

CITY OF MAQUOKETA, IOWA
LAND USE PLAN 2005

Adopted May 16, 2005

Prepared by:

**EAST CENTRAL INTERGOVERNMENTAL ASSOCIATION
3999 PENNSYLVANIA AVENUE #200
DUBUQUE, IOWA 52002**

RESOLUTION NO. 2005 - ____

A RESOLUTION ADOPTING THE
MAQUOKETA LAND USE PLAN 2005

WHEREAS, The Maquoketa City Council has commissioned the Maquoketa Planning and Zoning Commission to revise the future land use plan for the City of Maquoketa and contiguous area; and

WHEREAS, The Maquoketa Planning and Zoning Commission, with the assistance of the East Central Intergovernmental Association, has developed a land use plan to guide and facilitate development within Maquoketa and surrounding areas; and

WHEREAS, The Maquoketa Planning and Zoning Commission held a public hearing on April 20th, 2005 and recommends approval of the Maquoketa Land Use Plan 2005 including the Future Land Use Map; and

NOW THEREFORE, Be It Resolved, that the City Council of Maquoketa, Iowa hereby adopts the Maquoketa Land Use Plan 2005 as a policy document to guide and facilitate development in Maquoketa and contiguous areas.

PASSED AND APPROVED this 16th day of May, 2005.

Tom Messerli, Mayor

ATTEST;

Brian Wagner, City Manager

CERTIFICATION

I, Brian Wagner, City Manager, do hereby certify the above is a true and correct copy of Resolution No. 2005-____ which was passed by the Maquoketa City Council this 16th day of May 2005.

Brian Wagner, City Manager

MAQUOKETA LAND USE PLAN 2005

Maquoketa Planning and Zoning Commission:

Jake Bickford
John Dague
Dave Johnson
Jack Rosenberg
Margo Shouse
Duane Stickley
Dale Yoder

Sarah Johnston, Secretary

Maquoketa Mayor and City Council:

Tom Messerli, Mayor

Alvin Barten, City Council 1st Ward
Tim Clark, City Council 2nd Ward
Marsha Myers, City Council 3rd Ward
Galen Saunders, City Council 4th Ward
Paul Hahle, City Council 5th Ward
John Cressey, City Council At Large
Neil Morehead, City Council At Large

Brian Wagner, City Manager
Judy Carr, Deputy City Clerk

TABLE OF CONTENTS
MAQUOKETA LAND USE PLAN 2005

BACKGROUND AND PURPOSE 1

LAND USE PLAN..... 2

 A. MAQUOKETA VISION AND PLANNING GOALS 2

 B. COMMUNITY PROFILE..... 6

 C. LAND USE AND ANNEXATION 14

 Commercial Uses 14

 Industrial Uses 15

 Residential Uses 16

 Agricultural Land, Parks, and Open Space 17

 D. TRANSPORTATION SYSTEM 18

 E. LAND USE PLAN IMPLEMENTATION AND UPDATE..... 18

 F. FUTURE LAND USE PLAN MAP 19

LIST OF FIGURES

FIGURE 1 City of Maquoketa Population 4

LIST OF TABLES

TABLE 1 Township Population..... 5

TABLE 2 Maquoketa Population Projection Comparisons 6

TABLE 3 Maquoketa Population Profile 7

TABLE 4 Maquoketa Income and Education Profile 8

TABLE 5 Maquoketa Employment..... 9

TABLE 6 Maquoketa Housing 10

TABLE 7 Maquoketa Recent Construction Values 11

APPENDIX

APPENDIX – A 21

 MAQUOKETA LAND USE PLAN REVISION QUESTIONNAIRE.....A

 MAQUOKETA SURVEY GENERAL SUMMARY A-1

 RESULTS OF LIMITED MAQUOKETA QUESTIONNAIRE SURVEY A-3

BACKGROUND AND PURPOSE

The initial Comprehensive Plan for the City of Maquoketa was completed in April 1964 by Harland Bartholomew and Associates. This same firm did the Revised Comprehensive Plan for the City in 1975. The City has had Zoning and Subdivision Ordinances, including extraterritorial subdivision review authority, for many years. The East Central Intergovernmental Association (ECIA) completed an in depth revision of the 1975 Plan's Recreation Element (1977 Recreation Element of Maquoketa Comprehensive Plan). City staff completed the next plan revision entitled Maquoketa, Iowa Comprehensive Plan 1981 – 2001 which was adopted in August 1981. With the assistance from the Institute of Decision Making, a Vision 2000 plan was created in 1989.

With the assistance of ECIA, the City adopted its initial Community Builder Plan – Maquoketa, Iowa in 1991, and revised that Plan in 1997 (City of Maquoketa Community Builder Plan 1997). In 1999 with the assistance of Peoples Natural Gas Company, the City adopted Housing Maquoketa – Report of the People's Natural Gas Community Housing Assessment Team. Again, with the assistance of ECIA, the City adopted a Hazard Mitigation Plan – Maquoketa, Iowa in 2001, and the City of Maquoketa Pre-Disaster Mitigation Plan in 2003.

Today, the City of Maquoketa has revised the Land Use Element of the 1981 Comprehensive Plan with the adoption of this document, the City of Maquoketa, Iowa - Land Use Plan 2005.

As part of the Land Use Plan revision process, the Maquoketa Planning and Zoning Commission, and City Council reviewed the 1981 Land Use Plan, requested public input, and studied development trends. The current land use and zoning within the City and in the surrounding unincorporated area was also examined. Discussions were held with both the Jackson County and Clinton County Board's of Supervisors and Zoning Administrator's on potential future development in the urban fringe area surrounding the City, and possible methods of coordinating development regulations. The new Land Use Plan includes a revised Future Land Use Map, and a revised list of Planning Goals.

By combining the 2005 City of Maquoketa, Iowa Land Use Plan with the City's 1997 Community Builder Plan (which does not contain a land use element), the 1999 Housing Report, the 2003 Pre-Disaster Mitigation Plan, and other community reports and data, the City is providing a revised version of the 1981 Comprehensive Plan. These combined documents (or planning elements) shall act as the Comprehensive Plan for the City of Maquoketa, and used as the official guidelines in making decisions and recommendations for community development.

It is very important that the goals and intent of these documents continue to represent the community's ideals for the future. Therefore, periodic review and amendment are necessary to keep Maquoketa on a course of advancing the quality of life for the community.

LAND USE PLAN

A. MAQUOKETA VISION AND PLANNING GOALS

Overview

Maquoketa's Planning and Zoning Commission was the primary municipal body used to update the 1981 Land Use Plan. The Planning and Zoning Commission was assisted by the City Council and City staff. The planning process to revise the Maquoketa Land Use Plan included an initial Public Information Meeting held September 24, 2002 at the Maquoketa Public Library. Following that initial meeting, public planning input meetings were held on August 13, 2003 and September 13, 2004 at City Hall. A special joint meeting of the Clinton and Jackson County Boards of Supervisors was held on January 5, 2004 at the Clinton county Administrative Building. The Jackson County Board of Supervisors also attended a Maquoketa Planning and Zoning Commission meeting held on March 31, 2004 and discussed the possibility of a Joint Planning Agreement between the County and City. At each meeting, the planning process was explained, and the City's previous and/or proposed Future Land Use Maps were discussed.

A planning questionnaire was distributed at the meetings held on September 24, 2002 and August 13, 2003. Details of this questionnaire, it's distribution, and the information obtained from the returned surveys is included in Appendix – A of this document.

Key Issues

The following lists of Key Issues were derived from the returned planning questionnaires and comments made at the public planning input meetings. The order of the issues does not necessarily reflect its priority.

What are Maquoketa's greatest assets ?

- Good people and friendly community.
- Safe place to live and raise a family.
- Reasonable housing costs.
- Mixture of all age groups and churches.
- Active arts community.
- Good educational system and library.
- Beauty of area, river, and lots of trees in town.
- Good regional location with easy access to larger cities.
- Highway 61 and industrial parks.
- Diverse workforce and many local volunteers.
- County seat with lots of history.
- County hospital.

What are the top five issues facing Maquoketa today ?

- Balance growth with quality of life and low taxes.
- Lack of cooperation between local governments and officials.
- Better paying jobs.
- Need more non-rental low income and elderly housing.
- Rundown housing.
- Need building code.
- Refurbishing the downtown area.
- Updating sewer and water systems.
- Improving east/west traffic flow.
- Lack of recreational activities.
- Establishing the Area Recreational Center.
- Access to post high school educational opportunities.

Community Vision

When a community has a vision of what it aspires to be, the success of long-range planning is greatly improved. The following vision statement was developed from public statements and survey responses gathered between September 2002 and September 2004, and reflect residents' overall desires for the community's future. This brief statement summarizes the community's collective vision of an ideal future that relies on cooperate efforts to retain valued assets and enhance the quality of life for all residents in the future.

Maquoketa's Community Vision

Maquoketa residents will work together to obtain a growing, vibrant, and prosperous community with a range of employment, housing, and educational opportunities, while maintaining the safe, attractive, and friendly small town charm that has always been the heart of Maquoketa.

