

**Jesup, Iowa  
Comprehensive Land Use Plan Update**

**Public Hearing Held and Recommended for Adoption  
by the  
Jesup Planning and Zoning Commission on:  
December 10, 2008**

**Public Hearing and Adoption  
by the  
Jesup City Council on:  
January 5, 2009**

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**Prepared by the:  
Iowa Northland Regional Council of Governments**

TABLE OF CONTENTS

Purpose of Comprehensive Planning ..... 1

History of the Community ..... 2

Physical Characteristics of the Community ..... 3

    Location ..... 3

    Topography ..... 3

    Soils ..... 3

    Climate ..... 3

Statistical Profile – Historical Trends And Forecasts ..... 7

    Population ..... 7

    Housing ..... 10

    Economy ..... 14

    Financial ..... 19

Public Facilities and Services ..... 23

    City Hall ..... 23

    Police, Fire, and Rescue Facilities ..... 23

    Medical Services ..... 23

    Parks and Recreation ..... 23

    Schools ..... 23

    Libraries, Museums and Cultural Amenities ..... 23

    Other Services ..... 24

Public Utilities ..... 25

    Water ..... 25

    Sanitary Sewer ..... 25

    Storm Sewer ..... 25

    Electricity, Natural Gas, Telephone and Other Utilities ..... 25

    Solid Waste ..... 25

    National Flood Insurance Program ..... 25

Circulation and Transportation ..... 26

    Roads and Streets ..... 26

    Air ..... 26

    Rail ..... 26

    Transit ..... 26

Existing Land Use of The Community ..... 27

    Existing Land Use Patterns ..... 27

    Comparison of Existing Uses to Other Communities ..... 27

Implementation ..... 30

    Land Use Goals and Policies ..... 30

    Future Growth and Development ..... 34

    Infill, Land Reuse and Redevelopment ..... 34

    Land Use Compatibility with Buchanan County ..... 37

Amendment of The Plan ..... 38

**LIST OF FIGURES**

Figure 1. Location of the City.....4  
Figure 2. Topographic Map .....5  
Figure 3. Soils in the Community .....6  
Figure 4. Existing Land Use Map of the City .....29  
Figure 5. Future Land Use Map of the City.....38

**LIST OF TABLES**

Table 1. Historical Population Trends for the City of Jesup and Buchanan County .....7  
Table 2. Recent Population Trends of Selected Communities.....7  
Table 3. Age Cohorts for the City of Jesup .....8  
Table 4. Persons Under the Age of 18 and Over the Age of 64.....8  
Table 5. Race and Sex of Jesup Residents .....8  
Table 6. Population Projections for the City of Jesup.....9  
Table 7. General Housing Information for the City of Jesup.....10  
Table 8. Number of Housing Units in Selected Communities .....10  
Table 9. Age of Housing Units in 2000 .....11  
Table 10. Value of Specified Owner-Occupied Units in Jesup .....11  
Table 11. Median Value of a Specified Owner-Occupied Unit in Selected Communities .....12  
Table 12. Number of Renter Occupied Units for Selected Communities .....12  
Table 13. Median Gross Rent for Selected Communities .....13  
Table 14. Housing Unit Projections for the City of Jesup .....13  
Table 15. Economic Base of Jesup and Buchanan County in 2000.....14  
Table 16. Occupation Classification of Persons Employed in 2000.....14  
Table 17. Per Capita and Median Household Income for Selected Communities .....15  
Table 18. Unemployment Rate Trends by Year .....15  
Table 19. Educational Attainment for Persons 25 Years of Age and Older in 2000 .....16  
Table 20. Retail Sales and Business Trends .....16  
Table 21. Retail Trade in Buchanan County.....17  
Table 22. Retail Sales in Jesup and Buchanan County .....17  
Table 23. Service Industries in Independence and Buchanan County in 2002 .....18  
Table 24. Wholesale Trade in Buchanan County .....18  
Table 23. Taxable and Actual Valuations for Jesup .....19  
Table 24. Revenue Trends in the City’s Annual Financial Reports.....19  
Table 25. Expenditure and Fund Balance Trends in the City’s Annual Financial Reports.....20  
Table 26. City Debt Service Schedule .....21  
Table 27. Property Tax Levies for Selected Communities .....22  
Table 28. Existing Land Use Ratios .....28  
Table 29. Future Land Use Ratios .....36

## **PURPOSE OF COMPREHENSIVE PLANNING**

Comprehensive planning, as a process, is very complex while the purpose of comprehensive planning is simple. The process requires that elected officials, staff-members, volunteers, and the general public attempt to define relevant policies and set land use direction for their community for a period of time up to several decades in length. The purpose is for the city to attempt to study itself, in broad fashion, and set a course of future direction for community development. Often, the term “comprehensive plan” is used synonymously or interchangeably with other terms such as comprehensive land use plan, general plan, or master plan. For the purpose of this document, we will refer to it as either the Comprehensive Land Use Plan or Comprehensive Plan, which is the term most recognized by the Code of Iowa.

We should begin by defining what we mean by comprehensive plan or comprehensive planning. Webster’s Dictionary defines “comprehensive” as “inclusive”. “Planning” is defined as, “the act or process of making or carrying out plans; the establishment of goals, policies, and procedures for a social or economic unit”. In addition, Webster goes on to define “plan” as a, “method devised for making or doing something or achieving an end”, and that it “always implies mental formulation and sometimes graphic representation”. In short, a comprehensive plan is an inclusive, broad means of achieving a desired end. In this case, it is a written land use policy instrument that includes graphic representations or illustrations. The Plan itself includes several processes, including adoption, amendment, and goal and policy development.

A Comprehensive Plan seeks to promote cost-effective, efficient, logical growth in a community. It should manage growth by balancing the good of the community and the rights of the private property-owner, rather than encourage growth that is left unchecked or stifle growth through unnecessary regulations and procedures. The Plan should prevent, or at the very least discourage, sprawling and/or leapfrogging development. It should attempt to minimize future conflicts between incompatible uses in the community by defining future land use patterns. And throughout, the Plan should remain the long-range foundation for municipal regulations and policies regarding its physical development over a useful life of as much as 20 years.

The State of Iowa, in the Code of Iowa, has provided the basis for planning in Chapter 414. This Chapter is commonly referred to as the State’s zoning enabling legislation because it empowers local units of government to plan and regulate their physical development. Although the Code subsection pertaining to comprehensive plans is brief, it implies that a comprehensive plan be the basis of zoning regulations. Specifically, it states that regulations are to be in “accordance with a comprehensive plan”. Furthermore, the Code also, in the Chapters governing platting and subdivision of land (Chapter 354), urban renewal (Chapter 403), and annexation (Chapter 368) requires that these activities be consistent with a community’s comprehensive or general plan. This plan is intended to satisfy the requirements established in Chapters 414, 354, 368, and 403 for both comprehensive and general plans.

In short, comprehensive planning is the conscious process of developing the city’s land development plan, and it includes studying past and present trends, as well as setting goals and defining policies that will shape the physical development of the community. It is a circular process of decision-making that should be continually refined and updated to reflect the community’s goals and policies. Ultimately, the intent of the Plan is to be a statement of municipal land use goals and policies, a guide for local growth and development, as well as meet the statutory requirements of the Code of Iowa.

However, we must recognize that a comprehensive plan and comprehensive planning process are only as good as the implementation tools adopted by the municipality. Likewise, elected officials and administrators have to enforce the regulations and implement their plans in a uniform and consistent manner. To do so requires a commitment of personnel and financial resources through the municipal budgeting process. Any shortfall in the allocation of personnel and/or financial resources may result in the community failing to meet its goals and/or haphazardly applying its policies.

The Plan has the following Sections: the above stated Purpose and Intent; the History of the Community; Physical Characteristics of the Community; Statistical Profile; Public Facilities; Public Utilities; Circulation and Transportation; Land Use; Implementation; and Amendment Procedures.

## **HISTORY OF THE COMMUNITY**

The City of Jesup is located in part of 17,780 acres of central Iowa territory that was purchased from the Sac and Fox Indians in 1842. The founding of Jesup was directly tied to the history of the Illinois Central Railroad. As the railroads spread across Iowa, the Dubuque and Pacific Railway was organized in 1853 to compete against three other rail lines. The rail was completed between Dubuque and Dyersville before going bankrupt. The Dubuque and Pacific Railway was then extended to Manchester and then several miles past Independence. After money difficulties stopped the construction of the railroad in the spring of 1860, a new town sprung up at the railhead.

The new community was platted by two trustees of the rail company and named for Morris K. Jesup of New York City. At the time Mr. Jesup was an officer of the rail company and later became president. It was Morris Jesup who financed the further construction of the railroad to Waterloo and Cedar Falls the following year.

For the brief period that Jesup served as the railhead, it was a shipping point for much freight and produce from the surrounding area. After the railroad pushed westward, Jesup remained as a convenient stop. Development had been spurred by the railroad, and several stores, a hotel, and a blacksmith shop opened up in town. Jesup developed in to an active town, and was incorporated on March 18, 1876.

As the city grew, the needs of the community became greater. The first water works plant and system was constructed in 1902. The town's 11 fire hydrants took the place of the "bucket brigade" and a two-wheeled fire cart. The first motorized piece of fire equipment was purchased in 1930. The present fire department was built in 1953.

The area was served by a post office, originally under the name of Perry Valley, since 1858. The first municipal employee, a night watchman, was hired in 1893. Existing telephone lines in the city were constructed in 1904. As activity on the city streets increased in the early 1900's, many streets were covered in several inches of mud. This led to the paving of Young Street in 1923.

The Jesup Public Library was started in 1914 in a building that was rented for \$5 a month. The first public school in Jesup opened in 1865. It moved to various locations until it became part of a consolidated school district in 1916. During the community's history, six churches have been established, as well as 24 clubs and organizations. Jesup has grown from a village at the railhead to an active community of over 2,200 persons.

## **PHYSICAL CHARACTERISTICS OF THE COMMUNITY**

### **Location**

The City of Jesup is located in western Buchanan County, with a small portion within eastern Black Hawk County, as shown in Figure 1. The community is located on County Road D22 just north of Highway 20, approximately 20 miles east of Waterloo.

### **Topography**

The topography of Jesup is characterized as undulating, which is shown in Figure 2. Much of the community is relatively flat, while other areas, primarily near established waterways, have greater slope. The highest point in the community is located in the northern reaches of the City and has an elevation of approximately 1,000 feet above mean sea level. The lowest elevation, which is approximately 960 feet above mean sea level, is found in the southeastern part of the community.

### **Soils**

According to the Soil Survey of Buchanan County issued in 1982, the majority of soils in and near Jesup are of the Readlyn-Tripoli-Oran association. As Figure 3 shows, these soil series consist of somewhat poorly drained, moderately permeable soils on broad ridges and slightly convex side slopes in the uplands. These soils formed in 14 to 28 inches of loamy sediments and in the underlying glacial till. The native vegetation was prairie grasses and trees. Slopes on these soils range from 0 to 4 percent.

### **Climate**

The following information has been derived from the City Data website ([www.city-data.com](http://www.city-data.com)):

Temperature: The lowest 24-hour monthly average is set in January at 16 degrees, while the highest 24-hour monthly average is in July at 74 degrees.

Precipitation in the form of rainfall: June has the highest monthly average with between 4 and 5 inches.

Wind: April is typically the windiest month and the wind-speed averages 12 to 13 miles per hour.

Snowfall: January and December are the two snowiest months in the city. The city typically experiences between 7 and 8 inches of snow each month.

