DRDT 2001-5

Smart Growth Comprehensive Plan - 2020 City of Marion

AS ADOPTED
SEPTEMBER 26, 2001

Prepared by:

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HISTORY OF ADOPTION AND AMENDMENT

Date of Action	Ordinance Number	Description of Action
1991	n/a	The City Council adopted a Community Development Plan.
September 26, 2001	2001-05	The City Council adopted the City's first comprehensive plan prepared pursuant to Wisconsin's Smart Growth Legislation and repealed all prior comprehensive plans.

INTRODUCTION

About Wisconsin's Smart Growth Legislation

General Overview

As part of the state's 1999-2000 biennial budget, Governor Thompson signed into law what is referred to as the "Smart Growth" legislation (1999 Wisconsin Act 9). Briefly, Smart Growth does the following:

Requires local governmental units to adopt and implement a comprehensive plan, as defined in the legislation, by January 1, 2010, in order to carry out any action that affects land use.

- Establishes 14 comprehensive planning goals to be applied in three ways: (1) as guidance for state agencies, (2) as a benchmark for local governmental units that prepare a state-mandated plan, and (3) by the Wisconsin Land Council in allocating planning grants. (Appendix A)
- Provides state funding to help local units of government pay for preparing and adopting comprehensive plans.
- Establishes a "smart growth" dividend aid program that will provide state funding to cities, villages, and counties based on the number of credits that a governmental unit earns. Funds will be disbursed beginning with the 2005-06 fiscal year. As of yet, specific rules have not been adopted for this program.
- Requires cities and villages, and towns with a population of at least 12,500, to adopt ordinances for what is referred to as traditional development and conservation subdivisions. Although these governmental units must adopt these ordinances, they do not have to implement them unless they want to promote these types of development patterns.
- Delegates additional responsibility to the Wisconsin Land Council for oversight of the Smart Growth legislation.

Comprehensive Planning

The Smart Growth legislation significantly changed the stature of comprehensive planning in the state and places it very high on a local governmental unit's "to do" list. Although state statutes do not require local governmental units to adopt comprehensive plans consistent with the requirements, it provides that if a local governmental unit does not do so by January 1, 2010, it may not enforce existing or adopt new ordinances, plans, or regulations that in anyway affect land use.

Exhibit A-1. Comprehensive Plans and State Statutes: A Summary

- ***Contents.*** A plan at a minimum shall contain specified information in the following nine elements: issues and opportunities; housing; utilities and community facilities; agricultural, natural, and cultural resources; economic development; intergovernmental cooperation; land use; and implementation.
- ***Effect of Comprehensive Plan.*** Beginning on January 1, 2010, all existing and new programs or actions of a local governmental unit that affect land shall be consistent with a comprehensive plan.
- ***Public Participation.*** The local governmental unit shall adopt written procedures that it will use to foster public participation.
- ***Adoption.*** The planning commission or other body of a local governmental unit prepares and recommends adoption of a comprehensive plan. Following a public hearing, the local governmental unit then adopts a plan.

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If a community wants to prepare a comprehensive plan, it must follow various substantive and procedural requirements. Major provisions relating to comprehensive planning are listed in Exhibit A-1[1].

Purpose of this Plan

Although this Plan has been prepared and adopted to meet the state requirements for comprehensive plans, it is much more than that. It is a statement reflecting community pride and how residents want the City to manage growth and development in the future. It will help elected officials make decisions that reflect the short- and long-term wishes of the community. It will help prioritize the City's human and financial resources so it can provide the necessary public infrastructure and amenities needed to maintain a high quality of life. It will also help to foster a sustainable economy that is in keeping with its rural character.

Regional Context

The city of Marion is located in both Waupaca and Shawano Counties (Map A-1) within the jurisdiction of the East Central Wisconsin Regional Planning Commission[2]. It lies about 8 miles northwest of Clintonville and about 40 miles west of Green Bay. US Highway 45 bisects the northern portion of the City. County Trunk S (Ramsdell Avenue) runs east and west and State Highway 110 (Main Street) is oriented north and south through the center of the City.

The City is located in the town of Dupont. The town of Larrabee is immediately to the east. The towns of Grant and Pella are immediately to the north in Shawano County (Map A-1).

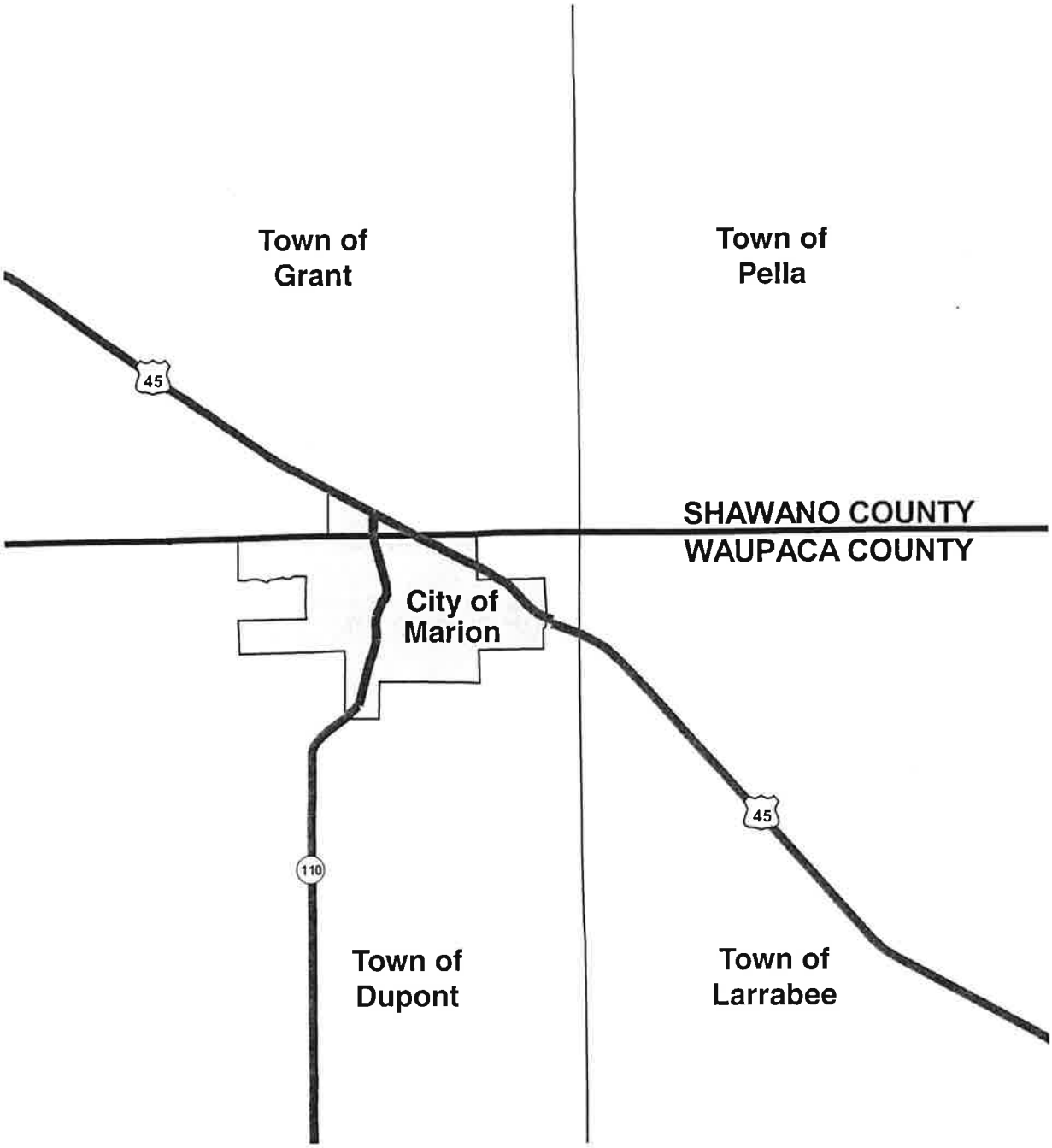
Pursuant to state statutes,[3] the City could extend its authority up to 1½ miles in all directions beyond its municipal boundary. If the City elected to exercise its legal authority, this extraterritorial area would encompass portions of these Towns. No other incorporated community is located within this potential extraterritorial area.

Previous Planning Efforts

The city of Marion has been a part of a number of planning efforts over the years. In 1990, the city of Marion began a process to adopt a development plan, which was adopted in 1991. The East Central Wisconsin Regional Planning Commission prepared the report, which included a development strategy covering land use, transportation, community facilities, housing, open space and recreation, and economic development.

The closing of the community hospital in Clintonville prompted the next planning effort. Although provision of health care was a top concern for the Steering Committee, it included in its report a community vision statement and a detailed action plan that addressed health care along with other economic development concerns.

These efforts do not meet the new state requirements for comprehensive planning in all respects. Given the new legislation, the City felt that it would be appropriate to create a new plan from scratch, rather than revising and reorganizing these two efforts to meet the new requirements. Ideas and recommendations from these plans were incorporated into this Plan where appropriate. Upon adoption, this Plan will supersede the 1991 Plan and all other previously adopted plans.



Comprehensive Plan 2020
City of Marion
March 4, 2001

Map A-1. Jurisdictional Boundaries: 2000

Mid-America Planning Services, Inc.
Madison, Wisconsin

Planning Horizon

Consistent with state statue, this plan considers the next 20-year period.

Plan Preparation and Adoption

Although the idea behind comprehensive planning is rather straightforward, the preparation of this Plan entailed a great deal of work, a commitment on the part of many individuals, boards, and agencies, and an extensive public participation program.

Background information for this Plan came from a variety of sources. Some of the information came from existing databases and publications and are listed in the front part of this Plan. In addition, the consultant conducted visual surveys to collect information about land use, traffic conditions, housing conditions, and the like. As described in more detail below, a community survey was also conducted. And finally, personal interviews were conducted with 17 individuals, including employees, Plan Commission members, and elected officials, and business/community leaders.

Throughout the planning process, public participation has been of prime importance and began even before the plan was drafted. Consistent with state statutes (§66.0295 (4a)) the City developed a public participation program to ensure that residents were informed about the plan and given meaningful opportunities to participate and help shape the final product. A copy is included as Appendix B.

More than 15 public meetings were conducted beginning with the first one in June 2000. On August 20, 2001, the Plan Commission passed a resolution that recommended adoption of the Comprehensive Plan. Copies of the proposed plan were then sent to the following, as required by state statute (§66.0295 (4b)), for review and comment:

- Town of Dupont
- Town of Grant
- Town of Larrabee
- Town of Pella
- Shawano County Planning Department
- Waupaca County Planning Department
- East Central Wisconsin Regional Planning Commission
- Wisconsin Land Council

Following this phase of public review, the City Council held a public hearing on September 26, 2001, allowing for the required public notice. The Council then adopted the Plan on September 26, 2001, by Ordinance 2001-5, a copy of which is on file with the City Clerk. Copies of the ordinance and Plan were mailed to the Marion Public Library and the clerk of all adjacent local governmental units consistent with state law.

Community Survey

In order to obtain up-to-date information about the residents and their views, Mid-America Planning Services administered a written survey during the fall of 1999. The four-page survey consisted of 51 questions covering a wide range of issues. A survey was mailed to each of the 514 households that were identified in the City. After two weeks, those not returning a survey

were mailed a second survey. In all, 397 surveys were returned for a response rate of 77.2 percent.

Survey results were compiled and are included as Appendix B. Survey responses are reported in the aggregate along with various sub-groups as listed below.

- heads of households over age 62
- low- to moderate-income households

1 Interested parities should refer to state statutes (§66.0295) for the actual language.

2 The East Central Wisconsin Regional Planning Commission includes the following counties: Calumet, Fond du lac, Green Lake, Marquette, Menominee, Outagamie, Shawano, Waupaca, Waushara, and Winnebago.

3 See State Statutes 62.23 (7a).

GOALS, OBJECTIVES, POLICIES, AND RECOMMENDATIONS

General Overview

This section of the Plan contains a listing of the goals, objectives, and policies that were used to fashion the future land use plan, transportation plan, and public facilities plan. In addition these goals, objectives, and policies will help guide future development and redevelopment in the City in the coming years. Recommendations are also included to address specific needs.

For the purpose of this Plan, a goal is a statement that describes a desired future condition. Goals generally are intended to focus on a long-term end and in some cases may not be attained or maintained over a period of time. In contrast, an objective is a statement that describes a short-term end and can be achieved. Objectives are intended to help achieve goals. A policy is a principle that guides future decisions or actions and that is intended to achieve one or more objectives.

The goals, objectives, and policies in the following section cover many aspects of community development.

Issues and Opportunities

Background Summary	Goals & Objectives	Recommendations
	To organize and plan a complete strategy for City improvement and growth management.	
Marion could be classified as a community with people who are generally subdued or have a tendency to be introverts.	• By establishing a community identity.	The City needs to install dramatic entrance markers, have an annual day of pride, improve the attractiveness of the downtown, adopt the overlay district in the zoning ordinance to control aesthetics along Highways 45 and S, develop a motto, a theme and a logo, set up a City web site boasting of the City's assets.
The area has an excellent Historical Society.	• By maintaining an active historical record of the City.	Continue to support the Marion Area Historical Society.
There is not a detailed plan for streets and infrastructure.	• By preparing a plan for future streets and land uses for the City and its extraterritorial area.	Adopt and implement the Smart Growth Plan for Land Use, Transportation and Community Facilities. Apply for the Smart Growth Dividend. Implement extraterritorial jurisdictional (ETJ) review of all land divisions and official map of the ETJ.
The City has worked for the last 6 years to both catch up with infrastructure needs and provide for future needs. The City is in the unfortunate situation of having to replace elements of the infrastructure that were deferred, replace the infrastructure now due for replacement and install infrastructure that is necessary to grow	• By providing the needed infrastructure improvements in an affordable manner to serve existing development and planned growth.	Continue to upgrade inadequate infrastructure and make certain that utility extensions are sized and placed adequately to handle the project specific needs as well as addressing planned future uses. This Plan will permit building infrastructure for more than a 20-year horizon.
In the course of preparing the Smart	• By preparing plans for needed com-	The Community Facilities Plan proposes

Issues and Opportunities

Background Summary	Goals & Objectives	Recommendations
Growth Comprehensive Plan the long range solutions for the library and the sewer plant have been developed.	munity facilities such as the parks, sewer plant, library, etc.	new parks, open space, trails, high school, utility service areas, city hall and a two-zone water system.
There is no history or precedent on implementing a comprehensive plan in Marion.	• By incorporating citizen participation into the comprehensive planning and plan implementation process.	To start new programs or change directions on existing programs is not always easy. For the Plan Commission and City Council to have citizen support is important. The more citizen participation, the more support for the necessary change.
It appears that the youth of Marion may lack good self-image or confidence. The City is fortunate to have the Marion Area Christian Youth Initiative (MACYI), involvement from the University Extension and after school programs.	• By establishing and maintaining all types of youth participation programs.	The attitude of the youth in generally, must be changed. No one program can do it. It will take multiple programs and multiple efforts. These efforts are needed for the long-term health of the community.
The City has a number of fine service clubs. Marion churches are active in the community. Service Clubs include the Lioness, Lions, Rotary, American Legion, American Legion Auxiliary, Women's Organization, Civic Group, Economic Development Corporation and Historical Society.	• By coordinating efforts of and communicating among service clubs, businesses, foundations, government agencies, religious institutions and other participants that affect Marion's future.	The City should use all the resources, municipal and non-municipal, to the fullest extent possible. Although each organization is responsible only for its own functions, the City should coordinate their activities. It could do this by participating in each organization or once a year at a joint meeting with all organizations to review each organization's plans for that next year. Together more will be accomplished than only when acting individually.
There is room to improve community attitude, community pride, image and citizen participation.	• Establishing a program to improve community attitude, pride, participation and image.	There needs to be at least two community wide events each year.
The City has used Housing and Public Facility Grants, created 2 TIF districts and amended one of those. Utilizing the CDBG Housing program the City has as-	• By seeking grants and alternative methods to fund needed improvements.	The City should continue to seek grants. Grants could be used to help pay for the opening of the next business park, elimination of clear water infiltration into the

Background Summary	Goals & Objectives	Recommendations
sisted 4 low and moderate-income residents buy their own home, rehabilitated 3 rental units and 29 owner occupied homes. Revolving loan funds will be available to rehabilitate homes for many years to come.		sewer system, purchase of park and open space lands and funds to assist new businesses to start or existing businesses to expand.
Marion is a small city. The functions with the City service the City and immediate agriculture area for education, government services, employment opportunities and some commercial services. It is however not a primary jobs center. It is experiencing or facing critical changes. These include a diminishing downtown, a shift to Highway 45 for commercial services, an industrial park that has become a business park, the need for a new sewage treatment plant and limited resources. The City is working on all of these situations. It is in a very good position to continue with the momentum of change that has been established in the City.	• By identifying the function of Marion as it related to the area's human environment.	Build on the City's strengths. With the completion of the new sewage treatment plant, water and sewer service will be adequate. People are good and faithful workers. Many scenic and natural features, the basis for a good economy. City oriented educational system and good community services; Marion is in a position to undertake significant community improvement initiatives.
With the many needs now identified and the limited resources available the City will need to be vigilant in the use of their resources.	• By preparing the City to deal with one-time decisions.	The City needs to give extra consideration to decisions that have the potential to change course and are non retractable.
Marion has not always been high on itself.	• By marketing Marion-to-Marion and then to the region.	The community pride programs, etc are important to the City but as first, Marion must sell itself to itself and then sell itself to the region.
As a rule Marion like most other communities has not kept its citizens and its institutions informed about the City's business. The press reports news. The City	• By increasing information to residents.	The City needs to have a newsletter, conduct important meetings on cable TV, establish a web site and interact with the schools and other groups in the commu-

Background Summary	Goals & Objectives	Recommendations
needs to inform.		nity.
More projects maybe could have been done had alternative funding been sought prior to making capital improvements.	• By determining how improvements will be paid for prior to committing or not committing to do them.	Seek more alternative funding for projects. Set up a community foundation for long-term improvements. Utilize TIF financing for the business park expansion and downtown redevelopment. Also use Public Facilities Economic Development grants for business park expansion.
The backbone of the economic base in Marion is manufacturing and its related employment.	• By working to improve the economy and bringing more money into the City including additional manufacturing facilities.	As a whole, manufacturing is what the people of Marion are best at. More manufacturing will be of significant benefit to the community and the people. The City needs to support the expansion of the existing industries and support and assist new industries.
Total population has only increased by about 100 in 40 years. For every one to be more successful more people will need to work in Marion, which should translate to more people living in Marion.	• By working to accept new residents to the community.	The City needs to provide more housing opportunities. This includes new single family residential (large lot, medium lot and small lot), multiple family residential including condominiums and elderly housing including elderly condominiums.
Highway 45 has for many years provided good access to Marion. The Highway 45 improvements northwest of the City and the Highway 29 reconstruction to 4 lanes and the Highway 45 by-pass of New London have all helped make Marion more accessible. However, Marion is still between metropolitan areas, not next to them.	• By taking advantage of the City's central location.	The City needs to continue all its economic, physical and cultural efforts as it has been moved closer to markets.
The City has obtained CDBG Housing and Public Facility Grants and DNR Grants. The City does not have a foundation.	• By taking advantage of all government and foundation grant programs.	The City needs to seek more grants and set up a community foundation.

Issues and Opportunities

Background Summary	Goals & Objectives	Recommendations
The Marion School System is a good system. It has some excellent facilities and some that will need replacement. It is changing as times change. Until more people move into the area the student population has reached a plateau. It suffers from a small tax base and state limits on spending.	• By building on the excellent school system.	First, maintain the success of the school system and second, improve the system to meet changing times. Third, the City and the School District need to work together to decrease the dependency on school busing by increasing and improving the sidewalks and trail system.
The somewhat isolation of the City has permitted the development and maintenance of local functions. Unfortunately changes in the nation (such as health care) have robbed and will probably take more local functions form the City. Actions by the City (Business Park) resulted in a new function (banquet facility) moving into the City.	• By utilizing all of the assets provided by a small rural community such as personal safety, community pride, friendliness and locally owned and managed businesses.	The City needs to determine which commercial functions are maintainable and then work to maintain them. The ideal situation is if the private market does it on its own. The next level would be to have City assistance; such as you have done with your TIF districts. The third level would be assistance with community ownership, a cooperative or a non-profit.
Marion is a community of strong family values.	• By promoting the family and family values.	the City can promote family values a number of ways including good aesthetics, public parks and open space, clean water, good public facilities including sidewalks and community leadership.
Within the city of Marion the Lions Club sponsors the annual Fish Derby as a very successful fundraiser. There has been an annual "Homecoming" event, but it has not been held every year. In 2000, the City held a Family Fest.	• By organizing and operating a major annual festival.	The City needs to have at least one community wide significant summer outdoor event and one winter indoor event each year. The indoor event needs to show off the community organizations and the products manufactured by the residents.
	To improve the quality of life within the City.	
The community has many sporting activities, but has only a few cultural activities.	• By encouraging cultural activities through clubs, private organizations and foundations.	The City should take the lead in organizing group(s) to hold cultural events. Hold a well-publicized meeting to help organize

Issues and Opportunities

Background Summary	Goals & Objectives	Recommendations
		the people who are interested in doing events. Utilize facilities available in the community to hold the events.
The community is fortunate to have the Marion Area Christian Youth Initiative (MACYI), involvement from the University Extension and after school programs.	• By supporting existing youth programs and the creation of new ones.	To change habits and attitudes sometimes takes time. Maybe a long time. Hopefully the community can commit to making a difference for its youth until the change occurs.
The City and the schools have good sports facilities, plus an excellent fitness center. Public trails and sidewalks are lacking	• By encouraging the maintenance of public facilities, as well as necessary public and recreational programs.	Continue to maintain and improve the community's sport venues and construct the proposed trail system. Sidewalks should be added where people now tend to walk.
The City does not now review developments for aesthetics or have existing building codes.	• By encouraging activities to enhance the physical appearance of the City.	The City needs to review new non-single family residential for aesthetics, develop a site review ordinance and adopt and enforce an existing building code ordinance.
The community supports excellent fire and rescue systems.	• By maintaining and keeping up to date the City fire department and rescue squad equipment.	The City needs to continue to maintain their excellent fire and rescue organizations. In the short term the City needs to assist with EMT facilities to obtain a second EMT unit.

Policies
By recognizing that the Plan Commission and City Council are not legally responsible for social, economic, and physical aspects of Marion. They are the organizations best suited to monitor the "Big Picture" and manage the City's overall well-being by directing actions of their own or by meeting with other organizations and institutions to support their activities or functions.

HOUSING

Background Summary	Goals & Objectives	Recommendations
	To promote the construction of multi-family housing in the appropriate section of the Planning Area.	
In the last ten years, new multi-family units have been constructed in generally one area of Marion. That area has run out of room for more.	• By designating areas suitable for the development of apartments and similar medium density residential uses in selected areas suitable for that purpose.	Several areas have been designated for multi-family residential on the Land Use Plan.
	To preserve and develop high quality housing areas to satisfy the demand for adequate amount of dwellings of various types and densities.	
There is only one area available for development and that one is a relatively high-end economic opportunity. Currently there are no middle market subdivisions available for development.	• By providing and developing conveniently located areas suitable for housing.	There is a need for a moderately priced residential subdivision in the City. There are several locations within this development for this need.
The City currently has renter and owner occupied housing. There are low vacancy rates in both types.	• By providing both renter and owner occupied housing of all types.	There is a need for elderly condominiums, single-family homes, two family homes and apartments.
The City has begun to work on eliminating deteriorated housing with its CDBG Housing rehabilitation program. To date approximately $413,200 has been spent to rehabilitate 37 units. Thirteen of the 37 are low-income households and 6 are very low-income. The other 18 are moderate income. Eighteen are elderly and 17 are female-headed households.	• By eliminating any deteriorated dwelling.	The City needs to continue its housing rehabilitation efforts. The City needs to develop and enforce existing dwelling unit code enforcement program.
The City has the CDBG Housing Rehabili-	• By providing low- and moderate-	In addition to the existing low- and mod-

HOUSING

Background Summary	Goals & Objectives	Recommendations
tation Program, subsidized elderly housing units and 6 conventional rental units all available to low and moderate-income residents.	income family and elderly housing opportunities.	erate-income (LMI) units the City should utilize the HCRI/HOME program for new units, support small lot subdivisions, support elderly condominiums, support manufactured home subdivisions, two family homes and multifamily homes.
	To preserve existing housing by establishing an existing housing code inspection program.	
The CDBG funds currently being spent are secured by mortgages payable to the City and will be available to establish a Housing Revolving Loan Fund.	• By providing deferred loan funds for housing rehabilitation.	In the long term establish and market the housing rehabilitation revolving loan fund.
	To promote the development of housing for residents of Marion and provide a range of housing choices that meets the needs of persons of all income levels and of all age groups and persons with special needs.	
Currently, there are very small areas designated for growth.	• By adopting a Land Use Plan and implementing ordinances which provide an area and means for facilitating housing development of varying types and price levels.	After adopting the Land Use Plan the City needs to work to provide the various housing types.
The new sewage treatment plant is a key part of the strategy.	• By providing and maintaining an infrastructure which will support housing.	The new sewage treatment plant needs to be built and utilities need to be extended to new growth areas. In the long term, a second water zone needs to be created at a higher elevation.
	To promote the redevelopment of low-income and moderate-income housing on under utilized land.	
Underutilized land does exist in the	• By inventorying under utilized land	There are parcels that need to be assem-

HOUSING

Background Summary	Goals & Objectives	Recommendations
downtown area.	within the developed area.	bled in the downtown area that could be reused for housing, particularly elderly housing.
Several brownfield sites exist.	• By "clearing" brownfield sites.	Consider utilizing brownfield sites for housing.
The City has assisted with home site development, such as the golf course.	• By assembling potential HOME sites.	The City needs to facilitate the creation of good home sites that will produce a return to the City.
	To maintain or rehabilitate Marion's existing housing stock.	
Until one year ago when the CDBG Housing Rehabilitation program began it had been difficult for the lower income residents to maintain their homes.	• By conserving or improving the quality of existing single-family housing.	In addition to the current CDBG Program and the CDBG Revolving Loan Program, the City may need to apply for additional CDBG Housing Rehabilitation Funds.
There are 24 units of elderly assisted living units in the City. There are no other units designated only for elderly residents.	• By increasing the supply of independent and assisted living facilities for elderly residents.	The City needs more elderly units. Elderly condominiums, land-write down conventional multifamily units and possibly HCRI/HOME units could fill that need.
Much of the existing housing is affordable to moderate-income residents.	• By increasing the supply of housing affordable to moderate income households and employees of local businesses.	The City needs to support the HCRI/HOME program for new units and support small lot subdivisions, support manufactured HOME subdivisions, two family homes and multifamily homes.
Part of Marion's attractiveness is its natural setting.	• By maintaining the environmental assets of the community so that it continues to be an attractive place to live.	The City should purchase some open space, protect other natural features by zoning and be diligent with site review.
There are 24 subsidized units and private homes occupied by low and very low-income residents.	• By increasing the supply of housing affordable to very low and extremely low income households.	The CDBG Housing Rehabilitation Program will help the low income and very low-income residents remain in their homes. The City needs to investigate supplying units through the HCRI/HOME Program.

HOUSING

Background Summary
There is potential for infill development.
Fair housing does not appear to be a problem in Marion.

Goals & Objectives
• By strengthening established neighborhoods by finding new uses for under used land.
• By assuring that the fair housing rights of all citizens are protected.

Recommendations
The City should attempt to facilitate the use of under utilized land.
The City needs to be vigilant that fair housing does not become a problem.

Policies
• By locating new housing near existing urban development to take advantage of proximity to community facilities and public utilities.
• By insuring that adjacent land uses are compatible to housing with regards to such factors as smoke, noise, odor, traffic, and appearance.
• By controlling storm drainage to prevent local flooding, prevent water quality degradation at Mill Pond and the North Branch of the Pigeon River.
• By providing adequate water and sewer to all new residential developments.
• By building new housing on soils suitable for excavation and site preparation.

Traffic and Transportation

Background Summary	Goals & Objectives	Recommendations
	To plan for new streets and improve the efficiency of the major street network in the Planning Area.	
Traffic in subdivisions does not now appear to be a problem.	• By separating local and through traffic wherever feasible.	The City needs to insure that this is not a problem in new subdivisions.
Highway 45 is now an excellent road.	• By encouraging improvements on major transportation routes in and out of the City.	Support more improvements to Highway 110. County Highway S east of Highway 110 should be upgraded.
The business park has taken advantage of STH 45.	• By taking advantage of the STH 45 corridor.	Highway 45 will be the backbone of much of the new development.
There are blighted buildings along Ramdell Street and many people drive on Highway 45. What they see provides an impression.	• By removing and preventing blighting influences along the transportation corridors.	It is important for the image of Marion that development along Highway 45 is aesthetically pleasing to view.
Bicycle and pedestrian paths have not been developed in Marion.	• By providing bicycle and pedestrian corridors and paths.	The bicycle paths and trails designated in the Transportation Plan should be developed. It will be very beneficial to the City to get on the New London to Tigerton and beyond trail. The Highway 45 wayside should be a starting –stopping point on that trail.
The potential for mass transit is in ride share programs.	• By providing mass and special needs transit.	Work with the counties to determine that special needs transit is being supplied to those with a need. Work to establish a ride share program.
The City has not had a Transportation Plan.	• By implementing the Transportation Plan.	Implement the Transportation Plan.

Traffic and Transportation

Policies
• By providing sidewalks and walking trails throughout the community. • By improving roads generally as follows: separate local and through traffic; improve hazardous intersections; upgrade road paving conditions; provide adequate setbacks; and maintain vistas on scenic drives.

Utility and Community Facilities

Background Summary	Goals & Objectives	Recommendations
	To maintain and improve the City's park and open space areas.	
The City has a good system of parks.	• By continuing to devote resources to first maintain and improve the existing park and open space areas and then to develop any new parks and open space.	The City needs to continue to improve and maintain its parks. The City needs to encourage the development of the Historical Society Museum. The City needs to buy more park-open space along the North Branch of the Pigeon River. The City should develop a camp ground along the River. All new subdivisions should have a neighborhood park.
Open space, much of which is privately owned is currently beneficial to the community.	• By using parks and open space as buffers between incompatible land uses, as delineators or constraints on urban development, or as necessary complementary uses for other land development.	Potential new development should have buffers built into them for the betterment of the community and the development.
There are youth and young adult recreation programs.	• By providing recreation facilities and programs to meet the needs of all age groups and person of various financial means including the elderly and youth in Marion.	Recreation is an important part of the culture and needs to be supported. Develop elderly fitness programs.
The pedestrian and bicycle system has been started. There is one path leading from the state rest area.	• By establishing pedestrian and bicycle ways.	Implement the pedestrian and bicycle paths and trails in the Transportation Plan.
The DNR is attempting to connect the Oshkosh to New London trail with the Eland to Tigerton trail.	• By participating in any area-wide bicycle trail programs.	It is very important that the City do its share in closing this gap.
The school now uses the Athletic Field.	• By encouraging the use of school/park combinations.	The City and the school district should continue to share facilities.

Utility and Community Facilities

Background Summary	Goals & Objectives	Recommendations
The trail system is currently the only regional recreation facility.	• By tying into regional recreation facilities.	Be part of the trail system and seek financial assistance from the county on open space acquisitions.
	To maintain an adequate system of public infrastructure and buildings in Marion.	
The City has plans to upgrade its sewage treatment plant.	• By upgrading or building a sewage treatment plant.	Continue with the building process.
The City is in the process of remodeling the downtown bank building into the new library.	• By meeting the need for a new library.	Continue the process of developing a new library in Marion.
The City does not now have a Citywide storm sewer plan.	• By developing a storm sewer plan for the City.	The City should have a storm water plan before any of the proposed new development occurs.
The current water system is adequate, but will need to be upgraded as development occurs.	• By providing water system improvements as necessary including a new well.	Provide the additional well as needed and install the second water zone as development moves to higher elevations.
New developments at the fringe of the City will require utility extensions.	• By providing more water and sewer system users.	The utility systems, particularly the sewer plant, needs more users to spread the cost among users.
The current City Hall is not adequate for future growth.	• By providing a new or expanded City Hall.	Expand or develop a new City Hall.
The current fire station is adequate, but the EMS facility needs expansion.	• By maintaining adequate fire and EMS facilities.	Maintain the fire station and expand or develop a new EMS facility to accommodate a second EMS unit.
The City has not had a Utility and Community Facilities Plan.	• By implementing the Utility and Community Facilities Plan.	Implement the Marion Utilities and Community Facilities Plan.

