

# First Impressions

## Louisburg, Kansas

K-State Research and Extension in Partnership  
with

The Dane G. Hansen Foundation



- 2010 Census Population 4,315 (2000 Census: 2,576)  
(UP 67.5% since 2000\*) **KS= +6.1%**
- 2016 Estimate is 4,527 (UP 66.7% since 2000 **KS= +8.1%**)
- 27.6% college educated, 94.3% high school or GED
  - **KS 31% college education, 90% HS or equivalency**
- 64.4% family households, 35.6% non-family
- Poverty rate is 6.3% (**KS=13.6%**)
- Median Age 37.3 years (**36**)
- Median household income is \$51,078 (**\$52,205**)

## Web Presence:

- <http://www.louisburgkansas.gov/> (City)
- <http://www.louisburgkansas.com/> (Chamber)
- The City's website promotes a positive impression of the organization and the community.
- The City's website is attractive and easy to navigate, the Chamber's website pairs nicely with additional community info.
- Chamber website has some information that is missing or outdated.

## FaceBook

### “Louisburg, Kansas” search produces:

1. <https://www.facebook.com/places/Things-to-do-in-Louisburg-Kansas/108203705867243/>
2. Louisburg Cider Mill
3. Louisburg Chamber of Commerce
4. <http://www.facebook.com/louisburgkansas> No entries since Feb 24. **2,031 likes (not the official page)**
5. Louisburg Market Street

## FaceBook

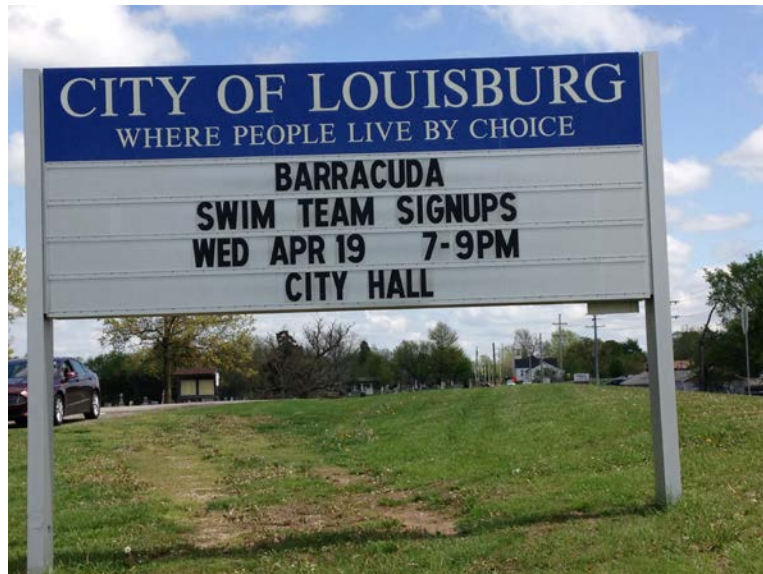
### **“Louisburg, Kansas” search produces:**

6. Louisburg Athletic Club
7. Louisburg Library
8. Timbercreek Louisburg
9. Louisburg Tire & Automotive
10. Louisburg Chiropractic Office
11. City of Louisburg KS

<https://www.facebook.com/LouisburgKS/>

## The “Five-Minute” Impression

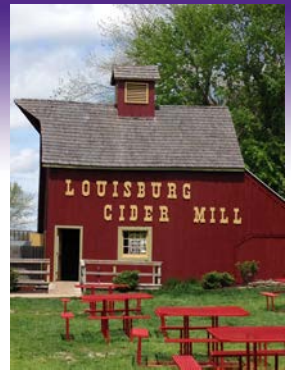
- The appearance of the community gives the impression that residents care about their city.
- A very strong sense of “community,” and it was obvious that we had arrived in Louisburg based on the feel of the city and the appropriate signage.





## The “Five-Minute” Impression

- Louisburg Cider Mill is a nice local amenity.
- Based on the infrastructure and available tenant space, the community anticipated growth; both the east and west side commercial areas have space still available.



# The “Five-Minute” Impression

- Buildings along Amity are well-maintained and attractive. Less so along Metcalf and some of the retail areas.





## The “Five-Minute” Impression

- I had a tough time finding signage for “Downtown” but found the district when I turned at the Library sign.
- Traffic was significantly backed up at 8 am at Amity and Metcalf.