Figure 1. Location of the City

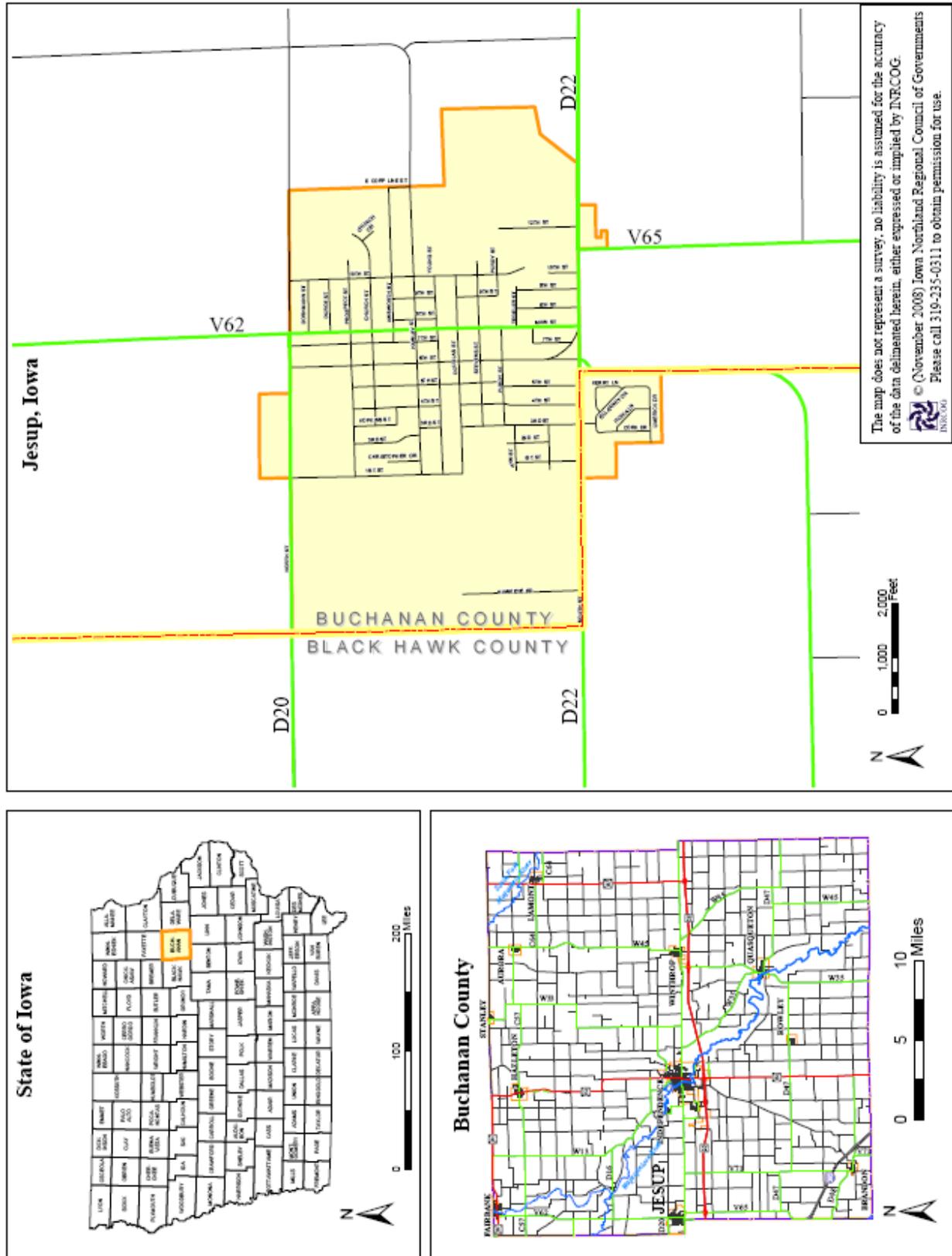


Figure 2. Topographic Map

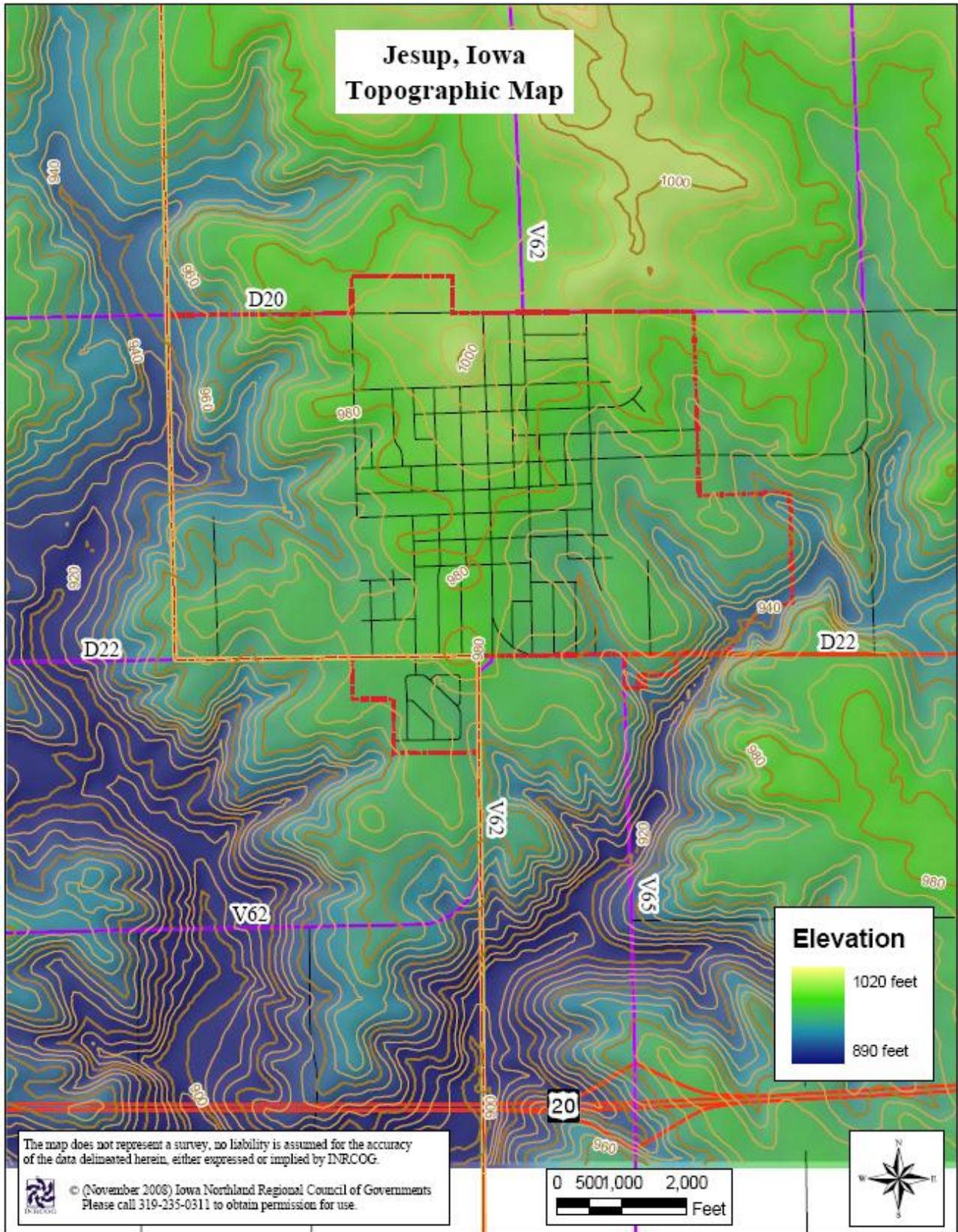
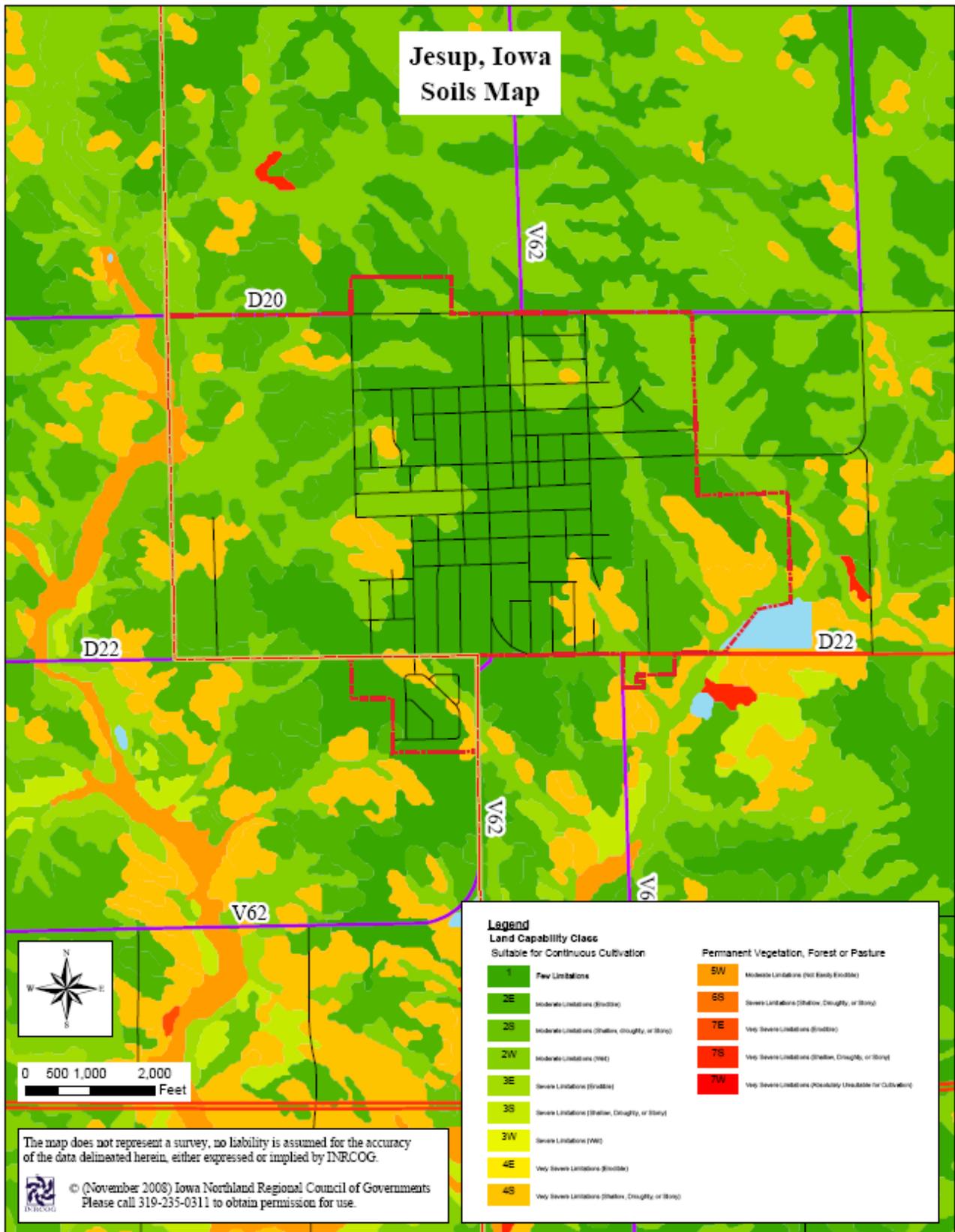


Figure 3. Soils in the Community



## STATISTICAL PROFILE – HISTORICAL TRENDS AND FORECASTS

### Population

The study of population within the Comprehensive Plan is important because it can provide the foundation for analyzing a community’s current demographics, as well as project its future needs. This section of the Plan will provide varied statistical data to describe trends and predictions for the City of Jesup.

The following table provides, by decade, a historical overview of the population within Jesup and Buchanan County. The city’s population grew noticeably from 1900 to 1980. The county’s population also increased from 1900 to 1980. Both the city and county experienced population decreases of approximately nine percent during the 1980’s and small increases in the 1990’s.