Policies
• By providing adequate water flow and pressure to all new developments according to Department of Natural Resources standards. • By adequately collecting and treating sewage according to Department of Natural Resources standards. • By continuing to jointly share school and City recreation facilities. • By maintaining public buildings in an effective condition and build new public buildings attractively so as to enhance the community and promote civic pride. • By providing adequate, conveniently located off-street parking for all public uses where necessary.

AGRICULTURE, NATURAL RESOURCES AND CULTURAL RESOURCES

Background Summary	Goals & Objectives	Recommendations
	To recognize the many natural resources of the area.	
The environmental corridors in the Marion area have been identified.	• By respecting and protecting the environmental corridors in and around Marion.	Utilize the identified environmental corridors when acquiring land, rezoning land and extending utilities. Set up a land trust to acquire uplands to preserve the scenic view and the ponds watershed. Utilize DNR grants to pay half of the cost.
The variety of birds and animals has increased over the 40 years in the area.	• By taking advantage of the many animal and mineral features of the environmental corridors.	The many features of the environmental corridors are selling points for Marion.
The water quality in the pond has been declining.	• By improving the water quality in the pond.	The City needs to work to stop the deterioration and then improve the water quality of the pond. It needs to create a Lake District of lands in the drainage basin, work to stop erosion of soil and nutrients into the pond and acquire land and easements in the district to further protect the water quality. The City should set up a land trust to acquire: • stream banks along the river east of the dam, if not purchased by the City. • wetlands and other land upstream from the pond and utilitize DNR grants to pay half the cost. Development needs to be done in a manner that most negative effects of urban run off do not teach the pond. The City needs to conduct a study of ways of reducing negative urban run off into the pond from the built up area. Investigate

AGRICULTURE, NATURAL RESOURCES AND CULTURAL RESOURCES

Background Summary	Goals & Objectives	Recommendations
		installing an aeration fountain in the pond.
Agriculture is a part of the areas economic base.	• By helping to preserve the agricultural areas not in the City's growth corridors.	As much agriculture land as possible should be preserved in agriculture.
	To strengthen the human and cultural resources of the area.	
Groups include the churches, the City, Lioness, Lions, Rotary, American Legion, American Legion Auxiliary, Women's Organization, Civic Group, Economic Development Corporation and the Historical Society.	• By promoting and supporting the many organizations in the City.	Do as much as possible together without giving up individuality. The individual groups acting together wherever possible will be stronger than just the individual groups by themselves.
Much work has already been done to provide additional opportunities for children and adults.	• By promoting and supporting the efforts by the school system and churches to provide extra-curricular activities for both adults and children.	The City should support the existing efforts and be open to new programs such as a senior citizen fitness program.

Policies
• By developing existing and new recreation and open space facilities. • By emphasizing the Mill Pond and North Branch of the Pigeon River corridor as an area of open space and recreation opportunities. • By preserving scenic views. • By keeping as open space areas of steep slope and wetlands. • By keeping particularly scenic areas in their natural state. • By promoting tree cultivation. • By conserving good farmland not designated for City expansion. • By prohibiting premature non-agricultural growth.

Economic Development

Background Summary	Goals & Objectives	Recommendations
	To accommodate the changing commercial economy.	
There currently is no theme.	• By establishing a theme for downtown development.	The theme and identity for the downtown should be the same as that for the City.
In the last few years some services have moved in (banking) and some have moved out (medical).	• By promoting service uses.	Personal service businesses have the potential of at least partially replacing the lost retail businesses.
Some outmoded retail buildings have been eliminated and rehabilitated.	• By eliminating or rehabilitating outmoded retail buildings.	Redevelopment and rehabilitation are tools that must continue to be used to return the downtown area to a viable area.
The City is not currently marketing for needed businesses.	• By marketing for needed community supportable businesses.	The City should take an active role in seeking needed businesses.
All of the businesses in Marion do not seem to have changed with time.	• By encouraging existing businesses to continually monitor and change to accommodate the retail market, and thus to increase sales.	As with life, the most constant ingredient in business is change. Local businesses need to take advantage of that fact.
Currently there are no business improvement programs in Marion.	• By establishing programs to assist businesses, both expansion of existing businesses and development of new businesses.	The City should request UW Extension and others to assist businesses in Marion.
Downtown is not what it used to be. The number of businesses have been greatly reduced and probably so has the amount of business and profitability of those that remain. The downtown naturally benefits from being at the intersection of Highways 110 and S and near the millpond.	• By recreating a new focus and function for downtown.	The downtown will continue to serve as the center of government and some service functions. It will not again be the only center of retail sales. The underutilized properties should be redeveloped to return a strong property tax base to the area. As the downtown will not go away due to its good location, it does need the City's attention.
	Place major emphasis on retaining industry in the Planning Program.	

Economic Development

Background Summary	Goals & Objectives	Recommendations
Marion has two large well-established industries and several smaller ones. Although they are a part of the community they are not visited on an annual basis.	• By communicating with industry on a regular basis.	The City should meet annually with each manufacturing business and the larger retail and service businesses.
Most businesses do well in Marion.	• By accommodating existing businesses to grow and prosper as much as possible.	All business has more competition now than before. This coupled with the ever-occurring changes places the City in a position to be a cheerleader and helper when possible.
The City does not now have an industrial incubator.	• By investigating the development of an incubator/venture capital project.	The City and the Industrial Development Corporation should team up to develop an industrial incubator.
	To promote new industrial development in suitable industrial areas.	
The City has an active, successful Industrial Development Corporation.	• By developing, adopting and implementing an Industrial Development Program.	The ingredients are in place to develop a formal industrial development plan, which should be done.
The City currently has two active TIF's. It has no capacity for a new TIF.	• By utilizing the existing TIF district(s) as much as possible and create new districts as state law permits.	The City needs to amend TIF #2 by September 2002.
The existing industrial park has recently been sold out.	• By promoting the existing industrial park.	The City should in 2001 or 2002 amend the industrial park TIF.
The existing business and industrial parks have established a great pattern of land use to be emulated.	• By defining areas of open land suitable for a new industrial park.	The Land Use Plan identifies areas of future industrial or business parks.
The existing business and industrial parks have established a great pattern of land use to be emulated.	• By providing for new industrial or business park opportunities.	The City needs to provide for additional industrial and business parks with or with out TIF capacity.
	To assist with employee training.	
Supplying employees with the correct skills will be a challenge for the City and the school system.	• By establishing education programs to provide trained employees to support new and existing industry.	The City, industries and the school system need to plan together to ensure adequate skilled labor.
The school system has been working with	• By encouraging schools to assist stu-	More will need to be done to help ensure

Economic Development

Background Summary

Marion Body Works to train high school students for employment at the Body Works.

There probably are latent workers and there most certainly will be new entrants into the job market.

Goals & Objectives

dents by developing or assessing their skills as they relate to the local job market.

- By providing job opportunities for the latent and new entries to the job market.

Recommendations

adequate skilled labor.

Search for new employees among the existing population.

Policies

- By maintaining and promoting a variety of industrial and commercial activity to provide the widest range of employment opportunities with particular emphasis on:
  - manufacturing of wood products
  - manufacturing of truck bodies
  - manufacturing of mechanical parts
  - service businesses
  - tourist businesses
  - retail businesses
- By improving education and promoting employment opportunities.

INTERGOVERNMENTAL COPPERATION

Background Summary

There is not a tradition of the City and School District working together.

Only since the development of the Smart Growth planning process has the City been communicating with the towns on a regular basis.

Goals & Objectives

To recognize the importance of common concerns and interests of area governmental units.

- By working with the school district on their interests in transportation, enrollment, and shared facilities and the student's general welfare.
- By working with the area towns to identify the need for growth, the need to protect the agriculture economy and the need to share losses.

Recommendations

The two biggest tax collectors in the area need to regularly communicate on issues and opportunities.

The towns and the City need to support each other, share equipment, share extraterritorial area decisions and explore other items that can be shared.

Policies

- By continuing a dialog with adjacent towns and the School District.

LAND USE

Background Summary	Goals & Objectives	Recommendations
	To create a balanced pattern of related urban land uses.	
The City's current land use pattern shows a general separation of uses. The two main industries have "grown" into a closer proximity with the adjacent residential uses.	• By ensuring that adjacent land uses are compatible with regard to such factors as smoke, noise, odor, traffic, activity and appearance.	The City needs to reserve areas for future growth through the use of a Land Use Plan and map. It is important that the plan does not "box in" future uses.
The water system is up to date; the sewer system needs a new sewage treatment plant. The land use plan will indicate future locations for various land uses.	• By providing adequate water supply in quantity and quality, and sanitary waste disposal where necessary to developed areas and land for new development.	Extend utilities according to the Land Use Plan.
Part of Marion's attractiveness is its natural environment.	• By reserving potential scenic areas along the waterways, pond and hills as public viewing areas.	The City needs to ensure that the natural beauty of the area is preserved.
Soils in the City and planning area have limitations for development.	• By building on soils which have adequate bearing capacity and are suitable for excavation and site preparation as much as possible.	New development needs to mitigate soil limitations.
Steep slopes, wetlands and flood hazards are all areas that occur in the planning area.	• By restricting development from steep slopes, wetlands and flood hazard areas.	Steep slopes, wetlands and flood hazard areas should be avoided.
The community recognizes the positive attributes of the natural environment.	• By understanding the importance of aesthetics to a community.	The City needs to help ensure that the natural and man-made environments need to be aesthetically pleasing.
The City does not now have a program to eliminate non-conforming uses.	• By eliminating nonconforming uses.	The City needs to establish a Community Development Authority to assist in eliminating nonconforming uses and strictly enforce the zoning ordinance to further eliminate nonconforming units.
The City does not now have a system of directional signs.	• By strictly enforcing a system of directional signs.	The City should establish a system of directional signs.
The need for more residential units is	• By creating more residential units.	Create more residential units as pro-

LAND USE

Background Summary

documented elsewhere in this plan.

It has been a long time since a stand alone residential subdivision was created in Marion.

Some businesses, the churches and the school system serve the residents of the area.

Goals & Objectives

- By strictly controlling public costs of land divisions.
- By maintaining the area service functions of Marion.

Recommendations

posed.

The City should closely review any need for City money in residential subdivisions.

The City should be aware of its function as serving area needs.

Policies

- By insuring that adjacent land uses are compatible with regard to such factors as: smoke, noise, odor, traffic and appearance.
- By utilizing land that is adequately drained and reasonably level.
- By providing adequate water and sewer as defined by the Department of Natural Resources.
- By building on soils that have adequate bearing strength and are suitable for excavation and site preparation.

RESIDENTAL

Background Summary	*Goals & Objectives*	*Recommendations*
	To preserve, enhance and expand the residential character in areas of single-family housing in the Planning Area,	
The existing residential land use pattern in Marion is nearly free of incompatible, non-residential uses.	• By preventing the incursion of incompatible, non-residential uses into single-family residential neighborhoods.	Areas designated for residential development should be protected and reserved for that use. Existing incompatible, non-residential uses should be removed.
Marion has not always provided parks and utilities as growth occurred.	• By providing, where feasible, a full range of community facilities on a neighborhood-by-neighborhood basis.	The City needs to extend utilities and set aside parkland as the City grows.
There are some opportunities for infilling in Marion.	• By infilling around existing development, both new and old.	The City should encourage infilling.
Very little through traffic now cuts through neighborhoods.	• By discouraging non-local traffic from passing through residential neighborhoods.	Design new neighborhoods so they do not encourage through traffic.
Arterials and collector streets do run along neighborhood boundaries.	• By reducing the impact of existing traffic on residences.	Traffic enforcement is the best deterrent. Speed bumps and street narrowing are probably not practical.
A few blighting influences exist in the residential areas.	• By removing blighting influences from residential areas.	The blighting influences should be removed from the residential areas. The City should consider having the Community Development Authority acquire the mobile home park and rehabilitate the infrastructure. If completed by 2005, the costs would be TIF eligible.
The residential development at the golf course was the last neighborhood that the City extended utilities to.	• By extending services to new areas for residential development.	The City needs to be prepared to extend utilities to new residential neighborhoods.
The City has annexed land in the past.	• By annexing land for residential expansion.	As the City grows to the north and northwest it will need to annex land.

RESIDENTAL

Background Summary
The City was a player in the development of the residential lots at the golf course. All the money the City spent should be returned through the TIF district.
The water quality in the Marion pond has declined over the years.

Goals & Objectives
• By providing new residential lots as economically as possible.
• By developing residential units within the drainage basin of the Marion pond in a manner that will not pollute the Marion pond.

Recommendations
The City will probably need to be a player in any future residential development. The City should spend as little money as possible. From the City's stand point there has to be an economic return to City costs.
Requiring development to manage its storm water in a manner that urban run off does not enter the pond.

Policies
• By locating new residential uses near existing urban development to take advantage of proximity to community facilities and public utilities. • By providing housing opportunities for all income ranges.

COMMERICAL

Background Summary	*Goals & Objectives*	*Recommendations*
	To provide an adequate framework for the future development and expansion of commercial uses in Marion.	
There are prime locations along Highway 45 for additional commercial development.	• By designating certain primes areas for commercial use along STH 45 corridor.	Develop commercial according to the Land Use Plan. The City will need to extend utilities to the north side of Highway 45 in order for development to occur.
Parking is not a major issue in the downtown. The temporary unofficial parking lot has assisted in providing convenient parking in the downtown.	• By providing adequate parking to existing development.	The adequacy of parking is a perception as to what you are accustomed to and to what you would desire. As the downtown redevelops, the City needs to evaluate the need for on its fringe has potential. Additional residential units will help support commercial services and retail uses.
Some buildings in the downtown are neither historical nor modern.	• By improving the appearance of existing businesses.	As the downtown redevelops, the City needs to ensure that the appearance of the buildings improves.
The owners of the businesses and land owners have not collectively met to plan for downtown improvements	• By involving existing business owners in planning for their improvements.	The City needs to meet with the owner of businesses and the landowners to prepare a strategic plan for the downtown.
The function of the downtown has changed. It is still the center of government. It will always have some commercial retail and services. Until the stakeholders plan together the market will continue to have its way. The downtown has the advantage of being located at the intersection of Highways 110 and S and borders on the pond.	• Recreate a new focus and function for downtown.	The strategic plan is needed to advantageously solidify the future of the downtown. New residential uses in the downtown and parking for each development and then determine how it will be provided.

COMMERICAL

Policies
• By recognizing the transformation of Downtown from a community-wide retail center to a neighborhood retail and service center, while remaining the center of government. • By providing a limited number of highway retail areas all connected by walkways and providing off-street parking.

INDUSTRIAL

Background Summary
The City has assisted existing industries to grow by among other items creating a TIF district and obtaining a Traffic Enhancement Assistance grant.
The City's two main industries manufacture plywood products and customized truck bodies.
The current industrial park has been very successful.
The existing industrial park is well served with utilities, but trails or sidewalks would have been a good addition

Goals & Objectives
To improve existing industrial development compatible with adjacent uses.
• By providing land for new construction and expansion of existing industries.
• By promoting the types of industry that Marion can expect to attract to the City.
• By providing new industrial area(s) with good access to main transportation facilities.
• By servicing new industrial areas with all public utilities and any other community facilities that are necessary.

Recommendations
The City should continue to assist by additional grants, rezoning and street closures.
The City needs to attract suppliers to or users of these products.
The City needs to expand the current Industrial park. If it is to use TIF financing it needs to be complete in the next 4 years.
Serve the new industrial park with adequate utilities and facilities including trails and sidewalks. Study the ability of the current water system to provide adequate water pressure and flow.

Policies
• By locating new industrial sites that are: - easily accessible to major roads - large, relatively flat, open sites with adequate space for off-street parking, loading and storage, and expansion. • By assisting existing industries to grow at the current locations.

IMPLEMENTATION

Background Summary	Goals & Objectives	Recommendations
	To insure the interested participation by the public in carrying out the Comprehensive Plan.	
Marion has been making use of outside resources to improve the community.	• By utilizing available federal and state programs which will aid the City in implementing its plans.	The City should apply for additional grants, particularly for: • Street relocations • Sewer main replacement • Utility extensions • Second zone water system • New housing
The City has two TIF districts.	• By encouraging specific projects and other needed actions, which will serve to implement the Plan.	The City needs a community development authority, possibly a business improvement district and new TIF districts when permitted by law.
The City does set aside funds for capital improvements.	• By preparing and utilizing a financial plan for the City.	With all the needs of the City they should prepare a Capital Improvement Program.
The City has been working to expand and diversify the economic base by assisting existing businesses and providing opportunities for new business wit the industrial park.	• By working to expand and diversify the local economy.	Continue with efforts to support local businesses to grow and develop a new industrial park to assist diversify the economy.
The City has been a player in the economic growth and has brought new programs to the City.	• By continuing to utilize innovative and collaborative projects in the City.	The City needs to continue to be open to opportunities and ideas that can benefit the community.
The City has basic codes to guide new development.	• By adopting and enforcing adequate codes and ordinances necessary to properly guide new development.	The City needs to adapt the new zoning ordinance, revise the subdivision regulations, revise the official map, adopt a site review ordinance, existing building code and erosion and storm water control ordinance.
Only a few non-conforming uses existing.	• By eliminating non-conforming uses	The City should help to eliminate the

Background Summary	Goals & Objectives	Recommendations
	where possible.	non-conforming uses.
The existing plan was not monitored, but it also did not have the citizen involvement this planning effort has had.	• By continuing to update goals and objectives and monitor progress on an annual basis.	At least annually, the Plan Commission and City Council should monitor the goals, objectives and the Plan's implementation.
The City has initiated the effort by requesting that the Town and school district participate in the planning process.	• By participation in area-wide community planning programs and discussion groups.	The City needs to participate in area-wide planning.
The City shares the EMS function with Clintonville and provides library services for the immediate area.	• To coordinate and share community facilities and services when possible.	The City needs to investigate sharing services and equipment with the Towns and nearby cities and villages.
The City currently shares the athletic field with the school and the school shares the wellness center with the community.	• By exploring the possibility of jointly developing and managing new parks with the Towns and school district.	The Towns, the school and the City will have the opportunity to share jointly new parks and open space. The Towns can share the protection of water quality in the pond and the schools development of the athletic field.
The school and one church with the City have been carrying the responsibility of youth activity programs.	• By exploring the possibility of jointly developing a youth activity program with the Towns and school district.	The City should support the school, the church and other with youth activity programs.
There are no disputes.	• To resolve annexation and boundary disputes with the Towns.	The City needs to continue to communicate with the Towns on the need for annexation.
There currently are no boundary agreements.	• By developing and signing a boundary agreement with the Towns that establishes City expansion areas for a minimum of 20 years.	The City and Towns could sign boundary agreements on annexation, shared roads and other items. It is possible to share in services and conduct annexation without boundary agreement.

IMPLEMENTATION

Policies
• By taking greater control of the City's environment through additional ordinances and ordinance enforcement.

IMPLEMENTATION

Policies
• By taking greater control of the City's environment through additional ordinances and ordinance enforcement.

ISSUES AND OPPORTUNITIES ELEMENT

Objective of Element

As shown in Exhibit C-1, this element is intended to accomplish a number of things. First, public input is reviewed to identify problems and opportunities that residents collectively face. Second, some general issues are offered that constitute the basis of this Plan. Next, socio-economic characteristics are reviewed. Finally, population projections are presented that will be used in other elements to project the need for housing, project the need for land, and to gauge the adequacy of transportation and community facilities.

Exhibit C-1. Basic Objectives of the Issues and Opportunities Element

- Document the public input received relative to the issues and opportunities facing the community.
- Identify the key issues and opportunities that the Plan revolves around.
- Understand some of the trends in the local economy and demographics.
- Present population projections that will be used throughout the Plan.

Identification of Issues and Opportunities

Overview

The entire process of preparing a comprehensive plan is designed to identify and address issues and opportunities. Quite often issues and opportunities are readily evident, while others may not be apparent until data is collected, reviewed, and shared with others and a dialogue begins. The importance of identifying issues and opportunities becomes readily evident when one reviews the goals and objectives contained in this Plan. For each issue or opportunity identified, one or more goals and objectives are included to address the situation. By including corresponding background information, the reason for including the goal or objective will not be lost. Likewise, goals and objectives will not be included that are not grounded in an issue or opportunity facing the community. To identify the issues and opportunities that would guide the formation of this Plan, a number of methods were employed: interviews, a community survey, and community meetings.

Interviews

Early in the planning process, the City's consultant conducted 23 one-hour interviews with a wide range of individuals, including the following: Town Chairmen (or their representative) from three of the four surrounding Towns, Plan Commission members, City Council members, City Department heads, the school principal, school administrator, and selected business leaders and citizens from the community. Issues identified in these interviews were incorporated into this Plan and were also used to develop many of the questions for a community survey.

Community Survey

During the summer of 1999, the City's consultant conducted a written survey of Marion's residents to collect information about resident's opinions about a wide range of issues. The response rate of 77.2 percent shows that residents are involved in the affairs of their community and are willing to offer their thoughts and ideas. Survey results were compiled and are included in Appendix C.

Community Meetings

During February 2000, the Marion Economic Development Corporation convened two meetings to lay the foundation the City's vision. Participants were asked to identify Marion's strengths and weaknesses and these are listed below in order of importance based on a vote.

Marion's Strengths?

- independent and good schools (19)
- leisure/recreation activities (14)
- excellent, locally owned financial institution (14)
- proactive link between business and government and strong government officials (9)
- industrial base (7)
- good access to larger cities (location and highway (7)
- agricultural base (7)
- healthy, growing, locally-owned manufacturing (5)
- churches (5)
- clean community, water, air and physical beauty (2)
- friendly close-knit community (2)
- updated and expandable utilities (1).
- strong family values (1)
- housing (0)
- strong workforce and industry that supports workforce development (1)

Marion's Weaknesses

- Not able to retain young people for better community balance and involvement (21)
- aging community (14)
- lack of retail business (9)
- poor library facilities (9)
- lack of enthusiasm for community events (8)
- low wages entry level (6)
- lack of adult/youth leisure (5)
- no banquet hall (4)
- pond algae (4)
- lack of high-paying technical jobs (3)
- difficult to attract industry (2)
- low per capita income (2)
- lack of residential lots (2)
- lack of available workforce (low unemployment) (2)
- low community/business involvement (1)
- environmental challenges –(water & sewer (1)
- lack of population growth (0)
- 30 minutes to emergency room (0)
- poor highway north (0)

Following these initial meetings, additional community meetings were held as part of the planning process. Through February 2001, 21 meetings were held, with 257 citizens in attendance. Meetings were scheduled for two hours in the evenings. In all, these citizens contributed 514 hours just to attend the meetings in addition to time needed to review drafts and prepare for the meetings. They were conducted so that everyone (City residents, employees, and officials) could participate equally and openly.

During several of these meetings, participants were asked to share their thoughts on various questions. To help prioritize the responses, participants were asked to vote for the most important items. The responses to the questions are shown below along with the number of votes each received. It should be noted that even though some items did not receive a vote, they are still very important considerations.

What are Some Positive Things About the City?

- good school system (9)
- good sound religious community (6)
- medical clinic and dental clinic (6)
- progressive city government (6)
- good location – 45 minutes to Green Bay, Wausau, and Appleton (4)
- activity in industrial park (4)
- excellent water supply (quality and quantity) (4)
- the mill pond (3)
- two major highways (3)
- many businesses and industries are locally owned (3)
- growing bank (3)
- safe community (2)
- good police department (2)
- modern multi-family housing (2)
- grant to be used by the churches and schools (2)
- great fire department (2)
- growing industry and employment (2)
- good agricultural base (2)
- good athletic fields (2)
- small town pride (2)
- excellent hunting and fishing opportunities
- wide variety of businesses to grow from (1)
- golf course in town (1)
- room for residential expansion (1)
- local newspaper supports the community and its youth
- access to local work force (1)
- good day care center (1)
- full-time filling stations (1)
- ambulance based in Marion (1)
- good Lions Point facility – Senior Center (1)
- enough local financing to meet our own needs (0)
- two newly-equipped playgrounds (0)
- equity livestock and farmers exchange (0)

- nice people (0)
- active service clubs (0)
- good grocery store (0)
- wellness center at the elementary school (0)
- great library (0)
- caring home owners (0)
- good gas and electric utility (0)
- year-round wayside on STH 45 (0)
- active historical society (0)
- excellent snowmobiling (0)
- good automobile service garage
- fast food restaurants (0)
- two great supper clubs (0)

What are some problems that Marion faces?

- increase in transient families (10)
- sewer plant needs upgrading (7)
- amount of existing debt versus future needs (5)
- need more manufacturing (4)
- lack of higher paying jobs (4)
- lack of plans for subdivisions, parks, access, etc. (3)
- declining downtown business (3)
- need new library (2)
- need new well (2)
- need to improve water quality of pond (2)
- lack of retail services – chain stores
- community involvement by all the residents (1)
- lack of youth activities (1)
- industrial park area is not adequate (1)
- rundown or blighted buildings (1)
- need city beautification and directional signs (1)
- need more communication between groups (1)
- storm sewers overloaded (0)
- no vacant industrial buildings (0)
- need more tourism (0)
- need more participation by young people in government, churches, etc. (0)
- need more affordable housing lots (0)
- need more parking downtown (0)

Key Issues and Opportunities

Many residents are proud to call Marion home, but at the same time recognize that there are a number of problems and opportunities that they collectively face as residents of the City. This Plan is designed to help focus the collective energy of residents, elected officials, and City employees and offer a blueprint for the physical, economic, and cultural growth of the City.

This Plan is based on the basic premise that the City must actively work to foster appropriate growth. This includes economic growth, physical growth, and cultural growth. Although this Plan outlines a broad range of community needs, the City will not be directly responsible for doing everything. In the absence of a concerted effort of City residents, employees and officials, Marion will continue to exist, but not fulfill many of the hopes and aspirations of its residents or reach its full potential.

As previously noted, a wide variety of issues and opportunities were identified throughout the planning process. The most important can be summarized with the following set of questions.

How does the City:

- Maintain the current social character of the community that current residents cherish as the City grows in the coming years?
- Provide the necessary infrastructure to accommodate growth so that current taxpayers are not substantially burdened with new or higher taxes?
- Encourage economic expansion and development?
- Accommodate the special housing needs of residents – especially the elderly and low- and moderate-income residents?
- Encourage additional residential development?
- Provide for amenities and public infrastructure that the tax base can support?
- Annex additional lands so as to minimize the effects on individual property owners and local jurisdictions?
- Encourage commercial and business development along US Highway 45 and also in the downtown area?
- Improve the visual appearance of downtown businesses?

- Provide additional commercial services?
- Choose where to build new infrastructure?
- Provide new community facilities like a new library?
- Protect the water quality in the pond?

Socio-Economic Profile

Educational Levels

According to the 1990 Census, Marion residents (25 years and older) were more likely to have a high school diploma when compared to all of Waupaca County or the state (Table C-1). The proportion of those with some college or those holding an advanced degree was less than when compared to all of Waupaca County, Shawano County and the state.

Table C-1. Educational Attainment of Persons 25 Years and Over; Marion, Waupaca County, and Wisconsin: 1990

	Marion		Waupaca County	Wisconsin
Highest Educational Level Attained	Persons	Percent	Percent	Percent
Not a High School Graduate	250	27.0	27.9	21.4
High School Graduate (including equivalency)	416	44.9	43.7	37.1
Some College, no degree	115	12.4	11.9	16.7
Associate Degree	47	5.1	5.6	7.1
Bachelor's Degree	77	8.3	7.8	12.1
Graduate or Professional Degree	22	2.4	3.1	5.6
Total	927	100.0	100.0	100.0

Source: 1990 US Census of Population and Housing (Tape STF 3A)
Note: The percent column may not add up to 100 due to rounding.

Based on results from the community survey, nearly 90 percent of the residents in 1999 had a high school diploma (Table C-2). Residents with an Associate Degree constituted the second largest group with 16.3 percent. Compared to the 1990 data, we see a significant increase in educational attainment of Marion residents, which is in keeping with a statewide trend.

Table C-2. Educational Attainment; Marion: 1999

Highest Educational Level Attained	Persons	Percent
Not a High School Graduate	57	10.3
High School Graduate (including equivalency)	315	57.1
Associate Degree	90	16.3
Bachelor's Degree	66	12.0
Graduate or Professional Degree	24	4.3
Total	552	100.0

Source: 1999 Community Survey – Question 42
Note: The percent column may not add up to 100 due to rounding.

Age of Residents

Table C-3 compares the ages of the residents in Marion during 1980 and 1990 and Exhibit C-2 graphically shows the change in proportions between these time periods. As a proportion, we see a slight increase in residents in the 10 to 18 age bracket, a significant increase in the 35 to 44 age bracket, and a moderate increase in the 65 to 84 age bracket. These proportionate increases were offset by decreases in children nine years and younger, in young adults between 19 and 34, in the 45 to 64 age bracket, and those 85 and older.

The data suggests that during this period, young adults and young families were generally moving out of Marion, perhaps to attend college or to seek job opportunities elsewhere.

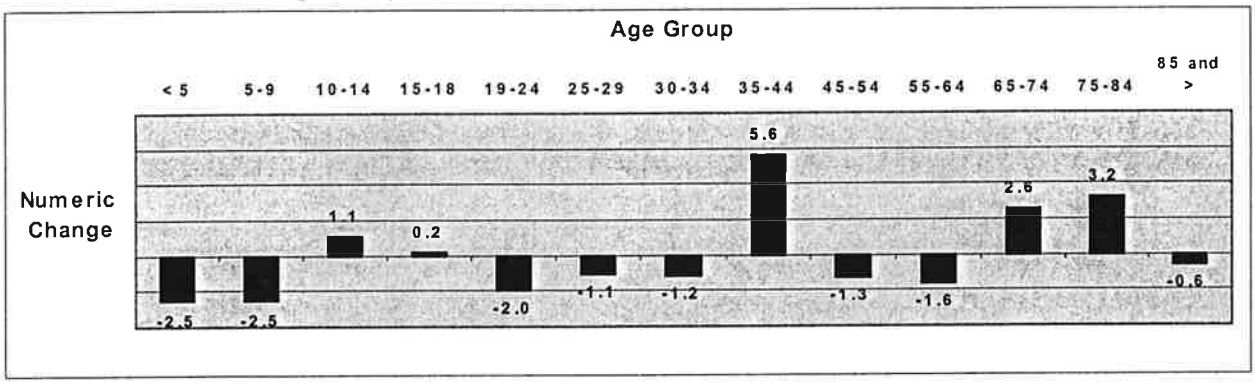
Table C-3. Age of Population: 1980 and 1990

	1980		1990	
Age Group	Persons	Percent	Persons	Percent
Under 5	115	8.5	74	6.0
5 to 9 years	105	7.8	66	5.3
10 to 14 years	103	7.6	108	8.7
15 to 18 years	97	7.2	92	7.4
19 to 24 years	115	8.5	81	6.5
25 to 29 years	97	7.2	76	6.1
30 to 34 years	91	6.8	70	5.6
35 to 44 years	115	8.5	175	14.1
45 to 54 years	132	9.8	106	8.5
55 to 64 years	163	12.1	131	10.5
65 to 74 years	121	9.0	144	11.6
75 to 84 years	69	5.1	103	8.3
85 years and older	25	1.9	16	1.3
Total	1,348	100.0	1,242	100.0

Source: US Census of Population and Housing (STF3A)

Note: The percent column may not add up to 100 due to rounding.

Exhibit C-2. Numeric Change in Proportion of Residents By Age Class; Marion: 1980 to 1990



Source: 1990 US Census of Population of and Housing (STF 3A)

Household Income

According to data from the 1990 Census, residents of Marion typically had incomes less than $45,000 in 1989 (Table C-4). Over 35 percent of the households had incomes less than $15,000, which is substantially higher than for the county and state, 26 and 23.4 percent, respectively. Households with incomes of $45,000 or more accounted for a smaller proportion than

Table C-4. Household Income; Marion, Waupaca County, and Wisconsin: 1989

	Marion		Waupaca County	Wisconsin
Income	Households	Percent	Percent	Percent
Less than 15,000	182	35.5	26.0	23.4
15,000-24,999	104	20.3	21.8	18.7
25,000-34,999	91	17.8	18.2	17.4
35,000-44,999	80	15.6	15.1	14.7
45,000-54,999	21	4.1	9.0	10.0
55,000-74,999	20	3.9	6.3	9.6
75,000-99,999	9	1.8	2.1	3.6
100,000-124,999	5	1.0	0.7	1.2
125,000-149,999	0	0	0.3	0.5
150,000-or more	0	0	0.4	1.0

Source: 1990 US Census of Population and Housing (STF 3A)
Note: The percent column may not add up to 100 due to rounding.

either at the county or state level.