Planning Goals

The Community Vision statement has been translated into specific Planning Goals that are listed below. Maquoketa's Planning Goals were developed by the Planning and Zoning Commission with input from the City's Boards, Commissions and City Council, and from individual's comments. The comments were provided through questionnaires, and also taken at a Future Land Use Plan Public Information Meeting held August 13, 2003. Draft Planning Goals were then developed based on these comments, and presented to the public at a Future Land Use Plan Public Input Meeting held September 13, 2004. The Planning Goals were then presented at separate public hearings of the Planning and Zoning Commission and City Council as part of the Land Use Plan adoption process in the spring of 2005.

The Planning Goals are broad statements of purpose that express the desired end results of the adoption, implementation, and enforcement of land use ordinances and a capital improvements program in support of the Land Use Plan. The land use ordinances include the Zoning Ordinance and Subdivision Ordinance.

Maquoketa's Planning Goals

Economic Development - Increase quality employment opportunities, the City's taxable base, the diversity of business offerings and a high quality business district while ensuring the sustainability of the economy and improving general quality of life.

Community Design - Guide development in a logical manner while providing a livable and sustainable community through design that enhances Maquoketa's unique character.

Neighborhood Planning - To promote the organization and enhancement of neighborhoods, and to provide the opportunity for comfortable and well-maintained housing for all citizens.

Transportation - Provide an integrated, multi-modal transportation system that is safe, efficient, well-maintained, and serves a diverse population including the physically challenged.

Public Safety - Promote a safe community by providing the highest quality of public safety services available with first-class equipment and well-trained personnel who are prepared for a wide variety of emergencies, and who serve the community in a personal and effective manner.

Community Facilities & Human Services - Provide community facilities and human services that are progressive, accessible, and responsive to the needs of the community.

Utility Services - Provide all properties within the City's service area adequate and reliable utility services that meet demand in a customer service oriented manner; and achieve these services through safe, environmentally sensitive, and cost efficient methods by partnering with state and local governments, utility franchises, and other public service entities.

Natural Environment & Open Space - Identify and preserve the natural resources that characterize Maquoketa and provide access to its scenic characteristics for community enjoyment by creating an open space network that retains the beauty of the Maquoketa River, the surrounding natural environment, and the unique feel and character of the community.

Parks & Recreation - Provide inclusive facilities, in conjunction with schools and private organizations that present a variety of recreational amenities including passive and active programs for residents of all ages.

Historic Preservation - Conserve and enhance Maquoketa's unique identity and its small town character by protecting significant historic structures, landmarks, and properties.

Greenways - Develop a greenway system that provides natural buffers that improve water quality, reduce the impacts of flooding, and provide wildlife habitat and corridors, as well as opportunities for comprehensive, multi-use trails for alternative transportation, recreation, fitness, and educational, cultural and economic development.

Government Relations - Partner with federal, state, and local governments, schools, businesses, industries, and other area stakeholders to facilitate effective, two-way communication in order to plan and to develop as a unified region.

B. COMMUNITY PROFILE

The Community Profile for Maquoketa, Iowa, includes information on population, income, education, employment, and housing. The data displayed in Figure 1 and the various Tables that follow are from the U.S. Census Bureau, with the exception of Table 7 which was provided by the City of Maquoketa. At a minimum, the three decennial census years of 1980, 1990, and 2000 have been included in the Community Profile for comparison purposes. In some cases, certain census categories were not available in each decennial year.

Population

Maquoketa was incorporated as a city in 1857, and grew at a steady pace until around 1900 when there was a slight decline and leveling off of the population (see Figure 1 below). The population began to slowly increase again between 1930 and 1950. Between 1950 and 1960, the population increased by 1,602 persons, its greatest rate (37.2%). The population was at its highest number in 1980 (6,313 persons), then decreased and leveled off through the 2000 Census (6,112 persons).

Between 1980 and 1990, Maquoketa's population dropped by 2.9% (183 persons), and between 1990 and 2000, the population decreased by 0.3% (18 people). In comparison, Jackson County's 1980 population of 22,503 decreased by 11.3% (2,553 persons) by 1990 (19,950). The County's population increased by 1.7% (346 persons) between 1990 and 2000. The 2000 County Census population is 20,296.

Figure 1.

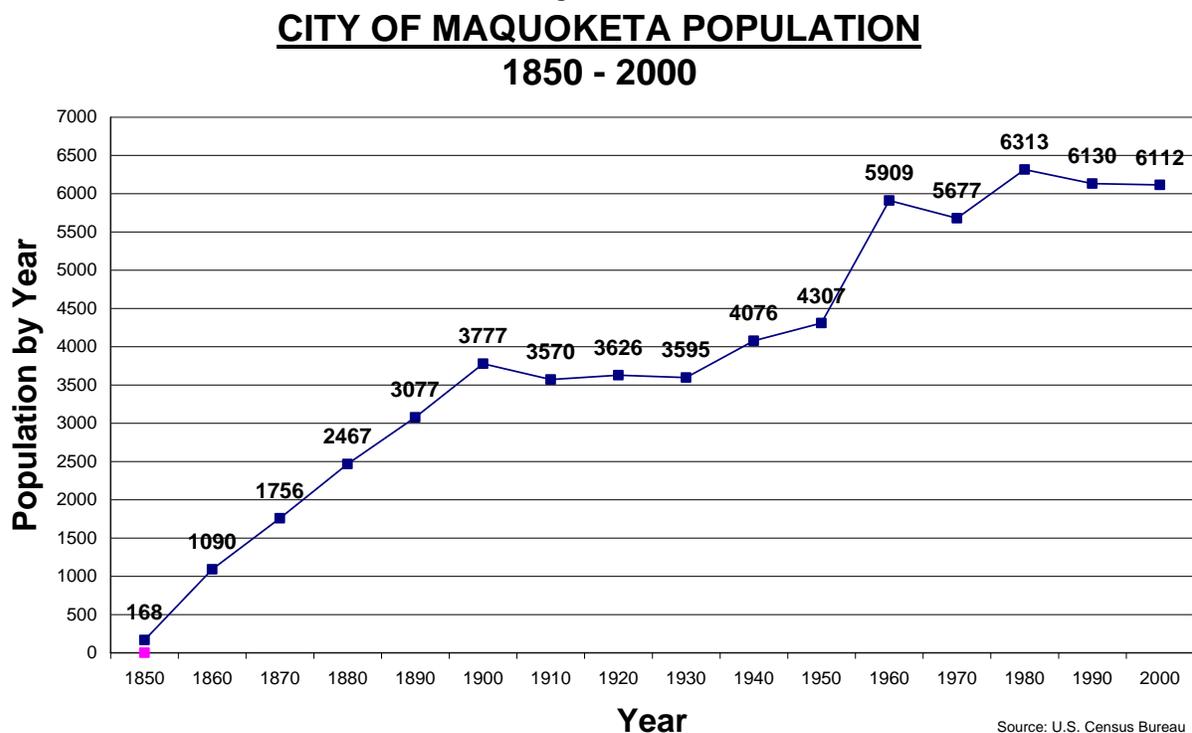


Table 1 – TOWNSHIP POPULATION provides a comparison of the populations in the townships that surround Maquoketa. There are four townships that now surround the City since Maquoketa annexed 182 acres in Clinton County during 2002. The numbers shown in Table 1 include Maquoketa’s population, but the City has been separated from Maquoketa and South Fork Townships populations.

The City of Delmar’s population is also shown, but has been separated from Bloomfield Township’s population in Clinton County. Delmar is located approximately 3 miles southeast of Maquoketa, and is the nearest incorporated community to Maquoketa. Jackson and Clinton Counties populations are also included in Table 1 for comparison purposes.

| Townships | | Population | | | |
|-------------------|---------------------------------|------------|--------|--------|---------------------------|
| | | 1980 | 1990 | 2000 | <u>Change 1980 - 2000</u> |
| Maquoketa | (Jackson Co. – w/o Maquoketa)* | 853 | 721 | 806 | (- 5.8%) (- 47) |
| South Fork | (Jackson Co. – w/o Maquoketa) * | 954 | 755 | 818 | (- 16.6%) (- 136) |
| | *City of Maquoketa | 6,313 | 6,130 | 6,112 | (- 3.3%) (- 201) |
| Bloomfield | (Clinton Co. – w/o Delmar)** | 497 | 410 | 351 | (- 41.6%) (- 146) |
| | ** City of Delmar | 633 | 517 | 514 | (- 23.3%) (- 119) |
| Brookfield | (Clinton Co.) | 566 | 413 | 428 | (- 32.3%) (- 138) |
| JACKSON COUNTY | | 22,503 | 19,950 | 20,296 | (- 9.8%) (-2,207) |
| CLINTON COUNTY | | 57,122 | 51,040 | 51,149 | (- 13.9%) (-6,973) |

Source: U.S. Census Bureau and Woods & Poole Economics, Inc. (2004)

A comparison of the population data in Table 1 above shows that the 2000 populations are less than the 1980 populations in all locations. This indicates that the impact on population from the downturn in the economy that occurred in the Midwest throughout the 1980’s was not fully restored by growth in the 1990’s. The decline in population that occurred between 1980 and 2000 was significant, and is also displayed in Table 1.