**Table 1. Historical Population Trends for the City of Jesup and Buchanan County**

Year	Jesup		Buchanan County	
	Number	Percent Change	Number	Percent Change
1900	690	-	21,427	-
1910	697	1.0	19,748	-7.8
1920	774	11.0	19,890	0.7
1930	736	-4.9	19,550	-1.7
1940	902	22.6	20,991	7.4
1950	1,158	28.4	21,927	4.5
1960	1,488	28.5	22,293	1.7
1970	1,662	11.7	21,762	-2.4
1980	2,343	41.0	22,900	5.2
1990	2,121	-9.5	20,844	-9.0
2000	2,212	4.3	21,093	1.2
2007 <sup>1</sup>	2,379	7.5	20,927	-0.8

Source: U.S. Census Bureau

<sup>1</sup> July 1, 2007 U.S. Census Bureau estimate

Table 2 illustrates population figures for all of the incorporated communities in Buchanan County, the county and the State of Iowa.

**Table 2. Recent Population Trends of Selected Communities**

Community	1970	1980	1990	2000
Aurora	229	248	196	194
Brandon	432	337	320	311
Fairbank	810	980	1018	1041
Hazleton	626	877	733	950
Independence	5,910	6,392	5,972	6,014
<b>Jesup</b>	<b>1,662</b>	<b>2,343</b>	<b>2,121</b>	<b>2,212</b>
Lamont	498	554	471	503
Quasqueton	464	599	579	574
Rowley	241	275	272	290
Stanley	151	154	116	128
Winthrop	750	767	742	772
Buchanan County	21,762	22,900	20,844	21,093
State of Iowa	2,825,368	2,913,808	2,776,831	2,926,324

Source: U.S. Census Bureau

Table 3 focuses on the population cohorts that were reported in the 1990 and 2000 Censuses of the city. In general, this table shows that persons in cohorts under age 35 decreased, with the exception of persons between the ages of 15-19 and 20-14. Conversely, population in cohorts over age 35 increased, with the exception of those aged 65-74.

**Table 3. Age Cohorts for the City of Jesup**

Age Cohort	1990		2000		% Change
	Number	% of Total	Number	% of Total	
Less than 5	156	7.4	141	6.4	-9.6
5-9	219	10.3	173	7.8	-21.0
10-14	195	9.2	187	8.5	-4.1
15-19	150	7.1	198	9.0	32.0
20-24	84	4.0	120	5.4	42.9
25-34	334	15.7	245	11.1	-26.6
35-44	306	14.4	350	15.8	14.4
45-54	200	9.4	286	12.9	43.0
55-64	165	7.8	180	8.1	9.1
65-74	174	8.2	158	7.1	-9.2
75-84	107	5.0	133	6.0	24.3
85+	31	1.5	41	1.9	32.3
<b>Total</b>	<b>2,121</b>	<b>100.0</b>	<b>2,212</b>	<b>100</b>	<b>4.3</b>

Source: U.S. Census Bureau

To predict how change in certain age cohorts may affect the future need for services in the community, Table 4 displays trends for persons under the age of 18 and over the age of 64 for 1990 and 2000. It is important to realize that the city's figures in this table show both a decrease in the number and percentage of persons under 18 years of age, as well as an increase in both number and percentage of persons 65 years of age and older.

**Table 4. Persons Under the Age of 18 and Over the Age of 64**

Community	1990				2000			
	<18	%	>64	%	<18	%	>64	%
<b>Jesup</b>	<b>680</b>	<b>32.1</b>	<b>312</b>	<b>14.7</b>	<b>626</b>	<b>28.3</b>	<b>332</b>	<b>15.0</b>
Buchanan County	6,419	30.8	3,244	15.6	6,031	28.6	3,056	14.5
State of Iowa	718,880	25.9	426,106	15.3	733,638	25.1	436,213	14.9

Source: U.S. Census Bureau

A further review of Census Bureau information, regarding race and sex of the city's population, is shown in Table 5.

**Table 5. Race and Sex of Jesup Residents**

	Total Population	White or Caucasian	Black or African Am.	Am. Indian, Eskimo	Asian or Pacific Is.	Other Race or 2+ Races
Male (1990)	1,006	1,002	1	0	1	2
Female (1990)	1,115	1,108	2	0	3	2
<b>Total (1990)</b>	<b>2,121</b>	<b>2,110</b>	<b>3</b>	<b>0</b>	<b>4</b>	<b>4</b>
Male (2000)	1,066	1,058	2	1	1	4
Female (2000)	1,146	1,136	2	4	2	2
<b>Total (2000)</b>	<b>2,212</b>	<b>2,194</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>6</b>

Source: U.S. Census Bureau

The following table shows 20-year population projections for the City of Jesup. It should be noted that all of the projections use historical information as their basis. An explanation of each type follows.

The first two types of projections, Linear and Geometric, are straight-line or averaging methods of predicting population change. Linear projections use the actual change in the total number of persons over a predetermined period of time in the community. Conversely, Geometric projections use the percent change the community has experienced over a set number of years. For both projection types, this study used trend information from two time periods, between 1900 and 2000 and between 1940 and 2000, as the basis for the figures shown in Table 6.

The third type of projection looked specifically at how the city relates to Buchanan County in terms of percentage. This study looked at what percent of the county’s total population resided within the City of Jesup during four different time periods.

Table 6 provides a summary of the projection results for the years 2010 and 2020. By way of comparison, the city had a 1990 population of 2,121 persons and a 2000 population of 2,212, which suggests modest growth from 2000 to 2020. Finally, it is important to remember that the information shown in Table 6 is merely a projection of the city’s future population calculated using historical data rather than an exact number of persons who will actually be living in the community at that time.

**Table 6. Population Projections for the City of Jesup**

Type of Projection	2010	2020
<b>Linear</b>		
1900-2000	2,364	2,516
1940-2000	2,430	2,648
<b>Geometric</b>		
1900-2000	2,508	2,844
1940-2000	2,597	3,049
<b>Percent of County</b>		
1990 (Census)	2,175	2,265
2000 (Census)	2,242	2,334
<i>Mean or Average</i>	2,386	2,609

Source: U.S. Census Bureau, Woods and Poole Economics, and INRCOG

**Population Summary**

Population statistics, in summary, show that Jesup has experienced steady growth between 1900 and 2000, with declines in population occurring in only 1930 and 1990. Additionally, population projections suggest Jesup will continue to grow.

## Housing

In addition to studying population statistics, a Comprehensive Plan should review pertinent housing data. As is the case for many Iowa communities, the predominant type of housing in Jesup is the single-family home. In addition, the average number of persons living in each unit is less than three persons and the vacancy rate is a very small percentage. A summary of general housing information is shown in Table 7.

**Table 7. General Housing Information for the City of Jesup**

Statistic	1980	1990	2000
Total Persons	2,343	2,121	2,212
Total Housing Units	876	827	911
Occupied	843	802	861
Vacant	33	25	50
Persons Per Occupied Housing Unit	2.67	2.56	2.43
Number of Households	843	802	861
Number of Families	638	601	620

Source: U.S. Census Bureau

Table 8 shows the number of housing units reported, by selected communities, in the 1980, 1990, and 2000 Censuses. Note that the City of Jesup and the State of Iowa gained housing units for each Census between 1980 and 2000. Also, the county and seven out of the ten other communities experienced housing unit gains between 1980 and 2000.

**Table 8. Number of Housing Units in Selected Communities**

Community	1980	1990	2000
Aurora	98	83	88
Brandon	143	137	146
Fairbank	362	408	436
Hazleton	332	329	409
Independence	2,463	2,480	2,610
<b>Jesup</b>	<b>876</b>	<b>827</b>	<b>911</b>
Lamont	240	220	227
Quasqueton	228	249	254
Rowley	101	108	114
Stanley	56	52	50
Winthrop	312	314	341
Buchanan County	8,222	8,272	8,697
State of Iowa	1,121,314	1,143,669	1,232,511

Source: U.S. Census Bureau

As for the age of the housing stock in Jesup, Table 9 provides a breakdown by specified years. As a means of comparison, the table shows how the city's percentage relates to those of the county and state. Note that nearly 50 percent of Jesup's housing stock was built prior to 1970, while the state and county figures are approximately ten percent higher for the same time period.

**Table 9. Age of Housing Units in 2000**

Year Unit was Built	Jesup		Buchanan County Percent	State of Iowa Percent
	Number	Percent		
1999 to March 2000	4	0.4	1.3	1.9
1995-1998	51	5.7	4.6	5.4
1990-1994	51	5.7	5.5	5.0
1980-1989	72	8.0	7.5	8.0
1970-1979	270	30.0	18.6	16.8
1960-1969	115	12.8	12.2	11.8
1940-1959	175	19.4	15.0	19.5
1939 or earlier	162	18.0	35.1	31.6
Total	900	100.0	100.0	100.0

Source: U.S. Census Bureau

The breakdown of values for single-family homes in Jesup is illustrated in Table 10. It shows that the number of homes under \$50,000 decreased between 1990 and 2000, while the number of homes over \$50,000 increased. In addition, more than 20 percent of homes in Jesup are now valued at over \$100,000. There are four possible explanations for the overall increase in home values. This trend may be due to property reassessment, physical improvements in the housing stock, new home construction, and/or the effects of demand or the housing market in the community.

**Table 10. Value of Specified Owner-Occupied Units in Jesup**

Unit Value Ranges	1990		2000	
	Number	Percent	Number	Percent
Less than \$50,000	386	67.2	82	12.6
50,000-99,999	188	32.8	408	62.6
100,000-149,999	0	0.0	132	20.2
150,000-199,999	0	0.0	20	3.1
200,000-299,999	0	0.0	10	1.5
300,000-499,999	0	0.0	0	0.0
\$500,000-999,999	0	0.0	0	0.0
1,000,000 or more	0	0.0	0	0.0
Total	574	100.0	652	100.0

Source: U.S. Census Bureau

As is shown in Table 11, all but three communities in Buchanan County experienced declines in median housing value between 1980 and 1990. Conversely, median values increased dramatically in the communities between 1990 and 2000. The City of Jesup reported a slight decrease from 1980 to 1990 and an increase of 92.5 percent between 1990 and 2000.

**Table 11. Median Value of a Specified Owner-Occupied Unit in Selected Communities**

Community	1980	1990	2000
Aurora	\$18,800	\$18,100	\$46,700
Brandon	\$21,900	\$20,300	\$54,700
Fairbank	\$39,900	\$37,400	\$77,100
Hazleton	\$30,200	\$24,900	\$44,000
Independence	\$38,000	\$38,600	\$75,600
<b>Jesup</b>	<b>\$45,100</b>	<b>\$42,800</b>	<b>\$82,400</b>
Lamont	\$20,400	\$18,500	\$37,500
Quasqueton	\$27,800	\$29,300	\$64,800
Rowley	\$32,800	\$30,900	\$62,300
Stanley	\$20,000	\$14,999	\$20,000
Winthrop	\$33,000	\$33,900	\$64,000
Buchanan County	\$37,000	\$36,300	\$73,900
State of Iowa	\$40,600	\$45,900	\$82,500

Source: U.S. Census Bureau

Table 12 shows the number of renter occupied units reported in the 1980, 1990 and 2000 Censuses. Following the trend of the State of Iowa, Jesup experienced a decrease in the number of rental units between 1990 and 2000.

**Table 12. Number of Renter Occupied Units for Selected Communities**

Community	1980	1990	2000
Aurora	14	12	10
Brandon	17	29	44
Fairbank	64	92	84
Hazleton	49	70	80
Independence	628	676	663
<b>Jesup</b>	<b>198</b>	<b>178</b>	<b>154</b>
Lamont	32	28	54
Quasqueton	34	49	45
Rowley	12	14	13
Stanley	9	7	4
Winthrop	51	58	61
Buchanan County	1,690	1,876	1,730
State of Iowa	296,512	318,954	301,589

Source: U.S. Census Bureau

Median gross rent for selected communities is shown in Table 13. The table shows that the cost of rent in each jurisdiction increased dramatically during the twenty-year period of time shown. In addition, the information provided in Table 7 shows that there is a relatively low vacancy rate in the city. Together, the significant increase in rent and a low overall vacancy rate may indicate that there is increasing demand for rental units in the community.