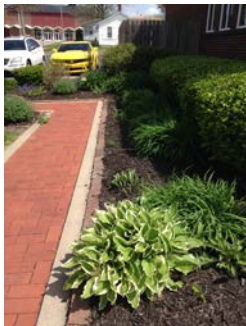
## Downtown Business Area

- Downtown was aged, but City Hall was beautiful, a real credit to the community.
- Except for getting gas, none of our visitors went into the businesses.



## Downtown Business Area

- Building and street conditions varied. Some of the buildings (banks, etc.) were nicely manicured, while the (former?) Chinese restaurant building was surrounded by weeds.





## Downtown Business Area

- Downtown was pleasant, but inconsistent in design and condition, yet you could tell you were downtown.
- Broadway has strong potential



# Downtown Business Area





## Public Amenities

- Some of the businesses offered benches as part of their individual landscaping/streetscaping designs.
- Downtown is walkable and had sufficient parking, although the quality and accessibility of the sidewalks varies.





## Other Retail Shopping Areas

- We visited a C-mart on the east end of Highway 68/Amity Street. C-Mart Service was indifferent.
- Neither shopping area along Amity seems very pedestrian-friendly.



## Other Retail Shopping Areas

- The retail areas just off US 69 look very nice, giving Louisburg a modern, developed feel, and along Amity the way the retail/commercial blends with the surrounding landscape gives the community a very natural feel. The S. Metcalf strip mall is less nice, but home to some great businesses.



## Industrial Parks/Commercial Areas

- Very little industrial activity was observed. The areas zoned for industrial activities seemed limited, but may be appropriate for the community at this time.
- Proximity to US -69 is a big asset.

*Entrepreneurs who choose to start their small businesses are responsible for 63 percent of net new jobs created in the United States every year.*

- City Website promotes Miami County Microloan fund.





## Health Care Services

- The nearest hospital is Paola, and larger medical centers are in Olathe and Belton, MO.
- The community has a nice variety of healthcare providers (Doctors, dentists, minor emergency care, chiropractic, vision care, pharmacy and physical therapy.)



## Long-Term Care

- Vintage Park provides both long-term and hospice care.
- Maintenance-free 55+ housing, Vintage Park and one other nursing home are available.



## Long-Term Care

- Louisburg Healthcare and Rehabilitation Center does not have an active website but has a Facebook page that does not represent the facility or the community in the best possible manner.

*On closer examination, this was an “unofficial page.” The pop-up explanation says, “This unofficial Page was created because people on Facebook have shown interest in this place or business. It's not affiliated with or endorsed by anyone associated with Louisburg Healthcare and Rehabilitation Center.”*





## Housing data (2015)

## KANSAS

• Total Housing Units	1,836	
• Total Occupied Houses	1,776 (96.7%)	(89.5%)
• Vacant Houses	60 ( 3.3%)	(10.5%)
• Owner Occupied	1,164(66%)	(66.7%)
• Renter Occupied	612(34%)	(33.3%)

# Housing

- Louisburg appears to have a wide variety of housing at multiple price points. Both newer and settled neighborhoods.





# Housing



# Housing

- Lower –cost properties mostly are clustered around the community's core.
- Conversation with a local realty broker (whose firm represents most of the properties for sale) indicated at that moment 25 properties were on the market.





# Housing

- Visitors saw one non-senior apartment-style complex, but otherwise it was difficult to tell which housing options were for sale or rent.



# Housing

- Certain neighborhoods are better maintained than others.

*Usually my photos over-represent homes that need clean up because small towns struggle to keep up. This is the only example I snapped in Louisburg.*





## Schools

- Louisburg's schools are award-winning and appeared to be in fine condition.
- Especially impressed with grounds maintenance.
- Noticed a lot of school pride throughout town, making it clear that the schools are a unifying factor.



## Schools

- Conversations around the city reveal a very intentional effort has been made to not have factions within the district.
- Rather than building more elementary schools, each building accommodates a smaller number of grade levels. (K-2, 3-5)



# Schools

- Louisburg USD 416 has a good internet presence.