Table 2 – MAQUOKETA POPULATION PROJECTION COMPARISONS, provides a comparison between two methods of projecting population, plus a comparison to Jackson County’s population projection.

| Table 2 MAQUOKETA POPULATION PROJECTION COMPARISONS | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | <u>1990</u> | <u>2000</u> | <u>2005</u> | <u>2010</u> | <u>2015</u> | <u>2020</u> | <u>2025</u> | <u>2030</u> |
| Maquoketa – Cohort | 6,130 | 6,112 | 6,166 | 6,426 | 6,756 | 7,018 | 7,254 | 7,468 |
| Maquoketa – % W & P | 6,130 | 6,112 | 6,132 | 6,210 | 6,309 | 6,417 | 6,531 | 6,673 |
| Jackson Co. – W & P | 19,950 | 20,296 | 20,363 | 20,623 | 20,953 | 21,311 | 21,690 | 22,163 |

Source: ECIA and Woods & Poole Economics, Inc. (2004)

The first method used for projecting Maquoketa’s population is the Cohort Survival Method. This methodology applies a computer forecasting model that factors in births, deaths, and net in-and-out migrations to develop the projections. In Table 2, the cohort method predicts that there will be a 7.3% (447 persons) increase in population by the year 2010, 14.8% (906 persons) increase by 2020, and 22.2% (1,356 persons) increase by 2030 above the year 2000 population.

The second method for projecting Maquoketa’s population is based on using the proportional percentage that has been determined for Jackson County, and provided through the State Data Center of Iowa. The Jackson County population projections were developed by Woods & Poole Economics, Inc. for the “2004 State Profile: Iowa”. These projections were developed for Iowa’s counties, but not for incorporated places. This projection method takes the percent of change projected for Jackson County and applies it to the City’s population, starting with the City’s 2000 Census population. This method assumes that the City of Maquoketa will grow at relatively the same rate as Jackson County, as determined by Woods & Poole, Inc. In Table 2, this method predicts that there will be a 1.6% (98 persons) increase in population by the year 2010, 5.0% (305 persons) increase by 2020, and 9.2% (561 persons) increase by 2030 above the year 2000 population.

Since we are now into the year 2005 (halfway to 2010), which projection method appears to be more accurate? The “cohort method” indicates an increase of 314 persons in Maquoketa’s population by 2010 – this seems unlikely. The “proportional percentage method” indicates a 98 person increase by 2010 – which seems more realistic.

Table 4 – MAQUOKETA INCOME and EDUCATION PROFILE, provides information on both the income and level of education of City residents. Since 1980, per capita income, median household income, and median family income have continued to increase. The number of students enrolled overall has regained the 1980 level, but enrollment in elementary and high school remains below 1980 levels. The number of high school graduates is greater than 1980 levels.

| Table 4 MAQUOKETA INCOME and EDUCATION PROFILE | | | | | | | | | | | |
|---|----------|--|--|----------------------------|-------------|-------------|---------------------------------|-------------|-------------|-------------|-------------|
| Per Capita Income | | | | Family Income | | 1990 | 2000 | | | | |
| 1980 | \$6,956 | | | Less than \$5,000 | | 112 | - | | | | |
| 1990 | \$10,729 | | | \$ 5,000 to \$ 9,000 | | 139 | - | | | | |
| 2000 | \$16,360 | | | Less than \$10,000 | | - | 70 | | | | |
| | | | | \$10,000 to \$14,999 | | 220 | 178 | | | | |
| | | | | \$15,000 to \$24,999 | | 350 | 221 | | | | |
| | | | | \$25,000 to \$34,999 | | 390 | 307 | | | | |
| Median Household Income | | | | \$35,000 to \$49,999 | | 252 | 340 | | | | |
| 1980 | \$14,319 | | | \$50,000 to \$74,999 | | 212 | 346 | | | | |
| 1990 | \$19,738 | | | \$75,000 to \$99,999 | | 13 | 99 | | | | |
| 2000 | \$23,984 | | | \$100,000 to \$149,999 | | 17 | 51 | | | | |
| | | | | \$150,000 or More | | 0 | 15 | | | | |
| Median Family Income | | | | School Enrollment | | 1980 | 1990 | 2000 | | | |
| 1980 | \$17,692 | | | Persons 3 yrs. or Over | | 1,354 | 1,311 | 1,358 | | | |
| 1990 | \$25,662 | | | Enrolled in School | | | | | | | |
| 2000 | \$36,705 | | | Pre-Primary School | | 143 | 111 | 158 | | | |
| | | | | Elementary or High School | | 1,131 | 1,035 | 1,050 | | | |
| | | | | College or Graduate School | | 120 | 165 | 150 | | | |
| Household Income | | | | 1980 | 1990 | 2000 | Education Attainment | | 1980 | 1990 | 2000 |
| Less than \$5,000 | | | | 484 | 213 | - | Persons 25 years or older | | 3,920 | 4,088 | 4,130 |
| \$ 5,000 to \$ 9,000 | | | | 428 | 452 | 272 | Less than 9 th Grade | | 978 | 687 | 359 |
| \$10,000 to \$14,999 | | | | 415 | 352 | 311 | High School Graduate | | 1,653 | 1,637 | 1,748 |
| \$15,000 to \$24,999 | | | | 700 | 565 | 527 | Some College, No Degree | | - | 502 | 713 |
| \$25,000 to \$34,999 | | | | 342 | 503 | 468 | Associate Degree | | - | 271 | 281 |
| \$35,000 to \$49,999 | | | | 45 | 275 | 454 | Bachelors Degree | | 417 | 360 | 425 |
| \$50,000 or More | | | | 113 | - | - | Graduate or Professional Degree | | - | 228 | 172 |
| \$50,000 to \$74,999 | | | | - | 218 | 398 | | | | | |
| \$75,000 to \$99,999 | | | | - | 13 | 110 | | | | | |
| \$100,000 to \$149,999 | | | | - | 17 | 59 | | | | | |
| \$150,000 or More | | | | - | 0 | 28 | | | | | |

Source: U.S. Census Bureau

Table 5 – MAQUOKETA EMPLOYMENT, provides a breakdown of the labor force, occupation, and industry. Since 1980, there has been a significant reduction in the number of males in the labor force.

| Table 5 | | MAQUOKETA EMPLOYMENT | | |
|--|--|-----------------------------|-------------|-------------|
| Labor Force | | 1980 | 1990 | 2000 |
| Male | | 2,808 | 1,438 | 1,571 |
| Female | | 1,242 | 1,423 | 1,566 |
| Not in Labor Force | | | | |
| Male | | 612 | 648 | 622 |
| Female | | 1,384 | 1,240 | 1,071 |
| Occupation | | | | |
| Management , Professional, an Related Occupations | | 581 | 567 | 775 |
| Service Occupations | | 426 | 413 | 405 |
| Sales and Office Occupations | | 606 | 761 | 758 |
| Farming, Fishing, and Forestry Occupations | | 38 | 57 | 25 |
| Construction, Extracation, and Maintenance Occupations | | 371 | 307 | 336 |
| Productions, Transportation, and Material Moving Occupations | | 585 | 512 | 694 |
| Industry | | | | |
| Agriculture, Fisheries, Mining | | 58 | 73 | 33 |
| Construction | | 146 | 57 | 277 |
| Manufacturing | | 546 | 572 | 704 |
| Transportation, Communication and Utilities | | 139 | 119 | 99 |
| Wholesale Trade | | 191 | 121 | 86 |
| Retail Trade | | 511 | 542 | 406 |
| Finance, Insurance, Real Estate | | 148 | 138 | 180 |
| Business and Repair Services | | 68 | 103 | 122 |
| Personal/Recreation/Entertainment Services | | 158 | 93 | 156 |
| Educational, Health and Social Services | | 461 | 550 | 651 |
| Other Professional Services | | 107 | 154 | 175 |
| Public Administration | | 74 | 95 | 104 |

Source: U.S. Census Bureau

Table 6 – MAQUOKETA HOUSING, displays various trends related to housing occupancy, value, price, and age. Since 1980, the number of housing units has continued to increase. Also, the median value of owner-occupied housing units has continued to increase, and made a significant jump in value between 1990 and 2000.