**Table 13. Median Gross Rent for Selected Communities**

Community	1980	1990	2000
Aurora	\$140	\$241	\$375
Brandon	\$110	\$388	\$392
Fairbank	\$131	\$241	\$315
Hazleton	\$173	\$291	\$379
Independence	\$150	\$282	\$371
<b>Jesup</b>	<b>\$160</b>	<b>\$301</b>	<b>\$349</b>
Lamont	\$85	\$217	\$371
Quasqueton	\$113	\$247	\$478
Rowley	\$153	\$331	\$363
Stanley	\$140	\$225	\$0
Winthrop	\$129	\$286	\$348
Buchanan County	\$146	\$271	\$376
State of Iowa	\$175	\$259	\$470

Source: U.S. Census Bureau

Table 14 shows the number of housing units that would be necessary to accommodate the population projections that appear in Table 6. The figures in Table 14 were calculated by dividing the population projections from Table 6 by the 2000 persons per housing unit ratio of 2.43, which is documented in Table 7. In order to estimate the demand for future housing units in the community, it is important to remember that there were 911 housing units reported by the Census Bureau in 2000, which also suggests a modest need for additional units. In addition to assuming that the persons per housing unit ratio is suitable for making projections, this study also assumes that the figures in Table 14 do not include any vacant units and that all of the units are safe, habitable structures.

**Table 14. Housing Unit Projections for the City of Jesup**

Type of Projection	2010	2020
Linear		
1900-2000	973	1,035
1940-2000	1,000	1,090
Geometric		
1900-2000	984	1,064
1940-2000	1,013	1,128
Percent of County		
1990 (Census)	895	932
2000 (Census)	923	961
<i>Mean or Average</i>	965	1,035

Source: U.S. Census Bureau, Woods and Poole Economics, and INRCOG

### Housing Summary

Jesup experienced a ten percent increase in the number of housing units from 1990 through 2000, based upon Census information, however since that time there have been 87 units constructed. Furthermore, projections indicate that there will be a need for additional housing units by 2010 and 2020.

**Economy**

The economies of the City of Jesup and Buchanan County have been divided by the Census Bureau into 13 broad industry categories shown in Table 15. The information indicates that the Education, Health, and Social Services sector, the Manufacturing sector and the Retail Trade sector are the three largest elements of both the city's and county's economies.

**Table 15. Economic Base of Jesup and Buchanan County in 2000<sup>1</sup>**

Industrial Category	Jesup		Buchanan County	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, Mining	4	0.4	721	7.3
Construction	114	10.3	771	7.8
Manufacturing	239	21.7	2,291	23.1
Wholesale Trade	52	4.7	307	3.1
Retail Trade	181	16.4	1,212	12.2
Transportation, Warehousing, and Utilities	46	4.2	451	4.5
Information	33	3.0	213	2.1
Finance, Insurance, Real Estate, Rental and Leasing	72	6.5	350	3.5
Professional and Scientific	42	3.8	433	4.4
Educational, Health, and Social Services	222	20.1	2,051	20.6
Art, Entertainment, and Recreation	42	3.8	378	3.8
Other Services	20	1.8	392	3.9
Public Administration	36	3.3	369	3.7
<b>Total Employed Persons</b>	<b>1,103</b>	<b>100.0</b>	<b>9,939</b>	<b>100.0</b>

<sup>1</sup> Persons sixteen (16) years of age and older.  
Source: U.S. Census Bureau

The actual occupations of employed persons in the city and county are shown in Table 16. Note that the “Management, Professional, and Related Occupations” and “Sales and Office Occupations” are the two largest occupation categories for both the city and county.

**Table 16. Occupation Classification of Persons Employed in 2000<sup>1</sup>**

Industrial Description	Jesup		Buchanan County	
	Number	Percent	Number	Percent
Management, Professional and Related Occupations	331	30.0	2,796	28.1
Service Occupations	125	11.3	1,396	14.0
Sales and Office Occupations	243	22.0	2,257	22.7
Farm, Fishing, and Forestry	0	0.0	154	1.5
Construction, Extractions, and Maintenance	138	12.5	1,120	11.3
Production, Transportation, and Material Moving	266	24.1	2,216	22.3
<b>Total Employed Persons</b>	<b>1,103</b>	<b>100.0</b>	<b>9,939</b>	<b>100.0</b>

<sup>1</sup> Persons sixteen (16) years of age and older.  
Source: U.S. Census Bureau

Table 17 shows both the per capita and median household incomes for the incorporated communities in Buchanan County, the county itself, and the State of Iowa. As the table indicates, the City of Jesup was the highest of the communities in median household income reported for the jurisdictions shown in 2000. In addition, Jesup was well above both county and state levels in that same category.

**Table 17. Per Capita and Median Household Income for Selected Communities**

Community	Per Capita Income		Median Household Income	
	1990	2000	1990	2000
Aurora	\$9,094	\$16,254	\$18,250	\$38,750
Brandon	\$9,689	\$17,428	\$20,469	\$34,219
Fairbank	\$9,830	\$17,262	\$23,438	\$36,900
Hazleton	\$8,611	\$14,955	\$15,300	\$32,265
Independence	\$12,315	\$20,683	\$21,565	\$36,554
<b>Jesup</b>	<b>\$12,061</b>	<b>\$17,160</b>	<b>\$27,316</b>	<b>\$42,109</b>
Lamont	\$9,758	\$15,201	\$18,281	\$30,000
Quasqueton	\$10,194	\$15,913	\$21,094	\$36,518
Rowley	\$10,532	\$17,315	\$30,000	\$36,563
Stanley	\$6,544	\$9,631	\$17,000	\$30,313
Winthrop	\$11,541	\$19,183	\$26,198	\$36,136
Buchanan County	\$10,925	\$18,405	\$23,386	\$38,036
State of Iowa	\$12,422	\$19,674	\$26,229	\$39,469

Source: U.S. Census Bureau

Unemployment rates are shown in Table 18. Note that Buchanan County, as a whole, has consistently reported slightly higher unemployment rates than the state for the time period shown.

**Table 18. Unemployment Rate Trends by Year**

Community	2000	2001	2002	2003	2004	2005	2006	2007	2008
Buchanan County	3.0%	3.9%	4.5%	4.5%	4.7%	4.6%	4.4%	4.3%	3.9%
State of Iowa	2.8%	3.3%	3.9%	4.4%	4.7%	4.3%	3.8%	3.8%	4.0%

Source: Iowa Workforce Development

The following table compares the levels of education for persons within the City of Jesup and Buchanan County. By comparison, the city and county have virtually the same percentage of persons who have not earned a high school diploma as their highest educational attainment. Likewise, Jesup and the county have a similar percentage of persons who have some college education and higher.

**Table 19. Educational Attainment for Persons 25 Years of Age and Older in 2000**

Category	Jesup		Buchanan County	
	Number	Percent	Number	Percent
Less than 9 <sup>th</sup> Grade	89	6.4	955	7.1
9 <sup>th</sup> to 12 <sup>th</sup> Grade, No Diploma	128	9.2	1102	8.2
High School Graduate, includes GED	627	45.3	5,839	43.6
Some College, No Degree	263	19.0	2,721	20.3
Associate Degree	170	12.3	1,070	8.0
Bachelors Degree	80	5.8	1,280	9.6
Graduate or Professional Degree	28	2.0	416	3.1
<b>Total</b>	<b>1,385</b>	<b>100.0</b>	<b>13,383</b>	<b>100.0</b>

Source: U.S. Census Bureau

Table 20 provides insight into retail trade in the county. Specifically, the table shows a six-year trend of the number of retail tax reports and sales tax dollars received by the state. In order to estimate the number of retail businesses in either community, the number of reports shown as filed with the state must be divided by four since the reports are filed quarterly. For example, in 2008 it is estimated that 83 businesses (333/4) operated in the City of Jesup and 629 (2,517/4) operated in Buchanan County.

An analysis of Table 20 reflects both the city and county experienced general increases in retail sales figures over the period shown. Both the city and county experienced decreases in the number of filed reports during the same time period.

**Table 20. Retail Sales and Business Trends**

	FY 2000		FY 2001		FY 2002	
	Number of Reports Filed	Sales	Number of Reports Filed	Sales	Number of Reports Filed	Sales
<b>Jesup</b>	<b>360</b>	<b>\$16,876,874</b>	<b>346</b>	<b>\$16,680,840</b>	<b>360</b>	<b>\$17,690,090</b>
Buchanan County	2,753	\$106,925,379	2,690	\$107,759,878	2,650	\$110,553,677
	FY 2003		FY 2004		FY 2005	
	Number of Reports Filed	Sales	Number of Reports Filed	Sales	Number of Reports Filed	Sales
<b>Jesup</b>	<b>328</b>	<b>\$18,850,219</b>	<b>321</b>	<b>\$18,806,396</b>	<b>322</b>	<b>\$20,314,769</b>
Buchanan County	2,495	\$109,577,054	2,479	\$112,358,763	2,459	\$117,921,094
	FY 2006		FY 2007		FY 2008	
	Number of Reports Filed	Sales	Number of Reports Filed	Sales	Number of Reports Filed	Sales
<b>Jesup</b>	<b>324</b>	<b>\$25,229,667</b>	<b>334</b>	<b>\$25,581,810</b>	<b>333</b>	<b>\$26,962,887</b>
Buchanan County	2,435	\$127,168,435	2,517	\$131,292,720	2,517	\$142,598,876

Source: Iowa Retail Sales and Use Tax Reports

A brief overview of retail trade businesses in Buchanan County is provided in Table 21. The City of Jesup’s statistics are included in the “County” figure since cities with fewer than 2,500 inhabitants are not independently included in the U.S. Economic Census. The county experienced an increase in sales receipts and payroll between 1992 and 2002. However, the number of establishments and paid employees decreased for the county during the same time period.

**Table 21. Retail Trade in Buchanan County**

<b>1992</b>				
Geographic Area	Number of Establishments	Receipts (Sales)	Annual Payroll	Paid Employees
Independence	60	\$62,585,000	\$6,707,000	624
Buchanan County	122	\$100,257,000	\$9,809,000	949
<b>1997</b>				
Geographic Area	Number of Establishments	Receipts (Sales)	Annual Payroll	Paid Employees
Independence	57	\$87,763,000	\$8,095,000	530
Buchanan County	106	\$154,947,000	\$13,817,000	911
<b>2002</b>				
Geographic Area	Number of Establishments	Receipts (Sales)	Annual Payroll	Paid Employees
Independence	51	\$95,957,000	\$9,829,000	525
Buchanan County	112	\$170,182,000	\$16,242,000	931

Source: Census of Retail Trade and Economic Census

Table 22 compares retail trade sales figures for the City of Jesup and Buchanan County for the fiscal years 2003 through 2007 based upon a study by Iowa State University. Sales increases over the period for Jesup outperform those increases for Buchanan County.

**Table 22. Retail Sales in Jesup and Buchanan County**

Total Retail Sales (\$ millions)						
Geographic Area	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	% Change FY 03-07
<b>Jesup</b>	<b>\$18.85</b>	<b>\$18.80</b>	<b>\$20.31</b>	<b>\$25.22</b>	<b>\$25.58</b>	<b>35.7%</b>
Buchanan County	\$109.57	\$112.35	\$117.92	\$127.16	\$131.29	19.8%

Source: Iowa State University, Office of Social and Economic Trend Analysis, Retail Trade Analysis, 2007

Service industry statistics for Buchanan County are illustrated in Table 23. As shown in Tables 15 and 16, these industries play an important role in the economies of the city and the county.