Table C-5. Median Household Income and Per Capita Income; Marion, Waupaca County, and Wisconsin: 1989

	Marion	Waupaca County	Wisconsin
Median Household Income	$22,059	$26,083	$29,442
Per Capita Income	$10,477	$11,455	$13,276

Source: 1990 US Census of Population and Housing (STF 3A)

During 1989, the median income of residents in Marion was significantly lower than in all of Waupaca County and in the state. Similarly, the per capita income was somewhat lower when compared to Waupaca County and the state (Table C-5). These data support the fact that at that time there were comparatively few high-paying jobs in the area. It is anticipated that the recent economic development activity in Marion will help increase household incomes in the coming years.

Results from the community survey (Question 8), show that over two-thirds (68.5%) of the households in Marion in 1999 are considered low and moderate income based on the household income and family size criteria established by the U.S. Department of Housing and Urban Development (HUD).

Population Projections and this Plan

Overview

Population change[1] in a community will have a significant impact on how a community fashions its comprehensive plan. While most communities share many goals in common, the needs of a fast growing community will likely be different than those of a community with a stable or declining population.

Projections can help determine how much land a community will need to allocate to different types of land uses in its overall development plan. They can also be used to help assess the changes that may be required in the housing stock, transportation networks, recreational and school facilities, and similar public and private facilities. And finally, projections can be used to help assess the changes that may occur to the community's character, local economy, agricultural land base, and the natural environment.

Although population projections are an important tool, a word of caution is in order. Projecting population change is best done on a large geographic scale. As the geographic area becomes smaller, it becomes increasingly more difficult to project into the future with a high degree of certainty. The loss of a single major employer, for example, can significantly reduce a small community's population. Likewise, a policy change by the City Council can boost a community's growth. This is why it will be necessary to periodically review the population projections this Plan is based on to ensure that they reflect current conditions and ever changing demographic trends.

Department of Administration Population Projections

As a starting point in developing population projections for this Plan, the projections developed by the Wisconsin Department of Administration (DOA) in 1993 were reviewed (Table C-6). As shown, the DOA anticipated a modest growth rate in Waupaca County and virtually a stagnant population in Shawano County. For the City, DOA anticipated a declining population through 2015. For some unexplained reason, DOA anticipated that the population in Marion, Clintonville, and Shawano County would peak in 2000 and then decline.

Table C-6. Department of Administration Population Projections; City of Marion, Selected Municipalities, and Shawano and Waupaca Counties: 1995 to 2015

Total Population	1990 [1]	1995 [2]	2000 [2]	2005 [2]	2010 [2]	2015 [2]
City of Marion	1,242	1,273	1,266	1,242	1,216	1,178
City of Clintonville	4,423	4,608	4,620	4,566	4,498	4,387
Shawano County	37,157	38,012	38,256	38,190	37,995	37,674
Waupaca County	46,014	49,105	50,357	50,845	50,930	50,660
Percent Change from Previous Time Period						
City of Marion	n/a	2.5%	- 0.5%	- 1.9%	- 2.1%	- 3.1%
City of Clintonville	n/a	4.2%	0.3%	- 1.2%	- 1.5%	- 2.5%
Shawano County	n/a	2.3%	0.6%	- 0.2%	- 0.5%	- 0.8%
Waupaca County	n/a	6.7%	2.5%	1.0%	0.2%	- 0.5%

Notes: [1] Population Count - 1990 Census, Bureau of the Census
[2] Population Estimate – Wisconsin Department of Administration

More recently, the DOA published population estimates for 2000, which can be used to calculate the amount and rate of population change over the last 10 years. Table C-7 compares the population growth of the City with selected municipalities in the area, Shawano and Waupaca Counties, and the State. When comparing the DOA projections in 2000, as reported in Table C-7, with the actual population, as reported in Table C-6, it suggests that the DOA projections were fairly accurate for the municipalities and somewhat low for the county populations.

Over the last ten years, the population in both Waupaca and Shawano Counties grew by 4,200 and 2,000 residents, respectively. The rate of growth in Waupaca County exceeded the statewide rate, while Shawano County grew significantly slower.

Between 1990 and 2000, the city of Marion added 52 new residents representing an annual growth rate of less than one-half of a percent (Table C-7). This rate of change is similar to the growth rates of Wittenberg and Clintonville and slightly less than the city of Shawano. However, the growth in these municipalities is significantly lower than the statewide average of 0.74 percent. Tigerton showed a modest decrease in overall population since 1990.

Table C-7. Population Change; City of Marion, Selected Municipalities, Shawano and Waupaca Counties, and Wisconsin: 1990 to 2000

	Population		Numeric	Percent	Annual Compound Growth
	1990 [1]	2000 [2]	Change [3]	Change [3]	Rate [3]
City of Marion	1,242	1,294	52	4.19	0.36%
City of Clintonville	4,423	4,628	205	4.63	0.41%
Village of Tigerton	815	807	-8	-0.98	-0.007%
Village of Wittenberg	1,145	1,185	40	3.49	0.31%
City of Shawano	7,598	8,073	475	6.25	0.55%
Shawano County	37,157	39,212	2,055	5.53	0.49%
Waupaca County	46,104	50,368	4,264	9.25	0.8%
Wisconsin	4,891,769	5,309,996	418,227	8.55	0.74%

Notes: [1] 1990 Census – Bureau of the Census
[2] Wisconsin Department of Administration – Preliminary Estimates
[3] Between 1990 and 2000

Expected Population Growth

The rate of population growth depends on many factors -- some of which the City can influence in varying degrees. Consistent with the overall approach of this Plan as expressed in the goals and objectives, the City envisions growing at a rate of 1.4 percent per year on average over the next 20 years. This means that the projected population of the City in 2020 will be 1,709 residents, representing a net increase of 415 residents (Table C-8).

Given the imprecise nature of population projections, projections for a low growth rate and high growth rate are also shown for comparison purposes. Over the next 20 years, a change in the annual average growth rate of 0.2 percent from the anticipated growth rate translates into a variation of 136 residents (67 for a low growth rate and 69 for the high growth rate).

Table C-8. Population Estimates and Projections: 2000 to 2020

	Year	Low Growth [1]	Anticipated Growth [2]	High Growth [3]
Population	2000 [4]	1,294	1,294	1,294
	2005 [5]	1,374	1,387	1,401
	2010 [5]	1,458	1,487	1,517
	2015 [5]	1,547	1,594	1,642
	2020 [5]	1,642	1,709	1,778
Population Added	2000 to 2005	80	93	107
During Period	2005 to 2010	84	100	116
	2010 to 2015	89	107	125
	2015 to 2020	95	115	136
	2000 to 2020	348	415	484

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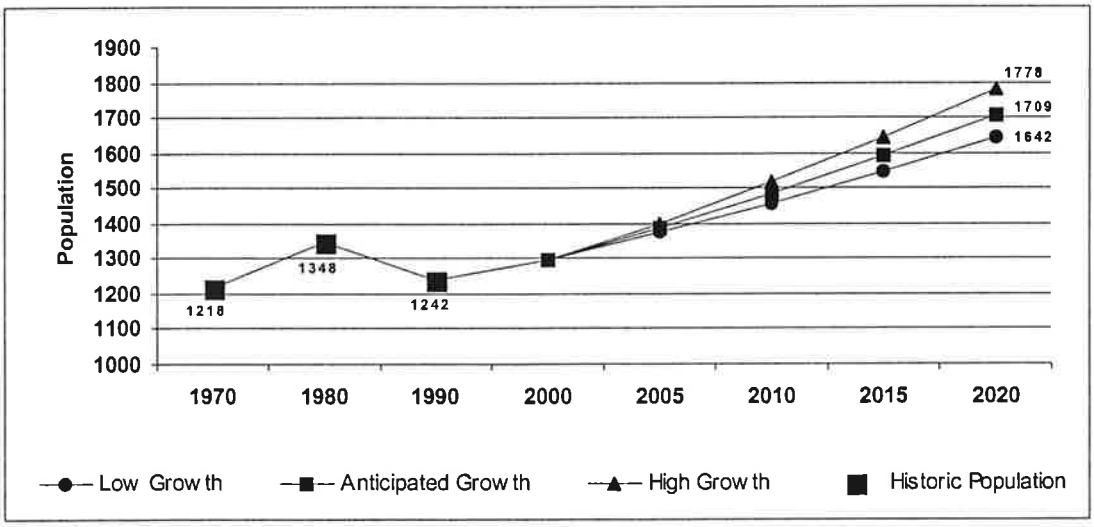
Notes
1 Low growth is based on an annual compound growth rate of 1.2 percent.
2 Anticipated growth is based on an annual rate of 1.4 percent.
3 High growth is based on an annual rate of1.6 percent.
4 Population estimate.
5 Population projection.

Exhibit C-3. Population Projections: 2000 to 2020



Goals, Objectives, Policies, and Recommendations

The goals, objectives, policies, and recommendations for this element are found in Chapter B.

[1] Population change is a function of natural increase (births minus deaths) and net migration (out-migration minus in-migration).

HOUSING ELEMENT

General Overview

Why Housing?

Unlike some of the other required elements of a comprehensive plan, the purpose of a housing element may not be readily apparent. This is because local governments are not seen as housing developers and builders. Yet, local governmental units do finance and develop certain types of housing when it is needed to meet an unmet need. And most importantly, local governmental units do directly influence the provision of decent and affordable housing through the land use regulations and development standards they adopt and the type of services they provide. For example, the land use element of this Plan will control what types of housing units (single family / multi-family) are constructed and at what density. In addition, transportation and public utility plans can certainly affect the timing of residential development. Therefore, it will be necessary to ensure that each of the elements in this Plan form a consistent framework and support each other where they overlap.

Background Issues

Affordable and decent housing has long been considered a basic element of one's quality of life. Yet it is not always possible to find housing that is both decent and affordable[1]. The lack of affordable housing is an issue that exists even in times of relative economic prosperity.

According to a recent study of housing in the United States, finding affordable housing is a growing problem for many families, especially renters as illustrated by the following:

- The number of affordable rental units decreased 5 percent from 1991 to 1997.
- Rents increased at two times the rate of inflation from 1997 to 1998.
- The number of renters at or below 30 percent of the median income continues to increase.

According to another study of housing in Wisconsin, a worker earning the federal minimum wage of $5.15 per hour would have to work 81 hours per week in order to afford a two-bedroom unit with a rent of $543. Put another way, a worker would have to earn $10.44 per hour for a 40-hour week to afford that unit. Based on state-wide data collected in the 1990 census, more than 17 percent of homeowners and more than 36 percent of renters paid more than 30 percent of their income on housing. The bottom line is that the lack of affordable housing extends to all corners of Wisconsin.

Objective of Element

The intent of this element is to provide basic information on the housing stock in the community, analyze trends, and identify potential problems and opportunities so that taken as a whole, this Plan will accommodate the varied housing needs of current and new residents (Exhibit D-1).

Another important product of this element are projections for the number of additional households that will form over the next 20 years. These projections will then be used in the Land Use Element to determine the amount of land that should be allocated for residential purposes.

Exhibit D-1. Basic Objectives of the Housing Element

- Assess local housing conditions.
- Understand the local housing market to assess whether housing needs are being met.
- Understand the various roles in the housing delivery system and the community's role in it.
- Review various state and federal housing programs.
- Project how many new households will be added over the next 20 years.
- Identify problems and opportunities.
- Develop goals and objectives that will accommodate the needs of current and future residents.

Existing Conditions

Types of Housing Units

In 1990, there were 554 housing units in the City. Slightly over 76 percent of these were single family units (Table D-1), which is substantially higher than the statewide proportion (67.7 percent). Housing units in multi-family buildings constituted the second most common type of housing, accounting for about 9 percent of the total, followed closely by duplex units. Mobile homes represented a relatively small share of the total units in the City.

Table D-1. Housing Units by Type: 1990

	City of Marion		Waupaca County	Wisconsin
Housing Type	Number	Percent	Percent	Percent
Single Family	423	76.4	77.9	67.7
Duplex	45	8.1	5.2	9.6
Multi-Family	52	9.4	7.5	16.4
Mobile Homes	24	4.3	8.1	4.9
Other	10	1.8	1.3	1.4
Total	554	100.0	100.0	100.0

Source: 1990 Census of Population and Housing (Summary Tape 1A)

Occupancy Status

The number of dwelling units that are available for rent or purchase in a community can represent the difference between a community with intense pressure for housing and inflated housing costs and a community in decline with abandoned homes. The supply of available dwelling units must be sufficient to allow for the formation of new households within the existing population, absorb in-migration of new households, and permit existing households to reform because of a change in size or status. If the supply is insufficient, it is likely that housing costs will rise making it more difficult to find affordable housing for more residents.

The general rule is that the overall vacancy rate should not exceed three percent (1.5 percent for owned units and 4.5 percent for rentals). At this rate, there are generally enough dwelling units to maintain adequate housing choice among consumers.

Of the 554 housing units in the City in 1990, 93 percent were occupied, while the other 40 units were unoccupied (Table D-2). It is worth mentioning that the occupancy rate from 1980 to 1990 remained unchanged. During 1990, the occupancy rate in Marion was much higher than in Waupaca County and Wisconsin. However, given the low number of second homes in Marion (as compared to Waupaca County and Wisconsin), this is not surprising.

Table D-2. Occupancy Status: 1980 and 1990

	City of Marion			Waupaca County	Wisconsin
Year	Occupied Units	Vacant Units	Percent Occupied	Percent Occupied	Percent Occupied
1980	516	37	93.3	83.1	87.3
1990	514	40	92.7	84.6	88.6

Source: 1990 Census of Population and Housing (Summary Tape File 1A)

Table D-3. Vacancy Status: 1990

	City of Marion		Waupaca County	Wisconsin
	Number	Percent	Percent	Percent
For Rent	8	20.0	8.0	12.8
For Sale	13	32.5	5.2	6.3
For Occasional Use	8	20.0	72.8	64.4
For Migrant Workers	0	0	0.5	0.1
Others	11	27.5	13.5	16.4
Total Vacant Units	40	100.0	100.0	100.0

Source: Census of Population and Housing (Summary Tape File 1A)

Based on current market conditions, it seems the occupancy rate, excluding secondary residences, is higher now than in 1990.

Of the housing units that were vacant in 1990, most of them were for sale or rent (Table D-3). Only about one in five of the vacant units were for recreational, seasonal, or occasional use.

Housing Tenure

During 1990, over 71 percent of the occupied housing units in the City were owner-occupied. This rate was less than the rate in Waupaca County (76 percent), but higher than the state rate of 67 percent (Table D-4). In the U.S. as a whole, about 64 percent of households owned the units in which they lived in 1990.

Given the comparatively low interest rates and strong state and national economy during the 1990's the rate of homeownership will likely be much higher now than in 1990.

Table D-4. Occupied Housing Units by Tenure: 1990

	City of Marion		Waupaca County	Wisconsin
Tenure	Number	Percent	Percent	Percent
Owner-Occupied	367	71.4	76.1	66.7
Renter-Occupied	147	28.6	23.9	33.3
Total Occupied Units	514	100.0	100.0	100.0

Source: 1990 Census of Population and Housing (Summary Tape File 1A)

Household[2] Size

The number of people living in a dwelling unit has implications for the number of housing units that may be needed. Even if the population were to remain stable, the declining trend in household size would suggest that more housing units will be needed to accommodate the same population.

Nationally, the average number of individuals living in a dwelling unit has been declining for the last 30 years. Many factors have contributed to this trend, including: increasing number of single parent homes, decreasing number of children per household, and increasing life expectancy, especially for females. Although the decline in household size has been fairly

steady for several decades, it is anticipated that the downward trend will moderate in the future and remain somewhat stable.

During 1990, the average household size was 2.42 in the City, compared to 2.7 for all of Waupaca County, and 2.68 for the State (Table D-5). Between 1980 and 1990 the household size in the City dropped from 2.62 to 2.42, representing a decline of 7.3 percent.

Table D-5. Average Household Size: 1980 and 1990

	1980	1990	Percent Change 1980 to 1990
City of Marion	2.62	2.42	- 7.3
Waupaca County	2.78	2.70	-2.9
Shawano County	2.75	2.69	-2.2
Wisconsin	2.85	2.61	- 8.4

Source: 1980, and 1990 Census of Population and Housing (Summary Tape File 1A

Age of Housing Stock

The age of the housing stock in a community is one measure of quality, although one must not assume that as the age of a home increases, its quality declines as well. Age of a building only suggests that as a home gets older it may be necessary to spend more time and money on upkeep and maintenance.

Table D-6. Year of Construction

	Marion		Waupaca County	Wisconsin
Year Constructed	Number	Percent	Percent	Percent
1980 to 1990	36	6.4	17.2	14.5
1970 to 1979	120	21.7	22.5	21.1
1960 to 1969	68	12.3	11.3	14.0
1950 to 1959	46	8.3	7.7	13.5
1940 to 1949	53	9.6	6.9	8.4
Prior to 1940	231	41.7	34.4	28.5
Total	554	100.0	100.0	100.0

Source: 1990 Census of Population and Housing (Summary Tape File 3A)

If basic maintenance is not done on a continual basis, older homes will soon become a liability rather than an asset. In addition, some of the older homes that become substantially substandard, will be torn down or abandoned and must be replaced to maintain the same number of units in the housing stock.

The costs of maintenance can be especially burdensome on low-income households who may not have the necessary resources.

As shown in Table D-6, the bulk of housing in Marion was constructed before 1940. Also, between 1970 and 1979 a significant number of homes were constructed. Following that period, building activity declined substantially with the addition of only 36 new dwellings.

Table D-7. Median Year When Constructed: 1990

	Median Age
City of Marion	1949
Waupaca County	1961
Wisconsin	1960

Source: 1990 Census of Population and Housing (Summary Tape File 3A)

As shown in Table D-7, the median age of the housing stock in Marion is about 1949, which is significantly older than all of Waupaca County and the State. As clearly demonstrated by these data, compared to Waupaca County and Wisconsin, homes in Marion are significantly older. This suggests that the City will need to assist homeowners to rehabilitate and maintain the existing housing stock. If this isn't done, the quality of the homes will decline, which will have long-term consequences for the City and its residents.

Residential Construction

Over the last 10 years residential construction has been rather limited (Table D-8). Only 25 single family homes were constructed and 2 duplex units. Between 1990 and 1995, seven multi-family units were constructed and none since that time.

Most of the building permit activity has been limited to reconstruction and rehabilitation of existing residential structures.

Table D-8. New Residential Construction: 1990 to 1999

Year	Single Family	Duplex	Multi-Family
1990	2	2	1
1991	2	0	1
1992	2	0	1
1993	3	0	1
1994	2	0	1
1995	2	0	2
1996	5	0	0
1997	3	0	0
1998	4	0	0
1999	0	0	0

Source: City of Marion

Housing Affordability

As briefly mentioned earlier, housing affordability is a problem that affects many low- and moderate-income residents throughout Wisconsin. To gauge the affordability of owner-occupied homes in 1999, five representative home sales were analyzed to see how many city residents could afford to purchase and live in that house. Those houses are listed in Table D-9 along with monthly housing cost estimates that include the mortgage payment, property taxes, insurance, and utilities.

Table D-9. Housing Costs for Selected Single Family Detached Homes: Various Years

ID	Description	Sales Price	Down Payment	Monthly Mortgage Payment[1]	Monthly Property Taxes	Total Monthly Housing Cost[2]
1.	3-bedroom, 2-story, older home	$55,000	20%	$323	$74	$504
2.	3-bedroom, ranch style	$79,900	20%	$469	$104	$680
3.	3-bedroom, ranch style	$81,000	20%	$475	$120	$703
4.	3-bedroom, 2-story, older home, but updated	$89,900	20%	$594	$128	$829
5	3-bedroom, 2-story, newer home	$152,000	10%	$1,004	$249	$1360

1 Assumes a 30-year fixed mortgage with a 8.0 percent interest rate.

2 Includes $40 for energy, $20 for insurance; and $47 for water and sewer service.

The total monthly housing costs are then compared to various categories of residents based on their monthly incomes and household size (Table D-10). Also listed are number of households that fall within each income category, as estimated from the results of the 1999 Community Wide Survey (Appendix B).

As shown, one in five households in Marion could not afford the first house with a monthly cost of $504. About one-third of the households could not afford homes 2 and 3. Over half of the households could not afford home 4. And close to 7 out of 10 households could not afford the most expensive home selected for analysis. As graphically illustrated, about one in three households could not afford a moderately priced home within their own community.

Table D-10. Housing Affordability Analysis by Family Size and Income: 1999

Percent of Households in Income Category [1]	35% of Monthly Income [2]	Home [3] #1	#2	#3	#4	#5
19.9	1 person LI = $454	20 percent	30 Percent Couldn't Afford This House.	31 Percent Couldn't Afford this House	54 Percent Couldn't Afford this House.	68 Percent Couldn't Afford this House.
7.6	2 persons LI = $518	X				
1.3	3 persons LI = $583	X				
1.8	4 persons LI = $648	X				
0.3	5 persons LI = $700	X	X			
10.1	1 person MI = $725	X	X	X		
0.5	6 persons LI = $751	X	X	X		
0	7 persons LI = $804	X	X	X		
12.9	2 persons MI = $828	X	X	X		
0.8	8 persons LI = $855	X	X	X	X	
5.0	3 persons MI = $932	X	X	X	X	
5.3	4 persons MI = $1,035	X	X	X	X	
2.8	5 persons MI = $1,119	X	X	X	X	
0	6 persons MI = $1,202	X	X	X	X	
0	7 persons MI = $1,285	X	X	X	X	
0.5	8 persons MI = $1,368	X	X	X	X	X

1. Eslimates based on the results of the Community Wide Survey (Appendix B)
2. LI stands for Low Income defined as being within 40 percent of the County median income
   MI stands for Moderate Income defined as being within 80 percent of the County median income
3. Homes refer to those listed in Table D-9.

Special Housing Needs

As the age of the population grows disproportionately older, the special housing needs of the elderly must be an important part of a community's commitment to provide appropriate housing options for all of its residents. The availability of special facilities is especially important to residents who want to stay in the community they are most familiar with and remain near family and friends.

The Wisconsin Department of Health and Family Services (DHFS), Division of Supportive Living licenses a number of residential settings for the elderly along with facilities for the physically and developmentally disabled. Table D-11 lists various residential settings and the total number of beds available in Marion and also in Waupaca and Shawano Counties. It should be noted that most of these facilities are filled to capacity and maintain waiting lists.

Table D-11. Special Needs Housing: Marion and Waupaca and Shawano Counties: 2000

Facility Type	Description	Capacity Marion	Capacity Waupaca County	Capacity Shawano County
Adult Family Homes (AFH) (Licensed by the State)	A place where 3 or 4 adults receive care, treatment, or services (above the level of room and board) and that may include up to 7 hours per week of nursing care per resident.	0	11	19
Adult Family Homes (AFH) (Licensed by the County)	A place where 1 or 2 adults receive care, treatment or service (above the level of room and board) and that may include up to 7 hours per week of nursing care per resident.	0	0	0
Community Based Residential Facility (CBRF)	A place where 5 or more unrelated people live together in a community setting. Services provided include room and board, supervision, support services, and may include up to 3 hours of nursing care per week.	0	25	24
Facility for the Developmentally Disabled (FDD)	A residential facility for three or more unrelated persons with development disabilities	0	25	24
Nursing Home	A residential facility that provides 24-hour services, including room and board to 3 or more unrelated persons. These persons require more than 7 hours a week of nursing care.	0	1,376	508
Residential Care Apartment Complex (RCAC)	Independent apartment units in which the following services are provided: room and board, up to 28 hours per week of supportive care, personal care, and nursing services.	0	18	0

Source: Wisconsin Department of Health and Family Services, Division of Supportive Living

Review of Existing Federal and State Housing Programs

As a result of a number of unmet housing needs, various governmental and non-governmental efforts have developed over the years. These programs are intended to help provide decent and affordable housing, especially for low- and moderate-income persons, or persons with special housing needs (physically disabled, developmentally disabled, homeless, and elderly). Exhibit D-2 is a summary of some available federal and state housing programs. It should be noted that this information is general and intended to show the range of options and available resources. Each of the programs have certain limitations and procedures for providing assistance.

Exhibit D-2. Summary of Selected Federal and State Housing Programs and Revenue Sources

Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations (DHIR)

Community Development Block Grant (CDBG) Program. Provides funds to local units of government on a competitive basis for rehabilitation, acquisition, site development, and handicapped accessibility improvements for low- and moderate-income households. Funded through the U.S. Department of Housing and Urban Development (HUD).

HOME Rental Housing Development (RHD). Provides funds to non-profit organizations, housing authorities, and local governments for acquisition, rehabilitation, and new construction of rental housing projects for low-income persons. For-profit developers may participate in the program as co-owners with a non-profit or local governmental entity, or directly through the Wisconsin Housing and Economic Development Authority (WHEDA)

Local Housing Organization Grant (LHOG) Program. Provides funds, with a one to one match, to housing authorities, Indian tribes, and non-profit housing organizations to improve their capacity to provide affordable housing for low-income persons.

Low-Income Weatherization Program. Provides funds through local weatherization programs for units occupied by low-income persons.

Rental Rehabilitation Program (RRP). Provides funds to owners of rental housing for repairs and improvements. Funded by HUD Home Investment Partnership Program.

Federal Home Loan Bank of Chicago

Affordable Housing Program (AHP). Provides loans or grants to not-for-profit organizations or public entities to finance the purchase, construction, or rehabilitation of affordable rental housing.

Community Investment Program (CIP). Provides funds at below-market interest rate advances for financing the purchase or rehabilitation of rental housing.

U.S. Department of Housing and Urban Development (HUD)

Section 202/811. Provides capital advances under an annual competition to non-profit organizations for rehabilitation or construction of affordable multi-family rental and co-op housing for elderly persons and persons with disabilities.

Multi-Family FHA Mortgage Insurance. Provides federal mortgage insurance for private lenders to finance construction or rehabilitation of multi-family properties, nursing homes, intermediate care facilities, or board and care homes.

Wisconsin Housing and Economic Development Authority (WHEDA)

Affordable Housing Tax Credit Program. Provides federal income tax credits for construction, rehabilitation, and preservation of affordable rental housing.

Blueprint Loan. Provides short-term financing for front-end costs associated with creating multi-family housing under federal, state, and local programs.

Foundation Grant. Provides grant funds to non-profit sponsors to help meet the housing needs of low- and moderate-income elderly, disabled, or person in crisis.

Housing Improvement Loan Program (HILP). Provides mortgage loan funds for rehabilitation and improvements for one- to four-unit owner-occupied dwellings.

Multi-Family Homeless Mortgage Loan. Provides non-recourse mortgage loans for projects benefiting individuals or families who are currently homeless or in danger of becoming homeless.

Multi-Family Taxable Revenue Bond Loan. Provides long-term, non-recourse mortgage loans through the sale of taxable bonds. Commonly used by developers of tax credit projects.

Multi-Family Tax-Exempt Revenue Bond Loan. Provides construction and long-term financing for new construction, purchase or rehabilitation of existing buildings for multi-family rental housing.

Source: 2000 Consolidated Plan
Compiled by: Mid-America Planning Services, Inc.

Review of Local Efforts

Historically, a good share of Marion's residents are considered low- and moderate-income according to guidelines established by the U.S. Department of Housing and Urban Development. Most recently, the 1999 Community Wide Survey found that over 68 percent of the households in the City are considered low- and moderate-income.

Based on this demonstrated need, the City in 1999 applied for and received a $750,000 grant from the State through its Community Development Block Grant (CDBG) Program. The City is just beginning to implement the grant and has seen strong interest. The grant consists of the following four elements:

- Assist up to 33 existing homeowners to rehabilitate their homes by offering a 0-percent deferred loan. It is estimated the average cost will be $13,000.
- Assist landlords rehabilitate up to six existing rental units by offering a 0-percent loan.
- Help up to four renters purchase a home by providing up to one-half of the down payment and closing costs.
- Convert the City Hall/Fire Station into 6 rental apartments

Based on the initial success of this program, the City should continue to seek CDBG Program grants in the future to help additional residents.

Future Housing Needs

Based on the overall intent of this Plan, the population of Marion over the next 20 years is expected to increase at an annual rate of 1.4 percent, resulting in a total increase of some 415 residents (Table D-13). To project the number of households over the next 20 years, these population projections were divided by the projected average household size. For the purpose of this Plan, it is anticipated that the average household size will continue to fall, but at a slower rate than in the past, to about 2.42 persons by 2020.

Exhibit D-3. Factors Affecting the Number of Households

Change in Population (+ or -)
Change in Average Household Size (+ or -)

Given the anticipated decrease in household size, the number of households will consequently grow disproportionately faster than the population increase.

By 2020, the number of households in the city of Marion should approach 700. Between 2000 and 2020, a total of 188 new households will form, or on average about 49 in each of the five-year increments.

Exhibit D-4. Factors Affecting the Number of Housing Units

Change in Households (+ or -)
Change in Vacancy Rate (+ or -)
Number of Residential Units Lost from Housing Stock

As the number of households in a community rises, so to the number of housing units should increase. The number of dwelling units available should exceed the number of households in that a certain percentage of the units will be vacant at any point in time. A reasonable vacancy rate allows consumers a choice when newcomers move into an area and when residents create new households or decide to move within the community due to a change in household status, housing requirements, or lifestyle. In addition, more housing units will need to be constructed to replace housing units that are destroyed, demolished, or converted to non-residential uses.

The number of housing units was calculated by applying a vacancy rate to the projected number of households for each of the time periods. For the purpose of this Plan, it is assumed that the vacancy rate will hold fairly steady at about 97 percent over the next 20 years. Although it is likely that some of the existing housing units will be taken out of the housing stock, this amount will likely be insignificant and was not factored in the projections. Over the next 20 years about 194 new housing units will need to be added to accommodate the growth rate of 1.4 percent.

Table D-13. Projections for Population, Households, and Housing Units: 2000 to 2020

	Year	Population [1]	Households [2]	Housing Units [3]
Total Number	2000	1,294	518	534
	2005	1,387	559	576
	2010	1,487	604	623
	2015	1,594	653	673
	2020	1,709	706	728
Number Added During Period	2000 to 2005	93	41	42
	2005 to 2010	100	45	47
	2010 to 2015	107	49	50
	2015 to 2020	115	53	55
	2000 to 2020	415	188	194

Compiled by: Mid-America Planning Service, Inc.

Notes:
1 Population is based on a growth rate of 1.4 percent each year.
2 The number of households is calculated by dividing the population by the average household size for that time period. It is assumed that the household size will decrease from 2.5 in 2000 to 2.42 in 2020.
3 The number of housing units is calculated by applying a vacancy rate. It is assumed that the vacancy rate will be 97 percent throughout the planning period. It is further assumed that no existing housing units will be lost from the housing stock due to fire, demolition, or conversion to other non-residential uses.

Goals, Objectives, Policies and Recommendations

The goals, objectives, policies, and recommendations for this element are found in Chapter B.

[1] A dwelling unit is considered affordable if it costs no more than 35 percent of the total household income.

[2] A household consists of an individual or group of individuals living in a dwelling unit. Some households consist of one person, a traditional family, unrelated individuals, or any combination of families and individuals.

TRANSPORTATION ELEMENT

General Overview

Residents of Marion depend on the transportation facilities in their community and the region to connect them to other areas of the state and to the rest of the nation and the world. The type, quality, and location of transportation facilities are an important component in residents' quality of life and in developing and maintaining a sustainable economy.

There is a significant relationship between transportation and land use. New development or changes in existing land uses, whether incremental or sudden, directly affects the safety and functionality of roadways, and the demand for additional transportation facilities. On the other hand, the creation of new or improving existing transportation corridors can have a significant distributional affect on the type and timing of development within a community.

For the foreseeable future, the private automobile will continue to dominant all modes of transportation. However, it is important to recognize that people have different needs and capabilities and that a good transportation system should include a variety of transportation choices.

Objective of Element

The intent of this element is to provide basic information on the existing transportation network in the City and in the region (Exhibit E-1). Next, statewide planning efforts are reviewed to assess how these efforts may or may not affect transportation facilities within and around the City. State programmatic budgets are then reviewed to determine what transportation projects, if any, are anticipated. The final section presents a future transportation network plan for the City. Taken together this review will help to better define issues, problems, and opportunities that need to be addressed to accommodate residents' needs. As an end-product, this element is intended to form the basis for transportation goals and objectives.