| Table 6 | | | | MAQUOKETA HOUSING | |
|---|-------------|-------------|-------------|--|----------|
| Number of Housing Units | | | | Median Value Owner-Occupied Housing Units | |
| 1980 | | 2,655 | | 1980 | \$40,100 |
| 1990 | | 2,724 | | 1990 | \$40,400 |
| 2000 | | 2,797 | | 2000 | \$68,800 |
| Occupancy | 1980 | 1990 | 2000 | Median Monthly Mortgage Payments | |
| Occupied Housing Units | 2,504 | 2,568 | 2,614 | 1980 | \$359 |
| Owner Occupied | 1,751 | 1,698 | 1,759 | 1990 | \$455 |
| Percent Owner Occupied | 69.9% | 66.1% | 67.3% | 2000 | \$688 |
| Renter Occupied | 753 | 870 | 855 | | |
| Vacant Housing Units | 151 | 156 | 183 | | |
| Year Structure Built | | 1990 | 2000 | Median Monthly Rent Payment | |
| 1990 to March 2000 | | - | 238 | 1980 | \$141 |
| 1980 to 1989 | | 355 | 300 | 1990 | \$273 |
| 1970 to 1979 | | 578 | 483 | 2000 | \$381 |
| 1960 to 1969 | | 272 | 324 | | |
| 1940 to 1959 | | 597 | 611 | | |
| 1939 or Earlier | | 922 | 833 | | |
| Year Householder Moved into Unit | | | 2000 | | |
| 1999 to March 2000 | | | 492 | | |
| 1990 to 1998 | | | 1,114 | | |
| 1980 to 1989 | | | 461 | | |
| 1970 to 1979 | | | 320 | | |
| 1969 or Earlier | | | 236 | | |

Source: U.S. Census Bureau

Table 7 – MAQUOKETA RECENT CONSTRUCTION VALUES, provides a listing of the values from housing and commercial construction between 1998 and 2004. This information was compiled by the City from Building Permits. Some Building Permits indicated multiple apartment units or duplexes, but the number of units was not always listed. The available data indicates that there were at least 72 multiple dwelling units constructed for the years indicated in Table 7.

| Table 7 | | | | MAQUOKETA RECENT CONSTRUCTION VALUES | | | |
|-------------------------------------|--------------|----|------------------|---|--------------|----|------------------|
| New Housing Construction | | | | New Commercial Construction | | | |
| 1998 | (5)* | \$ | 736,020 | 1998 | (4) | \$ | 265,070 |
| 1999 | (10)* | \$ | 2,962,822 | 1999 | (4) | \$ | 1,155,880 |
| 2000 | (4)* | \$ | 1,436,080 | 2000 | (7) | \$ | 5,166,337 |
| 2001 | (7)* | \$ | 1,286,152 | 2001 | (4) | \$ | 30,089,560 |
| 2002 | (10) | \$ | 1,602,180 | 2002 | (4) | \$ | 2,437,000 |
| 2003 | (29) | \$ | 3,245,371 | 2003 | (12) | \$ | 7,255,425 |
| 2004 | <u>(23)*</u> | \$ | <u>2,671,332</u> | 2004 | <u>(7)</u> | \$ | <u>545,510</u> |
| Total | (88 permits) | \$ | 13,939,958 | Total | (42 permits) | \$ | 46,914,782 |
| * Includes multiple dwelling units. | | | | | | | |
| Housing Additions | | | | Commercial Additions | | | |
| 1998 | (10) | \$ | 209,825 | 1998 | (5) | \$ | 698,400 |
| 1999 | (9) | \$ | 207,120 | 1999 | (6) | \$ | 631,144 |
| 2000 | (7) | \$ | 179,100 | 2000 | (8) | \$ | 695,380 |
| 2001 | (13) | \$ | 326,381 | 2001 | (1) | \$ | 635,000 |
| 2002 | (14) | \$ | 370,836 | 2002 | (0) | \$ | 0 |
| 2003 | (10) | \$ | 202,885 | 2003 | (5) | \$ | 2,124,155 |
| 2004 | <u>(7)</u> | \$ | <u>136,825</u> | 2004 | <u>(5)</u> | \$ | <u>1,628,839</u> |
| Total | (70 permits) | \$ | 1,632,972 | Total | (30 permits) | \$ | 6,412,918 |
| | | | | Source: City of Maquoketa | | | |

C. LAND USE AND ANNEXATION

The current use of property makes up a community's existing land use, while the proposed use of property is considered a community's future land use. As a community grows over the years, the use of land can be expected to change in certain locations. Those areas that are most likely to change within a city are usually related to transportation corridors. As transportation routes change due to changes in capacity, or changes in the mode of transportation (e.g., the coming and going of railroads), the adjacent land uses are likely to change also. Another location where land uses will change over time is near a city's boundary, the Urban Fringe Area. Here, the changes in use will result from community growth pressures, and the land use changes will likely occur to farmland. The fringe area is where the majority of new community growth and expansion will occur.

Providing a picture, or map, of the anticipated future growth areas and expected future land uses a community has selected for its preferred future growth patterns will help guide development activities to produce that selected future. The Future Land Use Map for the City of Maquoketa is located near the end of this document.

The 2000 Census indicates that the City of Maquoketa covered an area of 3.48 square miles at that time. Since 2000, the City of Maquoketa has had a few major annexations to the south totaling approximately 450 acres, which brings the City's total area to over 4 square miles today. Previously, the 1990 Census indicated the City area was 3.40 square miles, while the 1980 Census indicated 2.80 square miles.

Existing Commercial Uses

Maquoketa is the County Seat of Jackson County, and as such, has the County Courthouse and adjacent County Sheriff's office located near the center of downtown. The downtown area encompasses approximately ten blocks and is made up of high density commercial uses. The downtown area had developed around the crossroads of (Old) U.S. Highway 61 (Main St.) and State Highway 64 (Platt St.).

Other less intense commercial uses have developed near the east end of Platt St. (Hwy. 64) including the Jackson County Fairgrounds. During the 1960's, U.S. Highway 61 was relocated off Main St. and routed around the City's westside as a bypass. This highway relocation spurred new commercial development at that time in the vicinity of the west end of Platt St. (Hwy. 64) and the west end of Summit St. There also remained scattered clusters of other commercial uses at various locations along both Main St. and Platt St.

In the late 1990's, the Highway 61 bypass was reconstructed as a four-lane controlled access highway. This controlled access reconstruction resulted in reinforcing the commercial developments near the west end of Platt St. due to the location of a new interchange there. The highway reconstruction also opened up a new area to commercial uses with the location of an interchange at the City's south edge connecting to South Main St. (Old Hwy. 61). The four-lane reconstruction and

interchange at the south edge of the City has resulted in recent annexations and new development in this area.

Future Commercial Uses

Within Maquoketa's current city boundaries, the majority of future commercial uses throughout the City are expected to remain near their existing locations. An exception to these current locations in the City is the creation of new commercial areas on the south side near the interchange at South Main St. and Highway 61. Here, the newly annexed areas have been served by municipal utilities, and because of the highway interchange, this area has become a prime location for new commercial growth in the City.

The major areas of future commercial expansion expected to occur in the City's fringe area just outside the City are to the west and south. These areas are designated on Maquoketa's Future Land Use Map (enclosed).

To the west, new future commercial development is expected in the area along Highway 64 from approximately 33rd Street to 24th Street.

To the south, new future commercial development is expected to continue near the Highway 61 interchange with South Main St. Such development may extend south along each side of South Main Street/200th Avenue, west in the Nairn Drive area, and also east of the interchange along 17th St. and 211th Ave.

The other areas of existing commercial uses just east of the City along Hwy. 64 and Hwy. 62 are not expected to expand. The land surrounding these commercial uses is expected to be used for future residential development instead.

Existing Industrial Uses

There are three major industrial areas in Maquoketa. Two of these areas have existed for sometime in their current locations, while the third has only developed recently on the City's south edge.

The first major industrial area is located at the City's north end near North Main St. (Old Hwy. 61) and the Maquoketa River. These industrial uses range from light, to moderate, to heavy industrial. Besides several privately owned industrial uses found here, all the municipal utilities (water, sewer and electric) are at this location and consume much of the area. At one time, this area was served by a railroad siding.

The second major industrial area (Timber City Industrial Park) is located on the City's east side, generally east of South Clark St., between East Platt and East Summit Streets. The industrial uses here range from moderate to heavy industrial. Much of this industrial area has been the focus of the community's economic development initiatives for several years. Portions of this area were once served by a railroad siding.

The third major industrial area is the community's newest heavy industrial area, and is located on the City's south side. Development and annexation of this area was initiated by the City following the reconstruction of Highway 61 and the location of a new interchange at South Main Street. This industrial area was extended across county boundaries into Clinton County in 2002.

Future Industrial Uses

Only one of Maquoketa's three industrial areas are planned to expand in the future. The major industrial area on the north edge of the City is expected to remain relatively the size it is today.

The Timber City Industrial Park on the City's east side is not expected to be expanded in the future. It is possible that this area could expand eastward beyond the City boundary toward Prairie Creek as indicated on Maquoketa's Future Land Use Map. This expansion, if needed, could provide approximately six acres, but would require site work to level the property.

The community's newest industrial area on the south side of the City is expected to grow in the future in relation to the location of existing rural roads. The growth of this area is expected to continue to the south towards the Highway 136 interchange with Highway 61, between Highway 61 and 220th Ave. (Old Hwy. 61). This area is also expected to extend westward to 184th Ave/210th Ave., and remain on the north side of 110th Street. These existing county roads provide a basic transportation network to help this area become available for future industrial growth, though these roads will need to be improved and upgraded. Major municipal water and sanitary sewer truck lines are available nearby to meet the needs of industrial expansion. This area, as designated on the Future Land Use Map, will provide over 1,000 acres for future industrial growth.

