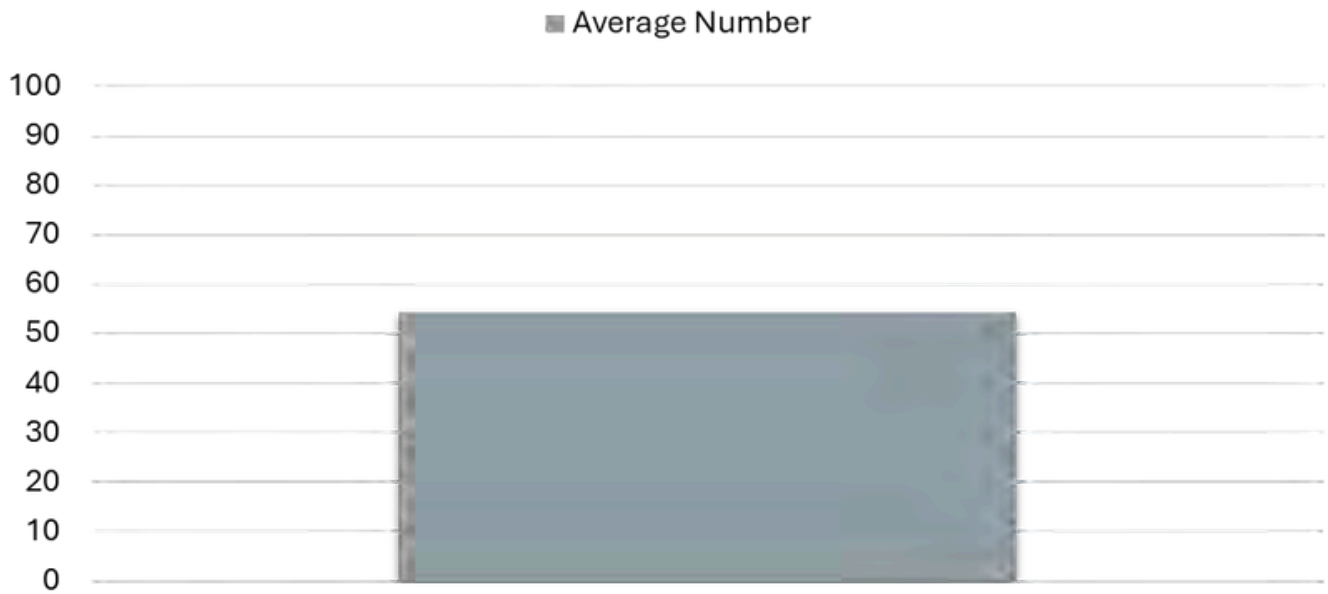


Figure 77: Question 16: Source: Wells County Survey

Answer Choices	Average Number	Total Number	Responses	
(no label)	54.22208884	45167	100.00%	833
			Answered	833
			Skipped	406

## QUESTION 17

Rank the transportation improvements you would like to see from most wanted to least.