Exhibit E-1. Basic Objectives of the Transportation Element

- Assess existing transportation facilities.
- Review statewide planning efforts.
- Review state programmatic budgets for transportation projects.
- Develop a long-term plan for transportation facilities in the community.
- Develop goals and objectives that will accommodate the needs of current and future residents.

Existing Conditions

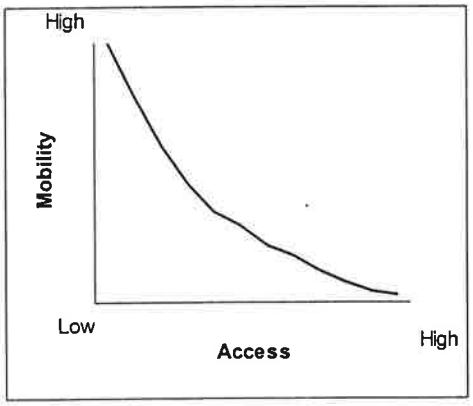
Local Road Network

Roads serve two competing needs: access to individual properties and traffic mobility. These needs compete in that as the number of property accesses increases along a route traffic mobility decreases. This general relationship is shown in Exhibit E-2.

To help plan for current and future traffic conditions, it is useful to categorize roads based on their primary function. Arterials accommodate the movement of vehicles, while local streets provide the land access function. Collectors serve both local and through traffic by providing a

connection between arterial and local streets. Map E-1 shows the various roads in the area and how the State and County Trunk Roads are classified according to the Department of Transportation.

Exhibit E-2. General Relationship Between Access and Mobility



Principal Arterials. U.S. Highway 45 is classified as a principal arterial and provides Marion a major highway connection to the north and south. The segment between Clintonville and to just outside of Marion was converted to a four-lane divided highway some 20 years ago.

Major Collectors. Main Street (State Highway 110) is considered a major collector. It is a major north/south route in the area connecting into Highway 45. Beyond the City limits, County Trunk G continues north to where it joins State Highway 29.

Minor Collectors. Running east and west, Ramsdell Avenue (County Trunk S) is classified as a minor collector.

Local Streets. The remaining streets in Marion are classified as local streets and primarily provide access to residential, commercial, and industrial land uses within the community. Most of the roads are laid out in a traditional gridiron pattern. Some of the newer residential streets (Hillcrest Drive, Riverview Road, and Pine Ridge Court) follow a curvilinear pattern with cul-de-sacs. There are a number of platted road rights-of-ways without a constructed roadway such as SW 5th Street.

Maintenance Responsibility

Within the City there are 62,150 feet of public roads, or just under 12 miles. There are no roads within the City that are privately maintained by a homeowners association or the like (Table E-1). Of this total, the City is responsible for maintaining about 42,400 feet. Although the Department of Transportation is responsible for maintenance of State Highway 110 (Main Street), the City is responsible for maintaining the adjoining parking lanes. Likewise, the County maintains County Trunk S (Ramsdell Avenue), and the City maintains the parking lanes. Of the 42,400 feet of roads that the City maintains, 92 percent are paved with asphalt leaving 8 percent with a gravel surface.

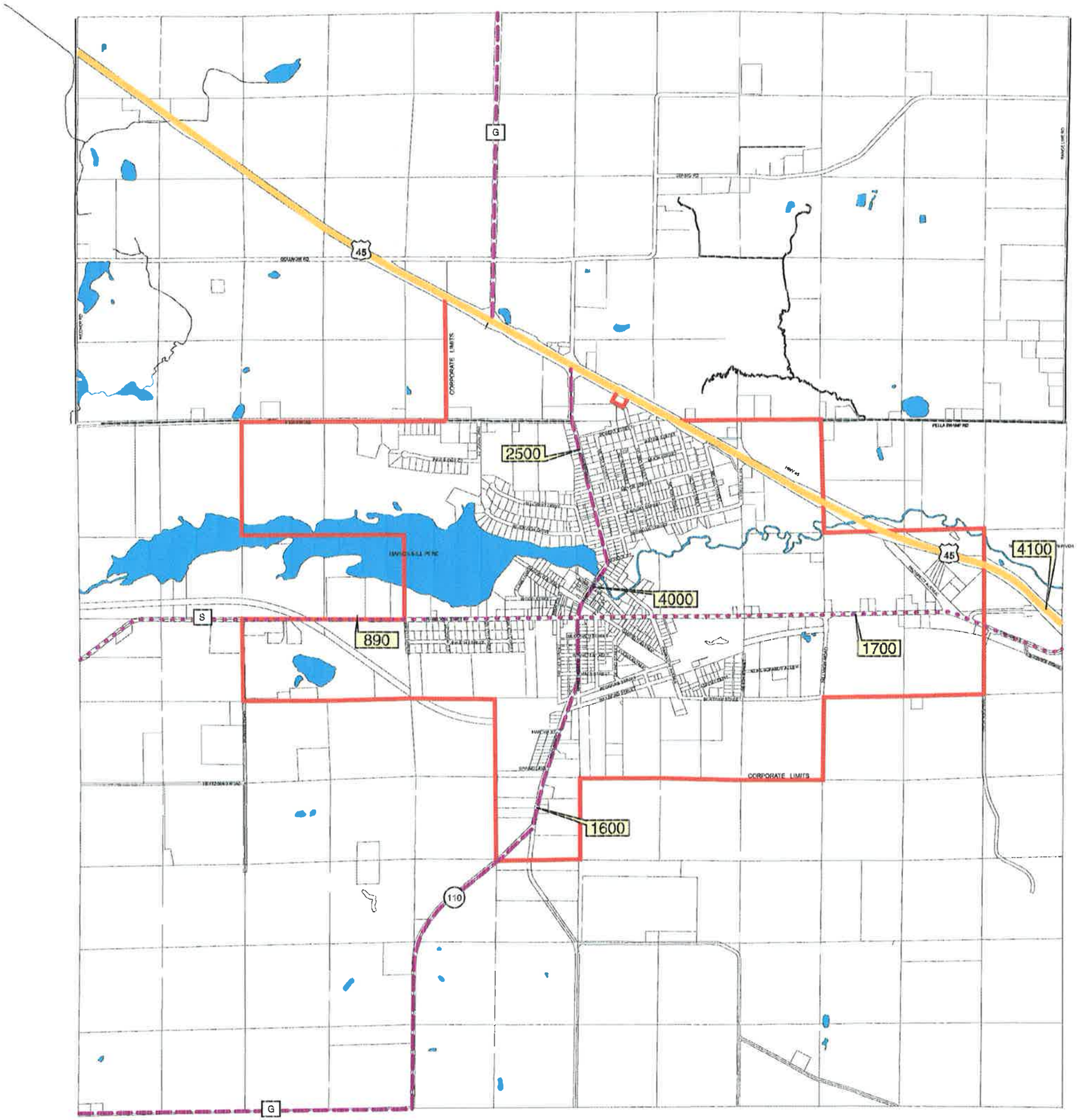
Table E-1. Roads Located in the City of Marion by Maintenance Responsibility and Surface Type: 2000

	Length (feet)
Maintenance Responsibility by Type	
Public Maintenance	62,150
Private Maintenance	0
Total	62,150
Public Maintenance by Jurisdiction	
County Maintenance (Ramsdell Ave.)	7,880
State Maintenance (Main Street)	11,870
City Maintenance	42,400
Total	62,150
City Maintenance by Surface Type	
Paved	38,890
Gravel	3,510
Total	42,400

Source: City of Marion Superintendent of Streets and Parks

Traffic Conditions

As part of a statewide system, the Wisconsin Department of Transportation monitors traffic flow at selected locations on three-year cycles. Map E-1 shows the locations of these counts taken in and around Marion during 1997. The highest traffic levels were recorded on Main Street in the downtown area with 4,000 cars per day. Traffic between the downtown area and US Highway 45 on Main Street and Ramsdell was also significant. Other than these traffic counts taken by the DOT, no other traffic counts are available from the County or other local sources.



Comprehensive Plan 2020
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Map E-1 Functional Classification & Traffic Counts

N

Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

- Principal Arterials:
  - Interstate
  - Others
- Minor Arterials
- Major Collectors
- Minor Collectors

1600 Average Daily Count (Year: 1997)

Data Sources:

Base map data provided by Shawano and Waupaca Counties.
Functional classifications and traffic counts provided by WisDOT.

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Madison, Wisconsin

Road Conditions

The Superintendent of Streets and Parks annually inspects all of the paved public roads (State, County and City maintenance) physically located in the City and assigns a rating for the physical appearance of each road by segment. The system is referred to as PASER (Pavement Surface Evaluation and Rating) and is more fully described in Appendix C. There are over 120 individual road segments that are viewed and rated using this system. A complete listing of each road is also included in Appendix C.

Based on an updated inventory completed for this plan, only a small percentage of the roads need reconstruction or structural improvements (Table E-2 and Map-2).

Over 71 percent of the roads are rated as 7 or higher. During the summer of 2000, a number of roads were reconstructed including Sherman Street, Garfield Avenue, Parkview Avenue, Bertram Street, and Ramsdell Street from SW First Street west to the city limits.

Table E-2. Condition of Roads Located in the City of Marion: 2000

PASER Rating	Warranted Maintenance	Length (feet)	Percent of Total
1	Reconstruction	0	0
2		170	0.3
3	Structural Improvements and leveling – overlay	300	0.5
4		1,290	2.2
5	Preservative treatments	350	0.6
6		14,990	25.6
7	Routine maintenance – cracksealing and minor	13,850	23.6
8	patching	8,480	14.5
9	No maintenance required	1,510	2.6
10		17,700	30.2
	Total Paved	58,640	100.0

Source: City of Marion Superintendent of Streets and Parks

Most of the roads in residential areas are in fair condition. Two City-maintained roads warrant improvements: SE Sixth Street and Rogers Street.

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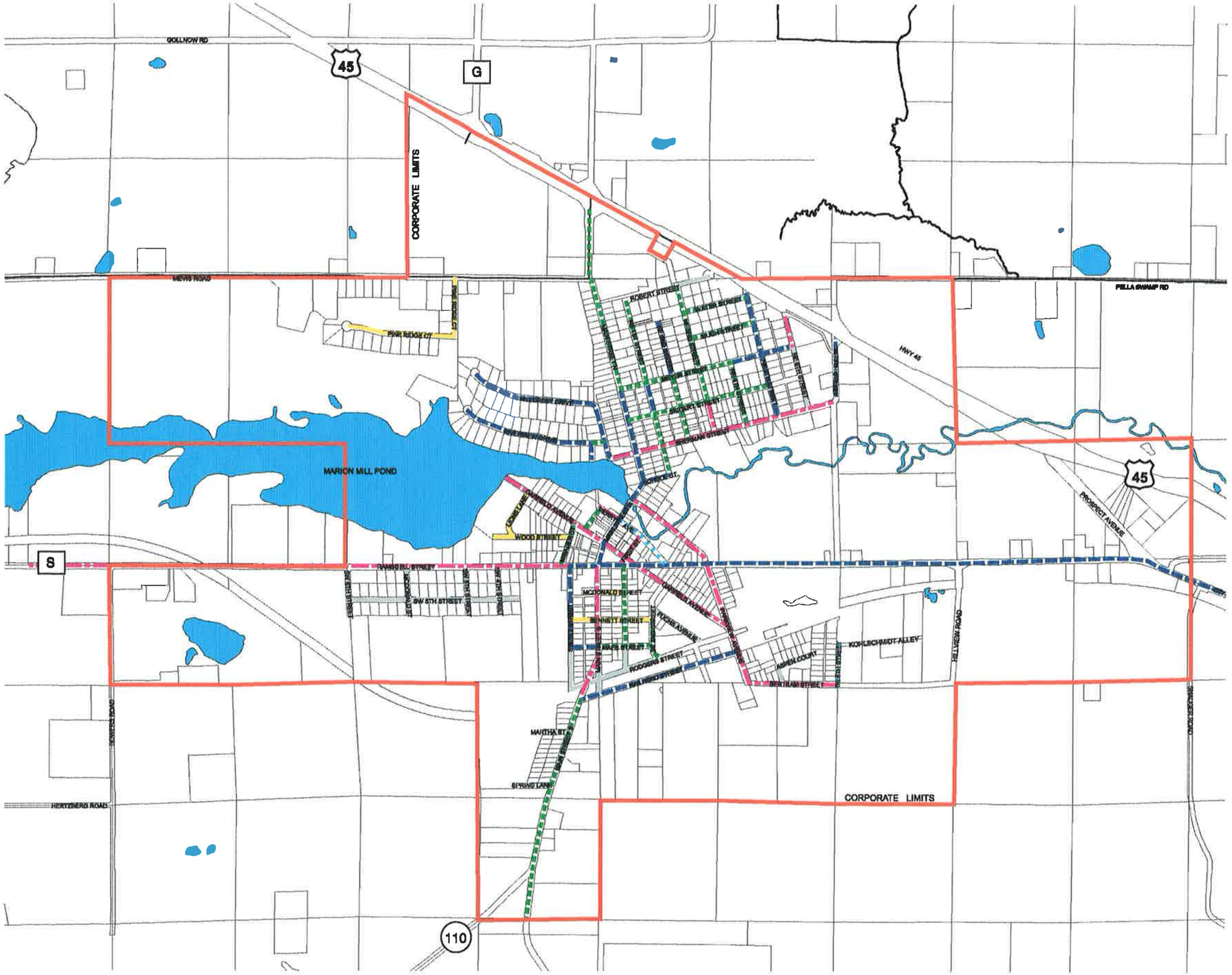
Map E-2 Condition of Paved Roads: 2000



Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

- No maintenance warranted
- Routine maintenance - crack sealing & minor patching
- Preservation treatments - sealcoating
- Structural improvement & leveling overlay
- Reconstruction
- Platted, but undeveloped
- Gravel

Data Sources:

Base map data provided by Shawano and Waupaca Counties.

Mid-America Planning Services, Inc.
Madison, Wisconsin

Air Transportation

Within a 50-mile radius around the City there is a number of public use airports offering a full range of facilities (Exhibit E-3). The airports at Clintonville and Shawano are the closest public use airports to the city of Marion. They accommodate typical general aviation needs including pleasure flying and business travel.

Austin Straubel International Airport is the closest airport with full commercial passenger service and general aviation facilities as well.

As shown in Table E-3, it is expected that during 2000, the number of aviation operations[1] at Clintonville Municipal Airport will be about 25 percent higher than at Shawano Municipal Airport. Based on projections contained in *Wisconsin State Airport System Plan – 2020* use over the next 20 years at Clintonville Municipal Airport will grow by 9.5 percent, while aviation operations will grow at a slower rate of 7.7 percent at Shawano Municipal. Both of these growth rates are significantly lower than the statewide average of 16.4 for all types of airports, but only slightly lower than for all general aviation airports.

Exhibit E-3. Public Use Airports in Region

Table E-3. Projected Aviation Operations; Clintonville and Shawano Municipal Airports: 2000 - 2020.

Airport	2000	2010	2020	Percent Change 2000 - 2020
Clintonville Municipal Airport	19,020	19,620	20,820	9.5
Shawano Municipal Airport	14,300	14,300	15,400	7.7
		Statewide Average		16.4

Source: Wisconsin State Airport System Plan - 2020

Railroad Facilities

Options for moving rail freight in the region are rather limited. The closest railroad lines are operated by Wisconsin Central Limited and Fox Valley & Western both operated by the Wisconsin Central Transportation Corporation. Amtrak provides passenger service between Minneapolis - St. Paul and Milwaukee and points beyond. The closest Amtrak Stations to this route are located in Tomah, Wisconsin Dells, and Portage. Amtrak recently began operating a line from the Fond du Lac area to Milwaukee and Chicago.

Bicycle / Walking Trails

Within the City there are no formally designated bike paths or routes. The low traffic volumes and road widths on most residential streets accommodate bicycle traffic quite easily. There is a walking path that starts at the state-maintained wayside along US Highway 45 and winds generally to the west and terminates near the athletic fields. Although there are currently no designated bike paths or routes in the City, the Department of Natural Resources has plans to extend a bicycle trail between New London and Split Rock that would run through the city of Marion. This is discussed in more detail in the final section of this element.

[1] An airport operation is defined as either a landing or a takeoff. A plane that takes off and returns would account for two operations.

Review of Existing Transportation Plans

There are a number of statewide transportation planning efforts that will have a bearing on the presence or absence of transportation facilities and services in the region (Exhibit E-4). Most of these efforts developed umbrella policy documents that provide general goals and policies covering the state. The following sections provide a brief overview of the plans n completed or that are in a draft phase and how they might affect area residents and the preparation of this plan.

Exhibit E-4. Statewide Transportation Plans.

Title	Responsible State Agency	Status
Translinks 21	Department of Transportation	Adopted - 1994
Wisconsin Bicycle Transportation Plan - 2020	Department of Transportation	Adopted - December, 1998
Midwest Regional Rail System	Department of Transportation	Published – February, 2000
Wisconsin State Highway Plan 2020	Department of Transportation	Adopted - February, 2000
Wisconsin State Airport System Plan 2020	Department of Transportation	Proposed completion – Fall, 2000
Wisconsin Pedestrian Plan	Department of Transportation	Proposed completion – 2001
State Rail Plan	Department of Transportation	Proposed completion - 2002
State Recreational Trails Network Plan	Department of Natural Resources	Proposed completion - 2000

Compiled by: Mid-America Planning Services, Inc.

Translinks 21

Beginning in 1994, the Department of Transportation began a planning process to develop a comprehensive, intermodal transportation plan as mandated by the federal government in the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA). The resulting plan, *Translinks 21*, is intended to guide transportation policies, programs, and investments through the year 2020.

It outlines an aggressive program, estimated to cost $39 billion over a 25-year period, which is about $8.9 billion over projected spending levels. Translinks 2020 is intended to provide policy level guidance on the preparation of individual modal plans for highways, airports, railroads, bikeways, and transit. Key programmatic elements are listed in Exhibit E-5.

Exhibit E-5. Translinks 21 – Major Programmatic Elements.

State Highways
- Complete construction of the multilane Corridors 2020 Backbone network (more fully described below).
- Fund a new $175 million Country Roads Program to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway.

Passenger Rail
- In conjunction with Amtrak, develop new high-speed passenger rail service to various locations in the state.

Air service
- Invest $50 million in airports to replace anticipated shortfalls in the federal Airport Improvement Program.

Intercity Bus
- Invest $160 million to maintain existing intercity bus service and provide service to communities over 5,000 population.
- Invest $25 million to help communities establish intercity passenger transportation stations connecting intercity bus, rail, auto and in some cases air services with each other and with municipal bus, taxi, or elderly and disabled services.

Public Transit
- Implement five new initiatives to maintain, improve, and expand use of public transit in larger communities.

Other
- Increase funding for the Local Road Improvement Program (LRIP), which helps local communities pay for needed improvements on local routes.

Compiled by: Mid-America Planning Services, Inc.

Wisconsin State Highway Plan - 2020

The State Highway Plan 2020 outlines investment needs and priorities for the state's 1,800 miles of State Trunk Highway through the year 2020. Given the financial realities of maintaining this extensive road network (need exceeds anticipated funds), the plan establishes priorities for funding based on the classification system as generally described in Exhibit E-6. Most of the funds are slated for Corridors 2020 backbone and collector routes.

US Highway 45 is considered a collector route within the Corridors 2020 framework (Exhibit E-7) and is slated for reconstruction between New London and Clintonville.

Exhibit E-6. Road Classification for Wisconsin State Highway Plan 2020

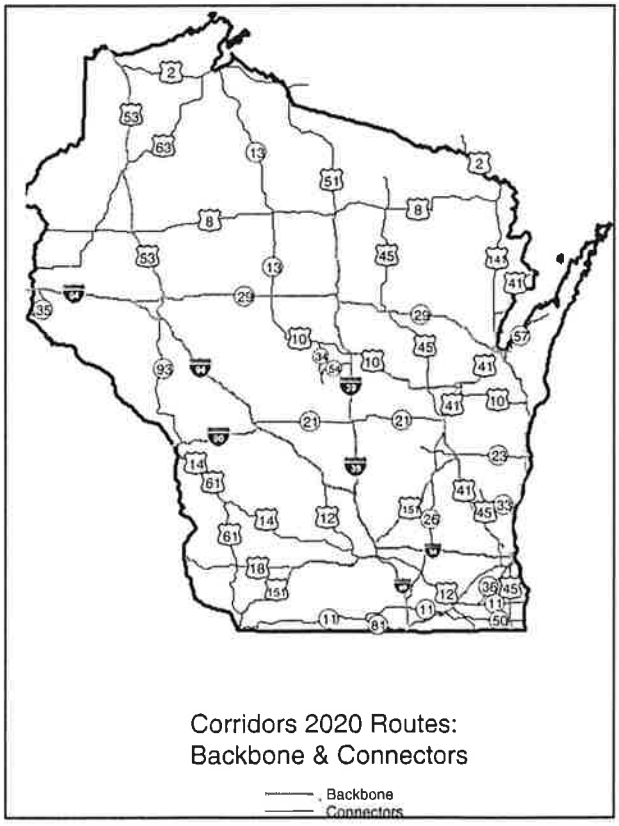
Sub-System Type	Miles in System	Description
Corridors 2020 Backbone Routes	1,550	Key multi-lane routes that connect major population and economic centers and provides economic links to national and international markets (e.g. Interstates 39, 43, 90 and 94; and Highways 10, 29, 41, 51, 53, and 151)
Corridors 2020 Collector Routes	2,100	Two- and four-lane highways that connect key communities and regional economic centers to Corridors 2020 backbone routes (e.g. Highways 2, 8, 12, 13, 14, 21, 26, 61, and 63).
Other Principal Arterials	1,450	Routes that provide mobility within a specific region or serve as main thoroughfares in urban areas.
Minor Arterials	5,000	Routes that are used for trips within smaller geographic regions (generally rural two-lane highways that connect places of no more than 1,000 people).
Collectors / Local Function Roads	1,700	Routes that are used for short trips within an area and that provide access to adjacent land.

Source: Wisconsin State Highway Plan 2020

Midwest Regional Rail System

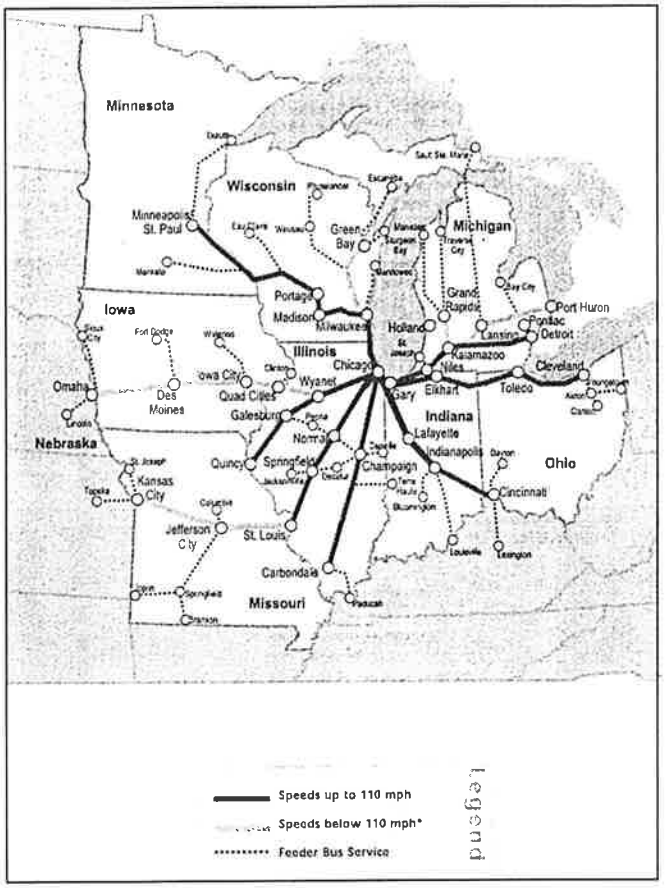
Since 1996, transportation officials from nine Midwest states, Amtrak, and the Federal Railroad Administration have been developing a proposal to bring more efficient high-speed passenger rail to Midwest residents. The recently adopted Midwest Regional Rail Initiative, lays out a general framework for developing and improving the 3,000-mile rail network, known as the Midwest Regional Rail System (MWRRS) (Exhibit E-8). The overall project would cost more than $4 billion and would be implemented over 10 years. Although representatives from the participating entities jointly developed the proposal, individual states will need to implement and fund specific projects within their state's jurisdiction. As of this date, the state has not authorized any specific projects. Implementation of all or part of the MWRSS in Wisconsin will likely be addressed in the State's Rail Plan currently under development.

Exhibit E-7. Corridors 2020



As proposed, passenger railroad service would be more accessible for area residents, with 5 round trips per day on a route between Green Bay and Milwaukee. Construction of this route as proposed in the plan would occur in the latter stages of development, perhaps in years 6 and 7 of an 11-year implementation schedule. In addition, a bus route would be established between Oshkosh, Wausau, and Rhinelander to increase accessibility to the train route.

Exhibit E-8. Proposed Midwest Regional Rail System



Wisconsin Bicycle Transportation Plan – 2020

The Wisconsin Bicycle Transportation Plan – 2020 presents a blueprint for developing and integrating bicycling into the overall transportation system. In an effort to promote bicycling between communities, the plan analyzed the condition of all County Trunk and State Trunk Highways in the state and produced maps showing the suitability of these roads for bicycle traffic. Suitability criteria were based primarily on road width and traffic volumes with secondary consideration given to pavement condition, passing opportunities, and percent and volume of truck traffic.

The plan also identified State Trunk Highways suitable as "Priority Corridors and Key Linkages" that connect communities over 5,000 population and other major bicyclist destinations. Although these mapped routes currently occur only on State Trunk Highways, the plan anticipates that the routes will be extended to include other segments of County Trunk Highways as Smart Growth Plans are prepared and adopted in the future.

State Trunk 110 south of Marion to County Trunk C is designated as a Priority Corridor and Key Linkage route. From there the route continues south along County Trunk E into Ogdensburg.

State Recreational Trails Network Plan

The Wisconsin Department of Natural Resources is currently in the process of preparing the State Recreational Trails Network Plan, which will be an amendment to the Wisconsin State Trail Strategic Plan. This plan identifies a network of trail corridors throughout the state referred to as the "trail interstate system" that potentially could consist of more than 4,000 miles of trails. These potential trails may follow one or more of the following: highway corridors, utility corridors, rail corridors, and linear natural features (e.g. rivers and other topographic features).

Given the scope of the plan and the inter-jurisdictional nature of linear trails, the DNR will need to work in partnership with the Department of Transportation, affected counties and other local units of government, and interested user groups. The Department would act as a facilitator helping with acquisition, and in some instances development, as funding permits. This Plan and the DOT's Bicycle Transportation Plan (discussed above) should be seen as complementary as there is often little distinction between recreational use of a trail and using the trail as a means of inter-city transportation.

Even though a proposed trail corridor may not run through a community, the plan encourages communities and counties throughout the state to develop additional trails that would link to the statewide trail system.

The Wiouwash State Trail (approved but not developed) connects Oshkosh and Wausau and will likely run through the City. The Department of Natural Resources is currently in the process of determining the exact route. A proposed route for the trail through the City is shown on the Future Transportation Network Plan. Further to the north, Mountain-Bay State Trail connects the Green Bay area with the Wiowash State Trail to the east of Wausau.

Wisconsin State Airport System Plan - 2020

The draft Wisconsin State Airport System Plan – 2020 has a 21-year planning horizon and provides a framework for the preservation and enhancement of public-use airports that are part of the State Airport System. Of the 143 public-use airports in the state, 100 are part of the system. Based on coverage of existing airports and anticipated demand, the plan recommends that no new airports be brought into the System and that no existing airport be eliminated.

The plan categorizes needed improvements into three groups: pavement, instrument capability, and airport service level. The recommended set of policy scenarios generates a statewide total of estimated project costs for the 21-year planning period of nearly $1.1 billion (1999 dollars). Although estimated costs were developed for each of the airports in the system, the plan did not itemize the costs for each airport so it is difficult to determine which airports have been identified as needing improvements over the next 21 years.

Programmed Transportation Improvement Projects

State and County Trunk Highways

The Department of Transportation makes improvements to State Trunk Highways as listed in the Six-Year Highway Improvement Program. As shown in the current budget there are a number of projects in Shawano County, including State Highways 29, 47, 156, and 187. There are no substantive projects in Waupaca County. None of these projects will, however, affect the traffic circulation system in or near the City of Marion.

Airports in State Airport System

Sponsors of airports in the State Airport System are eligible to apply for state and federal funding to help augment the cost of airport improvement projects that range in scope from very small improvements to major development and reconstruction projects. The Bureau of Aeronautics programs airport improvement projects around the state based on state and federal priority ratings, state and federal funding availability, and other factors. The result

Table E-4. Airport Improvement Projects; Clintonville Municipal and Shawano Municipal Airport: 2000 - 2005

Airport / Program Year	Project Description	Estimated Project Cost
Clintonville Municipal Airport		
2000	AWOS Maintenance and Upgrade (Automated Weather Observing System)	$30,500
2001	Design additional apron area (Apron E)	$35,000
2002	Construct additional apron area (Apron E)	$390,000
2003	Design new taxiways	$50,000
Shawano Municipal Airport		
2001	Prepare Environmental Assessment (EA) and Airport Layout Plan (ALP) for Crosswind Runway Construction	$30,000
2002	Design Crosswind Runway	$90,000
2003	Construct Crosswind Runway	$1,350,000

Source: WisDOT Five-Year Airport Improvement Program

is a Five-Year Airport Improvement Program that is updated every year. The projects listed in the first two years of the program are programmed for completion, while those in latter years are tentative.

Over the next three years, a number of improvements will be made to the Clintonville Municipal Airport (Table E-4). However, none of these will significantly improve the facility to increase capacity or accommodate larger aircraft. At Shawano Municipal Airport, a crosswind runway will be constructed during 2003, which will greatly increase airport safety and capability.

Future Transportation Network

The current condition of the local road network is an asset the City can build upon. A number of transportation projects are anticipated over the next 20 years as depicted in Map E-3 and generally described below.