Existing Residential Uses

The City of Maquoketa is primarily made up of residential uses. The most prominent type of residential use is low density single-family. This use is found throughout the City, except in the southeast and south end, the north central area, the downtown, and near the west end of Platt Street.

Moderate density residential uses are primarily located around the central business district downtown, and in the northwest quadrant of the community.

High density residential uses are primarily located in only one area on the north edge of the City in the northeast quadrant.

Future Residential Uses

Within Maquoketa's current city boundary, only the old stock yard area is being changed from a nonresidential use (light industrial) to a low density residential area. This is located east of North Matteson St. between East Apple and East Quarry Streets.

Also within the current city boundary, future high density residential areas are indicated on the Future Land Use Map just east of downtown. The purpose of this designation is to provide a convenient location to the downtown area for future retirement and elderly housing opportunities. The close proximity to downtown will allow the area to be within easy walking distance of nearby stores and services. This area is located between East Apple and East Maple Streets, generally between Olive and Matteson Streets.

Outside the City, low-density residential use is the primary use displayed on The Future Land Use Map in the urban fringe area surrounding the City. The type of future residential use expected to be developed in these areas is large lot single-family residential. The future residential uses indicated on the map are displayed in two ways.

First, the yellow colored areas located to the City's northeast and south indicates low-density residential areas that are generally serviceable by municipal utility extensions. Also included is the area east of Prairie Creek (directly east of the City) because this location already contains many large lot single-family home sites.

The second method used to display future low-density residential areas on the map in the urban fringe area surrounding Maquoketa is by diagonal strips. These striped areas are located to the southeast, southwest, and northwest of the City, and indicate areas that will be developed in consultation with Jackson County. Such areas are indicated as Joint City/County Development Areas in the map legend. When a development is proposed in a striped area, both Maquoketa and Jackson County will cooperate in deciding the best methods to develop such areas, and also determine which development standards (city or county) will be applied. For example, some areas may be developed using a combination of individual and public utilities, or other combinations of facilities or services. It is also possible that all the future uses in the striped areas may include other types of uses than just residential, but low-density residential uses are to be the primary use of these areas.

There are also two smaller areas of future moderate and high-density residential uses adjacent to each other located northwest of the new Hwy. 61 interchange on South Main Street, just outside the City.

Agricultural Land, Parks, and Open Space

Agricultural land and agricultural uses are currently located within the City and in the surrounding fringe area. The areas containing the agricultural uses are all designated for other land uses on Maquoketa's Future Land Use Map. All existing agricultural uses may remain until they are rezoned to other uses for development, which is expected to be in accordance with the Maquoketa Future Land Use Map.

The existing City Parks are also displayed on the Future Land Use Map along with designated open space areas. The open space areas follow the 100 year flood plain as established by the Federal Emergency Management Agency (FEMA) or hilly terrain. Such areas are essentially un-developable due to potential flooding events or steep slopes, and may remain as agricultural land, woodland, and open space.

The flood plains of Prairie Creek and the Maquoketa River contain many of these open space areas.

D. TRANSPORTATION SYSTEM

In the last several years, the City of Maquoketa has gone through a transformation with respect to the community's transportation network. The reconstruction of U.S. Highway 61 from two-lane to a controlled access four-lane reshaped traffic patterns in the community. The highway reconstruction project reduced the number of access points to U.S. Highway 61 from several to just two within the City. The result of this reduction has led to traffic congestion, especially on the west side, south side, and central portions of the community. To help alleviate the traffic congestion now and in the future, Maquoketa is applying two planning methods.

The first method was to develop and test a Traffic Forecasting Model for the City. This process was done as a demonstration project using planning funds provided by the Iowa Department of Economic Development. Such traffic modeling is normally applied to cities with much larger populations than Maquoketa, because larger population numbers usually improve the forecasting accuracy of the model. As this land use plan was being developed, various traffic model scenarios were completed, and which provided reasonably accurate results for a community with a population the size of Maquoketa's. The traffic modeling demonstration was determined to be a success. The model will now be applied to help alleviate current traffic problems, and to determine future impacts (and possible remedies) resulting from proposed future developments.

The second method for improving traffic flow in the community was to designate likely locations for future roadway routes within and outside the City. These future routes are designated as Future Collector Streets on the Future Land Use Map both within the City and in the surrounding fringe area. Some of these routes are shown on top of existing roadways (dashed lines) and could be considered a bypass around part of the City; others will be new routes (solid lines) that do not yet exist. It is important to show the general location of such future routes now, in advance of further development, so that new developments can incorporate these routes and not contribute to traffic congestion. As growth and development occurs in the Maquoketa area, revisions of the proposed collector street locations may be necessary to better match the pattern of actual development in a manner that will not impede traffic flow now or in the future.

E. LAND USE PLAN IMPLEMENTATION AND UPDATE

The Land Use Plan, and specifically the Future Land Use Map, is to be used as a guide to the future development of the community. When development is proposed, it should conform to the land uses designated on the Future Land Use Map. These designated land use areas are to guide the location and density of rezoning and subdivision proposals presented to the City, as well as the preparation of a capital improvements program. As a guide, the Future Land Use Map displays to

developers, businesses, rural and urban residents, and City and County decision makers where the community envisions its future growth.

This revision of Maquoketa's Land Use Plan has renewed discussions between City and County officials for the need to coordinate development proposals near the City, and work towards adopting Fringe Area Development Agreements. Such agreements provide for a dialogue between both levels of government and methods to apply shared development regulations in the urban fringe area. Applying Fringe Area Development Agreements in the Maquoketa Urban Fringe Area will improve the development process and foster local government cooperation and coordination.

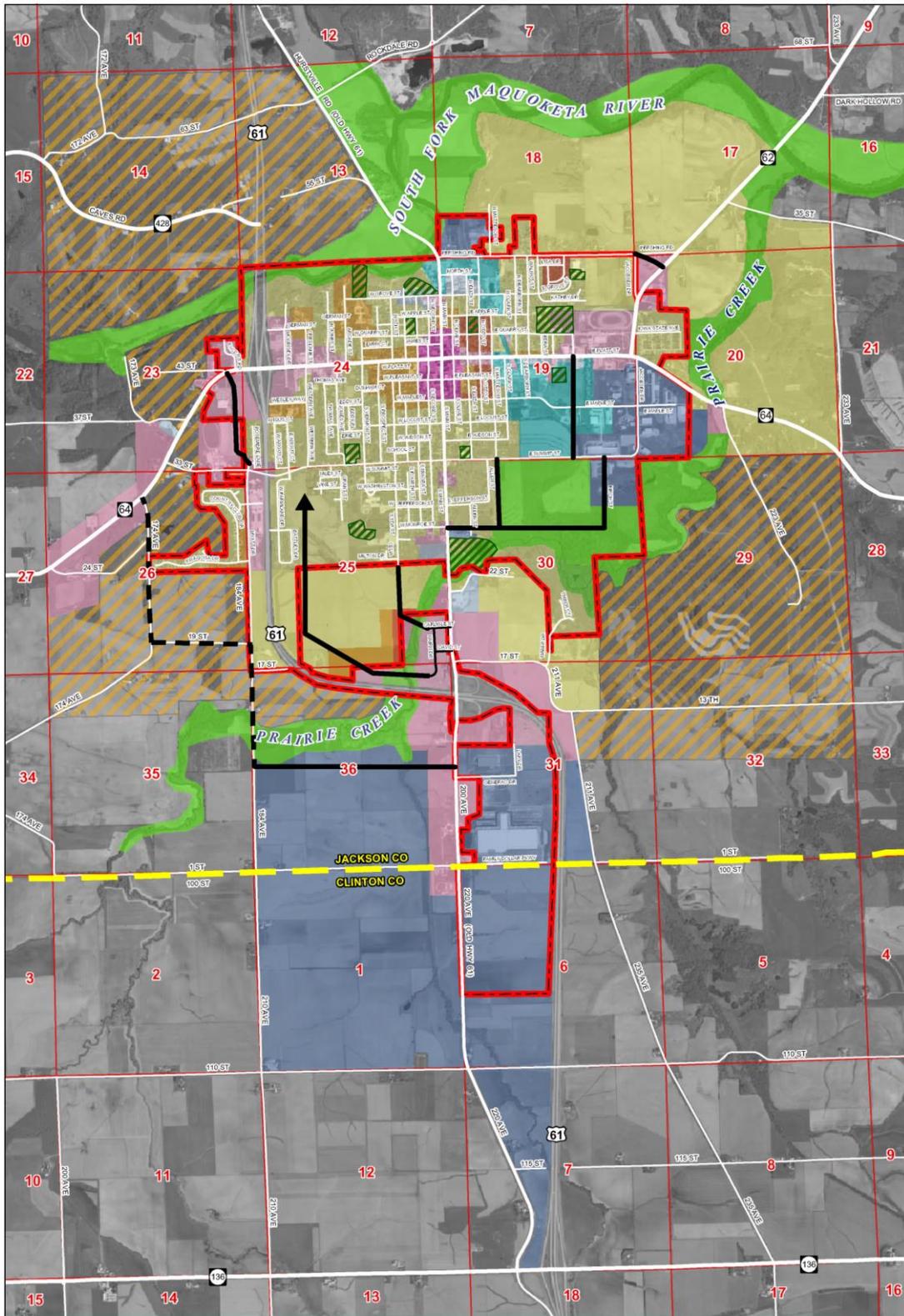
The future Land Use Map and Land Use Plan are not static documents, but may be amended and changed. Upon changing conditions in the planning area, it may be necessary to modify the location or type of land use indicated on the map, or to change the plan's policies. Future opportunities may be proposed that do not agree with the adopted land use map, but would be beneficial to the area's economy. Such proposals should be viewed as possible amendments to the land use map, or policies (or both), and discussed in a public forum. It is important that the land use plan and land use map then be amended if necessary, so that these planning documents continue to work as an accurate guide to the community's future.