**Table 23. Service Industries in Independence and Buchanan County in 2002**

2002				
	Number of Establishments	Receipts	Annual Payroll	Number of Paid Employees
<b>Independence:</b>				
Professional, Scientific, Technical	13	4,487,000	1,323,000	61
Administrative	4	D	D	a
Educational	1	D	D	b
Health Care	23	D	D	f
<b>Buchanan County:</b>				
Professional, Scientific, Technical	20	\$6,490,000	\$2,126,000	99
Administrative	9	\$1,211,000	\$351,000	16
Educational	1	D	D	a
Health Care	33	\$44,745,000	\$28,008,000	956

D-Data Not Disclosed For Privacy Reasons  
a-0 to 19 employees  
b-20 to 99 employees  
f-500 to 999 employees  
Source: U.S. Economic Census

Table 24 provides economic information regarding wholesale trade in Buchanan County. Again, Jesup’s statistics are included in the “County” information. The table shows that between 1992 and 2002 the number of wholesale trade establishments and the number of employees decreased in the county, while sales and payroll increased.

**Table 24. Wholesale Trade in Buchanan County**

1992				
Geographic Area	Number of Establishments	Receipts (Sales)	Annual Payroll	Paid Employees
Independence	18	D	D	CC
Buchanan County	48	\$184,381,000	\$8,782,000	393
1997				
Geographic Area	Number of Establishments	Receipts (Sales)	Annual Payroll	Paid Employees
Independence	10	D	D	b
Buchanan County	38	\$222,743,000	\$8,370,000	311
2002				
Geographic Area	Number of Establishments	Receipts (Sales)	Annual Payroll	Paid Employees
Independence	2	D	D	b
Buchanan County	23	\$264,367,000	\$10,029,000	302

D-Data Not Disclosed For Privacy Reasons  
CC-100 to 249 employees  
b-20 to 99 employees  
Source: Census of Wholesale Trade

**Economy Summary**

In general, Jesup possesses a well-educated employee base and a retail business economy that has performed better than Buchanan County. Even though unemployment rates are slightly higher than the state on whole, median

household incomes in Jesup are the highest in Buchanan County, while maintaining a diversified employment base. The city’s proximity to Interstate 380, Highway 20, and Waterloo-Cedar Falls provides residents of Jesup convenient access to larger job markets.

**Financial**

An important factor regarding the financial health of a community is its actual and taxable valuations. Actual valuation, which may be referred to as 100 percent or market valuation, represents the total property value within a community. Taxable value is the value at which property is taxed. Taxable value is calculated by the County Assessor after the application of state ordered "rollback" percentages for the various classes of property. Table 23 shows that actual and taxable valuations fluctuated in all of the years illustrated.

**Table 23. Taxable and Actual Valuations for Jesup**

January 1,	100% Valuations <sup>1</sup>		Taxable Valuations <sup>2</sup>	
	Regular	Agricultural	Regular	Agricultural
2003	\$83,738,757	\$277,577	\$41,537,764	\$277,577
2004	\$85,889,887	\$267,519	\$44,455,149	\$267,519
2005	\$103,205,136	\$269,389	\$56,979,968	\$269,389
2006	\$105,667,466	\$342,914	\$58,204,154	\$342,914
2007	\$117,733,756	\$331,321	\$63,603,822	\$298,529

<sup>1</sup> Military Exemption Has Not Been Deducted

<sup>2</sup> With Gas and Electric Included, excludes TIF values

Source: Buchanan County Auditor

Table 24 below and Table 25 on the proceeding page both offer further analysis of the financial conditions of the community. Table 24 provides revenue trend information from the city’s annual financial reports, while Table 25 provides the city’s annual expenditure trends and fund balance information.

**Table 24. Revenue Trends in the City’s Annual Financial Reports**

Source	Fiscal Year 2004	Fiscal Year 2005	Fiscal Year 2006	Fiscal Year 2007	Fiscal Year 2008
Property Tax	\$512,222	\$507,363	\$649,381	\$782,322	\$765,133
Tax Increment Financing	\$200,106	\$312,355	\$236,915	\$0	\$0
Other City Taxes	\$141,679	\$165,157	\$129,057	\$180,281	\$161,858
Licenses and Permits	\$14,679	\$17,433	\$15,557	\$11,785	\$13,761
Use of Money and Property	\$24,939	\$36,588	\$61,912	\$69,135	\$50,635
Intergovernmental	\$354,416	\$305,862	\$345,344	\$265,911	\$297,918
Charges for Services	\$632,092	\$630,281	\$565,988	\$552,094	\$578,874
Special Assessments	\$16,417	\$2,914	\$5,334	\$9,615	\$2,902
Miscellaneous	\$213,030	\$92,321	\$146,593	\$155,101	\$113,474
Other Financing Sources	\$685,457	\$1,143,371	\$120,271	\$576,503	\$96,265
Revenue Subtotal	\$2,795,037	\$3,213,645	\$2,276,352	\$2,602,747	\$2,080,820
<b>Total</b>	<b>\$2,795,037</b>	<b>\$3,213,645</b>	<b>\$2,276,352</b>	<b>\$2,602,747</b>	<b>\$2,080,820</b>

Source: City of Jesup Annual Reports

**Table 25. Expenditure and Fund Balance Trends in the City's Annual Financial Reports**

Expense Category	Fiscal Year 2004	Fiscal Year 2005	Fiscal Year 2006	Fiscal Year 2007	Fiscal Year 2008
Public Safety	\$482,371	\$304,037	\$329,622	\$377,579	\$395,406
Public Works	\$323,762	\$238,806	\$341,120	\$527,699	\$310,937
Health & Social Services	\$1,925	\$1,925	\$1,925	\$1,935	\$1,925
Culture & Recreation	\$179,185	\$145,926	\$153,180	\$175,644	\$159,508
Community & Economic Development	\$215,113	\$220,884	\$189,345	\$206,428	\$106,308
General Government	\$90,535	\$92,063	\$115,893	\$112,408	\$132,772
Debt Service	\$191,773	\$115,328	\$218,214	\$238,198	\$203,140
Capital Projects	\$462,439	\$606,036	\$410,686	\$89,303	\$365,274
Business Type Enterprises	\$406,370	\$420,727	\$457,198	\$415,789	\$431,172
Expenditures Subtotal	\$2,353,473	\$2,145,732	\$2,217,183	\$2,144,973	\$2,106,442
Transfers Out	\$619,947	\$358,641	\$120,271	\$184,734	\$96,265
<b>Total Expenditures</b>	<b>\$2,973,420</b>	<b>\$2,504,373</b>	<b>\$2,337,454</b>	<b>\$2,329,707</b>	<b>\$2,202,707</b>
Excess Revenues Over (Under) Expenditures	(\$178,383)	\$709,273	(\$61,102)	\$273,040	(\$121,887)
Beginning Fund Balance July 1 <sup>st</sup> of the Previous Year	\$2,232,390	\$2,054,007	\$2,765,105	\$2,706,486	\$2,975,881
<b>Ending Fund Balance June 30<sup>th</sup> of that Year</b>	<b>\$2,054,007</b>	<b>\$2,763,280</b>	<b>\$2,704,003</b>	<b>\$2,979,526</b>	<b>\$2,853,994</b>

Source: City of Jesup Annual Reports

Table 26 provides additional information, in the form of an approximate debt analysis, regarding the community's financial status. Iowa law allows a municipality to incur debt for General Obligation bonds in an amount up to five (5) percent of its actual value. Currently, the city owes \$2.6 million of general obligation debt. The following table details the repayment schedule.

**Table 26. City Debt Service Schedule**

General Obligation (FY)	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
TIF	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Water/Sewer Principle	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Tax Levy	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Sewer Lagoon Principle	-	-	-	-	-	-	-	-	-	-	-	-
Local Option Sales Tax	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Bond Registration	-	-	-	-	-	-	-	-	-	-	-	-
2002 Sewer/Gold Medallion												
51% Debt Service Tax Levy	40,000	40,000	45,000	45,000	50,000	50,000	-	-	-	-	-	-
49% Local Option Sales Tax												
Interest	13,015	11,255	9,415	7,255	5,050	2,550	-	-	-	-	-	-
Bond Registration	400	400	400	400	400	400	-	-	-	-	-	-
2005 Phase IV Sanitary Sewer												
Debt Service Tax Levy	75,000	75,000	80,000	80,000	85,000	85,000	90,000	95,000	-	-	-	-
Interest	24,283	21,598	19,520	16,800	13,960	10,815	7,543	3,943	-	-	-	-
Bond Registration	400	400	400	400	400	400	400	400	-	-	-	-
2007 Third Street Drainage												
Debt Service Tax Levy	35,000	35,000	35,000	4,000	40,000	40,000	45,000	45,000	45,000	-	-	-
Interest	14,643	13,278	11,913	10,530	8,930	7,310	5,670	3,803	1,853	-	-	-
Bond Registration	400	400	400	400	400	400	400	400	400	-	-	-
2008 Young Street and Culvert												
Debt Service Tax Levy	-	50,000	50,000	50,000	55,000	55,000	60,000	60,000	65,000	65,000	70,000	580,000
Interest	-	19,063	20,293	18,743	17,068	32,183	13,080	10,770	8,370	5,705	2,975	-
Bond Registration	-	400	400	400	400	400	400	400	400	400	400	-
<i>General Obligation Total</i>	<i>203,140</i>	<i>266,793</i>	<i>272,740</i>	<i>269,928</i>	<i>276,608</i>	<i>284,458</i>	<i>222,493</i>	<i>219,715</i>	<i>121,023</i>	<i>71,105</i>	<i>73,375</i>	<i>1,725,000</i>
<b>Revenue Bonds</b>												
Sewer Lagoon Principle												
Sewer Debt Service Trust	80,000	80,000	85,000	90,000	95,000	100,000	-	-	-	-	-	-
Interest	25,780	22,100	18,340	14,260	9,850	5,100	-	-	-	-	-	-
Bond Registration	400	400	400	400	400	400	-	-	-	-	-	-
Water Principle												
Water Debt Service Trust	25,000	25,000	25,000	30,000	30,000	30,000	30,000	10,000	-	-	-	-
Interest	10,250	9,000	7,750	6,500	5,000	3,500	2,000	500	-	-	-	-
<i>Revenue Total</i>	<i>141,430</i>	<i>136,500</i>	<i>136,490</i>	<i>141,160</i>	<i>140,250</i>	<i>139,000</i>	<i>32,000</i>	<i>10,500</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<b>Total Debt Repayment</b>	<b>344,570</b>	<b>403,293</b>	<b>409,230</b>	<b>411,088</b>	<b>416,858</b>	<b>423,458</b>	<b>254,493</b>	<b>230,215</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Source: City of Jesup

The following table provides tax levies for the incorporated communities in Buchanan County. As is shown, the City of Jesup's levy is the seventh lowest of the local governments illustrated in Table 27. It should be noted that the Dunkerton, Jesup, Janesville, and LaPorte City (Union) school districts also impose an income tax surcharge on persons living within the school district boundaries that is not shown in Table 27.

**Table 27. Property Tax Levies for Selected Communities  
(2008 Tax Levy, Payable in 2008-2009)**

Community	Total Property Tax Levy (Per Thousand Dollars of Valuation)
Aurora	\$32.25003
Brandon	\$35.75813
Fairbank	\$33.68036
Hazleton	\$36.61600
Independence	\$37.40453
<b>Jesup</b>	<b>\$34.37275</b>
Lamont	\$39.01759
Quasqueton	\$36.53623
Rowley	\$35.11878
Stanley	\$36.12244
Winthrop	\$32.48874

Source: Buchanan County Auditor's Offices

## **PUBLIC FACILITIES AND SERVICES**

### **City Hall**

Jesup City Hall is located at 601 Young Street, and it houses the Mayor's office, Council Chambers, City Clerks office, Police Department, and the Jesup Chamber of Commerce office.