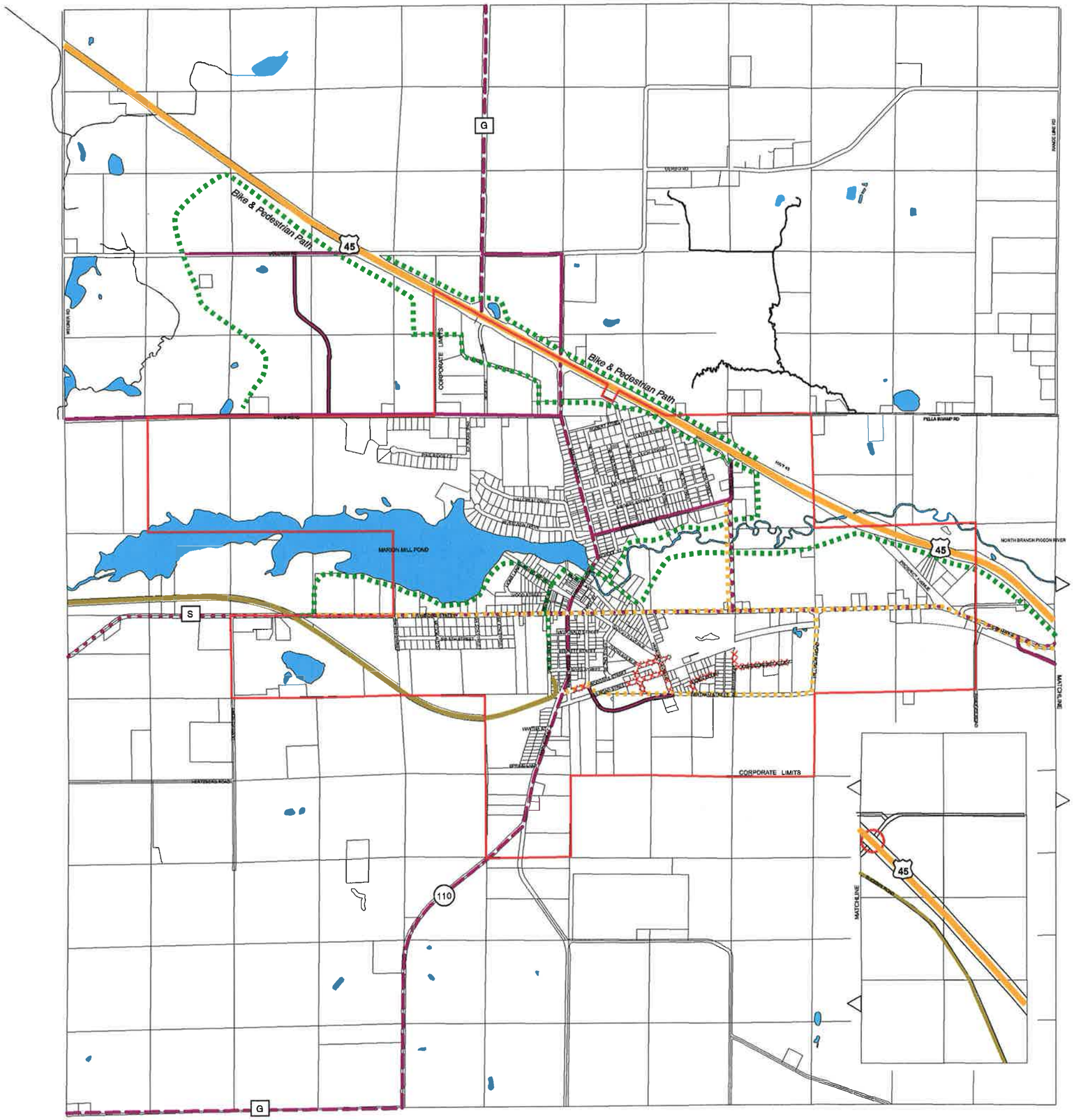
- Construct a new minor local road between Ramsdell Street and NE 7th Street and upgrade that section of NE 7th Street to a minor local road. This includes constructing a new bridge over the North Branch of the Pigeon River.
- Upgrade Mevis Road to a local collector road and portions of Gollnow Road and construct a new local collector road between Mevis Road and Gollnow Road.
- Upgrade a section of Gollnow Road that is east of CTH G to a local collector road.
- Upgrade Sherman Street to a local collector road.
- Make lighting improvements to the USH 45 and Ramsdell Street intersection.
- Designate Ramsdell Street, Hillview Road, and Bertram Street as a bike route.
- Construct new pedestrian/bike paths as shown.
- Construct new road

As mentioned earlier, the Department of Natural Resources has funding authority to develop a bicycle trail between New London and Split Rock that can run through the City. Map E-3 shows where it is thought the trail will enter and exit the City. Between these two points there are a number of routes are shown. Some of these following existing roads while others would be dedicated for pedestrian/bike purposes.

In developing these routes, the following guidelines were used:

- In keeping with the overall purpose of intercity bicycle paths, minimize the use of roads
- Connect the trail to local amenities (e.g. parks) and community facilities (e.g. schools), where practical
- Maintain a direct connection between the two connection points – avoid a circuitous route
- Minimize the number of crossings with driveways and roads
- Maximize scenic views
- Minimize social and environment impacts
- Bring bicyclists into or near the downtown area.

It should be pointed out that these alternatives follow a general route and are subject to final design work to be completed in the future. These routes are also subject to environmental analysis, acquisition of right-of-way where needed, and final approval.



Comprehensive Plan 2020
City of Marion

April 30, 2001

Map E-3 Transportation Plan: 2000 - 2020

N

Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

Principal Arterials:
- Interstate
- Others

- Minor Arterials
- Major Collectors
- Minor Collectors
- Local Collectors
- Open Space Trails
- Bike & Pedestrian Path
- Bike Route
- Closed Road
- Intersection Lighting Improvements

Data Sources:

Base map data provided by Shawano and Waupaca Counties.

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Madison, Wisconsin

Goals, Objectives, Policies, and Recommendations

The goals, objectives, policies, and recommendations for this element are found in Chapter B.

UTILITIES AND COMMUNITY FACILITIES ELEMENT

General Overview

People and communities need a whole host of community-type facilities and services. Some of these services are needed to provide basic levels of health and safety, while others help to maintain a high quality of life, foster job creation, and create a sustainable economy.

Historically, the distinction between private-sector services and those provided by the public sector was quite clear. However, this distinction can be quite different from community to community and can shift within a community over time. With the trend of privatization, some services historically provided by government are now offered by private-sector companies. Likewise, some services typically thought of as private-sector ventures, are now in the realm of the public sector.

The provision of community-type services is a key element of this Plan and follows the general direction established by the Land-Use Element. As the population of a community grows, it may be necessary to build more facilities or consider providing new services.

Objective of Element

The intent of this element is to provide basic information on the community-type services currently offered in the City with the exception of transportation related facilities, which are addressed in another separate element of this Plan (Exhibit F-1). The location, use, capacity, and extent of services are identified for both public- and private-sector utilities and services.

All of this will help to identify what public services should be expanded or rehabilitated and what if any new services could be provided to meet an unmet need.

Exhibit F-1. Basic Objectives of the Utilities and Community Facilities Element.

- Identify and describe the full range of community-type services currently provided.
- Identify the capacity of these services.
- Identify unmet community-wide needs.
- Identify what public facilities will need to be expanded in the future to accommodate additional residents and commercial and industrial uses.
- Develop goals and objectives that will accommodate the needs of current and future residents.

Existing Facilities and Services

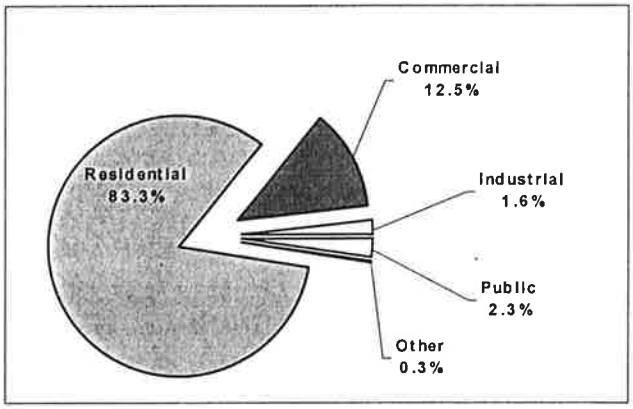
Water Facilities

The Marion Municipal Water and Sewer Utility provides water service to 577 customers, all of which are metered. The majority of connections are residential customers (481) and commercial users accounted for the next largest category with 72 connections (Exhibit F-2). In 1999, the City is served by 96 fire hydrants.

Water production comes from two wells with a combined capacity of 1,238,000 gallons per day (Table F-1). They are located fairly close together at the end NE 2nd Street at the northern edge of the City.

Water storage consists of one elevated steel water tower and a concrete ground reservoir. The water tower was constructed in 1997 and holds 250,000 gallons. The ground reservoir holds 100,000 gallons and was constructed in 1990. Booster pumps take the water from the reservoir and discharge it to the distribution system.

Exhibit F-2. Metered Water Connections: 2000



Source: Marion Municipal Water and Sewer Utility

The distribution system consists of a network of water mains totaling 61,420 feet and 656 feet of service lines. The water mains are all of metal (non-lead) and range in size from 6 to 12 inches. The distribution system is largely a looped system, which helps to improve water quality and flow.

Table F-1. Well Characteristics: 2000

Well	Year Drilled	Depth (feet)	Design Capacity (gallons per minute)	Status
Well Number 1	1935	98	425	Active
Well Number 2	1955	76	435	Active

Source: Marion Municipal Water and Sewer Utility

Water consumption over the last six years has fluctuated rather significantly from year to year (Table F-2). The most water usage occurred in 1998 and the least in 2000. Currently, daily consumption on a per capita basis is about 163 gallons.

Table F-2. Water Consumption: 1996 to 2000

Year	Total Pumped From Wells (gallons)	Average Day Consumption (gallons)	Maximum Day Consumption (gallons)	Average Daily Per Capita Consumption (gallons)
1996	91,925,000	251,849	438,000	198
1997	88,680,000	242,959	528,000	187
1998	96,246,000	263,688	553,000	204
1999	84,712,000	232,088	477,000	178
2000	77,848,000	212,699	428,000	163

Source: Marion Municipal Water and Sewer Utility

Apparently, a significant amount of water is lost from the system, which can be due to a number of factors. The City will need to identify the reasons for this and take corrective action. Minimizing water loss in the system will help to minimize operational costs, reduce groundwater consumption, and maintain the capacity of the system.

Given the existing excess capacity in the water supply system (i.e. water wells and storage) and the projected growth over the next 20 years, no substantive capital improvements may be needed aside from extensions within the water delivery system. If growth occurs generally above elevation 930 MSL, a second tier water system will need to be developed. Depending upon the exact location development could reach an elevation where the current water tower would not provide adequate water pressure.

Wastewater Facilities

The City currently has one wastewater treatment facility located off of Sherman Street. It was originally constructed in 1951 and improved to the current configuration in 1978. The facility currently discharges to the North Branch of the Pigeon River, a tributary of the Embarrass River, under a Wisconsin Pollution Discharge Elimination System (WPDES) Permit No. WI-0020770-6.

The system currently has a capacity of 0.240 million gallons per day and in 1999 served approximately 454 residences, 64 commercial customers, 11 public authority customers, and 3 industrial customers. The two largest industrial customers are Marion Plywood and Marion Body Works.

According to the State, the current system has a number of deficiencies that must be corrected. To that end the City will be constructing a new treatment facility with a design capacity of 400,000 gallons per day (annual average). It is anticipated that the new plant will be up and running by the end of 2002.

Table F-3. Wastewater Design Characteristics

Parameters and Assumptions		Estimated Flows
Base wastewater flow	161 gpcd x 1,350 persons	217,350
Existing infiltration	78 gpcd x 1,293 persons	100,854
Future development infiltration	30 gpcd x 57 persons	1,710
Future Commercial development	20 acres x 0.00070 cfs per acre	9,048
Marion Plywood expansion	---	10,000
Annexed Industrial	50 acres x 0.00150 cfs per acre	48,470
Total Average Daily Flow		387,432

Source: "2020 Facility Plan for Wastewater Treatment Facility"

The plant was sized based on factors as shown in Table F-3. The future plant will be able to handle about 81,800 gallons more per day beyond current usage. As shown, the plant as designed will be able to only accommodate an additional 57 persons, or about 24 households, 50 acres of industrial land, and expansion at Marion Plywood. Using a factor of 191 gallons per day per capita, the current excess capacity would accommodate about 428 persons or about 177 households, with no commercial or industrial expansion. Based on the projected residential, commercial, and industrial growth envisioned in this Plan, the City will need to expand the treatment facility in the future.

Stormwater Management Facilities

Stormwater drainage is largely accomplished with storm sewers as generally depicted in Map F-1. The bulk of the stormwater collected within the City is discharged into the Marion Mill Pond (3 discharge points) or to the North Branch of the Pigeon River (4 discharge points). A series of four detention ponds were constructed as part of the business park that was developed north of Mavis Road.

There are four different areas of the City that experience problems associated with stormwater. In the future, the City will need to correct these problem areas. As additional land is developed in the future, stormwater facilities will need to be developed and/or expanded to handle stormwater events.

Solid Waste Disposal / Recycling

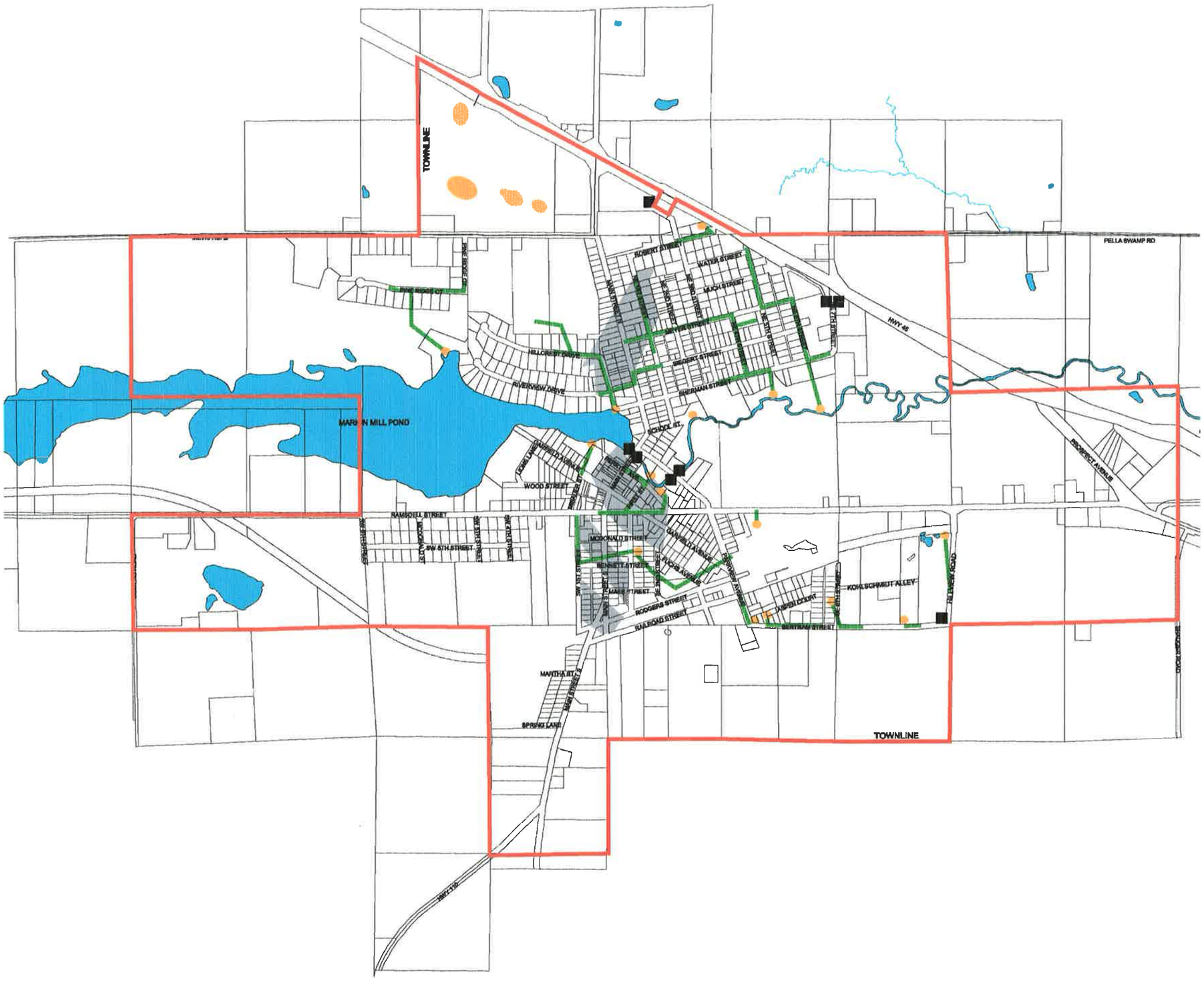
The City has a contract with Waste Management Inc. for collection of solid waste and recyclables. Trash is collected weekly and recyclables are collected curbside once a month. In 1999, the City authorized a new three-year contract. After collection, the solid waste is taken to various landfills throughout the region. Residents can also take their recyclables to the City garage where there are collection bins for the various types of recyclables.

The Public Works Department collects branches twice a month and residents can take yard waste to the wastewater treatment plant for composting and disposal.

Comprehensive Plan 2020
City of Marion
March 4, 2001

Map F-1

Stormwater Facilities: 2000



Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

- Storm Sewer Line
- Storm Sewer Discharge Point
- Detention Pond (Approximate location and size)
- Problem Area
- Curb Cut

Data Sources:

Base map data provided by Shawano and Waupaca Counties.

Mid-America Planning Services, Inc.
Madison, Wisconsin

Recreation Facilities

Currently, the City owns 7 park areas totaling over 59 acres (Table F-4 and Map F-2).

Marion Athletic Park is a 40-acre parcel located in the east central portion of the city. The site is bordered on the south by East Ramsdell Street and the north by the North Branch of the Pigeon River. A small bridge spans the stream, connecting the area with the high school located on the opposite bank. A second bridge provides additional access to the Highway 45 rest area and to the residential areas to the north. Sport facilities occupy the southwest quarter of the site, while the remaining acreage remains under a canopy of a mature pine plantation. The walking paths that lace the plantation area provide opportunities for hikers, joggers, cross-country skiers, and snowmobilers. The athletic field area includes a softball and baseball diamond, each with bleachers, fencing and night lighting, two tennis courts, a concession stand, and restrooms. Off-street parking for about 100 cars is available. The site serves as the home field for baseball, softball, and football teams from Marion High School. An informal softball field along the river is used by the physical education classes.

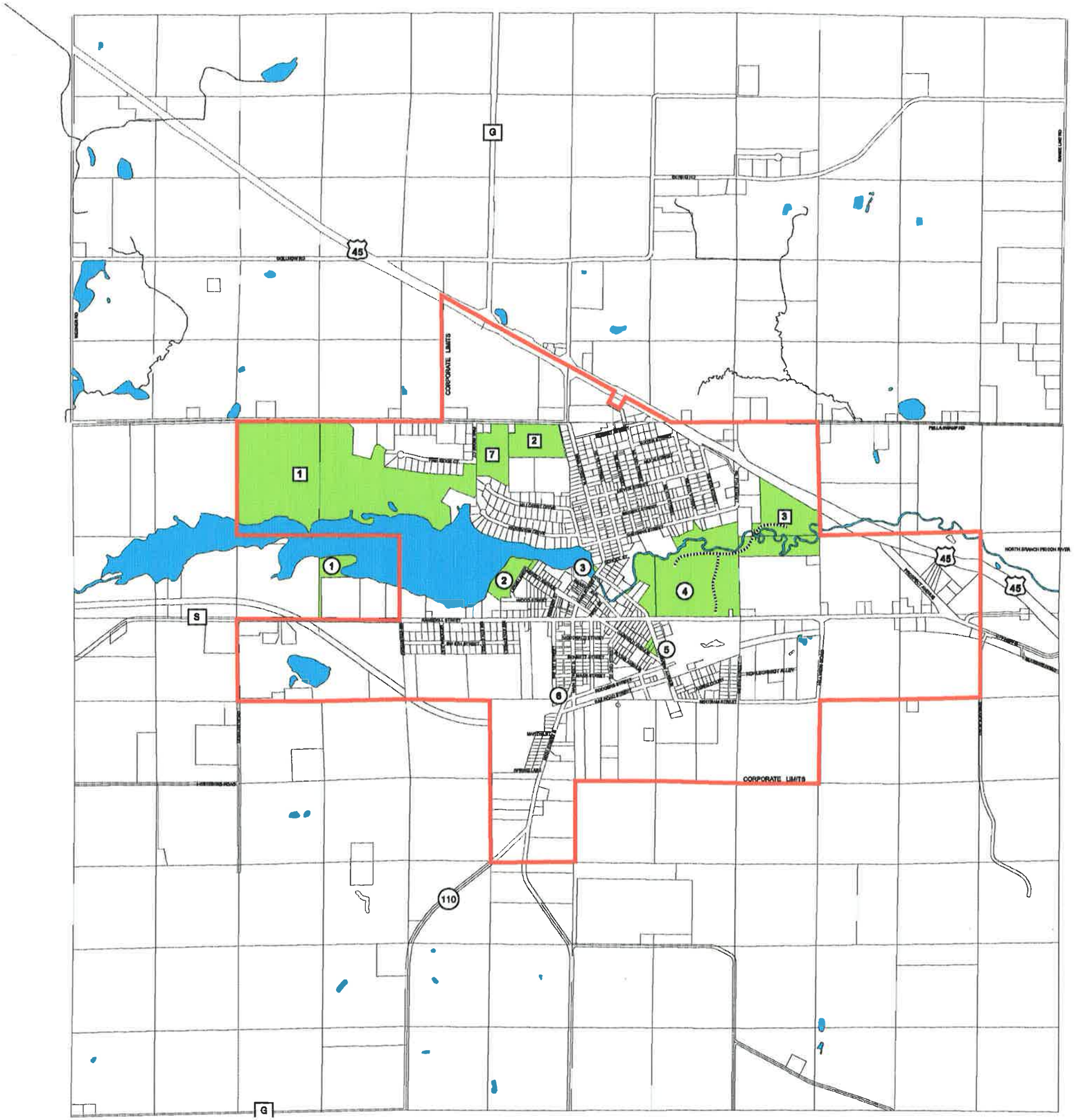
Lions Point Park is located on the south shore of the Millpond at the western end of Garfield Avenue. Among water-related facilities are a swimming beach, beach volleyball court, boat landing, and fishing pier. A large slide placed in the water each summer and a diving raft are popular attractions. Other facilities at the park include tennis courts, basketball court, horseshoe pits, play equipment, picnic facilities, a small open shelter, and a paved parking area for about 30 cars. A Senior Center building is also located at the park and is used for social activities and a noon meal program. A portion of the building is used for community events, benefits, banquets, family reunions, and other private gatherings. Legion Park is the smallest park and is used for fishing and relaxing by the dam.

Table F-4. City Parks: 2000

Name	Approximate Size (Acres)	Facility Description
Wallace Park	3.0	Picnic tables and grills, three tot riding playground apparatuses, unheated restrooms, and boat and ice fishing access.
Lions Point Park	6.0	Building with Senior Center attached, open shelter, drinking fountain, volleyball and tennis courts, picnic tables with grills, playground apparatus, boat and ice fishing access, swimming area
Legion Park	0.13	3 benches and 1 trash can
Marion Athletic Park	42.0	Baseball and football fields, concession stand, stadium bleachers, Historical Society buildings
Cannon Park	0.5	Picnic tables and benches playground apparatus including a swing, teeter-totter, small slide and one climbing piece of equipment.
South Main Street Park	0.1	Undeveloped.
Mevis Road Park	7.6	Currently undeveloped. Planned facilities include a walking/roller blade trail, a soccer field, restrooms and shelter.

Sources: Field survey (June 2000)
City of Marion

Wallace Park occupies a picturesque three-acre peninsula on the south shore of the millpond. Views of the rural countryside across the millpond are particularly attractive. Adequate parking is available along the roadway that loops through the park. The park is a popular destination for both boat and shoreline fisherman. Facilities include warm-weather restrooms, a boat ramp, picnic tables and playground apparatus.



Comprehensive Plan 2020
City of Marion
March 4, 2001

Map F-2 Recreational Facilities: 2000

N

Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

City Parks

1. Wallace Park
2. Lions Point Park
3. Legion Park
4. Marion Athletic Park
5. Cannon Park
6. South Main Street Park
7. Mevis Road Park

Other

1. Perry Landing Golf Course
2. Marion Elementary School
3. Highway 45 Wayside

Walking Trail

Data Sources:

Base map data provided by Shawano and Waupaca Counties.

Mid-America Planning Services, Inc.
Madison, Wisconsin

Legion Park is a small park area located in the downtown area on the north shore of the millpond near the dam. It is highly visible to motorists driving through Marion. It has a retaining wall along the water's edge creating a deep pool.

South Main Street Park is a small, undeveloped area.

Mevis Road Park is the City's newest acquisition. It adjoins Marion Elementary School and includes 7.6 acres. It is currently undeveloped, but facilities will be constructed. A walking/roller blade trail and a soccer field are programmed in 2001 and a restroom facility and shelter are programmed for completion in 2002.

Aside from these City parks, there are a number of other recreational areas. The Wisconsin Department of Transportation operates a wayside along Highway 45. Facilities include restrooms (handicap accessible and all-weather), picnic areas (overhead and unsheltered) and benches. A portion of the site is wooded and includes the South Branch of the Pigeon River. There is a walking trail that leaves from this wayside and ends at the athletic field.

At Marion Elementary School there is a playground area that is open for public use. Other facilities there include a football field and basketball court.

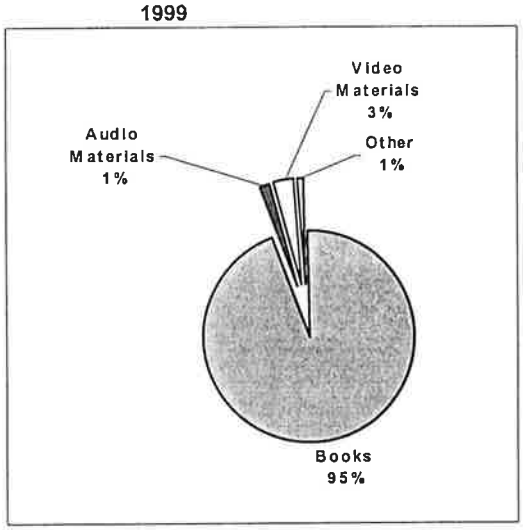
Perry Landing Golf Course is an 18-hole golf course in the northwest corner of the City and is privately owned. Its 104 acres, constitutes a relatively large open space area for the City.

Library Services

The Marion Public Library serves both City residents and residents around the City. Currently, it is located off of N. Main Street. Because the structure was rather old and in need of constant repairs, the City purchased the building that previously housed the Marion State Bank for the site of the new library. The move should happen during the first part of 2001. The City sold the old library to a private individual who will rehabilitate the building for six apartment units.

Its collection consists of over 22,100 items and includes books, serial volumes, audiotapes, videos, and magazines (Exhibit F-3). In 1999, the library had 819 registered patrons. It had a total circulation of over 30,681 items (20,327 adults and 10,354 children). The library has four computers that patrons can use (one with Internet connection).

Exhibit F-3. Marion Public Library Collection: 1999



Source: Wisconsin Department of Public Instruction, 1999 Library Annual Reports

Of the $71,251-operating budget in 1999, 72 percent came from the City, 27 percent from Waupaca County, and 1 percent from other sources. On a per capita basis, the Library spends about $39.22 per person, which is more than the statewide mean of $31.02 and median of $29.94.

Library staff includes a librarian (0.8 FTE) and another full-time staff person. Based on current funding and staffing levels it is open an average of 41 hours per week. It is part of the Waupaca Outagamie Library System, which includes a total of seven libraries in Outagamie County and nine in Waupaca County.

Police Services

The Police Department is responsible for law enforcement, crime investigation, patrol, traffic supervision, and a number of other programs. Department personnel include three full-time officers and two part-time officers. With a population of 1,303, the staffing ratio is 2.3, which is at the 1998 statewide average of 2.3 officers per 1,000 residents.

Based on current funding and staffing levels, the Department operates about 24 hours per day based on two shifts. Officers are on-call to handle situation when no one is on duty. Department equipment consists of two squad cars.

The Department is located in the City Municipal Building at 124 W. Garfield Avenue. The Waupaca County 911 Center answers emergency calls for police, ambulance, and the fire district. Non-emergency calls are handled through the Clintonville Police Department.

Fire Protection

The Marion Area Fire Department provides fire protection to the City, the village of Big Falls, and the towns of Dupont, Wyoming, and Larrabee through an ongoing interlocal agreement. Parties to the interlocal agreement pay for the operating costs based on the population of the jurisdiction.

The District operates out of a central fire station in Marion. Staff includes 24 volunteer firefighters, which also includes 6 paid officer positions. The firefighters are called to a situation by pagers. On average, 14 to 15 firefighters respond during the daytime and virtually all respond in the evenings. Equipment includes two pumper engines, one 30,000-gallon tanker truck, one brush truck, one hose truck, and one equipment truck.

The District currently maintains an ISO fire rating of 6. During November 2000, the Department had an audit that might improve that current rating.

Table F-5. Fire Calls: 1994 to 1999

Year	In District	Mutual Aid	Total
1994	16	3	19
1995	25	1	26
1996	21	1	22
1997	18	1	19
1998	26	0	26
1999	22	4	26
Average 1994 to 1999	21.3	1.7	23.0

Source: Marion Area Fire Department

On average, personnel respond to about 23 calls a year, which includes grass and structural fires, EMS assistance, and others. On average, less than two calls per year are for mutual aid (Table F-5). The District is party to a countywide mutual aid agreement with all the fire departments in Waupaca County.

Emergency Medical Services

The City is located in the service area for the Clintonville Area Ambulance Service. It is run by a number of jurisdictions in the area, including the cities of Clintonville and Marion, the village of Embarrass, and the towns of Bear Creek, Dupont, Grant, Larrabee, Matteson, and Navarino. In addition, the EMS service provides contractual service to the village of Big Falls and the town of Wyoming. Those jurisdictions under contract pay an annual amount, and the other jurisdictions contribute based on population. In 2000, there were 11,669 persons in the District (Table F-6). With 11.1 percent of the total population, Marion was the third most populous jurisdiction followed by the town of Larrabee and the city of Clintonville.

The EMS District is staffed by 42 state-licensed volunteers and an office staff of 5. It provides coverage 24 hours a day. Equipment includes four fully equipped ambulances -- three in Clintonville and one in Marion. The District operates two crews at all times – one in Clintonville and one in Marion. Over the last several years, the District makes about 900 calls a year. With an operating budget of $363,888 in 2000, the per capita cost for EMS service is $31.18.

Municipal Buildings

The City owns a number of buildings. The City Hall is located at 217 N. Main Street and includes administrative office space and meeting rooms. The EMS, Police Station, and Fire Department all are located off of Garfield Avenue.

The Department of Public Works has a main garage at the wastewater treatment plant off of Sherman Street.

Electrical and Natural Gas Transmission

Alliant Energy (formerly Wisconsin Power & Light) provides electrical power and natural gas to customers in the City. The substation providing service to the City is located immediately to the east of the City wastewater treatment plant.

Telecommunications Facilities and Fiber Optics

Verizon provides telephone service to City residents and Charter Communications provides cable TV service. Cellular phone service is offered by a number of companies.

Table F-6. Service Area for Clintonville Area Ambulance Service: 2000

	2000 Population	Percent of Total
Town of Navarino	448	3.8
Village of Embarrass	465	4.0
Town of Dupont	680	5.8
Town of Bear Creek	808	6.9
Town of Grant	957	8.2
Town of Matteson	966	8.3
City of Marion	1,294	11.1
Town of Larrabee	1,423	12.2
City of Clintonville	4,628	39.7
Total	11,669	100.0

Source: Wisconsin Department of Administration, Demographic Services Center

Notes: Percent column may not add up to 100 due to rounding.

The City has had excellent access to fiber optic lines since 1986. Lines are located along Garfield Avenue, Ramsdell Street, and a number of other roads. Fiber optic lines currently serve the City's business park and the local public schools. A substation is located at NE 7th Street and Swamp Road, which is just outside of the City limits.

Health Care Facilities

Although there are no hospitals or clinics located in the City, health care and medical facilities are readily accessible elsewhere in Waupaca and Shawano Counties (Table F-7). Riverside Medical Center in Waupaca is a general medical-surgical hospital providing a full range of medical services. Shawano Medical Center located in the city of Shawano is another community hospital offering acute care, emergency room care, outpatient care, diagnostics, and rehabilitation services. New London Family Medical Center is another general medical-surgical hospital in the area.

Of the three VA hospitals in the state, the Tomah VA Medical Center is the closest. VA outpatient clinics are located in Appleton and Wausau. Although there are no ambulatory surgery centers in Waupaca or Shawano Counties, there are a number in Green Bay, Appleton, Stevens Point, and Wausau.

Table F-7. Selected Types of Health Care Facilities; Waupaca and Shawano Counties: 2000

Facility Type	Waupaca County	Shawano County
General Medical-Surgical (GMS) Hospitals	1	1
Specialty Hospitals		
Psychiatric Hospitals	0	0
Alcohol and Other Drug Abuse (AODA) Hospitals	0	0
State-Operated Mental Health Institutes	0	0
Rehabilitation Hospitals	0	0
Veterans Administration Hospitals	0	0
Ambulatory Surgery Centers	0	0

Source: Wisconsin Department of Health and Human Services

Most people in the area tend to use Shawano Medical Center and the New London Hospital. Few people use Riverside Medical Center. The New London Family Medical Center is currently reviewing the possibility of locating a health care clinic in Marion to serve area residents. The City is home to one dental clinic.

As shown in Table F-8, there are generally fewer health care professionals in Waupaca and Shawano Counties on a per capita basis than the statewide average. There are about four

primary care physicians in each of the counties compared to about six throughout the state. The number of chiropractors in Shawano County is the exception in that the number of workers in this field exceeds the statewide average.

Table F-8. Health Care Professionals Per 10,000 Population: Waupaca and Shawano Counties and Wisconsin: Selected Years

	Physicians 1993	Primary Care Physicians 1993	Physician Assistants 1994	Registered Nurses 1994	Chiropractors 1993	Dentists 1994
Waupaca County	5.7	4.2	0.2	71.2	2.8	5.2
Shawano County	5.3	4.3	0.3	61.0	1.7	4.8
Wisconsin	14.4	6.2	0.9	83.5	1.8	5.9

Source: Wisconsin Department of Health and Family Services

Cemeteries

There are five cemeteries in the area. Greenleaf Cemetery off of N. Main Street has 4,800 plots, with about 2,500 open. St. Johns Cemetery has a capacity for 450 with 100 open. St. Mary's Cemetery is located off of W. Ramsdell Street and has 1,000 open plots. Roseland Cemetery located on Highway 110 has a capacity of 1,850 and has 1,240 open plots. The Amish community in the area maintains a small cemetery off of Wilke Road south of the City.