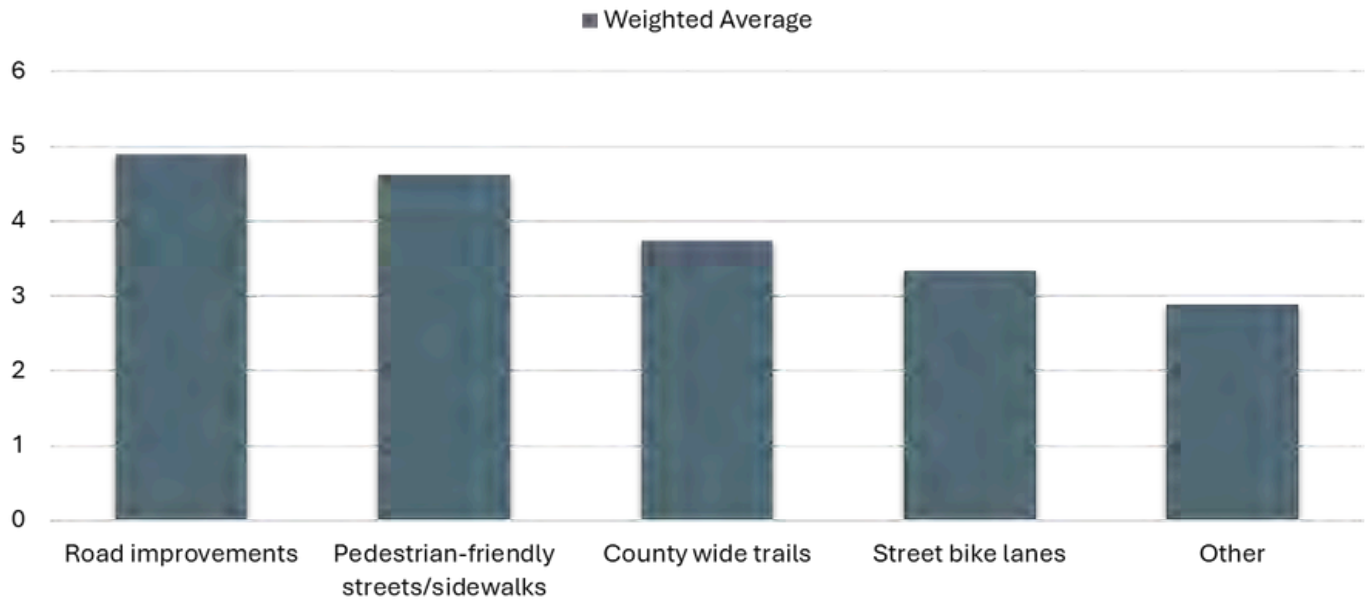


Figure 27: Question 17: Source: Wells County Survey

	1		2		3		4		5		6		Total	Weighted Average
													Answered	833
													Skipped	406
Road improvements	50.88%	403	17.68%	140	13.01%	103	11.11%	88	3.79%	30	3.54%	28	792	4.9
Pedestrian-friendly Streets/Sidewalks	26.43%	194	37.74%	277	18.39%	135	9.54%	70	5.04%	37	2.86%	21	734	4.62
County wide trails	12.02%	85	19.52%	138	25.74%	182	24.33%	172	9.62%	68	8.77%	62	707	3.74
Street bike lanes	4.60%	32	12.37%	86	27.34%	190	31.94%	222	14.39%	100	9.35%	65	695	3.33
Other	13.44%	41	12.79%	39	6.23%	19	5.90%	18	39.34%	120	22.30%	68	305	2.88



## QUESTION 19

Rank the types of amenities and services that would most improve the quality of life in Wells County from best to worst.

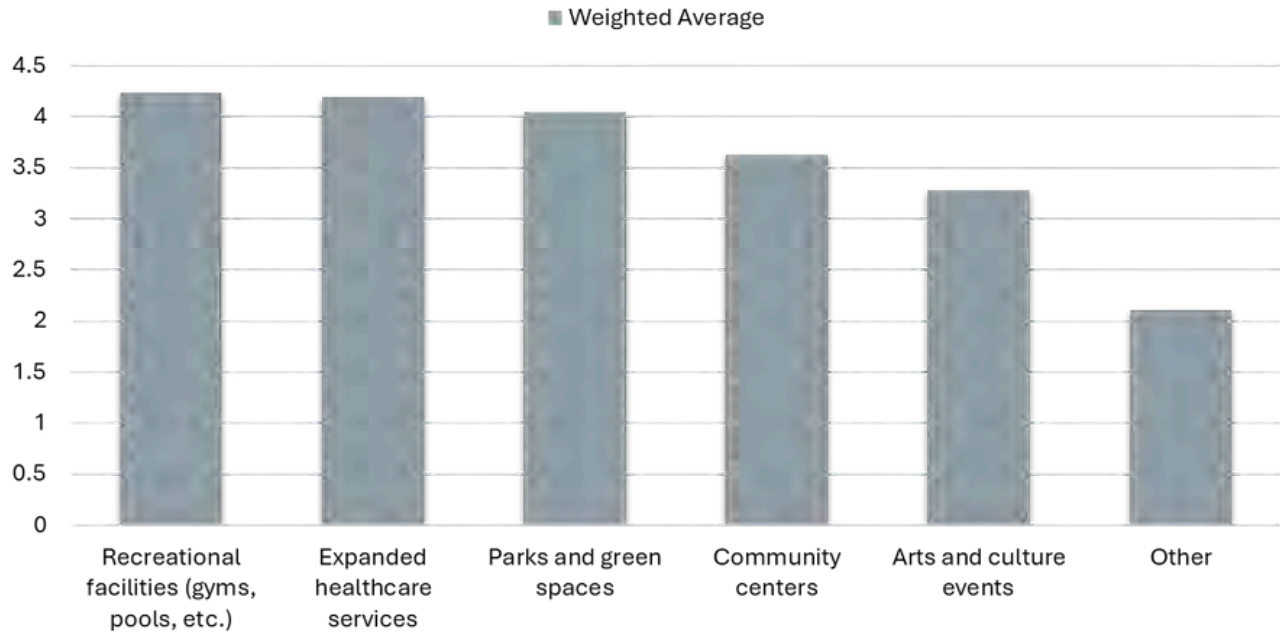


Figure 29: Question 19: Source: Wells County Survey

	1		2		3		4		5		6		Total	Weighted Average
													Answered	812
													Skipped	427
Recreational facilities (gyms, pools, etc.)	23.78%	171	25.45%	183	19.61%	141	15.99%	115	11.40%	82	3.76%	27	719	4.23
Expanded healthcare services	33.92%	249	14.58%	107	15.26%	112	14.31%	105	16.62%	122	5.31%	39	734	4.19
Parks and green spaces	18.08%	130	25.03%	180	22.67%	163	16.13%	116	12.80%	92	5.29%	38	719	4.04
Community centers	8.76%	61	19.25%	134	23.42%	163	25.72%	179	20.40%	142	2.44%	17	696	3.63
Arts and culture events	10.07%	71	14.04%	99	16.17%	114	22.55%	159	27.52%	194	9.65%	68	705	3.28
Other	15.04%	40	3.38%	9	2.63%	7	2.63%	7	9.02%	24	67.29%	179	266	2.11