Areas proposed for rezoning (at least a few parcels or an acre in size) should be done in conformance with the land uses indicated on the Future Land Use Map. Should such rezoning proposals contradict the Future Land Use Map, then the Future Land Use Map should be amended to reflect the proposed change in use if that development proposal is determined to be beneficial to the community. The Future Land Use Map should remain as a guide for rezoning, and should only be amended to reflect the community consensus in advance of, or concurrent with, rezoning requests.

F. FUTURE LAND USE PLAN MAP

The preceding discussions about the existing and future land uses in the Maquoketa area have referred to the Future Land Use Map which is contained at the end of this section. The Future Land Use Map is provided as a visual guide for making land use decisions such as rezoning and subdivision approvals, as well as the preparation of a capital improvements program. As a guide, the map shows the location of the preferred land uses that the City of Maquoketa has agreed is best for the community's future.

The areas displayed on the Future Land Use Map include the land within Maquoketa, and the land within the community's surrounding fringe area. The land uses designated on the map are divided into the general categories of residential, commercial, and industrial uses. These uses are further divided according to density which designates low, moderate, and high levels of development. Areas are also designated for open space and future collector street routes.



LEGEND

| | |
|------------------------------------|--------------------------|
| Open Space | Commercial |
| Park | High Density Commercial |
| Joint City/County Development Area | Light Industrial |
| Low Density Residential | Moderate Industrial |
| Moderate Density Residential | Heavy Industrial |
| High Density Residential | Future Collector Streets |

City of Maquoketa, IA
FUTURE LAND USE



Source: IA DNR Aerials - 2002, IA DOT Data, and IIW Engineers & Surveyors PC



Scale: 1:25,000
 Revised: 7/13/04, 01/19/05, 02/02/05
 02/07/05, 03/15/05

APPENDIX – A

MAQUOKETA LAND USE PLAN 2005

Appendix – A includes a sample questionnaire used for updating Maquoketa’s Land Use Plan, and also includes the compiled results gained from the questionnaire. The specific items included in Appendix – A, and the method in which the questionnaire was used, are listed below.

The **Maquoketa Land Use Plan Revision Questionnaire** was first distributed at the initial Land Use Plan Public Information Meeting held September 24, 2002 at the Maquoketa Public Library. During November 2002, approximately 95 questionnaires were sent to the members of the City’s various Boards and Commissions, from which 24 were returned. At that time, the questionnaires were also made available to the public in the City Hall lobby, many were picked up but very few were ever returned. Questionnaires were also distributed at the August 13, 2003 Land Use Plan Update Public Information Meeting. Only one questionnaire was submitted following this public meeting, and reflected the replies already given in 2002.

The **Maquoketa Survey General Summary** is a summary of the replies from the questionnaires collected in 2002.

The detailed results collected from the 2002 surveys are provided in the **Results of Limited Maquoketa Questionnaire Survey**, which are organized by topic.

7. How should Maquoketa manage growth to best protect the quality of life?

8. Are there any traffic or safety concerns you are aware of in Maquoketa (e.g. dangerous intersections, places or times it is difficult to make turns, large number of trucks, etc.)? If so, please describe and indicate the location(s) on the map below?

9. What new roads or road improvements would you like to see in and around Maquoketa?

10. Please describe your vision of Maquoketa as you would like to see it in the year 2020.

11. Any other comments you may have?

MAQUOKETA SURVEY GENERAL SUMMARY

Employment:

The city should work to attract new jobs, and also work to retain existing employers. New employers should provide higher wages for both unskilled and professional positions in order to help raise the standard of living. Job growth should be in balance with the community's quality of life goals, and development incentives should be limited and applied very carefully.

Downtown:

The downtown area should be revitalized and made viable. The appearance of Main Street and the poor condition of some of the downtown buildings needs to be improved. Improvement could include making use of second stories, historic street lighting, landscaping and possibly rerouting traffic and open Main Street to pedestrians only.

Housing:

The city contains too many rundown and dilapidated residences (many being rentals), and a lack of modern, affordable (low to moderately priced) housing available for home ownership.

The city should provide opportunities for residential growth because the competition is either the slumlords or developers that cannot provide affordable housing. Annexation is needed to provide more area for growth.

Recreation:

The city needs more recreational opportunities for all age groups, including a year-round pool (whether included with a recreation center or not), improved riverfront, and extend trail city-wide.

Traffic:

Reduce traffic on Platt Street with some sort of bypass other than Summit and South Main, both of which are now too congested. A bypass on the east side to the Industrial Park from Hwy. 64 is also needed. Please see the detailed responses for all the various ideas provided under #8 and #9.

Utilities and Services:

Need to improve both the water and air quality, and maintain the infrastructure (including the extension of sidewalks throughout the city). The demand for the services, particularly sewer and water, needs to be increase in order to protect the services we have.

Planning and Zoning:

The city needs a long-range plan to determine future growth areas and infrastructure extensions in cooperation with the counties, and needs to stick to the plan.

Zoning must follow the plan, and needs to be properly enforced rather than easily bypassed.

Education:

Expand and improve curriculum in upper grades. Realize not all students will go to a 4 year college, so emphasize 2 year colleges in order to develop employable skills for local jobs.

Sense of Community:

There is too much bureaucracy in the City, and too much friction between the Council and Mayor.

RESULTS OF LIMITED MAQUOKETA QUESTIONNAIRE SURVEY

(* More than 3 responses)

1. TOP FIVE ISSUES FACING MAQUOKETA TODAY

Employment:

1. Need new, well paying jobs above minimum wage.
- * 2. Attract higher paying companies so we can attract a population other than Medicaid.
3. Attract more businesses with (both) unskilled and professional employment opportunities.
4. Extend manufacturing and stabilize existing industries.
5. Decide what industries should be here and recruit them.
6. Need strong economic development (efforts).

Employment related:

1. Determine the correct balance in offering incentives to new businesses without mortgaging our future.
2. Balance, economic growth with quality of life issues.
3. Attract young people to city.
4. Low income, drugs, and petty crime seem related.
5. Raise standard of living in community.
6. Prepare to work ethnic diversity into community - learn from Postville.
7. Changing times.

Retail/Tourism Related:

1. Keep Main Street alive.
2. Refurbish downtown area and stop the decline.
3. Need more retail and more eating establishments.
4. Tourism, make city an attractive stop - clean up eyesores.
5. Implement Vision Committees ideas.

Education:

1. Promote an education system that is more than just adequate, and gear up for higher education, keeping kids competitive and not cater to mediocre.
2. Get school system to access and direct students to 2 yr. schools because most won't go to a 4 yr. college.
3. Regional school system - country-wide unification to survive.
4. Cooperative ventures between the city, county and school system.

Housing:

1. Housing - whether bedroom community or booming ind/com town, need to have attractive housing which increase tax revenue without increasing property tax rate.
2. Housing - too many rundown houses in city.
3. Need housing plan.
4. Building code is needed (improves housing stock).
5. Need new housing and renovate the rat traps in town.
6. Affordable housing/low income (not rentals) and 3/4 bedrooms.
7. Lack of modern housing in \$100 - \$200 k range (moderately priced).
8. Affordable housing for seniors and the handicapped.

City Services/Taxes:

1. Provide good (city) services to community.
2. Increase demand for sewer and water.
3. Combine city/county services whenever possible.
4. Keep taxes down/maintain moderate levels of taxation.
- * 5. Water and air quality, and infrastructure repairs (streets, parking and sewers).
6. Water pollution from radium as well as agriculture and industry pollution.
7. Air pollution - stop open burning, smoking in public buildings and restaurants, farmers from spreading manure/odor, vehicles without exhaust systems (noise and smoke), boom boxes and noise between 10:30 p.m. - 6:30 a.m

8. Better health care system.
9. Energy - investigate alternative sources (wind farm, increased output from dam).
10. Lack of foresight in utilizing valuable natural landscape and environment.
11. Need long term planning to separate housing from industry.
12. Integrate city/county government for efficient unified development.
13. Improve telecommunications.