Schools

The Marion School District operates an elementary school in Marion at 1001 N. Main Street. The Marion Junior High/High School is located at 105 School Street.

The elementary school is a rather new building, while the junior high/high school was reconstructed in 1986 following a fire that destroyed the building.

School enrollments have been declining since 1997 when total enrollment was 735. In 1999 enrollment was 681 students, a 7.3 percent decline since 1997 (Table F-9). Significant declines have occurred at the high school level (-16.6 percent) and slight declines in the elementary grades (-0.8 percent). Based on historic enrollment trends, the School District anticipates that enrollments will continue to decline.

Table F-9. Public School Enrollment; Marion School District: 1997 to 1999

	1997	1998	1999	Percent Change 97 to 99
Elementary	381	391	378	- 0.8
Junior High	101	90	92	- 8.9
High School	253	225	211	- 16.6
Total	735	706	681	- 7.3

Source: Marion School District

There are no private schools located in the City or in the remainder of the School District.

Child Care Facilities

As more families are headed by a single parent and as more women enter the workforce, the number of children needing day care is a significant consideration for families and employers alike. Within the City, there are 2 child care facilities with a total capacity of 40 (Table F-10). In addition, childcare centers in the Clintonville area have a capacity of 95. Centers in the Waupaca area have a capacity of 254 and in the Shawano area 416. Child care is generally at a premium and many providers in the area have waiting lists.

Table F-10. Childcare Facilities; Marion: 2000

Facility	Class	Capacity	Age Served
Marion Day Care	Group	32	6 weeks to 12 years
County Acres Child Care	Family	8	6 weeks to 12 years

Source: Division of Children and Family Services, Bureau of Regulation and Licensing, Wisconsin Department of Health and Family Services

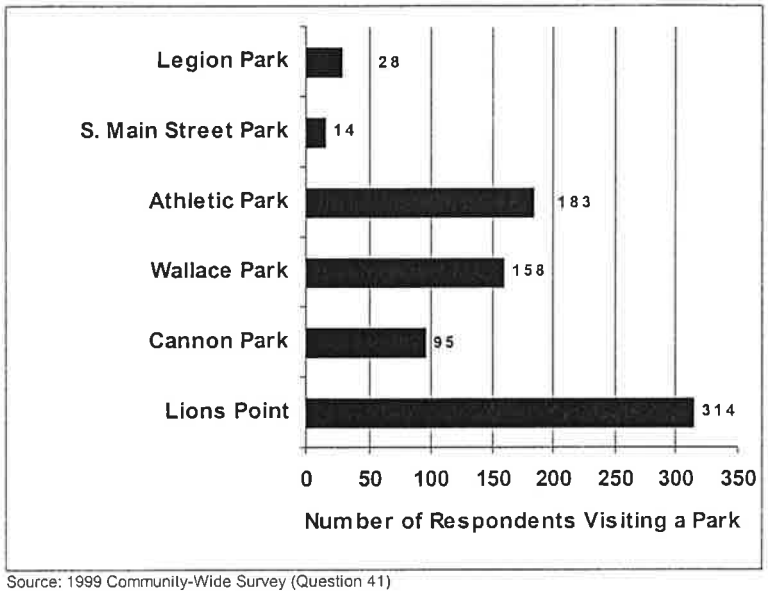
The Family Resource Center will be located in the basement of the new library. It is anticipated that the Center will offer parenting classes, workshops, an information and referral service, counseling, a weekly play time for children with their parents, and other parenting support services.

Selected Survey Results

A number of questions were included in the Community-Wide Survey to gauge resident's use of the City's parks. When asked, "Is there a City park near you?", about 50 percent of the respondents indicated that there was not. Residents were also asked which parks they visited during the last year. As shown in Exhibit F-4, 314 respondents indicated that they or someone from their household visited Lions Park. The least amount of use occurred at S. Main Street Park with just 14 visits.

Residents were asked how often they used them and the results are shown in Exhibit F-5. Just over one in ten respondents did not use a City park during the last year and nearly half used a park between one and five times.

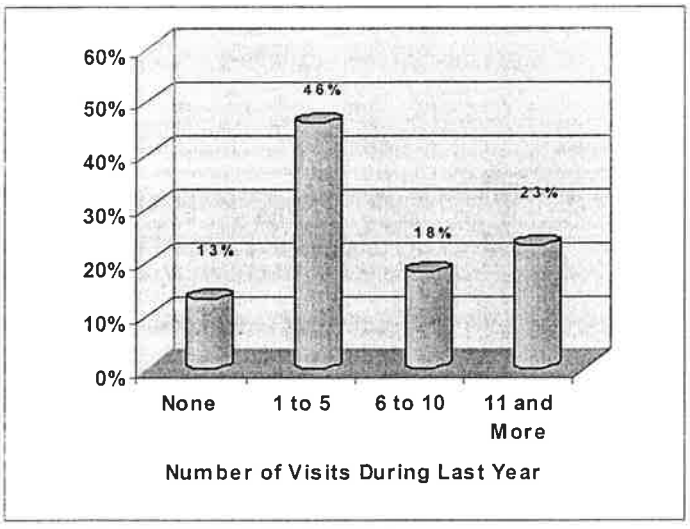
Exhibit F-4. Parks Visited: 1999



Source: 1999 Community-Wide Survey (Question 41)

Residents were asked to identify recreational facilities the City should fix, add, or expand. Those activities receiving the highest levels of support are listed in Exhibit F-6. Twenty-nine respondents wanted to keep the status quo and not make any changes.

Exhibit F-5. Frequency of Park Use: 1999



Source: 1999 Community-Wide Survey (Question 42)

Development of a community swimming pool topped the respondents' wish list. An indoor pool received the most support and support dropped off significantly for an outdoor pool. Given the costs of developing and maintaining a swimming pool, the City should investigate the potential of developing a joint facility with the School District and possibly with other municipalities in the area.

Walking trails and bike trails also received a fair number of votes. Some of the facilities are compatible in that they could be located in a larger park area. For example a concert shell, public garden, and picnic area could all be developed on one site.

It is interesting to note that respondents did not readily support the idea of creating or improving facilities for active sports (baseball, tennis courts, etc.). With few exceptions, respondents appear to want facilities for relatively unorganized activities.

Exhibit F-6. Recreation Facilities Favored by Survey Respondents Wanting More Facilities: 1999

Priority	Facility	Votes Received
1	indoor swimming pool	132
2	walking trails	89
3	sledding hills	78
4	bike trails	77
5	outdoor swimming pool	76
6	picnic areas	60
7	outdoor concerts	55
8	playground equipment	50
9	community theater	46
10	public gardens	42

Source: 1999 Community-Wide Survey (Question 43)

Public Facilities Plan

Having looked at existing types and levels of service and resident's attitudes, this section identifies those community facilities that will be needed to accommodate a growing population and increased commercial and industrial activity. Some of the needs identified are within the traditional scope of City involvement, such as water and sewer facilities. On the other hand, some of the facilities are traditionally provided through the private sector. Even though the City cannot provide all of these services/facilities, they are included here as a community facility.

Exhibit F-7 lists all of the community facilities and identifies if it will be adequate throughout the planning period and recommended approaches to correct deficiencies if they exist. Map F-3 shows the location of selected community facilities and recommendations for citing some of the new facilities that will be needed.

Exhibit F-7 is found on next page.

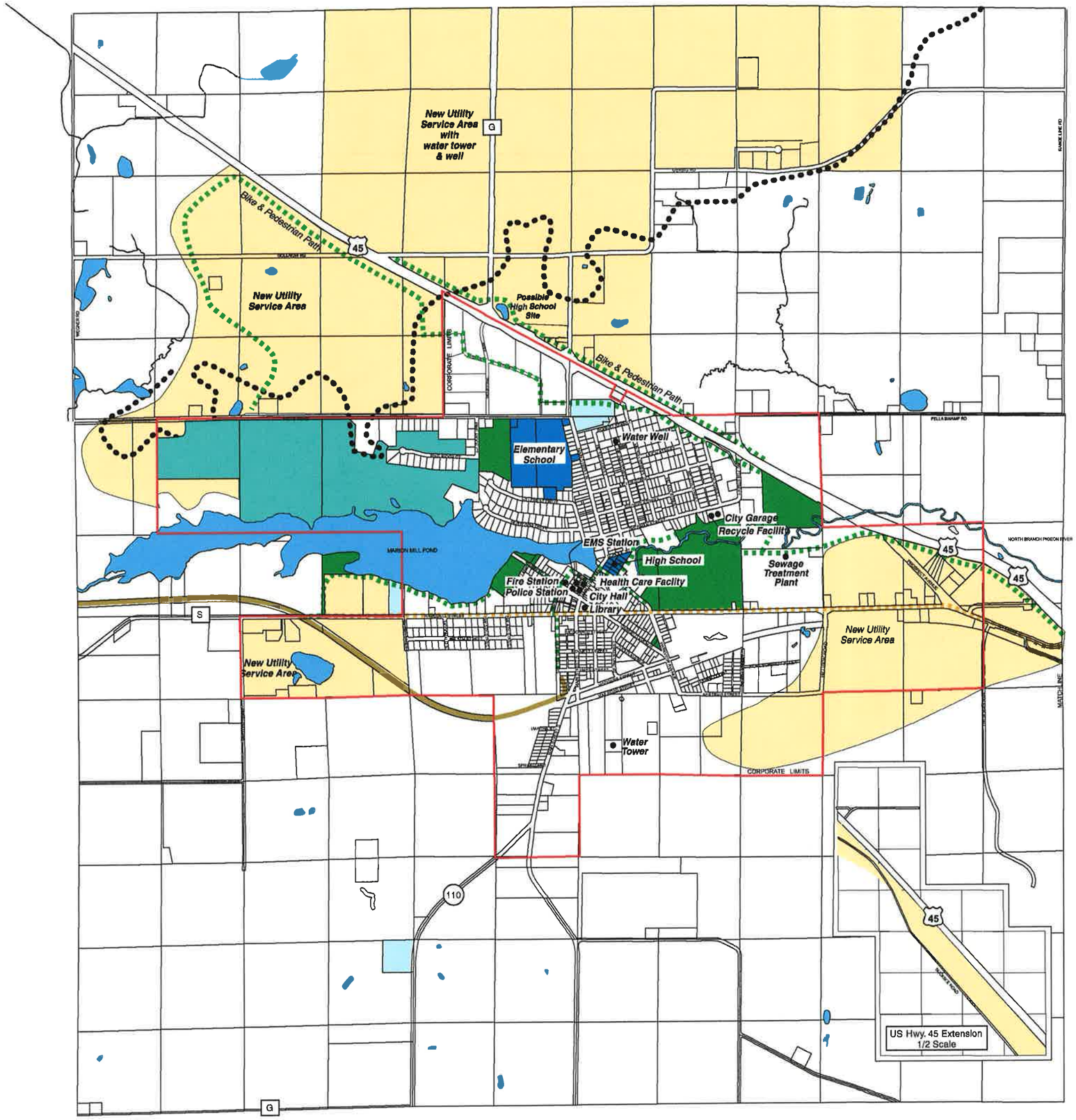
Exhibit F-7. Community Facility Assessment: 2000 to 2020

Facility	Adequate	Replacement Planned	Expand	Replace	Improve	Develop New
City Hall			X			
Fire Station	X					
Police Station			X			
EMS Station			X		X	
Library		X				
City Garage			X			
Sewage Treatment Plant		X				
Water Tower	X					X(1)
Wells	X		X (1)			
Water Mains			X			
Sewer Mains			X			
Stormwater Facilities			X		X	
Parks					X	X
Recycle Facility					X	
Cemeteries	X					
Health Care						X(2)
Child Care Facilities			X			X
Schools	X			X(3)		
Telecommunication Facilities					X	
Power Generator Plant			X			
Transmission Lines			X (4)			

1. Construct new one when second water zone developed at higher elevation.
2. Health clinic needed.
3. Need new high school.
4. Currently a 92 KV looped in from Caroline and Tigerton.

Goals, Objectives, Policies, and Recommendations

The goals, objectives, policies, and recommendations for this element are found in Chapter B.



Comprehensive Plan 2020
City of Marion
April 30, 2001

Map F-3 Public Facilities Plan: 2000-2020

N

Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

- New Utility Service Area
- School
- Cemetery
- Parks
- Golf Course
- Public Facility locator
- Approximate extent of current water system
- Open Space Trails
- Bike & Pedestrian Path
- Bike Route

Facility:	Adequate as is:	Replacement planned:	Expand:	Replace:	Improve:	Develop new:
City Hall			X			
Fire Station	X					
Police Station			X			
EMS Station			X		X	
Library		X				
City Garage			X			
Sewage Treatment Plant		X				
Water Tower	X					X (1)
Wells	X		X (1)			
Water Mains			X			
Sewer Mains			X			
Parks					X	X
Recycle Facility					X	
Cemeteries	X					
Health Care						X (2)
Child Care Facilities			X			X
Schools	X			X (3)		
Telecommunications Facility					X	
Power Generator Plant			X			
Transmission Lines			X (4)			

1. Construct new one when second water zone developed at higher elevation.
2. Health Clinic needed.
3. Need new High School.
4. Currently a 92 KV looped in from Caroline and Tigerton.

Data Sources:

Base map data provided by Shawano and Waupaca Counties.

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Madison, Wisconsin

ARICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT

Objective of Element

The basic purpose of this element is to provide background information on a wide variety of agricultural, natural, and cultural resources and features in and around the City (Exhibit G-1). This information will help the City recognize and identify important resources that need to be protected and/or effectively managed. As the extent of the City boundaries expand in the future, it will help the community decide into what areas the City should grow and not grow. It will also identify if there is anything that may limit the development potential of the City (e.g. poor soils, floodplains, wetlands, bedrock, groundwater pollution, etc.). Collectively, this information will help the City "Grow Smart" which is one of the major tenants of this Plan and state statutes.

Exhibit G-1. Basic Objectives of the Agricultural, Natural, and Cultural Resources Element

- Provide background information on a wide variety of agricultural, natural, and cultural resources in and around the community.
- Provide maps that document the location and extent of these resources.
- Identify areas for development with the least impact on important resources and features.
- Identify physical limitations, if any, to development.

Agricultural Resources

Agriculture in the region is a dominant feature of the landscape and within the local economy. However, only a small portion of the City is used for agricultural production. Agricultural lands are located in the far eastern edge of the City south of Ramsdell Street and also to the north of Marion Mill Pond. It is anticipate that these lands will be converted to non-agricultural uses as the need for developable land continues to grow.

Natural Resources

Geology

Much like the northern one-third of Wisconsin, bedrock in the region consists mainly of crystalline rock. Further to the south, beginning in Waushara County, sedimentary rock starts to overlay the crystalline bedrock formations.

The surface geology and landforms in the region (and much of Wisconsin) were formed by the continental ice sheets that advanced and retreated from the region several times during the period of time known as the Pleistocene Epoc. Glaciated deposits are grouped into two categories depending on how the materials were moved. If the materials were transported by moving water, the resulting deposits are referred to as outwash deposits and are characterized by well-sorted materials and stratified layers. If the ice sheets physically moved or carried the materials, the deposits are unsorted and unstratified and are known as till deposits. Although there are two main types of glacial deposits, they appear in a wide variety of landforms depending on how they were deposited.

Glacial landforms in the area are varied and widely dispersed. Outwash plains, terraces, and ground moraines all appear within a short drive of the City. Most of the City is physically located on an outwash plain. The Pleistocene deposits generally cover the bedrock throughout the region in varying depths up to 200 feet.

Metallic and Non-Metallic Resources

There are no known metallic mineral deposits of economic value in or near the City and no known exploration has occurred. In addition, no detailed work has been done to map the extent of non-metallic deposits (sand and gravel) in the area. Most of the commercial sources of sand and gravel in the area are generally associated with the outwash plain as summarized in Exhibit G-2. There are no active gravel pits within or adjacent to the City.

Exhibit G-2. Sand and Gravel Potential of Selected Glacial Landforms

Glacial Landform	Sand and Gravel Potential
Outwash (plains, terraces, fans, and valley trains)	Likely source of commercial deposits. Generally found in flat-lying formations of varying quality and depth.
Ground Moraine	Low potential. Production is limited to other glacial landforms superimposed on the ground moraine, including gravel-cored drumlins and isolated kames, eskers, and similar features.
End Moraine	Low potential. Isolated, small pockets may exist in association with outwash plains and ice contact deposits.

Original Source: Land Resources Analysis Program, 1976

Soils

The soils within the City developed from sandy loam glacial outwash and are generally grouped into two soil associations: Plainfield-Richford-Kranski and Hortonville-Symco (Exhibit G-3). The first association is found along the North Branch Pigeon River and south along Highway 110 and is dominated by the Plainfield series. The Hortonville-Symco association is found generally west of Main Street and also in a small area in the southeastern corner of the City.

Exhibit G-3. Soil Associations in Area

Soil Association	General Description
Plainfield-Richford-Kranski	Well drained sandy soils on upland and stream terraces.
Hortonville-Symco	Well drained and poorly drained loamy soils on uplands.

Original Source: Soil Conservation Service (1984)

Some of these soils pose a limitations for development as shown in Map G-1 . The primary limitation relates to the use of below-ground septic absorption fields. These soils typically do not allow proper drainage.

Comprehensive Plan 2020
City of Marion
March 4, 2001

Map G-1 **Soil Limitations for Development: 2000**

N

Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

- Severe
- Moderate
- Slight

Data Sources:

Base map data provided by Shawano and Waupaca Counties

Shawano County soils data was derived from the official USDA, Natural Resources Conservation Service (NRCS) soil tabular data found on the Wisconsin NRCS internet site: www.wi.nrcs.usda.gov Data Mu: SSCCColl.txt dated 9/9/99

Waupaca County soils data was derived and translated from soil surveys by the USDA County Soil County Soil Conservation Service Office

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Madison, Wisconsin

Groundwater

Groundwater in the area mainly comes from the thick layer of unconsolidated glacial drift in that the underlying crystalline bedrock contains few pore spaces and yields very little water. Movement of groundwater through the various aquifers is generally in a southeastern direction toward Lake Michigan.

Based on investigations by the U.S. Geological Survey, groundwater in the area typically contains high concentrations of dissolved solids. The water is of the calcium magnesium bicarbonate type with high concentrations of iron. As a general rule, the groundwater in the region is acceptable for municipal and individual wells. Although the groundwater quality is good it is susceptible to contamination from various point sources and non-point sources located within the Town and in the surrounding area. In 1987, the Wisconsin Geological and Natural History Survey published a composite map of the state showing groundwater susceptibility, or the ease with which a contaminant can enter the groundwater, based on five features: depth to bedrock, bedrock type, depth to water table, soil characteristics, an surficial deposits. Although the map is not intended for site-specific use, it indicates that the area as a whole is quite susceptible.

Surface Water and Floodplains

The city of Marion is located in the Fox and Wolf River basin as delineated by the U.S. Geological Survey (Exhibit G-4). Within the basin, surface water generally drains to the south and east.

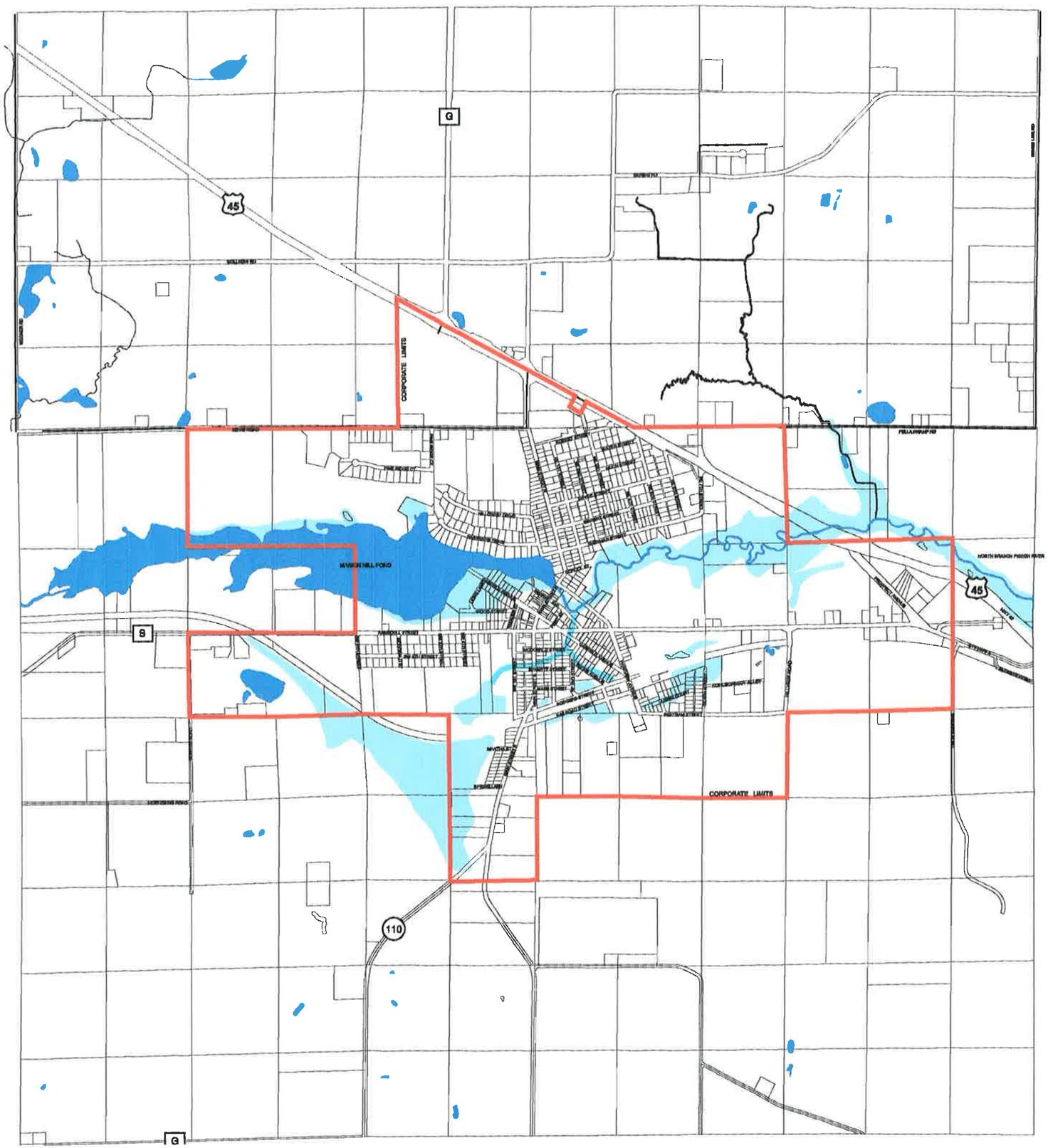
Marion Mill Pond is the dominant surface water body in the area (Map G-2). It was formed when a dam was constructed on the North Branch Pigeon River in its present location along Main Street. Aside from the North Branch Pigeon River there are no other perennial streams or creeks within the City. 100-year floodplains are found along Marion Mill Pond and the North Branch Pigeon River. Flooding occurs in the area around Garfield Avenue and Wood Street. Drainages emptying into the North Branch Pigeon River originating south of Ramsdell Street also have flooding potential.

Exhibit G-4. River Basins of Wisconsin

Vegetation

Pre-settlement vegetation in the region consisted of northern deciduous forests dominated primarily with beech, sugar map, yellow birch, and hemlock. Since white settlement, much of the forests have been cleared and used for agricultural purposes. There are however, a number of woodlots and forest ecosystems in the area. Map G-3 shows the locations of the various woodlots within the City and in the immediate area.

According to the Wisconsin Wetland Inventory, wetlands are located intermittently throughout the City (Map G-3). An extensive network of wetlands is located along the North Branch of the Pigeon River from the center of the City to Highway 45. Some small wetlands are also located along the north shore of Marion Mill Pond. In the southern part of the City and beyond there is a rather large wetland complex that does not drain to a surface water body. Another wetland area is located between Ramsdell Street and Bertram Street.



Comprehensive Plan 2020
City of Marion
March 4, 2001

Map G-2 Surface Water & Floodplains: 2000

N

Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

- Floodplains
- Surface Water Bodies

Data Sources:

Base map data provided by Shawano and Waupaca Counties.

Flood Hazard Area derived from City of Marion Community Development Plan prepared by the East Central Wisconsin Regional Planning Commission, dated February, 1999.

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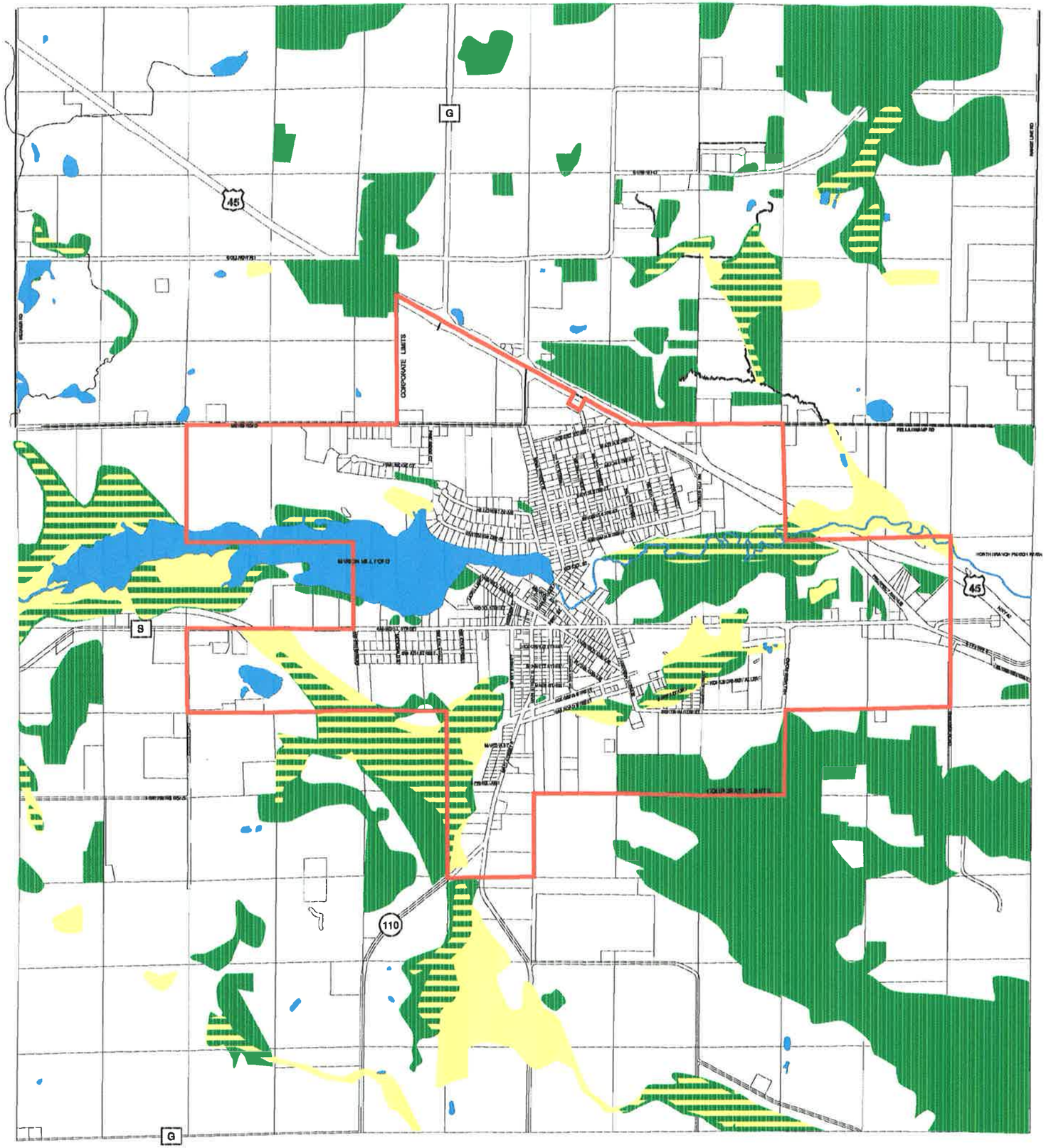

Comprehensive Plan 2020
City of Marion
March 4, 2001

Map G-3 Natural Vegetation: 2000

N

Map Features

Surface Water
Rivers, creeks, streams
Parcels

City of Marion

Map Legend

Wetlands
Woodlands
Wetlands & Woodlands Overlap

Data Sources:

Base map data provided by Shawano and Waupaca Counties.

Woodland areas derived from City of Marion Community Development Plan prepared by the East Central Wisconsin Regional Planning Commission, dated February, 1991; and USGS topographic quadrangles (1:24,000).

Wetlands areas derived from City of Marion Community Development Plan prepared by the East Central Wisconsin Regional Planning Commission, dated February, 1991; Wisconin Wetlands Inventory, prepared by the Department of Natural Resouces; and USGS topographic quadrangles (1:24,000).

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Madison, Wisconsin

Threatened and Endangered Species

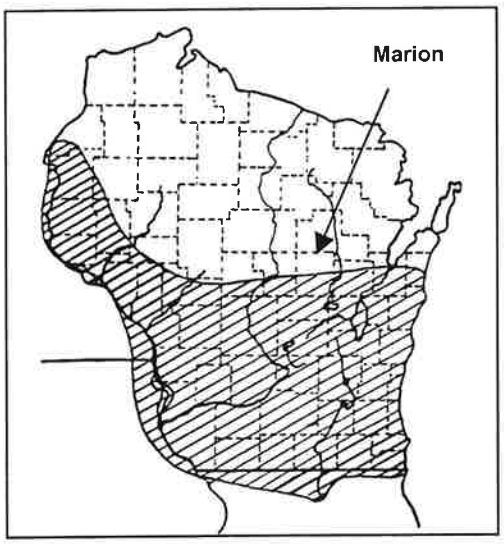
Based on information contained in Wisconsin's Natural Heritage Inventory there are over 100 species in Waupaca County that are threatened, endangered, or a species of special concern. However, none of these are located in or near the City.

Cultural Resources

Archaeological Resources

No systematic archaeological survey has been conducted in or around the City. There have been a number of site-specific surveys done in connection with state-funded projects most notably US Highway 45. Based on a review of records maintained by the Wisconsin State Historical Society, there are no known sites of archaeological significance in or near the City.

Exhibit G-5. Distribution of Paleo-Indian Mounds in Wisconsin



However, it should be recognized that additional archaeological sites could be discovered as part of a systematic survey or as projects are proposed and constructed. The most likely prehistoric sites that would be found are mainly associated with temporary or permanent Paleo-Indian settlements or extractive sites. Although most of the known burial sites associated with the Woodland Period are located just to the south (Exhibit G-5), it is possible that isolated sites are in the area.

Historic Resources

According to the Architecture & History Inventory (AHI) maintained by the Wisconsin State Historical Society, there are no historic buildings, structures, sites or features located in or near the City.

Goals, Objectives, Policies, and Recommendations

The goals, objectives, policies, and recommendations for this element are found in Chapter B.

ECONOMIC DEVELOPMENT ELEMENT

Objective of Element

The primary purpose of this element is to present background information about the local economy and its relationship to the region. County, regional, and state economic development programs are briefly reviewed to identify possible programs that the City could take advantage of to encourage appropriate economic development. In any economic development effort, it is helpful to identify the strengths and weaknesses of the City in attracting and retaining businesses and industries. This element also identifies businesses and industries that would be compatible with the City. Finally, properties in the City are analyzed to determine if any sites are contaminated and what could be done to encourage suitable commercial and industrial uses.

Exhibit H-1. Basic Objectives of the Economic Development Element

- Understand the economic base of the community and statewide trends affecting the community and region.
- Identify and describe economic development programs at the local and state level.
- Assess the community's strengths and weaknesses relative to attracting and retaining new economic growth.
- Identify desirable businesses and industries.
- Identify environmentally contaminated sites suitable for commercial and industrial uses.