### **Police, Fire, and Rescue Facilities**

Police: Jesup has three full time and seven reserve police officers, along with the assistance of the Buchanan County Sheriff's office, provide 24 hour service, 7 days per week. The Chief of Police is Rick Deitrick and the Sergeant is Chris Boos.

Fire and Ambulance: Jesup is served by a Volunteer Fire Department with a roster of 25 members. Most of the firemen have completed the Firefighter I level of training, and some are training for the Firefighter II level. The Jesup Ambulance Service has 26 members and is also a volunteer service. The services are separate entities, but work closely together to provide emergency services to the city and surrounding rural area.

### **Medical Services**

Jesup is fortunate to have Jesup Clinic for medical service, with a doctor and physician's assistant on staff. This is a satellite clinic of the Wheaton Franciscan Healthcare and ambulance service is provided by Jesup Ambulance Services, with connections to other area hospitals. The community also has two chiropractors, a dentist, a veterinarian, and three massage therapists.

### **Parks and Recreation**

There are 4 public parks in the City of Jesup, including Land of Corn Park, J-Hawk Park, Parker-Muncey Park, and Liberty Volunteer Park. A brief description of the amenities available at each park is as follows:

Land of Corn Park: equipped with 3 pavilions, new playground equipment on the west side, a swing set on the east side, and a gazebo.

J-Hawk Park: features tennis courts for public use.

Parker-Muncey Park: includes a walking trail and playground equipment.

Liberty Volunteer Park: recently installed new playground equipment.

### **Schools**

Jesup is part of the Jesup Community School District. The pre-school, elementary, middle, and high school grades are all located within one building—Jesup Community School. There are currently 895 students enrolled at the Jesup Community School. Saint Athanasius School is a private institution located in Jesup and is affiliated with the Roman Catholic Church. With grades kindergarten through 8<sup>th</sup>, it currently has an enrollment 101 students.

### **Libraries, Museums and Cultural Amenities**

Jesup has a public library, which is open six days per week. The library offers a story hour each week for children, and a summer reading program for all different age groups. It houses over 18,000 books and over 1,000 audio-visual materials.

### **Other Services**

Jesup is fortunate to have many services available to its citizens. Meals-on-Wheels, a service primarily for senior citizens, deliver meals on weekdays. Jesup also has a local weekly newspaper, the Jesup Citizen Herald. There are rental housing units available in Jesup that cater to the needs of the elderly and low-income persons.

### **Community and Economic Development**

The Jesup Economic Development Foundation (JEDF) is a locally operated organization dedicated to enhancing the community business culture. The JEDF's purpose is to work with existing Jesup businesses needs as well as attract new businesses to the community by providing accessibility to the Jesup's two industrial parks.

## **PUBLIC UTILITIES**

### **Water**

The Jesup water supply is served by three wells (numbered 2, 3, and 4) and one 500,000 gallon water tower. Well No. 2 was drilled in 1957. This well is 380 feet in depth and is equipped with a vertical turbine pump. Well No. 4 was constructed in 1996. This well is 360 feet in depth and is also equipped with a vertical turbine pump. Well No. 3 was constructed in 1976 and has a depth of 368 feet, but is for emergency use only.

Each well includes a submersible well pump. The source is a Silurian-Devonian limestone formation. Sodium hypochlorite is also added at each well. Fluoride is also added at Well No. 4. Water hardness is 260 mg/l as CaCO<sub>3</sub>. Well No. 4 Iron content is 0.4 mg/l.

There are 2200 people in Jesup served by the city's water system and the average daily consumption is 177,000 Gallons Per Day (GPD). Peak water consumption is 790,000 GPD, while the system can pump up to 850,000 GPD.

Potential future needs and upgrades to Jesup's water system include expanding the service area to cover the industrial park along Hawkeye Road and replacing all of the four inch water mains with six inch or larger mains. The city is currently replacing water valves and fire hydrants.

### **Sanitary Sewer**

Sanitary sewer service is provided to residents through a separate sanitary sewer system, which includes the collection network and 4-cell waste aerated lagoon and one lift station. The lagoon system contains two primary cells with 8.0 and 9.8 million gallons capacity followed by one secondary cell with 8.0 million gallons capacity and one quiescent cell (no aeration) with 2.6 million gallons capacity. The lagoons were originally constructed in 1998 and the aeration system was replaced in 2004. Further information on the system's design and flow information is as follows: The average dry weather flow is 0.320 million gallons per day (mgd), while the average wet weather flow is 2.25 mgd, indicating that the system has significant inflow and infiltration of stormwater into the sanitary sewer system during days of precipitation. The maximum wet weather flow, by design, is 5.60 mgd and the Biochemical Oxygen Demand (BOD) is 270 pounds per day.

Potential future needs and upgrades to Jesup's sanitary sewer system include constructing more lift stations to expand its service area and addressing stormwater inflow and infiltrations problems.

### **Storm Sewer**

Currently all city storm sewers eventually drain into Spring Creek, which runs along the western edge of Jesup. The west side of Jesup primarily drains toward the railroad ditch and then into Spring Creek. The east side of town drains through various waterways to a tributary of Spring Creek.

### **Electricity, Natural Gas, Telephone and Other Utilities**

Currently, public electricity and natural gas service is provided by MidAmerican Energy, while telephone, cable, and high-speed internet services are provided by Farmers Mutual Telephone Company.

### **Solid Waste**

The city contracts with Corkery Waste Disposal & Recycling for weekly garbage pickup. The company also operates a drop-off recycling center just north of the railroad tracks on 10<sup>th</sup> Street.

### **National Flood Insurance Program**

Jesup has been enrolled in the National Flood Insurance Program since July 16, 2008. Its community-panel number is 19019C0275D. The City's floodplain ordinance places restrictions on development in the floodplain, which includes both the floodway and flood-fringe areas, within flood-prone areas of the city.

## **CIRCULATION AND TRANSPORTATION**

### **Roads and Streets**

The city currently maintains approximately 10 miles of asphalt or concrete streets. In addition, there is approximately 8.3 miles of seal coated streets and 0.5 miles of gravel streets within the community.

### **Air**

The nearest airport to Jesup offering commercial service is the Waterloo Regional Airport, located in Waterloo. Service is also available at the Eastern Iowa Airport, located in Cedar Rapids.

### **Rail**

The city is served by the Canadian National Railroad (freight only), which runs east-west through the middle of Jesup.

### **Transit**

The Iowa Northland Regional Transit Commission (RTC) offers limited transit service to the residents of Jesup. Currently, a demand response service, which requires 24-hour notice, is offered within Jesup, while the remainder of the county is served by RTC on a case-by-case basis depending on space and service timing considerations.

## **EXISTING LAND USE OF THE COMMUNITY**

### **Existing Land Use Patterns**

The existing land use pattern of the City of Jesup, as of August 2008, is shown in Figure 4. The predominant usage is residential (excluding agricultural land), as shown in Table 28. In order to provide further analysis of the existing land use mosaic, the text of this Plan subdivides the community into five (5) broad land use categories. The following breakdown provides a brief list of the types of land uses found in each classification illustrated in Figure 4.

#### Agricultural/Vacant/Open Space Uses

Land classified in this category includes: farming operations (including row crops, pasture, and livestock); vacant or unmanaged land; wooded and wetland areas. These uses are found primarily in the far eastern and western parts of the city.

#### Residential (Low and Moderate Density) Uses

Single-family and multiple-family residences, apartments, duplexes, townhomes, condominiums, manufactured home communities or parks are included in this land use category. Note that the community is predominantly residential uses, as is shown in Figure 4.

#### Commercial Uses

Land classified as “commercial” includes, but is not limited to, establishments involved in retail sales, main street businesses, shops, banks, and convenience stores. These uses are found in the Central Business District, along Young and 6<sup>th</sup> Streets. There is also some commercial development along South Street.

Jesup has a wide array of local businesses, including, but not limited to, medical and dental offices, veterinary offices, a pharmacy, two banks, a grocery store, two convenience stores, insurance offices, attorneys’ offices, numerous other service businesses, an auto dealership and several repair businesses, two plumbing and heating/air conditioning businesses, numerous construction and remodeling businesses, and numerous specialty shops.

#### Public and Semi-Public Uses

Land that is classified in this category includes: city hall; parks, trails, and recreational uses; churches and schools; post office; county and city shops and facilities; library; cemeteries; and golf course. As is evident in Figure 4, these uses are scattered throughout the community. The significant portion of public land located in the northern part of town is the Jesup Community School.

#### Industrial or Manufacturing Uses

Industrial and manufacturing areas are comprised of land involved in manufacturing or assembling products, welding and body shops, warehousing, storage uses. At this time, with limited exception, the manufacturing and industrial uses are found primarily along Hawkeye road or along Douglas Street on the south side of the railroad tracks.

#### Comparison of Existing Uses to Other Communities

Table 28, on the following page, provides a comparison between the existing land usage in Jesup and a limited survey conducted by the Planners Advisory Service (PAS). It is important to note that some of the existing land use classifications described in this Plan had to be aggregated in order to make a more direct comparison to the survey data. As is shown, the City has a similar percentage of residential and commercial uses as those illustrated in the PAS Report. Industrial uses in Jesup are somewhat higher than the PAS survey figure. Finally, public and semi-public uses in Jesup are significantly lower than the PAS Report numbers. Although agricultural uses were not

included in the PAS Report, it should be noted that 35.7% of the land within the city limits of Jesup is classified as agricultural.

**Table 28. Existing Land Use Ratios**

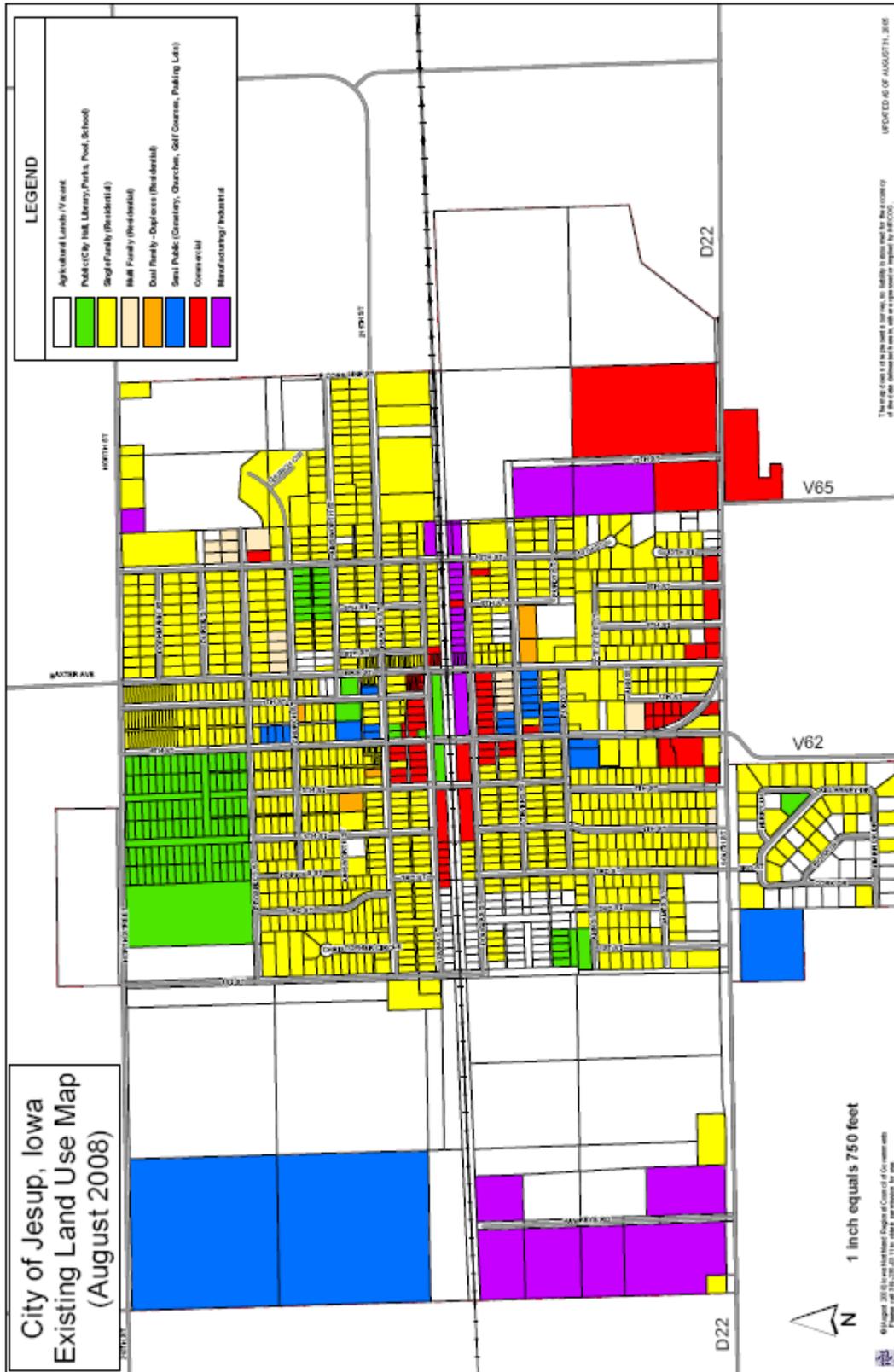
Land Use Classification	Existing Acres in City	Percent of City	1992 PAS Report Survey Averages
Residential (Low & Moderate Density)	290.08	53.17	52%
Commercial	55.89	10.25	10%
Industrial	59.56	10.92	7%
Public and Semi-Public	140.01	25.66	31% <sup>1</sup>
<b>Non-Agricultural Subtotal</b>	<b>545.54</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Right-of-Way (road, rail, alley)</b>	<b>180.9</b>	<b>Excluded</b>	<b>Excluded</b>
<b>Agricultural and Water</b>	<b>404.10</b>	<b>Excluded</b>	<b>Excluded</b>
<b>Total</b>	<b>1130.54</b>	<b>100.0%</b>	<b>100.0%</b>