Recreation:

1. Lack of recreational opportunities.
2. Get ARC (Area Rec Center) going.
3. Improve Maquoketa River front for recreation and picnic area.

Sense of Community/Quality of Life:

1. Develop a sense of identity within community.
2. Raise quality of life in community.
3. Attitude – unwillingness to work together to improve quality of life, no pride in their city.
4. Lack of cohesive council and mayor leads to poor decisions and not following goal setting sessions.
5. Too much city council bureaucracy.
6. Eliminate “Let the buyer beware” thinking on request for changes in zoning.
7. Patchwork city planning and zoning.
8. Rundown businesses and housing leads to no pride in community.
9. Develop “picture” of what city could be and follow through.
10. Land Use Master Plan for city and counties to develop area.
11. It is important to establish a pride in Maquoketa. Create an atmosphere that says “Come, live here. Its friendly, safe, convenient location, family oriented, with a solid educational base, small town shopping, with parks and recreation facilities available.

Traffic/Transportation:

1. Access to Hwy. 61

2. Road congestion and traffic flow.
3. Better traffic movement east to west.
4. Traffic congestion on South Main.
5. Need Road Use Plan.
6. No Airport Development Plan.

3. FOUR IMPROVEMENTS TO MAKE THE CITY A BETTER PLACE TO LIVE

Employment:

1. Need more industry and retail businesses.
2. Recruit retail business.
3. Attract industries that will pay higher wages.
4. Focus on retaining businesses/industries – not just attracting new ones.
5. Use TIF wisely, don't mortgage our future via corporate give a ways.

Retail/Tourism Related:

1. Clean up downtown appearance.
2. Better upkeep of downtown properties.
3. Some buildings downtown are ready to collapse.
4. Concentrate on downtown development.
- * 5. Downtown revitalization and improvements (including second stories) that is inviting to people (including lights, landscapes, ect).
6. Considerer routing traffic around revitalized downtown, make Main Street walking only.
7. Improvements of Hurst Hotel area.
8. More eating establishments.
9. Large grocery store like HyVee.
10. A local climate that is friendly to new ideas and the businesses that may accompany them.

Education:

1. Regionalize schools and improve curriculum offered.
2. Growth in schools and ability to afford more offerings in High School.
3. Good schools and cultural activities.
4. New middle school (current one is not easily accessible above first floor).
5. Council students toward 2 year colleges to develop employable skills for local jobs.

Housing:

1. Good housing with more options (including condos in all price ranges and senior retirement village with a nursing home).
2. Improve appearance of housing so town doesn't look like a dump, clean up east side.
3. Garbage pickup should become mandatory for everyone.

City Services/Taxes:

1. Police Department.
2. City Council.
3. Another option for high speed internet for rural homes.
4. Continue to support and expand library.
5. Larger commitment by city council for major plantings of trees, shrubs, flowers by volunteers.

Recreation:

1. More family oriented activities.
2. Develop recreational opportunities for citizens.
3. Improve recreation activities for youth based on what they may want.
4. More parks and modernize.
5. Finish swimming pool complex.
6. Outdoor aquatic center instead of indoor pool.
- * 7. Recreation facility with indoor pool, outdoor water park, and proper auditorium.

8. Since the ARC is too expensive, consider covering pool for year round use.
9. Extend pedestrian trail along river/enhance river.
10. Proper, wide, full circuit recreation trail.
11. Use "Community Service Hours" to clean up parks.

Sense of Community/Quality of Life:

1. Need good leadership.
2. Less city bureaucracy – too much hassle to get things done.

Traffic/Transportation:

1. Another access to Hwy. 61.
2. Traffic light at Summit and Main Street.
3. Pershing Street from Rt. 62 to Rt. 61 south of the bridge over Maquoketa River, and expand more in later years.
4. Maintain and improve roads to have a bicycle lane where applicable.
5. Future bypass around city's east side connecting with either Jacobsen Drive or Birch Drive to let trucks access industrial park and relieve other congestion.

4. PROVIDE OPPORTUNITIES FOR MORE RESIDENTIAL GROWTH.

In General:

- * 1. Yes.
2. Yes, as long as TIF is not used for residential development.
 3. Yes, the city is going to become a "bedroom" community for the Quad Cities and Dubuque.
 4. No, outside the city limits.

Annexation:

1. I think the natural growth of the city is to the west, but there is good land available in any direction.
2. Yes, but there is not much room without annexation. Without annexation, families will continue to build just outside town.

Rundown/Rehabilitation:

1. The city does not need to get into the construction business. However it could purchase rundown properties to make them (lots) available for new construction.
2. May want to look at rebuilding 1950-1960's era part of town. Look at north side of town (along Pershing) to put in subdivision with 18-hole golf course.
3. Yes, where there are old homes in poor repair, it is possible to buy and raze them, then sell the land to developers. Specify development for nice, upscale condos.
4. We do have several buildings downtown that might be rejuvenated, if there are profits to be made, smart money will appear. I don't think the city should invest taxpayer money without a very good reason. All new development needs to conform to city laws.
5. Yes, why not encourage builders to buy dilapidated houses in good locations and build new homes.

Affordable/Rental:

1. Yes, if developers cannot provide affordable housing, the city should provide some sort of assistance.
2. The city has to develop housing in competition to the slum lords.
3. Low-income families are stuck in rental cycle. We have lots of empty senior housing, but virtually no good housing opportunities for low-income persons.
4. Should is not the question - "Must" is critical, but we're talking and working with the banks to help our citizens to have affordable homes. Do we need Habitat for Humanities to come here? Lets show some humanity for the people who are asking for a better life right here.

5. ATTRACT NEW JOBS - WHAT TYPE?

In General:

- * 1. Yes.
2. Yes, but should be blamed with retaining current employers. Focus should be on increasing the average wage; currently Jackson County is the third lowest in the state.
 3. Yes, anything that pays a decent wage and doesn't want huge tax breaks for coming, except meat processing.
 4. Any that will employ all the persons presently unemployed.
 5. Yes, more variety with a higher wage.

6. Sure, if we don't give up too much in terms of TIF's. Bear in mind, most employees of new businesses will commute to Maquoketa. Without new residents, and with tax giveaways to industry, there will not be sufficient money to support the ever increasing cost of running a city and providing services. I have no preference as to what type of business, so long as they are held to high standards environmentally.
7. Past experience has shown that we give more than we get from new factories coming to town. We were led to believe that two south town businesses would bring as much as 1200 new jobs at \$12.00 per hour. We got way less. Other factories were given incentives to come here and when their incentives ran out they left to hook some other town. Leaving us with an empty building and much higher taxes. There must be a better way?
8. We need businesses that encourage tourists to come here if the town is to grow as a good place to visit and live.
9. Ideal jobs would be \$9-\$14/hr.
10. Yes, white collar jobs but local skills in our employment pool would seem to dictate more basic industries in the blue collar category.

Types of Jobs Needed:

High paying unskilled (Family Dollar)
 Regional Distribution Centers
 Retail Jobs
 Downtown Specialty Shops

Family restaurants
 Grocery stores
 Variety of fast food
 Business attracted to new hotel area

Tourist related
 Recreation facility
 Value added agriculture Biotech and related tied to local ag-economy

Professional/ engineers (John Deere)
 Music industry (Instruments)
 High-tech industries
 Computer manufacturer

Manufacturing and assembly
 National corporations
 Internet/web companies
 Insurance companies

Office buildings
 Commercial Park
 Increase hospital wage to attract new RN's and other staff
 Larger upscale assisted living facility

7. HOW SHOULD GROWTH BE MANAGED TO PROTECT THE QUALITY OF LIFE?

In General:

1. I don't think we have to worry about too much growth, we will be lucky if we can keep what we have.

2. No growth in 28 years, need growth to protect the services we have.
3. Balance business growth with residential housing, roads, and sanitary sewer growth.
4. Change with times - if we have more people, improve schools and increase police force. It all goes hand in hand.
5. Good police and fire departments.
6. Change the idea of pay so one person doesn't have to have more than one job.
7. Maquoketa should become more attractive to families wanting a safe place to raise their children and a slower paced lifestyle. It should also attract tourist visitors with a more beautiful appearance especially entrances and downtown.
8. Get input from individual blocks/neighborhoods.

Planning and Zoning:

1. Pay attention to aesthetics - the Community Vision Committee is a good thing.
2. Should be planned by a committee.
3. Proper planning and zoning of affected areas.
4. Come up with long range durable plan and stick to it, this includes areas in the county 2 miles out.
5. Design a livable and attainable master plan, and stick to it.
6. Plan areas for development, establish road and infrastructure for these areas, and focus growth there.
7. Stipulate zoning and development "fit in" with land use plan.
8. Continue to enforce zoning ordinance but with foresight to recognize changes in usage that may become evident.