Labor and Economic Characteristics

Labor Force

Since about 1992, the national economy has done extremely well which is reflected in a declining unemployment rate. Traditionally, Wisconsin has had a lower unemployment rate than the nation. Between 1992 and 1999, Waupaca County's unemployment rate was higher than the state rate in four (1994, 1995, 1996, and 1999) of the last eight years (Table H-1). It is noteworthy that during that 8-year period, the labor force grew by 3,900 people representing an increase of 16 percent, while the unemployment rate dropped from 5 percent to 3.1. It is anticipated that the labor force will continue to grow in the coming years, but at a somewhat slower rate than in the past. Unemployment rates are typically higher in Shawano County when compared to Waupaca County.

Table H-1. Civilian Labor Force and Unemployment Rate; Waupaca County and Wisconsin: 1992 - 1999

	Waupaca County				
Year	Civilian Labor Force	Percent Change From Previous Period	Unemployment Rate	Shawano County Unemployment Rate	Wisconsin Unemployment Rate
1992	24,200	n/a	5.0	6.6	5.2
1993	25,500	5.4	4.7	5.7	4.7
1994	25,600	0.4	5.6	6.0	4.7
1995	25,700	0.4	4.4	4.9	3.7
1996	26,400	2.7	3.6	4.4	3.5
1997	27,000	2.3	3.6	4.6	3.7
1998	27,300	2.0	3.0	4.2	3.1
1999	28,100	2.8	3.1	4.0	3.0

Source: Wisconsin Department of Workforce Development

Data from the 1990 Census reveals that nearly three out of four people in the local labor force (16 years and over) traveled less than 19 minutes to work (Table H-2). About 23 percent of the residents traveled more than 19 minutes to get to their work place. This data suggests that the majority of residents worked in or near the City.

Only a small percentage of residents (3.0 percent) worked in their place of residence. Given the national trend of more and more people working out of there homes, it is anticipated that a larger percentage of residents work at home now than did 10 years ago.

Table H-2. Commuting Patterns; Marion: 1990

Travel Time	Persons [1]	Percent [2]
Worked at home	16	3.0
Less than 9 minutes	261	48.2
10 to 19 minutes	138	25.5
20 to 29 minutes	52	9.6
30 to 44 minutes	45	8.3
45 minutes or longer	30	5.5
Total	542	100.0
Place of Work		
In Waupaca County	467	86.2
Elsewhere In Wisconsin	73	13.5
Out of State	2	0.4
Total	542	100.0

Source: 1990 Census of Population and Housing (STF 3A)

Notes: 1. Only includes those workers 16 years and over.

2. The numbers in the percent column may not add up to 100 due to rounding.

Economic Base

Table H-3 shows employment statistics for City residents by industry for employed persons 16 years and over in 1980 and 1990. Between 1980 and 1990, there was a net loss of 14 employed individuals living in the City for a decline of 2.4 percent. During this 10-year period, there were declines in the construction sector, manufacturing sector, communications sector, finance, insurance, and real estate sector, and the agricultural, forestry, and fisheries sector. Given the relatively strong housing market during much of the 1990's, it is anticipated that there has been an increase in the construction sector over what was reported for 1990.

When compared to the state employment data, the percentage of Marion residents in each of the categories closely mirrored the state in 1990 with several exceptions. Despite the numeric decline in manufacturing since 1980, this sector is still the largest and significantly disproportionate to the state. More than 35 percent of the residents were in the manufacturing sector compared to 24 percent at the state level. On the other hand, individuals in the health care sector represented a smaller percent than at the state level – 2.2 percent compared to 8.8, respectively. The 2000 Census will probably show an even greater loss with the loss of five jobs that resulted when the medical clinic closed in September of 1999.

As shown in Table H-4, the average weekly wage of people working within Waupaca County increased 9.1 percent between 1996 and 1999 across all industries. Weekly wages rose across all sectors with the exception of the retail sector, which saw a decline of 12 percent. This decline corresponds with the loss of retail business in the last decade. Some existing retail businesses are at risk of going out of business.

Construction wages posted the largest percentage increase (36.1 percent) from 1980 to 1990 followed by manufacturing (15.7 percent).
During 1999, manufacturing wages and construction wages were the highest, while wages in retail were the lowest. In 1999, workers in Waupaca County on average received $98 less per week than did the average worker in the state. The largest differential was in the finance, insurance, and real estate sector which received $254 less per week than their counterparts throughout the state. Not only did workers receive less in 1999, they lost ground compared to 1996 when they received $81 less than the average worker in the state.

Table H-3. Employment by Industry; Marion and Wisconsin: 1980 and 1990

Employment Category	1980 Persons [1]	1990 Persons [1]	1980 Percent [2]	1990 Percent [2]	Percent Change 1980 to 1990	1990 Wisconsin Percent [2]
Agriculture, forestry, fisheries, and mining	20	19	3.5	3.4	- 5.0	4.7
Construction	16	15	2.8	2.7	- 6.3	4.9
Manufacturing, non-durable goods	25	20	4.4	3.6	- 20.0	9.3
Manufacturing, durable goods	180	177	31.5	31.7	- 16.7	15.1
Transportation	5	13	0.9	2.3	160.0	3.8
Communications and other public utilities	21	24	3.7	4.3	- 14.3	2.0
Wholesale trade	27	15	4.7	2.7	44.4	4.0
Retail Trade	94	92	16.4	16.5	- 2.1	17.1
Finance insurance, and real estate	30	44	5.2	7.9	- 46.7	5.8
Business and repair services	10	13	1.7	2.3	30.0	3.7
Personal, entertainment, and recreation services	11	18	1.9	3.2	63.6	3.6
Professional and related services:	-	-	-	-	-	-
Health services	27	12	4.7	2.2	- 55.6	8.8
Educational services	73	62	12.8	11.1	- 12.3	8.2
Other professional and related services	25	22	4.4	3.9	- 12.0	5.5
Public administration	8	12	1.4	2.2	50.0	3.2
Total	572	558	100.0	100.0	- 2.4	100.0

Source: 1990 Census of Population and Housing (STF 3A)

Notes 1. Only includes employed persons 16 years and older

2. Total may not add up to 100 due to rounding.

Table H-4. Average Weekly Wage by Industry Group; Waupaca County and Wisconsin: 1996 and 1999

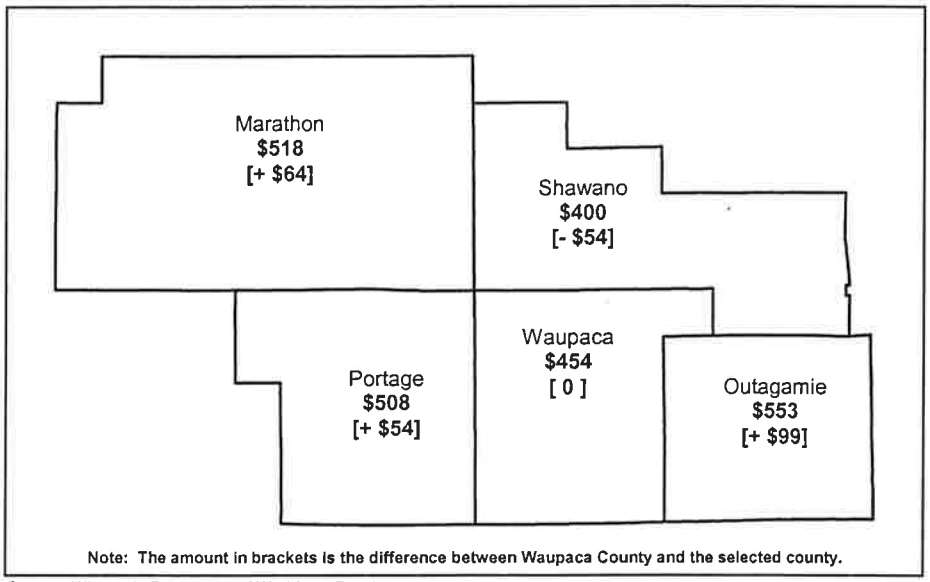
Industry	1996 Waupaca County	1996 Amount Above or Below State	1999 Waupaca County	1999 Amount Above or Below State	Percent Change 1996 to 1999
Government	$464	- $140	$487	- $161	5.0
Agriculture, Forestry, and Fishing	$383	$31	$388	- $1	1.3
Construction	$396	- $180	$539	- $128	36.1
Manufacturing	$566	- $57	$655	- $43	15.7
Transportation and Public Utilities	$459	- $95	$484	- $149	5.4
Wholesale Trade	$432	- $171	$493	- $196	14.1
Retail Trade	$195	- $48	$216	- $60	10.8
Finance, Insurance, and Real Estate	$394	- $189	$432	- $254	9.6
Services	$351	- $69	$309	- $169	- 12.0
All Industries	$416	- $81	$454	- $98	9.1

Source: Wisconsin Department of Workforce Development

Notes: Data is for the second quarter (April, May and June) for each year.

During second quarter of 1999, the average weekly wage in Waupaca County was lower than in three of the four adjoining counties (Exhibit H-2). Of the five counties shown, Outagamie County recorded the highest average weekly wage ($553) or $99 more than Waupaca County. Shawano County posted the lowest weekly wage with $400 or $54 less than Waupaca County.

Exhibit H-2. Comparison of Average Weekly Wage in Waupaca County to Selected Counties: 1999



Source: Wisconsin Department of Workforce Development
Notes: Data is for the second quarter (April, May, and June) for 1999.

The loss of the Marion Clinic has been a major blow to the City. The 1999 closing has forced many families (about 40 percent of the households) to seek medical care in other cities. The 60 percent of the households not using the clinic prior to its closing primarily go to Clintonville, although some drive to more distant locations. The clinic closing also negatively impacted the drug store, people in need of immediate care, and those without easy access to transportation.

Table H-5 shows the top ten employers in the region in 1998 based on employment data maintained by the Bureau of Workforce Information. The major employers in the region were primarily involved in manufacturing.

Table H-5. The 10 Largest Employers in Region: 1998

Company	Product or Service	Number of Employees
Waupaca Foundry, Inc.	Iron castings	1,000 +
A Strum & Sons	Powdered drink mixes	250 - 499
Krause Publications	Printing and publishing	250 - 499
FWD Corporation	Transportation equipment	250 - 499
Presto Products	Plastic bags	250 - 499
Riverside Medical Center, Inc.	Health Care	250 - 499
Marion Plywood	Plywood	100 - 299
Walker Forge, Inc.	Iron and steel forgings	100 - 299
Churny Company, Inc.	Cheese	100 - 299
Waupaca Pallet, Inc.	Wooden pallets, skids, and crates	100 - 299

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information

Marion Plywood Corporation is the single largest employer in the City and produces finish- and plywood-grade veneers. Employment at Marion Plywood is currently about 250 and has been fairly steady over the years. Currently, the plant is expanding on site and is looking for additional room to grow. It is located off of Parkview Avenue. Marion Plywood is one of 17 companies statewide that produces veneers. Seven firms are within 50 miles of Marion Plywood and another two firms are between 50 and 100 miles from Marion (Exhibit C-3).

The Marion area is also home to two other businesses in the same specialty of manufacturing fire and rescue equipment. Statewide there are only 22 similar businesses. Marion Bodyworks is a major employer in the City employing 166. Welch Fire Equipment is located at 930 East

Prospect Avenue, which is outside of the City limits. Exhibit H-4 shows other similar businesses within 100 miles of Marion.

Exhibit H-3. Veneer Companies within 100 Miles of Marion: 2000

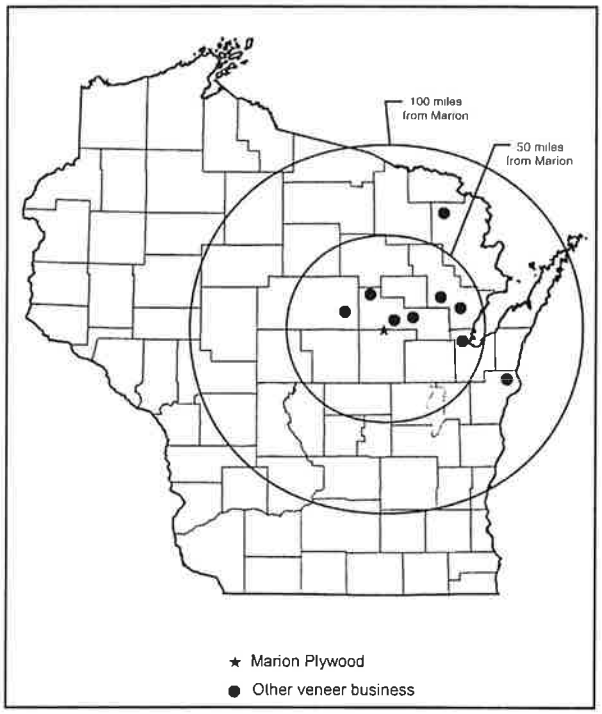
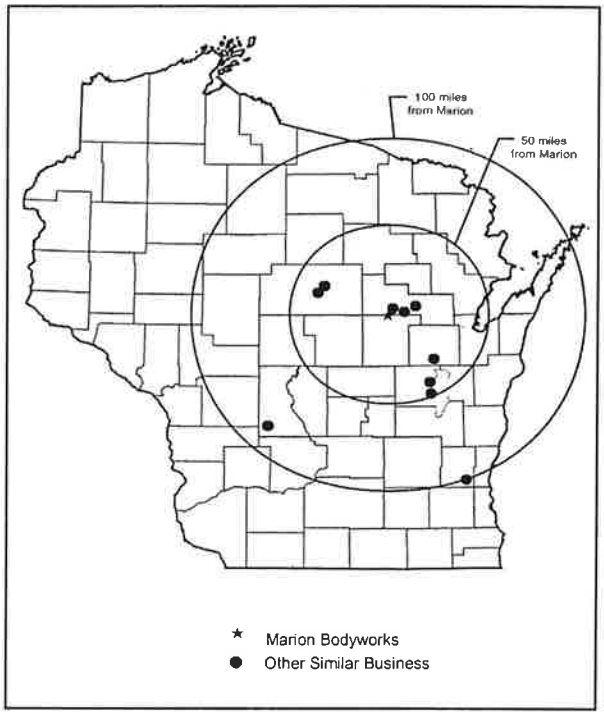


Exhibit H-4. Companies Similar to Marion Body Works within 100 Miles of Marion: 2000



Review of Economic Development Programs

This section is intended to provide a brief overview of some of the local and state programs that are available for economic development efforts.

Local Programs

The Waupaca County Economic Development Corporation promotes business retention and expansion. They do economic development marketing for the entire county and consider Marion's Industrial Park part of their program, even though it is physically located in Shawano County.

In 1996 they established a revolving loan fund (RLF) with the loan repayments from a $270,000-CDBG grant they received to help Weyawega businesses rebuild that were damaged by a train derailment. Currently, there is $50,000 in the RLF and it is growing at about $8,000 a month. Fund liabilities are approximately $110,000. They have made 3 loans from the RLF totally $110,000. They have just received another $250,000 CDBG grant which will help to increase the RLF as this loan is repayed. They act on any economic assistance referrals received and contact the various communities with these referrals.

Economic Progress Inc. helps to open, move, or expand businesses within Shawano County. They help businesses with financial and business proposals and occasionally a feasibility study. They manage a revolving loan fund with approximately $100,000 available to loan. Currently, they have five loans out.

The Marion Economic Development Corporation (MEDC) has 79 shareholders and promotes and pursues prospective businesses for Marion Industrial Park lots. They coordinated the "Marion Vision 2020" planning sessions to discuss the strengths and weaknesses for the future of Marion. Representatives of MEDC attend various trade shows to promote Marion and work

with other economic development entities in the area. The City provides some funding to support the work of MEDC.

To encourage economic development, the City Council in 1995 created two tax increment financing districts for business development. One of the districts was designed to assist with the development at the golf course and the business park. The second district was created to assist Marion Plywood and Marion Bodyworks to expand their businesses. In 1997, this district was amended to assist with redevelopment in the downtown. The City's cost for removing the old telephone building and dime store will be recovered with funds from the TIF district.

State Programs

At the state level there is a wide range of programs to assist business retention, expansion, and relocation (Exhibit H-5). The Department of Commerce (DOC) is the lead economic development agency in the State and administers a number of programs. The Department of Transportation (WisDOT) plays a much smaller, but important, role as well.

Exhibit H-5. Summary of Selected Economic Development Programs for Communities and Businesses.

- **The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED) Program** is a federally funded program administered by the Wisconsin Department of Commerce. A CDBG-PFED grant is designed to assist communities that want to expand or upgrade their infrastructure to accommodate businesses that will create new jobs. A local unit of government is limited to $1,000,000 per calendar year and no more than $750,000 can be used to benefit a single business or a group of related businesses.
- **The Community Development Block Grant-Economic Development (CDBG-ED) Program** is a federally funded program administered by the Wisconsin Department of Commerce. It is designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Department of Commerce awards funds to a local unit of government as a grant, which then loans the funds to a business that commits to create jobs for low and moderate-income residents. When the business repays the loan, the community retains the funds to start a local revolving loan fund. This fund can then be used to finance additional economic development projects within the community.
- **Community Development Block Grant- Blight Elimination and Brownfield Development Program (CDBG-BEBR)** is a federally funded program administered by the Wisconsin Department of Commerce. It is designed to help communities with assessing or remediating environmental contamination of an abandoned, idle, or underused industrial or commercial facility or site in a blighted area, or that qualifies as blighted.
- **Enterprise Development Zone (EDZ) Program** is a tax credit program for major business startups or expansions that are located in one of the designated areas of the state that suffers from high unemployment, declining incomes and property values, and other indicators of economic distress. Tax credits are only available on income generated within the zone and the total of tax credits within each zone is capped at $3 million.
- **Community Development Zones** are specially designated areas in the state. Once created they exist for 20 with a potential for extending the zone for another five years. The zones range from small rural areas to large metropolitan areas. A certified employer in a zone can earn a tax credit against a Wisconsin income tax liability for job creation and for environmental remediation.
- **Rural Economic Development (RED) Early Planning Grant Program** is designed to assist rural business with 25 employees or less. Grants may only be used for professional services such as preparation of a feasibility study, market study, or business plan.
- **Wisconsin Development Fund – Technology Development Fund (WDF)** helps finance product research and development and commercialization.
- **Wisconsin Development Fund-Major Economic Development Program (MED)** provides financial assistance for business startups or expansions that can create or retain a significant number of jobs and to leverage private capital investment.
- **Transportation Facilities Economic Assistance and Development Program** funds transportation facilities improvements (road, rail, harbor, and airport) that are part of an economic development project.

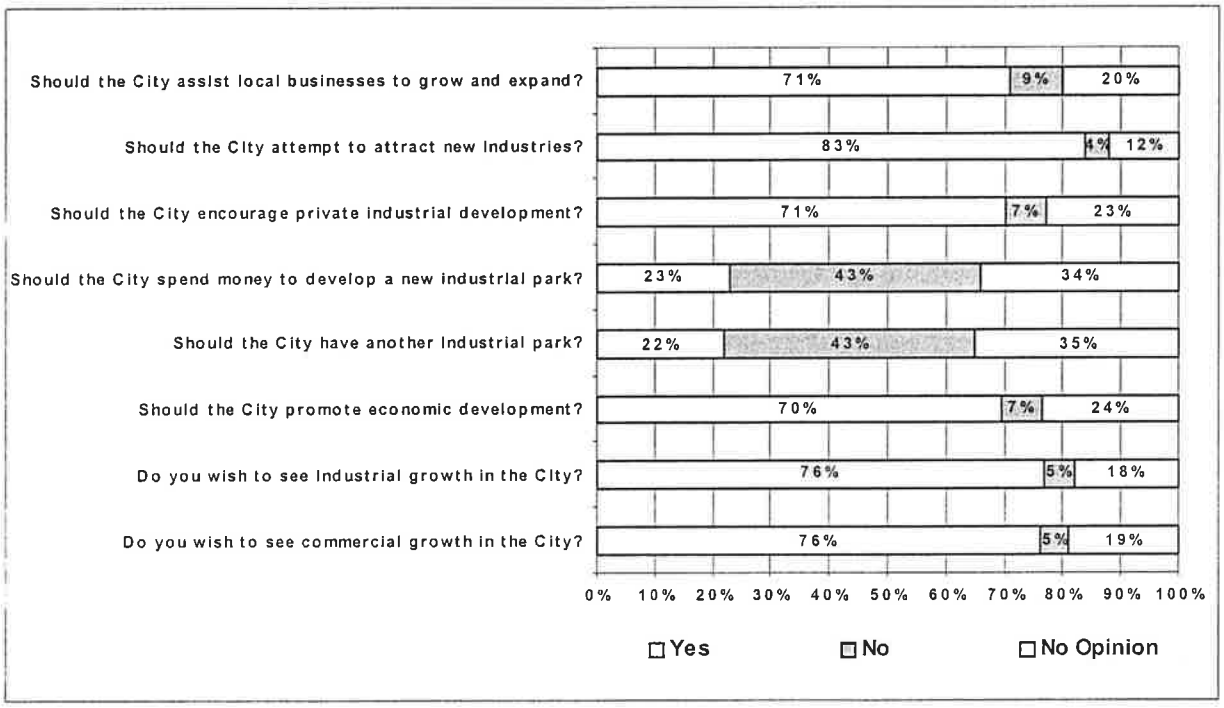
Compiled by: Mid-America Planning Services

Forward Wisconsin is a nonprofit organization created as a public-private partnership to attract new businesses, jobs, and increased economic activity to the state. The group focuses on six target industries (computer & data processing services, plastics, business services, forest products, biotechnology, and production machinery & equipment) and one primary back-up target (customer service centers).

Selected Survey Results

The 1999 Community-Wide Survey contained a number of questions related to economic development. The first series of questions gauged resident support for and the City's role in economic development (Exhibit H-6). The vast majority of respondents supported the idea that the City should encourage and support economic development. However, they showed less support for a new industrial park (23% support) and for the City financing its development (22% support).

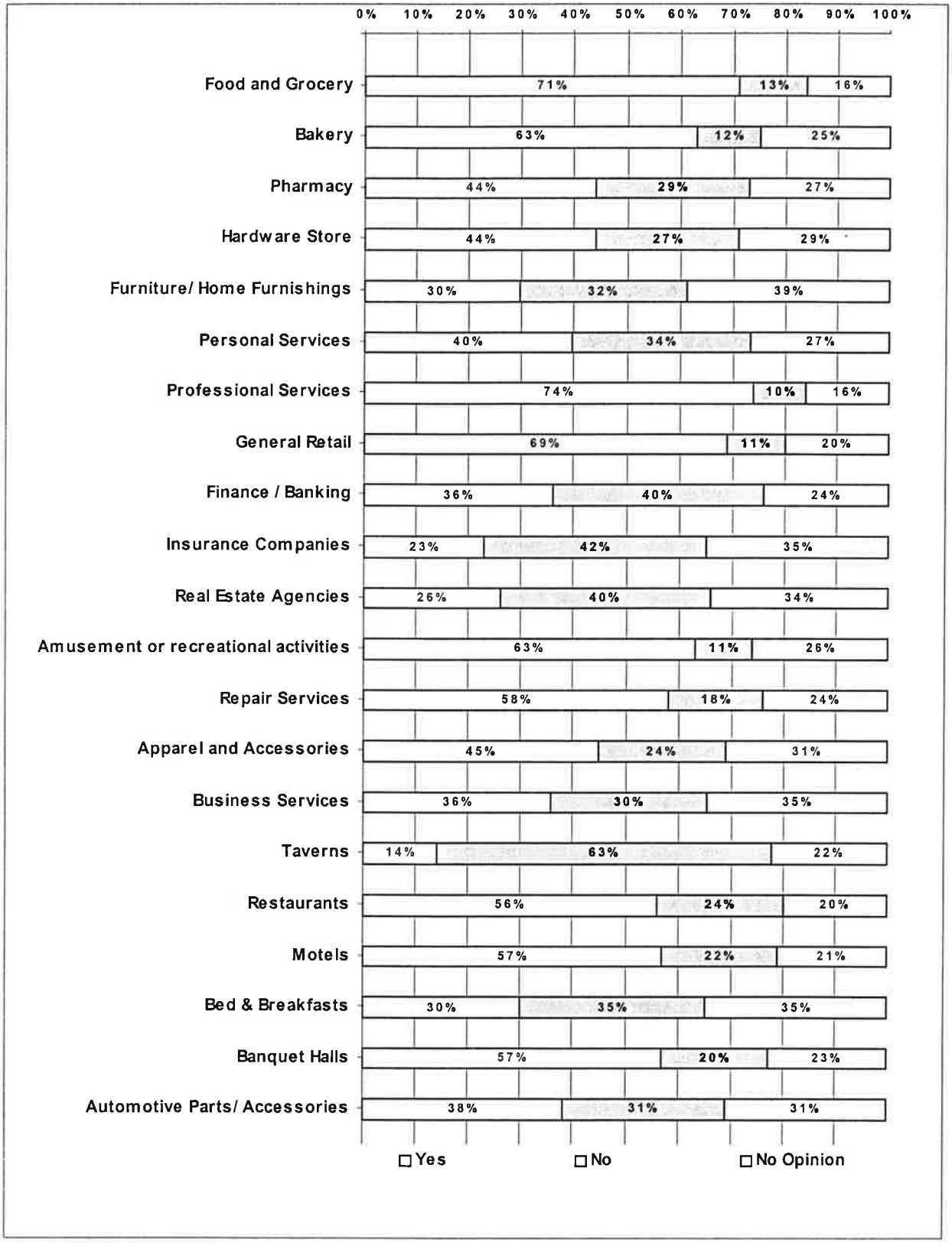
Exhibit H-6. Economic Development Preferences: 1999



Source: 1999 Community-Wide Survey (Questions 17 – 24)

Residents were also asked to identify the types of businesses that they would like to see in the City (Exhibit H-7). Close to 70 percent of the respondents identified three needed businesses: grocery store, professional services, and general retail. A bakery and amusement/recreational facilities were listed by about 63 percent. Between 50 and 60 percent of the respondents supported the following: repair services, restaurants, motels, and banquet halls. Support dropped off significantly for the remaining types of businesses that were listed. Taverns, insurance companies, and real estate companies garnered the least support.

Exhibit H-7. Preferences for Types of Commercial Growth: 1999



Source: 1999 Community-Wide Survey (Question 25)

For those residents supporting each of the businesses, they were asked to identify where they should be located. Of the 21 listed businesses, respondents showed strong support for locating 11 in the downtown area and 3 in the area of Highway 45. Support for the remaining seven businesses was fairly evenly split between the downtown and Highway 45. Businesses that should be located downtown include: grocery store, bakery, pharmacy, hardware store, personal services, professional services, insurance companies, real estate agencies, and apparel and accessories. More people believed that restaurants, banquet halls, and automotive stores should be located in the Highway 45 area.

Desirable Businesses and Industries

During the planning process, participants were asked to identify businesses and industries they felt would be appropriate in the City. Using this list as a starting point, a list of desirable businesses and industries, was developed and is included below.

Many of the preferred types of businesses are generally small-scale employers in the light manufacturing and services sector. These would complement the existing businesses and help to create a critical mass of businesses where they each create economic activity to the benefit of the others. These types of businesses, while generally compatible within the City, are not suitable in all locations. Therefore, areas are specifically identified in the future land use map that would be most appropriate for them.

Preferred Businesses and Industries

- Health care facility
- Motel
- Bed and breakfast
- Hunting/fishing sport manufacturing
- Electronics/technology
- Logging or wood industry
- Toy industry
- Incubator/common warehouse
- Strip mall/office building
- Antique craft shop
- Clothing store
- Skating rink
- Indoor recreation facility
- Outdoor theater
- Taxi service
- Cleaning service

Assessment of Strengths and Weaknesses

After the planning participants were asked to identify desirable businesses, they were asked to think of reasons why those preferred businesses would likely locate in the City (strengths) and also why they would not want to locate in the City (weaknesses). Again, these responses were used to prepare the assessment of strengths and weaknesses outline below.

Most of the identified strengths relate to the City's small town character, municipal infrastructure, its physical proximity to a larger, metropolitan area, and transportation networks. The natural environment and beauty are seen as areas to capitalize on in attracting related business (e.g. bed and breakfasts and sporting goods manufacturing). Weaknesses relate to the comparatively small size of the City (which creates many of its strengths) and its distance from larger communities.

Strengths

- Safe community (low crime)
- Nice community to raise children
- Good schools
- Variety of active service clubs
- Variety of churches
- Residents have a good work ethic
- Residents have good job skills
- Reasonable housing costs
- Fairly close to a large market area
- Fairly close to air transportation
- Located on a major roadway (Hwy 45)
- Tax benefits
- An established TIF District
- Areas available for annexation
- Land values are lower than in the Fox Valley
- Good fire protection and ambulance service
- Good municipal infrastructure
- Good Industrial Development Corporation
- Wildlife – natural environment
- Recreational businesses – opportunities
- One of the best ponds for blue gills and bass
- Business people working together
- Good bank in town
- People with a great vision for the future

Weaknesses

- Limited health care in town
- Low customer base
- Comparatively low traffic volumes
- 50 miles from everywhere
- Lack of available land
- Limited number of people who do not want growth or change
- Labor force has limited technology skills
- Limited activities for children
- The public is not aware of our benefits
- Lost personal contact with telephone and electric utilities
- Deteriorated downtown
- Run down areas of the City
- Distance to airport and railroad service

Environmentally Contaminated Sites

Throughout the state, many properties have become polluted in such a way that inhibits their continued use. Aside from the environmental consequences, these properties are often underutilized and/or abandoned creating negative effects on the local economy. To address this growing problem, the State has developed the authority and resources to help clean up these sites so that they can again be used and contribute to the local economy.

As documented in the Land Use Element, there are a number of sites in the City with current or past pollution. These are addressed in the Future Land Use Plan and in the goals, objectives, and policies.

Goals, Objectives, Policies, and Recommendations

The goals, objectives, policies, and recommendations for this element are found in Chapter B.

INTERGOVERNMENTAL COOPERATION ELEMENT

General Overview

Coordination and cooperation among the many units of government at all levels is a very important goal. Yet, there are instances where the actions of one governmental unit can negatively affect another unit as in the case of annexation, creation of a tax increment financing (TIF) district, or certain transportation improvement projects, to name just a few. In such instances, it is important for the various units of government to strive for consensus to the mutual benefit of all involved. In the absence of this, financial and human resources can be wasted with little result. More importantly, intergovernmental conflict can foster a negative attitude toward all governmental units. Even where conflict does not exist, cooperation between local units of government can often provide more or different services at a lower cost to taxpayers.

Objective of Element

The intent of this element is to briefly identify those governmental units that the City may affect or interact with relative to this Comprehensive Plan and its implementation (Exhibit I-1). Also, existing intergovernmental agreements, if any, are identified and briefly described. Finally, this element is intended to identify existing or potential conflicts with other governmental units. All of this is intended to lay the foundation for goals and objectives that will maintain existing relationships and foster more cooperation in the coming years.

Exhibit I-1. Basic Objectives of the Intergovernmental Cooperation Element.

- Identify and describe the roles of other governmental units.
- Identify problems and opportunities.
- Develop goals and objectives that will continue existing intergovernmental coordination and cooperation and create new areas for cooperation.

Review of Other Governmental Units

County Government

The city of Marion is located in both Waupaca and Shawano counties. The city of Waupaca is the county seat for Waupaca County and the city of Shawano is the county seat for Shawano County. Waupaca County was formed in 1851 out of what was Brown County and Shawano County followed in 1853.

Cities and Villages

The city of Marion is one of six cities in Waupaca County. The cities of Clintonville, Waupaca, Manawa, New London (portion), and Weyauwega are the other five. The village of Embarrass is about 11 miles by road to the east, Tigerton is located to the northwest about 11 miles, Big Falls is located about nine miles to the southwest, and Iola is about 15 miles to the southwest. Shawano is the only city in Shawano County along with a small portion of Marion. In addition, there are 12 villages in Shawano County.

Towns

The City is located in the towns of Dupont (Waupaca County) and Grant (Shawano County). The town of Larrabee is immediately to the east in Waupaca County and town of Pella is immediately to the east in Shawano County (Map A-1).

Regional Planning Commission

There are nine Regional Planning Commissions (RPCs) in Wisconsin, which are formed by executive order of the Governor. All but five counties in the state – Columbia, Dodge, Jefferson, Rock, and Sauk – are served by a RPC. They provide planning assistance on regional issues, assist local interests in responding to state and federal programs, act as a coordinating agency for programs and activities, and provide planning and development assistance to local governments.

The East Central Wisconsin Regional Planning Commission (ECRPC) provides services to ten counties in the area including: Calumet, Fond du Lac, Green Lake, Marquette, Menominee, Outagamie, Shawano, Waupaca, Waushara, and Winnebago. The offices of East Central are located in Menasha. ECRPC has provided some services to the City in the past.