<https://www.usd416.org>

Directory Pdf - K-State American FactFinder Starting a small business Facebook Science of Mind Marc The Civil Conversation

Have a Safe and Fun Summer

District BUDGET ENROLLMENT Louisburg High Louisburg Middle Broadmoor 3-5 Elem Rockville K-2 Elem

Circle Grove PRESCHOOL Louisburg Virtual Learning Center District Online Resources Resources Archives Parent Signups

**Louisburg**  
Unified School District 416  
Home of the Wildcats

**Louisburg Band Recognized at the Statehouse!**

On Tuesday, May 2nd, Mr. John Cisetti, Director of Bands, Dr. Brian Biermann, Superintendent of Schools, Hannah Becker, Julia Walker, and Chloe Philgreen, LHS Band Drum Majors, were recognized at the Statehouse in Topeka. The group met with Governor Brownback and then were guests on the Senate and House Floor while resolutions were read by Senator Baumgardner and . . .

read more

**BES selected as a Kansas School of Character**

Recently, Broadmoor Elementary was notified that they were chosen as a school of character for their work in enhancing the recognition for social, emotional and character development. They will be recognized at a reception on May 4, 2017 at the Brown v Board of Education National Historic Site in Topeka, Kansas. The Kansas Schools of Character Recognition program recipients are schools and/or districts that have . . .

read more

**Seidl and Quinn named USD #416 Teachers of the Year!**

81° F  
Louisburg

**Quicklinks**

- > SKYWARD Links - Tips & Tricks
- > District Monthly MEAL Calendars
- > Calendars
- > Online Payments - REVTRAK
- > Pawprint/LOMIKA
- > Aesop
- > Parent Resources
- > STAFF RESOURCES
- > Student Resources
- > PAWPRINT-Online



## Child Care

- An internet search revealed two Child Care Centers at the time of the visit.

*This is an area that is difficult for observers to ascertain. One had closed by my second visit... and it is represented as the only “for sale” sign in my photos.*



## Faith/Religion

- The churches are only Christian mainline and non-denominational.
- Most facilities were very nice, in keeping with the community standards.



## Faith/Religion- activities and events

- A bulletin board at the library also had fliers for a number of church-sponsored activities and events.





## Civic

- There appears to be a limited number of community service clubs and fraternal organizations. (AL/VFW, Lions, Masons, and Louisburg Historical Society.)
- Except for a library bulletin board where we saw Lions Club, we saw no evidence of civic activity.

*Civic activity is difficult for a visitor to see, but we caught the activity of the Masons at the Little Round House.*



## Public Infrastructure

- The City appears to maintain and systematically improve, upgrade, or replace outdated and failing infrastructure.
- Signage was generally great, the only exception being to signage designating the downtown area.



## Public Infrastructure

- Public restrooms were in parks.
- Older areas in the lesser-developed parts of the community on the edges of town required new street signs and posts.
- The streets, sidewalks, and surrounding landscaping seemed clean and well-maintained.





## City Hall

- Visitors were warmly welcomed by City staff and treated with great hospitality.



- Was clean and inviting.
- Historic photos were a wonderful touch.
- The larger banners containing written history of the community were informative and well-placed.

## Fire, EMS and Police Services

- Police protection is provided by the City and was visible during our visits.
- EMS is provided by Miami County with a station in Louisburg.
- Fire department facilities were new and clearly visible on the main streets.



# Library

- The library appears to be one of the town's central hubs, with programs for residents of all ages.
- The building was cheery and inviting.





## City Parks (walking tracks, ballparks, playgrounds, sportsplex)

- A nice selection of parks with a variety of amenities.
- Additional signage may be needed to make them more accessible to visitors.



## **City Parks** (walking tracks, ballparks, playgrounds, sportsplex)

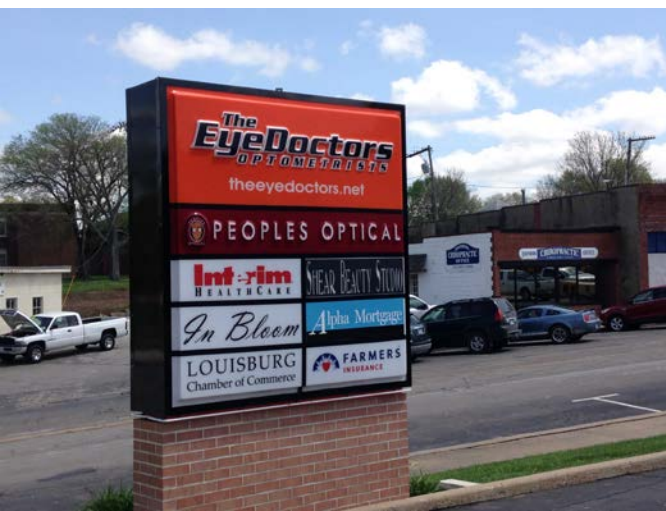
- To the south, the reservoir has been converted into a beautiful recreational facility with walking path, playground and picnic area.
- Amazing Aquatic Center.