N/A-Not Applicable

<sup>1</sup> Includes: institutional (schools, hospitals, colleges), police, fire, city hall, churches, parks and recreational, transportation, and utility land uses

Sources: City of Jesup and Bringing Land-Use Ratios Into the 90s; Christopher Harris; Planners Advisory Service (PAS) Report, August 1992

Figure 4. Existing Land Use Map of the City



## IMPLEMENTATION

### Land Use Goals and Policies

The Jesup Planning and Zoning Commission members developed the land use goals and policies described on the following pages. These statements are intended to be guides for local officials in their efforts to make rational, well thought out, and informed decisions regarding any land use decisions that could potentially affect the City of Jesup.

The goal statements are general in nature, while the accompanying policies are more specific. By adhering to these objectives, it is more likely that future development in and around the city will be consistent with the goals of the community.

As the title of this section implies, this portion of the plan will identify goals of the City of Jesup that are relevant to the Comprehensive Land Use Plan. It is critical that these goals are accurate statements that are consistent with the true intent and wishes of the City of Jesup and its leaders.

**Goal 1:** *To maintain orderly growth and development to ensure that the land in Jesup is used in the most advantageous way to benefit the community as a whole:*

- a. Encourage infill development on vacant lots in existing residential, commercial, and industrial areas where possible;
- b. Encourage adjacent growth in areas of new development in order to avoid urban sprawl;
- c. To continue and update as needed the city's adopted zoning ordinance, subdivision ordinance, and Tax Increment Finance (TIF) ordinance;
- d. Update the Jesup Comprehensive Plan as needed, review modifications or changes in city policy and incorporate them as adoptions to the plan;
- e. Consider unincorporated areas near the city for possible annexation to encourage the city's growth;
- f. Utilize and provide support for city staff, City Council, Planning and Zoning Commission, and Zoning Board of Adjustment to implement and enforce the community's plans and ordinances.

**Goal 2:** *To maintain a continuing, comprehensive planning process in which well-informed public input is considered an important element:*

- a. Conduct surveys that would reflect citizen's views concerning major land use development projects. The surveys should not be targeted towards those persons being affected the most by a particular project;
- b. Present progress reports on development plans and activities;
- c. Citizen's groups, such as planning task forces or focus groups, should be invited to take part in the development and implementation of city plans;
- d. Make a continuous effort to encourage participation of local citizens in city council meetings.

**Goal 3:** *Beautify and maintain strong business districts and commercial areas:*

- a. Encourage improvements to existing buildings and continue to seek new occupants for any vacant buildings, as well as infill development;
- b. Provide for effective landscaping and infrastructure measures, such as street lighting, storm sewers and sidewalks, in order to enhance the appearance and attraction of the city's business areas; potential projects include:
  - Finalizing the beautification project as was developed by the city's beautification committee to include an extra-wide sidewalk with steps leading into the park on the south side of Young Street.
- c. Preserve traditional establishments such as City Hall and the Post Office in downtown.
- d. Recognize the migration of business and commercial development to areas along D22/South Street.

**Goal 4:** *Provide and improve the municipal infrastructure and utilities to assure adequate and efficient service to all persons in the community:*

- a. Assess on a regular basis the city’s sanitary sewer and water systems’ capacities in light of meeting the needs of future populations;
- b. Continue to monitor local street conditions and provide for street improvements through long range street improvement projects; potential projects include:
  - Replace the boiling roadbed on Purdy Street between Fifth and Fourth Streets with concrete.
- c. Reach a standard replacement/improvement schedule through the city’s Capital Improvements Plan (CIP) of all public utilities which will provide for a general upgrade of the city’s overall infrastructure;
- d. Seek to provide hard surface, paved roads throughout the city;
- e. Consider installation of curbs and gutters on streets where such improvements have not yet been provided; potential projects include:
  - Replacement of curb and gutter on Fourth Street from Purdy to South Streets; replace roadbed with concrete or asphalt.
  - Replacement of curb and gutter on Fifth Street from Purdy to South Streets; replace roadbed with concrete or asphalt.
  - Replacement of curb and gutter on Fifth Street from Young to Douglas Streets; replace roadbed with concrete or asphalt.
  - Make effort to prevent excess water “ponding” on both sides of Fourth and South Streets.
  - Install storm sewers from Fifth and Third Street with intakes at Fourth Street.
  - Seek to resolve water ponding issues at 6<sup>th</sup> and Purdy Streets.
  - Seek to resolve water ponding issues at the northwest corner of Young and Tenth Streets.
- f. Maintain water looping system and consider water system upgrades, such as a new well; potential projects include:
  - Replacement of water main on Douglas Street from 6<sup>th</sup> to 9<sup>th</sup> Streets.
  - Replacement of water main on Fifth Street from South to Douglas Streets.
  - Replacement of water main on Main Street from Douglas to South Streets.
  - Replacement of water main on Hawley Street from 1<sup>st</sup> to 13<sup>th</sup> Streets.
  - Replacement of water main on Stevens Street from 6<sup>th</sup> to 10<sup>th</sup> Streets.
  - Construct a water main to serve the west industrial park.
  - Drill a new well.
- g. Create maps of the city’s storm water system in order to better identify areas for improvement;
- h. Consider replacing the city’s sanitary sewer main with a larger diameter pipe; and other potential projects include:
  - Extending the sewer interceptor line from Ainsworth and 10<sup>th</sup> Streets to Prospect and 7<sup>th</sup> Streets.
  - Replacement of sewer line in the alley between 7<sup>th</sup> and Main Streets north of Prospect Street.
  - Replacement of sewer line on Douglas Street from 6<sup>th</sup> and 9<sup>th</sup> streets.
- i. Seek to connect through streets to provide a more interconnected street system and efficient provision of municipal services; potential projects include:
  - Planning for north-south corridors of traffic to flow between North and South Streets.
- j. Explore alternative energy options, such as constructing a wind-generated energy farm.

**Goal 5:** *To actively pursue retention and expansion of business and industry while promoting and attracting new business and industry:*

- a. Develop an overall community-wide marketing plan;

- b. Create an overall economic development program that will coordinate local activities to stimulate new private and public investment, and to provide permanent employment and growth opportunities;
- c. Enhance the city's economy through cooperation and coordination with the Jesup Economic Development Foundation and the Buchanan County Economic Development Commission;
- d. Consider managed Tax Increment Financing plans for industrial uses;
- e. Seek ways to advertise lots and space available for development and growth within the city;
- f. Seek to provide incentives for private land developers to help provide more lots for new residences and businesses;
- g. Pursue construction of a day care/early childhood development center as to help attract and/or retain young families;
- h. Maintain the city's website.

**Goal 6:** *To maintain a park and open space system, and incorporate a wide range of social and cultural activities into the community to meet the varied needs of the citizens:*

- a. Continue to provide maintenance and general upkeep of existing parks;
- b. Encourage development of diversified recreational activities to meet the needs of all age groups;
- c. Promote the expansion of recreational services such as the golf course, various passive parks and an outdoor recreation area providing activities such as racquetball, basketball, bicycling, and volleyball;
- d. Organize supervised summer programs at a new indoor recreation center comprising such things as pool tables, video games, dance and exercise space, a kitchen and various sized meeting rooms;
- e. Consider possible construction of recreational amenities such as a neighborhood ball park, recreation center, skate park, aquatic center, museum, and a walking trail;
- f. Seek to develop a Parks and Recreation Department, along with the creation an Activities Coordinator position within the city.

**Goal 7:** *Maximize the opportunity for a diversified choice in residential living while maintaining a pleasant community environment:*

- a. Provide for additional multiple family housing needs;
- b. Provide single family development areas to meet the social and economic needs of the community residents;
- c. Provide for high-quality, durable construction through the updating and enforcement of standard building codes;
- d. In areas of new development, encourage adjacent growth in order to avoid urban sprawl and the expensive cost of "leap frog" development. In existing areas, the city should ensure new development will be compatible with surrounding land uses;
- e. Provide for additional units of housing for special groups such as the elderly, low-income, and/or disabled as the need arises.

**Goal 8:** *To provide a framework around which land use decisions can be made in accordance with sound planning practices for orderly, compatible, and comprehensive development:*

- a. Develop an aggressive five-year capital improvement program for the entire city;
- b. Develop a long-range 0-10 year priority program.

**Goal 9:** *To provide an efficient traffic system for orderly development of the community, while maintaining safety and economy:*

- a. Require that new developments conform to the existing street system or show that proposed changes will result in improvement;

- b. Investigate future locations of city streets to ensure orderly growth that is consistent with the values and objectives of the community.

**Goal 10:** *Continue to provide and maintain adequate public services:*

- a. Advocate long range guidance to community expenditures through an on-going five-year capital improvements program;
- b. Continue to provide and maintain adequate police, fire, and ambulance protection;
- c. Promote fundraising activities to provide an additional funding source for special projects;
- d. Continue to support the city's schools, library, golf course, and churches.

**Goal 11:** *To enhance Jesup's quality of life and continue to make the city a great place to live:*

- a. Maintain unity of the six active churches;
- b. Provide activities for all ages of the community;
- c. Maintain effective police protection;
- d. Improve the overall community infrastructure;
- e. Look toward the future with an open mind;
- f. Value the importance of community features, such as the locally-owned phone company, community weekly newspaper, close proximity to larger urban areas, modern schools, safety, new housing developments, and the absence of intrusive regulations.