Residential:

1. Quality developers and standards for development.
2. Stricter building code and covenants.
3. Keep all municipal properties in tiptop condition as a good example to all citizens.
4. Less low income apartments and more elderly apartments.

5. Plan for something other than rentals and low income housing. Build right and they will come from Dubuque, Clinton and Davenport.
6. Layout of housing vs. business.
7. Natural buffers/barriers between residential zones and business zones. No easy green light for dividing home into multi-unit dwelling when in the midst of single dwelling neighborhood (creates loss of value of neighboring homes). Home-based businesses are fine as long as they always look like a home. No more patchwork zoning.

Commercial/Industrial:

1. Screen industries carefully.
2. No smoke stack industries.
3. Keep the downtown the center of the community.

6. WHAT WOULD YOU CHANGE IN YOUR NEIGHBORHOOD?

Residential:

1. Pride in how things look, taking care of things.
2. Neighborhoods clear of junk and homes in good repair.
3. Rental properties better maintained.
4. Develop city regulations requiring people to keep their properties clean and well maintained, especially rental properties.
5. Uninhabited houses (possible rodent problems) devalues neighborhood.
6. Trash dumpsters in front yards, six feet high fences next to sidewalk, and huge metal buildings larger than some houses. Is this how we want residential neighborhoods to look?
7. Sidewalks in the neighborhood and all through the city.

Commercial

1. The downtown area with more businesses.
2. Not allow home based businesses.

3. Do away with the "every city look" in commercial areas (large signs light up like daylight - McDonalds).
4. Reduce all the night light pollution. Require all lights shielded to direct light down, and every other streetlight is on.
5. Clean out the Brad Deery properties and force a central location for entire dealership.

Streets and Traffic:

1. Streets in good condition and orderly traffic.
2. By pass Hwy. 64.
3. Reduce traffic flow on Platt - it has really increased since Summit Street bridge closed access from Hwy. 61.
4. Judson should have sidewalks down both sides, not just one side. School children and people exercising are walking down this street and cars travel too fast for safety.
5. When major activities are going on, the 500 block should be closed to all except foot traffic. There is hardly an evening that the corner of Eliza and Judson doesn't have an influx of people groping around to football games, Middle school or Community Buildings. Lots of vehicle traffic that should be curtailed by police.

Utilities and Environment

1. Ban burning.
2. Leaves in the fall and branches after a windstorm could be picked up more frequently. Semi trucks should not be allowed on off streets like these. Semi's break more tree limbs than windstorms.
3. More trees planted.
4. A clean community with more parks and facilities for entertainment and recreation.
5. We need better and more attractive street lighting.
6. Storm sewer system.
7. Can't hear storm-warning sirens on Country Club Drive.
8. The water issue is the most important in our entire community. It is serious, babies formula is mixed with water, we have too many children developing bone cancer for this size community.

8. TRAFFIC OR SAFETY CONCERNS

In General:

1. No. At present, traffic conditions are not bad despite the occasional congestion - lets keep it that way by considering this in growth plans.
2. The public needs a lesson in driving - (watch) a 4 way stop!
3. Urban speed zones need to be looked at and reviewed.
4. Truck traffic downtown.
5. Need guardrails around the marsh on Hurstville Rd.

Platt Street

1. Semi's at the intersection of Platt and Main.
2. Too much traffic on Platt, it may be at capacity, it needs a by pass.
3. All of Platt from Wal-Mart to the fairgrounds from 4-6 p.m. and Saturdays.
4. Hard to make a left turn onto Platt from South Jones.
5. The Platt and Vermont traffic light needs to be activated by traffic on Vermont, because the traffic on Platt is often stopped when there are no cars on Vermont.
6. Platt and 2nd Street, and Olive Street, and the stoplight at Niagara is pointless and slow.
7. At Platt and Western Ave. there is room for a turning lane (right on red), use it - as the red light is too long. Use flashing reds on Sundays and perhaps other times.
8. (Platt at) Western Ave. and Creslane - there is too much traffic on Western, plus McDonalds has two driveways that add to the problem. On many occasions, people turn left on a red light out of Creslane (on to Platt).
9. The stop lights at West Platt and Hwy. 61 ramps are pointless and too slow when coming into town.

Summit Street

1. Increase the speed to 30 mph.
2. Summit needs stoplights its whole length.
3. Summit and 5th Street in the a.m. and p.m. during school.

- * 4. The corner of Summit and South Main is too congested, especially in the afternoon (3-5p.m.).
- * 5. Summit and South Main needs traffic lights, or at least a 4-way stop - accidents occur all too often (has the most accidents).
- 6. Summit from South Main to Western, all the time.
- 7. Summit has become a "Hwy. 64 Bypass" for cars and small trucks traveling through the city.
- 8. The intersection of Summit and Vermont is a hazard to both vehicles and pedestrians during school hours. Placing a stop sign there, plus "20 mph When Children Are Present" signs should not only provide additional safety for vehicles and pedestrians, but should (also) discourage drivers from avoiding Platt Street.
- 9. Summit from Hwy. 61 east to Birch Drive, and Judson from South Main to Birch Drive (and Platt) have the highest congestion.

9. NEW ROADS OR ROAD IMPROVEMENTS?

Improvements:

1. Alleys need improvement.
2. More consideration should be given to the historic location names of places when new development is done. Generac Drive is not only not creative, but does a disservice to the rich history of the Maquoketa area. The area around Generac and Family Dollar was once known as Wright's Corner (or Wright's Settlement) in the 1840's. Certainly we can do better in the future in naming our streets.
3. Flood control at Prairie Creek/South Main.
4. Plan and control the road development in the entire quadrant enclosed by new Hwy. 61.
5. Roads in southwest area by motel, build it and they will come, look at Dubuque.
6. Improve Myatt to county line road (1st street) and then to Old Hwy. 61 - this could open area for residential.
7. (Improve) Hwy. 64 from Wal-Mart to Summit.
8. Make airport runway useable for business jets, and work with county to improve roads to airport from Hwy. 61 so travelers can traverse roads as businesses relocate around airport.
9. Pizza Hut roads needs redone.
10. (Add) turning lanes on Western Ave. and Creslane.

11. Widen Western Ave. and Summit as 35 mph thoroughfare.
12. Control access to West Platt from McKinsey Ave.
13. Bring sewers up to street level so you don't have to weave around the sewer holes on Summit and South Main Streets.
14. Pave Rockdale Rd. to lessen traffic on Platt.
15. Pave North Street.
16. South Jones is higher than its curbs in many places - it needs to be rebuilt.
17. Rebuild Pershing with full width (35') curbs and gutters, and look at area behind Pershing trailer park.
18. Tear up the pavement and expose cobblestone on the section of Main from Decker House to Pleasant, and install old fashion street lights in area as was done in Historic District to attract tourists.

Extensions/New Roads

1. A bypass on the north side of town.
2. Extend (and improve) Pershing from North Main.
3. Hwy. 64 bypass around city to relieve traffic on Platt Street.
4. Another outlet to Hwy. 61.
5. Use Hurstville Rd. as a Maquoketa (Hwy 61) exit.
6. Another access to Hwy 61 from Summit.
7. Another access into town from the east besides Platt.
8. Possibly develop east side of town and push more traffic to that side.
9. Extend a road north from Hwy. 61 (near the curve that is east of the interchange with Old Hwy. 61) and connect to either the south end of Birch Drive or Jacobsen Drive.
10. Extend German Street to Jones Street.
11. Extend Rosemere Lane to Hwy. 64 before development makes it impossible.
12. Extend 5th Street South and exit on Old Hwy. 61 South.

13. (Extend) South 5th Street to new motel.
14. Extend road system across (south) from East Angus Ct. as a thoroughfare to new Comfort Inn tract.
15. Road around city from West Summit (south and east) to City Rt. 61.
16. Extend Myatt to south and east, and connect with the development to the south.
17. Exit from Swoosa Drive area to (Hwy. 61) bypass.
18. Pave or extend the trail along the levee near the light plant.
19. (Build) various trails extending around the whole community (shown on map).

11. ANY OTHER COMMENTS?

1. Senior housing is adequate – need more jobs.
2. Before any more sidewalks are built, the city needs to establish design and construction standards. The South Jones project is an embarrassment to the city. If the city is going to grant a variance to an ordinance every time it is asked to do so, why have the ordinance?
3. Implement a sign height ordinance.
4. Need a lift station at base of Lakehous(?) Hill to serve west area of town- can be gravity feed.
5. Develop the airport! Fund the Airport Development Plan to obtain federal funds.
6. Anything we do is going to cost lots of money, look at funding as part of the planning.
7. The city and county/counties could benefit by putting goals first and petty differences last. Deal with facts and figures, instead of feelings.
8. If the city, county and school system can put aside differences in order to develop a unified Strategic Plan for Jackson and northern Clinton counties, then the greater Maquoketa area can prosper. If not, then we can continue to stagnate and this will cause the area to remain poor, and to die economically and socially.
9. The city needs to work with local people who are the movers and shakers. They have the resources to help this community and we need to back them up.