## Recreation/Tourism

- The Louisburg Cider Mill.
- Local Wineries and Red Crow Brewing.
- Community Events including the Louisburg Cider Run.
- Chamber website shows a tourism link, but the link is not live.
- At the time of our visit, the Chamber office was being moved into city hall for the synergy that could be found there.





## Most Positive Observations!!

- Friendly people who are engaged in the community.
- Leadership with a sense of vision and commitment.
- Great proximity to Overland Park and Metro KC.
- Variety of housing options.
- Great schools.
- An assortment of homegrown businesses make it an attractive place to visit.



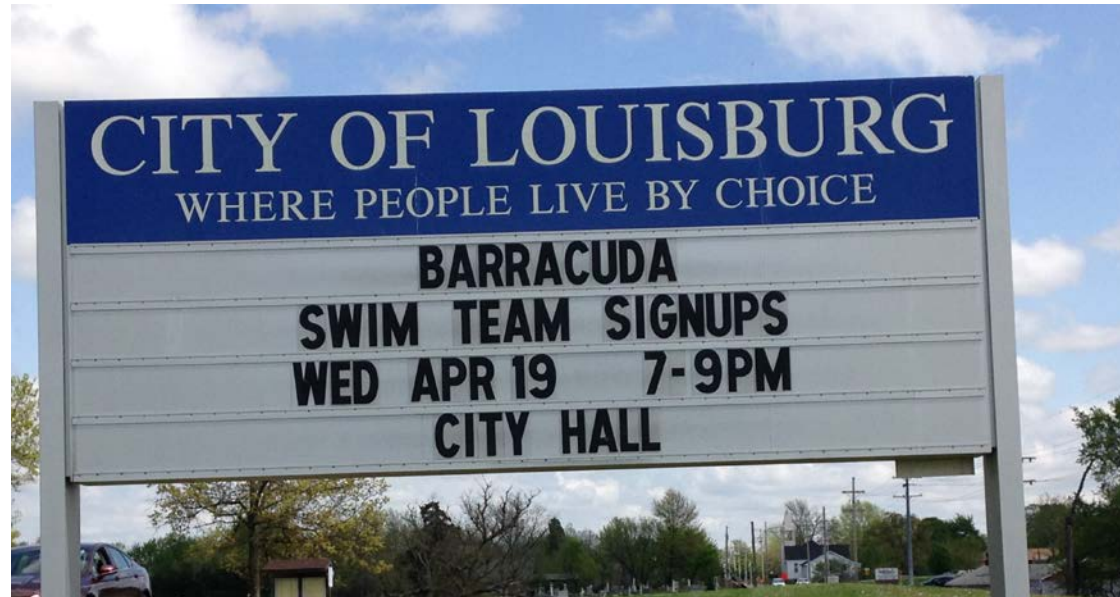
## Biggest Obstacles/Challenges

- Being close to a large metro may limit nicer restaurants, entertainment and advanced healthcare.
- Challenge of getting visitors off the highway.
- Downtown has a lot of potential, but feels less than unified with multiple sidewalk surfaces and landscape plans.



# What will you remember the most in six months from now?

- The Community's spirit is impressive.
- Community Hospitality.
- Proactive spirit.
- Sense of place and beautiful location.





## *Thank You to our Leadership Team:*

- *Marty Southard, Mayor*
- *Nathan Law, City Administrator*
- *Jean Carder, City Planning Asst.*
- *Becky Bowes, Chamber Director*
- *Carol Aust, City Council*
- *Steve Town, City Council*
- *Lee Baer, Citizen*

Louisburg Chamber will set the next action steps!

## *Contact us if you need resources or help:*

### **Nancy Daniels**

Community Vitality Specialist,  
K-State Research and Extension  
785.410.6352  
[nkdaniels@ksu.edu](mailto:nkdaniels@ksu.edu)

### **Diane Burnett**

District Director,  
K-State Research and Extension  
913.294.4306  
[dburnett@ksu.edu](mailto:dburnett@ksu.edu)