## **Future Growth and Development**

For the purposes of developing a future land use map for the City of Jesup, several types of classifications have been utilized to define community land use categories. These categories illustrated below, together with Figure 5, do not constitute, justify, or necessarily ensure specific site plan, zoning, subdivision, and/or permit approval. Rather, this information is meant to provide a general understanding of the growth and development that is anticipated and desired in the city. Questions regarding specific ordinance definitions and regulations should be directed to the appropriate section of the municipal code. This policy, however, should provide developers with some level of predictability in the municipal planning process and the City should strive for consistency between individual request and the Plan. As with the goals, objectives, and policies, it must be underscored that the future land use classifications were determined in open-to-the-public Planning and Zoning Commission work-sessions. The proposed future land use categories are described below.

### Infill, Land Reuse and Redevelopment

While not specifically shown as a classification category on the map that is Figure 5, the city hopes to encourage infill development as a priority in the community. Infill development is defined as either use of existing vacant or open lots for a use similar those uses that surround the lot in question. Infill development may also include reuse or recycling of land or buildings by a use that is similar to those that surround it. The benefits of infill development include: utilizing existing streets and services such as water, sewer, electric, and other utilities; fostering neighborhood pride; encouraging surrounding property improvement; improving overall community aesthetics; and reusing or recycling land, which may lower both development and municipal costs associated with growth.

### Agricultural and Open Spaces Uses

Area shown in Figure 5 as future agricultural and open space is quite limited in the community. Specific land uses include agricultural land and flood-prone areas south of the golf course as well as row cropland, pasture, wooded areas, animal husbandry, environmentally sensitive areas and grasslands. It is important to understand that while land in this classification may largely be undeveloped at this time, it would not be unexpected for this land, outside of any flood-prone areas, to change from being classified as agricultural land to that of a more urbanized classification, such residential, commercial, or industrial uses. Land in this classification is found sparingly in the western and northeastern parts of the city.

### Residential Uses

Areas designated for residential uses are projected to dominate, by land area, the future land use map of Jesup. New residential development is anticipated as infill development throughout the community. Specific residential land uses may include single-family homes, duplexes, apartment complexes, assisted living communities, townhouses and condominiums, and manufactured housing communities. Figure 4 divides residential uses into three categories: single family, dual-family duplexes, and multi-family apartments (ranging from low to moderate density); however for the purposes of this Plan and Figure 5, residential uses of all types and densities shall be considered compatible with each other. Any distinction between types of residential uses and their proposed locations will be made using the community's zoning ordinance.

### Commercial/Manufacturing or Industrial Uses

Land classified in this category is intended to be developed as commercial and/or industrial or light manufacturing uses. At this time, the only area of the community designated as such is found in the industrial park found just east of 12<sup>th</sup> Street. Anticipated uses may include commercial retail sales uses as well as light assembly and manufacturing uses.

### Manufacturing and Industrial Uses

Area designated on Figure 5 for future industrial use is currently located on the eastern part of the city, along Hawkeye Road. It would also not be unexpected for industrial uses to develop in the industrial park found off 12<sup>th</sup> Street. These types of uses may include light or non-intensive businesses that will have minimal impacts on

surrounding properties and community services. At this time, it is not anticipated that intensive or heavy manufacturing uses will develop in the community.

#### Public and Semi-Public uses

Generally, public and semi-public uses include churches, parks, cemeteries, swimming pools, golf courses, schools, and government-owned buildings and facilities. It may also include alleys, streets, and rail rights-of-way. This Plan projects that future public and semi-public uses in the community will remain similar to those that currently exist with limited expansion during the life of the Plan.

#### Potential Annexation Area

Figure 5 also includes area that has the potential to be annexed by the City of Jesup. It should be noted that at this time, no annexation is imminent or planned. This area, which is shown in Figure 5, is found in the southern and eastern areas adjacent to the current city limits. It is to be noted that this area represents future growth potential for the community based on the fact that this area could be serviced at a reasonable cost, access is or could be made available, and there would appear to be minimal negative environmental impacts or concerns. Further, because this annexation is not expected at this time, the land area is not included in the Future Land Use Ratios provided in Table 29. Nevertheless, any annexation that may occur during the life of this Plan needs to be evaluated in terms of the ability of the city to service the new area, existing and proposed land uses, contiguity with the city, environmental impacts, and the need for additional land area.

#### **Summary**

Comparing the future land use of a community to national averages is a popular means of measuring a city's development potential. As a means of comparison, this Plan includes data regarding community land use ratios. The ratios in Table 29 represent future land use percentages from the City of Jesup, which are speculative, and the responses to a city land use survey conducted in the United States by the Planners Advisory Service (PAS). In comparison to the PAS Report, Table 29 appears to indicate that the City would have a higher percentage, when it comes to residential uses, than the surveyed communities, and slightly lower percentages in the remaining land use classifications than those reported in the PAS Report. It is also important to note that a small percentage of the land area in the city (approximately 1.5%) is projected to remain in agricultural or vacant uses during the life of this Plan, and, as such, we have reported that land area in Table 29, as well. If needed or speculated, some of this agricultural area, hopefully excluding flood-prone areas, could be viewed as having the potential for supporting future development in the community. As shown in the Table, the PAS Report did not illustrate percentages of agricultural land in each of its surveyed communities, and, therefore, cannot be compared directly to Jesup.

It should go without saying that every community is different, and the information provided in the PAS Report averages data from many communities. Appropriate ratios for the City of Jesup should ultimately be determined by the community itself rather than be taken from a national survey. The figures presented in the PAS Report are not intended to be land use models, and Jesup should view them only as comparable percentages rather than a rigid measurement.

**Table 29. Future Land Use Ratios**

Land Use Classification	Future Acres in City	Percent of City	1992 PAS Report Survey Averages
Residential (Low & Moderate Density)	515.38	55.26	52%
Commercial	107.40	11.52	10%
Commercial/Manufacturing or Industrial	92.53	9.92	N/A
Industrial or Manufacturing	69.75	7.48	7%
Public and Semi-Public	147.55	15.82	31% <sup>1</sup>
<b>Non-Agricultural Subtotal</b>	<b>932.61</b>	<b>100.00%</b>	<b>100.0%</b>
<b>Right-of-Way (road, rail, alley)</b>	<b>180.90</b>	<b>Excluded</b>	<b>Excluded</b>
<b>Agricultural</b>	<b>17.03</b>	<b>Excluded</b>	<b>Excluded</b>
<b>Total</b>	<b>1130.54</b>	<b>100.00%</b>	<b>100.0%</b>

N/A-Not Available or Provided in PAS Report

<sup>1</sup> Includes: institutional (schools, hospitals, colleges), police, fire, city hall, churches, parks and recreational, transportation, and utility land uses

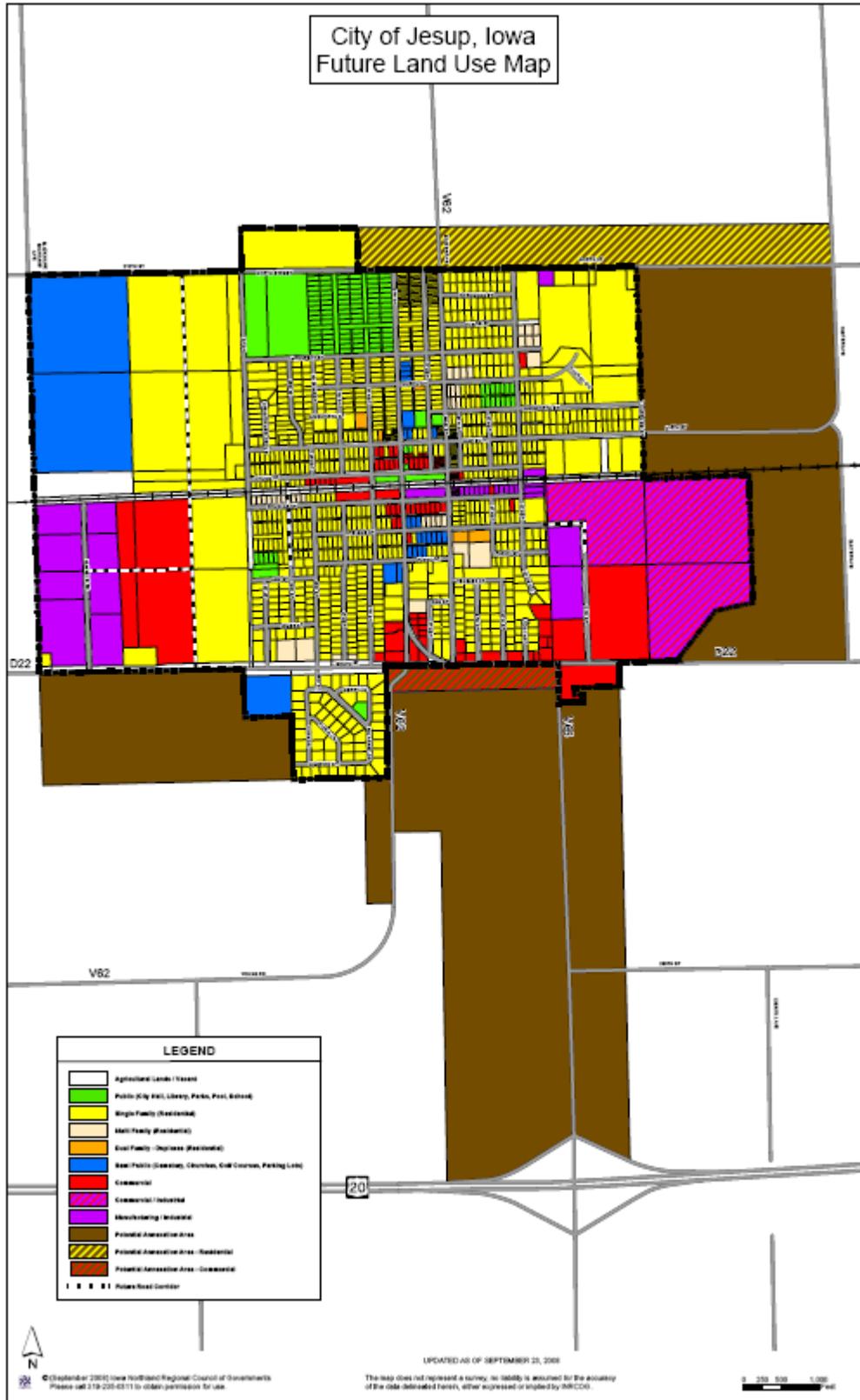
Note: This Table excludes the Potential Annexation Area shown in Figure 5

Sources: City of Jesup and Bringing Land-Use Ratios Into the 90s; Christopher Harris; Planners Advisory Service (PAS) Report, August 1992

**Land Use Compatibility with Buchanan County**

As written, the Buchanan County Comprehensive Plan appears to work with municipal plans, including this update to the Jesup Comprehensive Plan, to direct growth and development to areas that are capable of supporting it. The County Plan attempts to steer proposed urban uses to areas within the incorporated cities as a means of protecting the County's valuable agricultural soils. The County Plan also seeks to have urban uses develop in the cities because of their need for services and potential conflict with agricultural uses, which are predominate in the unincorporated areas of Buchanan County.

Figure 5. Future Land Use Map of the City



### **AMENDMENT OF THE PLAN**

The City Council of Jesup may, from time-to-time, want to amend this Plan, including any and/or all maps and illustrations. In order to do so, first the Jesup Planning and Zoning Commission shall first consider the proposed amendment and conduct a properly noticed public hearing. Following the public hearing, the Planning and Zoning Commission shall then make a recommendation on the proposed amendment and send it to the City Council for consideration. The Planning and Zoning Commission is free to make suggestions pertaining to the proposed amendment to the City Council.

After receiving the recommendation from the Planning and Zoning Commission, the City Council shall also hold a properly noticed public hearing on the proposed amendment. After their public hearing, the City Council is free to make the final decision, including alterations to the amendment prior to adoption of any amendment. The City Council shall adopt amendments to this Plan by resolution after a simple majority vote of the Council.