School District

The City is located in the Marion School District. Enrollment over the last few years has been slightly declining, but generally stable. The high school, middle school, and elementary school are all located in Marion. The District uses the City Park for football and baseball. The high school, which includes grades 7 and 8, is generally considered inadequate for the long-term, while the elementary school is adequate for many years to come.

The School District is located in Cooperative Education Service Agency (CESA) #6 which has its offices in Oshkosh.

Wisconsin Department of Transportation

The Wisconsin Department of Transportation (WisDOT) is geographically organized into eight district offices throughout the state. Waupaca County is in District 4, along with Adams, Green Lake, Juneau, Marathon, Marquette, Portage, Waushara, and Wood counties. Its offices are located in Wisconsin Rapids. Shawano County is located in District 3.

As noted in the Transportation Element, WisDOT has recently completed or is nearing completion on a number of statewide transportation planning projects. These documents were reviewed to understand how these efforts would directly or indirectly affect the provision of transportation services in the region and to the Village. In addition, WisDOT programmatic budgets were reviewed to identify what projects, if any, have been programmed that might increase existing transportation capacity, efficiency, and/or safety in the area.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources (DNR) is organized into five geographic regions. Waupaca and Shawano counties are located in the Northeast Region, along with 12 other counties.

The DNR has been very successful over the years in working with local governments to establish recreational trails throughout the State. The *State Recreational Trails Network Plan* (draft) was reviewed to identify existing and proposed trails in the region.

Intergovernmental Cooperation

Although the city of Marion enjoys a good working relationship with the adjoining Towns, the City is not party to any existing intergovernmental agreement or cooperative boundary agreement adopted pursuant to state statutes (§66.023).

As part of the interview process, the City's consultant interviewed the school administrator and the high school principal. The consultant also interviewed the Town Chairman from Grant and Dupont and a Town Board member from Larrabee. The town of Pella chose not to be interviewed.

The City has requested the four adjoining towns to participate in the planning program. The City Clerk and consultant sent letters to each of the towns inviting participation at the meetings. Although the participation has varied, the towns of Grant, Dupont, and Larrabee have participated at one time or another. The town of Dupont Chairman attended seven meetings. Since August 1999, the Clerk sent agendas to all of the towns.

Existing or Potential Areas of Intergovernmental Conflict

This Plan calls for installation of street lights at the intersection of Ramsdell Street and Highway 45, which is in the town of Larrabee. To accomplish this, the City will need to work in partnership with the Town. Given the amount of land to be annexed over the long-term, the City will also need to work with the towns of Grant, Dupont, and Larrabee to implement the future land use plan as contained in this Plan.

Although not a critical consideration, because the City lies in both Shawano and Waupaca counties, it is often problematic to assemble equivalent data from both counties. The City should explore avenues to create and maintain computerized base maps for the entire City rather than rely on digital information from the counties.

Goals, Objectives, Policies, and Recommendations

The goals, objectives, policies, and recommendations for this element are found in Chapter B.

Pavement Rating by Road Segment: 2000

Street Name	Segment From	Segment To	Length (feet)	Surface Type	Required Maintenance (1)	Year Reconstructed
SW First Street	Ramsdell Street	Bennett Street	600	blacktop	6	
Hillcrest Drive	Sherman Street	Riverview Drive	200	blacktop	7	
Hillcrest Drive	Riverview Drive	(curve)	420	blacktop	7	
Hillcrest Drive	(curve)	termini	1400	blacktop	7	
Main Street North	Meyer Street	Seigert Street	350	blacktop	7	
Main Street North	Seigert Street	Sherman Street	350	blacktop	7	
Main Street North	Sherman Street	School Street	350	blacktop	7	
Main Street North	School Street	Parkview Avenue	210	blacktop	7	
Main Street North	Parkview Avenue	Perry Avenue	240	blacktop	7	
Main Street North	Perry Avenue	Garfield Avenue	230	blacktop	7	
Main Street North	Garfield Avenue	Ramsdell Street	210	blacktop	7	
Meyer Street	NE Fifth Street	NE Sixth Street	350	blacktop	7	
Mill Pond Access	Riverview Drive	termini	200	blacktop	7	
Much Street	NE Third Street	NE Fifth Street	710	blacktop	7	
NE Fifth Street	Water Street	Much Street	300	blacktop	7	
NE Fifth Street	Much Street	Meyer Street	350	blacktop	7	
NE Second Street	termini	Meyer Street	750	blacktop	7	
NE Seventh Street	city limits	Prospect Avenue	570	blacktop	7	
NE Seventh Street	Prospect Avenue	Sherman Street	800	blacktop	7	
NE Third Street	Robert Street	Water Street	300	blacktop	7	
NE Third Street	Water Street	Much Street	300	blacktop	7	
NE Third Street	Much Street	Meyer Street	350	blacktop	7	
Railroad Street	S Main Street	Parkview Avenue	1910	blacktop	7	
Ramsdell	S Main Street	SE First Street	300	blacktop	7	
Ramsdell	SE First Street	Garfield Avenue	150	blacktop	7	
Ramsdell	Garfield Avenue	Perry Avenue	300	blacktop	7	
Riverview Drive	termini	Mill Pond Access	1400	blacktop	7	
School Street	N Main Street	NE First Street	300	blacktop	7	
SE Third Street	Ramsdell Street	Mauel Street	250	blacktop	7	
SW First Street	Bennett Street	Maes Street	300	blacktop	7	
Bowers Road	CTH S	city limits	1340	blacktop	8	
Maes Street	SW First Street	S Main Street	150	blacktop	8	
NE First Street	Robert Street	Meyer Street	930	blacktop	8	
Ramsdell	Parkview Avenue	SE Third Street	350	blacktop	8	
Ramsdell	SE Third Street	Slaughterhouse Rd.	2400	blacktop	8	
Ramsdell	Slaughterhouse Rd.	city limits	2600	blacktop	8	
SE Second Street	Garfield Avenue	Bennett Street	410	blacktop	8	2000
SE Second Street	Bennett Street	Maes Street	300	blacktop	8	
NE Sixth Street	Prospect Avenue	Meyer Street	450	blacktop	9	
Water Street	NE Third Street	NE Fifth Street	710	blacktop	9	
Bennett Street	SW First Street	S Main Street	300	blacktop	10	2000
Bennett Street	S Main Street	SE First Street	290	blacktop	10	2000
Bennett Street	SE First Street	SE Second Street	300	blacktop	10	2000

LAND USE ELEMENT

General Overview

The character of any community is comprised of many interrelated factors. Among these, the character of established land uses often stands out as very significant. Aside from affecting the visual character of a community, land use patterns can affect many other aspects of our daily lives. Just a few examples will help to illustrate. The proximity of schools to residential areas affects how many children can safely walk or bike to and from school. The mix of land use types directly affects local property taxes. Along with population levels, land use densities help to influence the number and types of business that a community can support. Land use patterns can also affect the cost of providing public services and the cost of housing within a community. How a community grows can affect the viability and desirability of established commercial centers and residential areas. The way in which residential areas and neighborhoods develop can affect the type of relationships we have with our neighbors. Taken together, land use patterns affect people's perception of a community. Consequently, the existing and future land use patterns are a very critical component of this Plan.

Objective of Element

The intent of this element is to provide background information that will help to develop a future land use plan for Marion (Exhibit J-1). Changes in the municipal boundary resulting from annexations are reviewed to provide a historical context for the growth of the City. Existing conditions are also examined, including the following: land use patterns; the presence of waste disposal sites and contaminated sites; and established redevelopment areas; land use conflicts; and local real estate forces. Based on the projections for population and the number of housing units over the next 20 years, the acreage requirements for residential growth are also presented. Estimates for commercial and industrial land uses are also presented in this element. Based on the land use projections, different land development scenarios for the City are presented and analyzed. The end product of this element is the preparation of a future land use plan that is intended to guide new development and redevelopment over the next 20 years.

Exhibit J-1. Basic Objectives of the Land Use Element

- Identify changes, if any, in the municipal boundary as a result of annexations.
- Prepare an inventory of existing land uses.
- Identify if there are any places that have been used to dispose of wastes or that have been contaminated with an environmental pollutant.
- Assess local real estate forces.
- Project how much land will be needed to accommodate the anticipated growth over the next 20 years.
- Prepare a future land use map based on these projections and on information contained in the Agricultural, Natural, and Cultural Resources Element.

History of Annexation

Marion was first platted in 1876 and became incorporated in 1899. Since it was incorporated, the City has annexed additional property a number of times. Most recently, a significant area was annexed in the northwest corner of the City to accommodate the golf course.

Existing Conditions

Current Land Use

For the purposes of this Plan, existing land uses were grouped into general categories for review and analysis. Individual properties were placed into one or more categories based on information obtained from various sources, including a windshield survey conducted during May, 2000, recent aerial photographs, and other support documents. Map J-1 shows the existing land uses, while Table J-1 describes the various categories and shows the number of acres in each category and as a percent of the total area.

The corporate limits of Marion encompass 1,370 acres. Of this total, surface water accounts for 73 acres, or about 5 percent. Vacant land constitutes the largest land use category with 384 acres (28 percent). Some of the vacant land consists of large parcels generally on the periphery of the City, while the remainder is unsuitable for development. Smaller parcels intended for residential development are scattered throughout the residential neighborhoods with a significant block of lots along Pine Ridge Court. Over 20 vacant residential parcels are located off of Ramsdell Street along a street that was platted as SW 5th Street. These lots are not available for development in that the utilities have never been installed.

Residential areas are located throughout the community and account for the second largest land use category. Collectively, duplexes, apartment projects, and mobile homes account for just over one percent of the total land area, while single family homes account for over 19 percent of the total area. Older residential areas are located west of North Main Street and around the downtown area. Newer residential areas have been developed in the Hillcrest Drive and Riverview Drive area and off of Pine Ridge Court.

Although most of the commercial land uses are located downtown, there are a number of commercial enterprises adjacent to U.S. Highway 45. Most of these are oriented to highway commercial activities.

Industrial development accounts for 66 acres of the area and consists mainly of larger properties under single ownership. Parks and the golf course, account for a significant amount of land area (16.5 percent of the total).

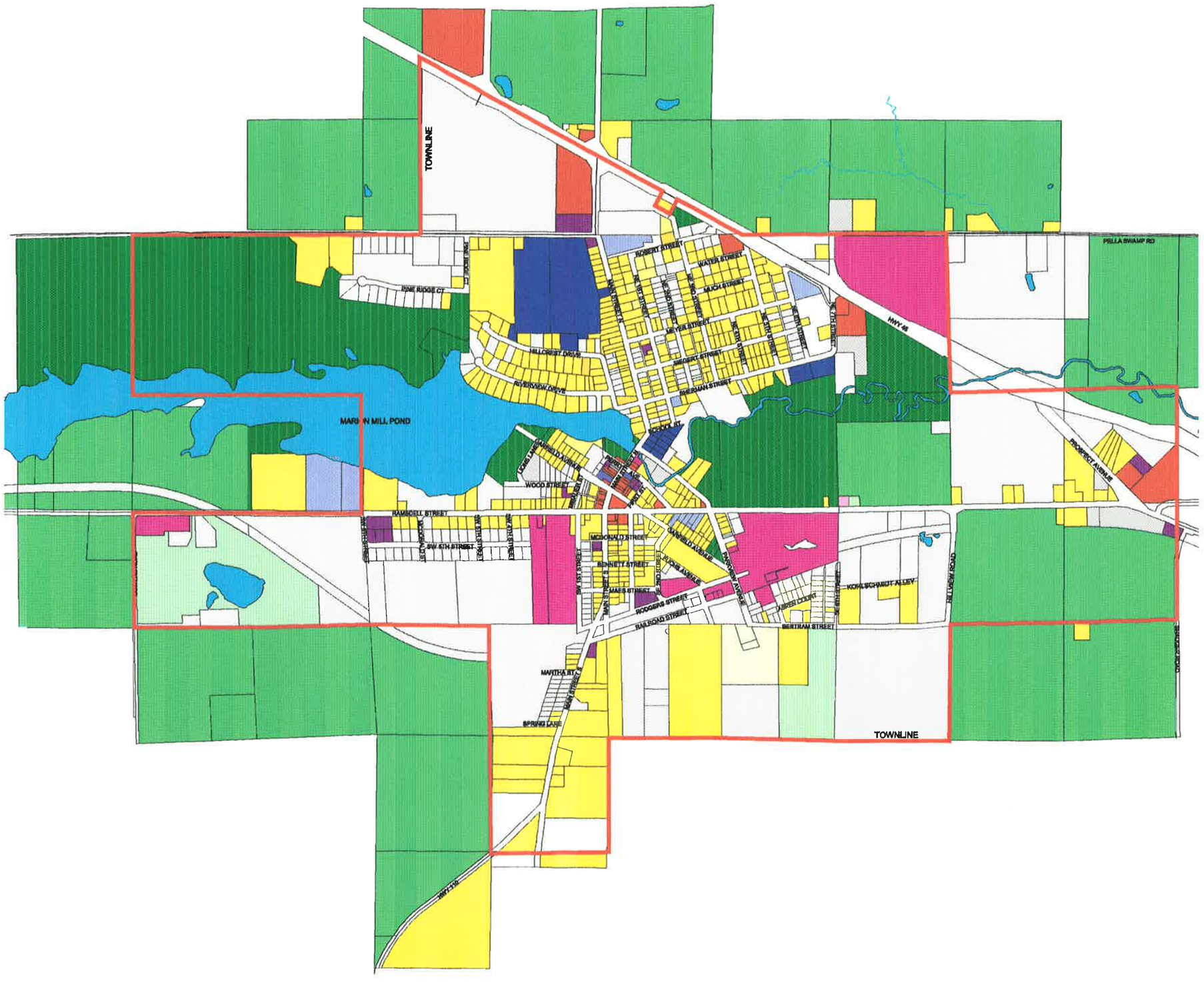
Map J-2 shows the current land uses beyond the municipal boundaries and within the potential extent of the extraterritorial area. As can be seen, the land uses around the City primarily consist of agricultural lands with isolated single-family residences.

In Marion there are three distinct neighborhoods, which were developed at different times in different economic eras. Lot size measurements were taken in each of those neighborhoods to calculate existing densities and determine future lot sizes.

The original community and oldest neighborhood has 89 homes with an average lot size of 7,484 square feet. The zoning prior to December 2000, for this area required a minimum lot size of 7,350 square feet. Because many of the existing lots were smaller than the zoning requirements, the zoning ordinance was amended to reduce the minimum lot size to 6,000. Now all lots are consistent. The second neighborhood is the area north of the river and east of Main Street North. There are 157 single family lots with an average size of 10,225 square feet. In 2000, the zoning ordinance was amended to reduce the minimum lot size to 6,000 square feet. The third residential area is the area north of the millpond. It was developed in the 1970s. It has 50 single family homes on lots with an average size of 18,394 square feet. The zoning ordinance prior to December 2000, had a minimum lot size of 12,150 square feet with a minimum lot frontage of 90 feet. The new zoning ordinance has a minimum lot size of 8,400 square feet with a minimum frontage of 70 feet.

Comprehensive Plan 2020
City of Marion
March 4, 2001

Map J-1 Existing Land Use: 2000



Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

- Single Family Residential
- Two Family Residential
- Multi-Family Residential
- Mobil Homes
- Manufacturing
- Wholesaling and Open Storage
- Retail
- Office Commercial
- Other Commercial Services
- Education Services
- Government Services
- Other Public and Semipublic Services
- Parking
- Other Transportation and Utilities
- Parks
- Agriculture and Woodlands
- Extractive Mining
- Vacant

Data Sources:

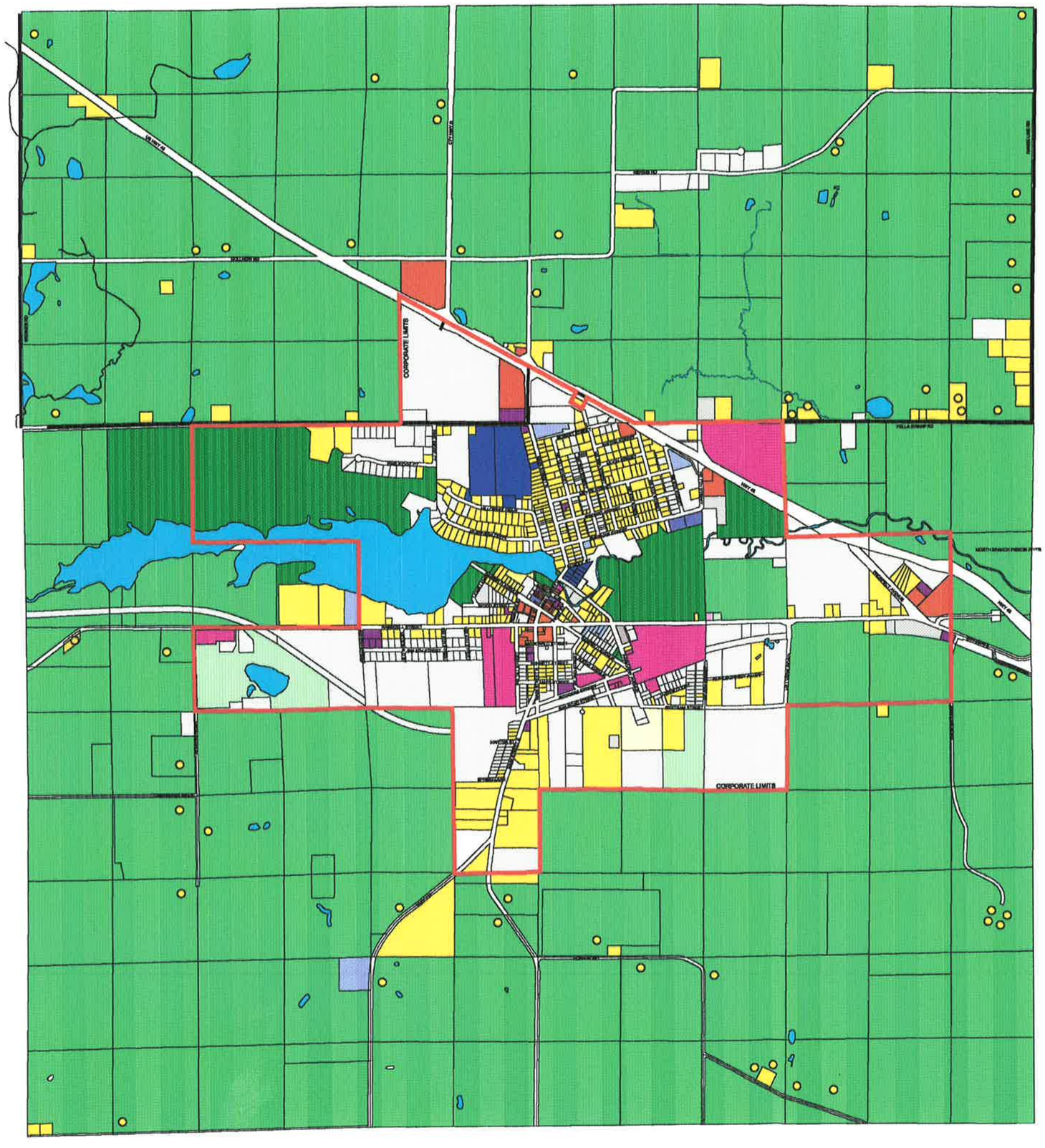
Base map data provided by Shawano and Waupaca Counties.

Mid-America Planning Services, Inc.
Madison, Wisconsin

Table J-1. Land Use Summary: 2000

Category	Typical Uses	City of Marion	
		Acres	Percent of Total
Single Family Residential	single-family detached homes on a single lot	261.6	19.1
Two-Family Residential	any building containing two dwelling units on a single lot regardless of ownership status	2.0	0.1
Multi-Family Residential	any building containing three or more dwelling units regardless of ownership status (includes triplexes, four-plexes, apartments, townhouses, and condominiums)	4.3	0.3
Mobile Home	mobile homes on a single lot or part of a mobile home park	10.3	0.7
Manufacturing	manufacturing / processing plants of all types	66.2	4.8
Wholesaling & Open Storage	wholesale and open storage operations	0.3	0.1
Retail	retail stores	19.1	1.4
Office	offices and other professional services	1.9	0.1
Other Commercial	transient lodging, theaters	7.6	0.6
Educational Services	schools, both public and private.	27.1	2.1
Governmental Services	municipal buildings, fire stations, community centers, libraries, and post offices	3.1	0.2
Other Public & Semi-Public Services	hospitals, medical clinics, nursing homes, churches, auditoriums, and sports assembly	12.1	0.9
Parking	off-street parking areas	0.2	0.1
Transportation and Utilities	Public and private Infrastructure, railroads, utility plants, and communication infrastructure (excluding roads)	10.9	0.7
Roads	road right-of-ways	71.9	5.2
Parks / Open Space	public recreational areas, dedicated open space areas, and golf courses, whether public or private	225.6	16.5
Woodland	forested areas and woodlots	65.8	4.8
Agriculture	all types of agricultural operations, including farms raising traditional or specialty crops and animals, sod farms, tree farms, and nurseries	66.4	4.9
Extractive	gravel pits, quarries, soil mining, peat extraction, and similar uses	56.8	4.1
Vacant	a parcel that is not occupied by any land use and is not in agriculture use or contains a woodlots	384.1	28.0
Surface Water	lakes and ponds (excluding streams and creeks)	73	5.3
Total	--	1370.3	100.0

Mid-America Planning Services, Inc.



Comprehensive Plan 2020
City of Marion
March 4, 2001

Map J-2 Extraterritorial Land Use: 2000

N

Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

- Extraterritorial Locations
- Single Family Residential
- Two Family Residential
- Multi-Family Residential
- Mobil Homes
- Manufacturing
- Wholesaling and Open Storage
- Retail
- Office Commercial
- Other Commercial Services
- Education Services
- Government Services
- Other Public and Semipublic Services
- Parking
- Other Transportation and Utilities
- Parks
- Agriculture and Woodlands
- Extractive Mining
- Vacant

Data Sources:

Base map data provided by Shawano and Waupaca Counties.

Mid-America Planning Services, Inc.
Madison, Wisconsin

Waste Disposal Sites and Contaminated Sites

Throughout the State, properties have become contaminated from accidental spills or improper storage or disposal of solid and hazardous wastes. Likewise, there are many sites that have been used to dispose of solid and/or hazardous wastes. The presence of a contaminated site or a waste disposal site in or near a community may have implications for the continued and future use of the site and for adjoining properties.

To determine if any of these sites are located in or near Marion, existing sources of information from the state were reviewed. Table J-2 lists various state registries along with a description of each. In addition, the number of sites located within the City or within 1½ miles of the boundary is also listed for each. It should be noted these registries only contain those sites that have been identified – others may exist that have not been identified. Likewise, these registries are constantly being updated as new sites are added and cleaned-up sites are removed.

Table J-2. Known Waste Disposal Sites and Contaminated Sites: 2000

Name and Description of List or Registry	Number of Sites In Marion	Number of Sites Within 1½ Miles of Marion
Registry of Waste Disposal Sites in Wisconsin. A listing of 4,299 sites where solid or hazardous wastes have been or may have been disposed. ***Inclusion of a site on this list does not suggest that environmental problems have occurred, are occurring, or will occur sometime in the future.*** (The number includes both active and closed sites.)	1	3
Bureau of Remediation and Redevelopment Tracking System – This database includes all of the contaminated sites in the state. (The number indicates active sites.)	3	1
Superfund Sites in Wisconsin – Wisconsin Sites on the National Priorities List (NPL) This registry identifies those sites that are eligible for clean-up under the federal Superfund program.	0	0

Mid-American Planning Services, Inc.

As listed in Table J-2 there are four waste disposal sites in or near the City. One of these sites is the former City dump in the western part of the City. Following its closure, residential homes have been constructed on the site. All of the other sites are located beyond the municipal boundary and are generally old municipal landfills/dumps.

In addition, there are four leaking underground storage tanks (LUSTs) in or near the City. These are in various stages of clean up and remediation. None of these apparently will significantly affect the preparation of the future land use plan. They do however offer opportunities for new infill development. One of these sites is on Main Street near City Hall. The City removed all of the structures and the parcel is now available for development. Another site is on Ramsdell Street across from the new library. The site is occupied by a structure and is available for use or reuse.

Land Use Conflicts

Land use conflicts can arise when different types of land uses are located, or potentially located, in close proximity to one another and people, individually or collectively, view one of them as incompatible with the other. Localized concerns about the compatibility of certain land uses can vary widely from community to community. The nature of a conflict depends on localized circumstances and the character of the affected individuals or constituents. Conflicts can also develop as demographic characteristics of an area or community change with time.

Regardless of the cause or nature of land use conflicts, they can have significant implications for residents' quality of life and localized real estate market forces. In addition, the presence of land use conflicts in a community can affect the development of options for future land

development patterns. It is therefore appropriate to assess the nature or extent of existing land use conflicts within the community, if any.

Over the years, a number of incompatibilities have developed (Map J-3). The first area is located east of downtown and south of the river where there is mixture of commercial and residential uses. Both major industries are located adjacent to residential areas. Secondly, the existing sewage treatment plant is located too close to homes in the area. Homes have been permitted to be built within 500 feet of the site. When the sewage treatment plant is moved this problem will be resolved. Another conflict is the storage shed located near Lions Point. The shed is out of proportion to other development in the area and the outside storage is a blight on the area. Vacant commercial structures in the downtown are a blight and a land use problem relative to the other land uses in the area. The vacated rail corridor between South Main Street and Parkview Avenue represents a potential conflict with adjacent uses if not developed in a controlled manner. The two non-residential uses along the corridor are somewhat isolated behind the adjacent residential areas.

Designated Redevelopment Areas

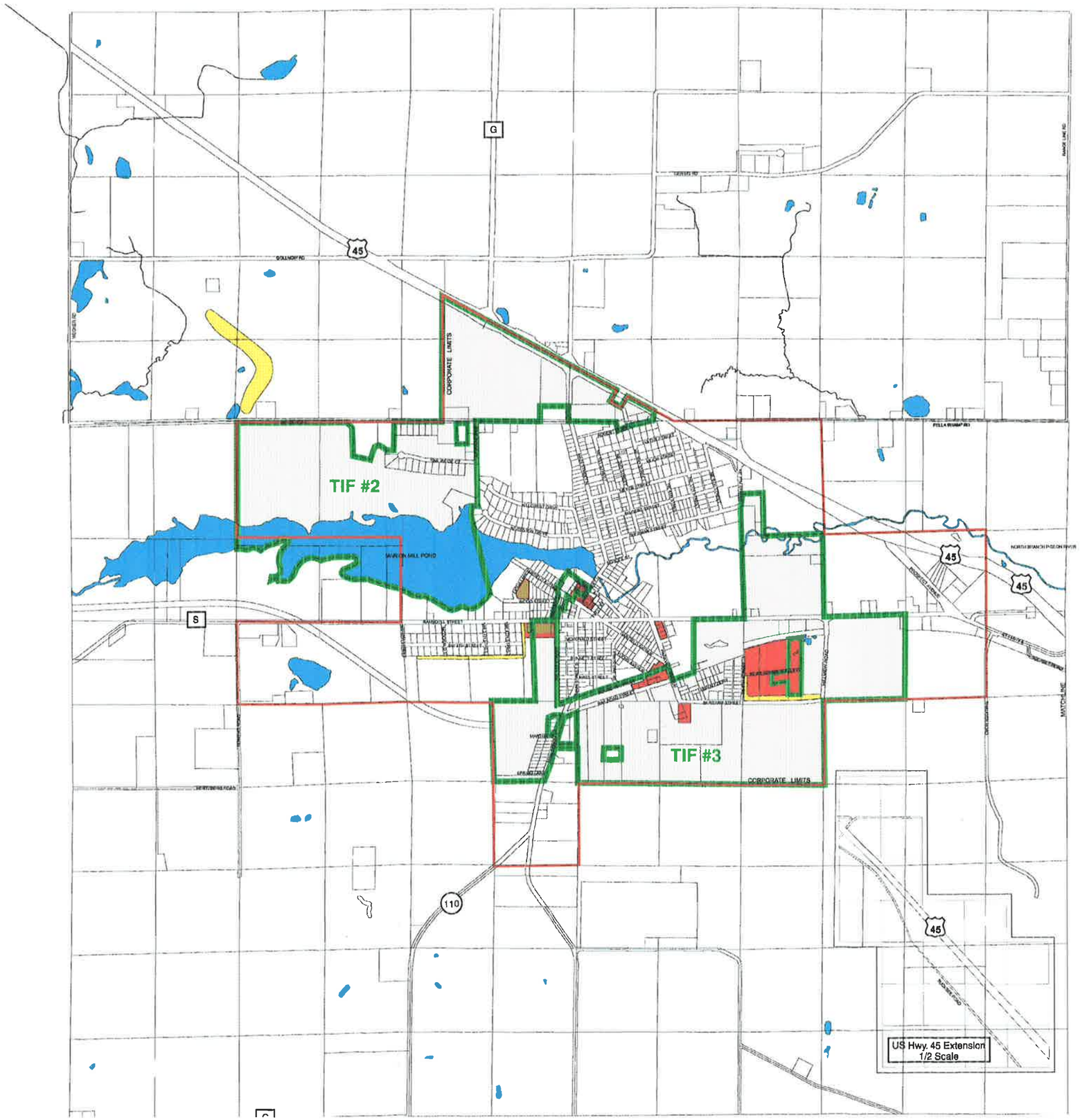
State law (§66.46 Wisconsin Statutes) allows the creation of tax increment financing (TIF) districts as a means to foster redevelopment of property within a predefined geographic area (the district) by dedicating the revenue from increased property assessments for specified improvements and public infrastructure. Within the City, three TIF districts have been created to date (Map J-3). TID #1 has been closed, TID # 2 supports the new business park and golf course, and TID # 3 supports Marion Plywood and Marion Body Works.

Local Real Estate Forces

The real estate market in the area is generally quite homogeneous. Given the income of most city residents, demand for low-cost housing is quite high. Generally, the more expensive homes stay on the market longer than low-cost housing.

The only real estate sales firm in Marion is Nolan Sales. They currently (December 2000) have one lot listed for sale. It is served with water and sewer and is located on Robert Street on the north edge of the City. The listed asking price is $10,000. Perry's Landing Golf Course is located on the north edge of the Marion. It was developed in a manner that placed 20 fully improved lots on the golf course. Twelve of the lots are still for sale at a price ranging from $21,900 to $59,900.

Historically, demand for industrial and commercial land has been sporadic. Within the last year, demand has been substantial as the 15 lots in the business park have sold. In addition, it is anticipated that with a concerted economic development effort as envisioned in this Plan, real estate demand will increase in these categories. It is anticipated that demand for additional commercial and industrial land with good access, especially to US Highway 45, will be at a premium. On the other hand, property in the downtown has not been in high demand, particularly for commercial uses.



Comprehensive Plan 2020
City of Marion
March 4, 2001

Map J-3 Land Use Considerations: 2000

N

Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

- Potential Land Use Conflicts
- Existing Land Use Conflicts
- Redevelopment Areas
- Tax Incremental Finance (TIF) Boundary

Data Sources:

Base map data provided by Shawano and Waupaca Counties.

Mid-America Planning Services, Inc.
Madison, Wisconsin

Future Land Use

Overview

Recognizing that the population of the City will grow in the future, it becomes necessary to determine how much land should be allocated to accommodate the growth and where the growth should occur and when. The goals and objectives contained in this Plan were reviewed for guidance in preparing the future land use map. This map will be used to manage growth in the short- and long-term and will form the basis for zoning regulations and other types of development regulations.

Projections for Acreage Requirements

The amount of land needed to accommodate growth can vary widely depending on how a community wants to grow, the preferred development pattern, and the number of vacant parcels within the municipal boundary suitable for various types of projects.

There are vacant lots in established residential areas in the City that can accommodate about five percent of the new housing units that will be added over the next 20 years. Likewise some of the new commercial and industrial development can occur on some vacant parcels within the City.

To accomplish the desired residential development pattern as envisioned by this Plan, most of the new residential lots would be relatively small and served by municipal water and sewer. Table J-3 shows the various residential densities and the percent of the total each represents. These were used to calculate the approximate number of acres needed beyond established development areas.

Land acreage allocations for residential development were calculated by subtracting the number of housing units that could occur in existing subdivisions and neighborhood areas from the total housing unit requirements (Table A-3).

A factor was then applied to account for parcels that are created and purchased for speculative purposes and to provide a reasonable amount of consumer choice so as to not artificially inflate land prices. Finally, a factor was applied to the projected acres to account for roads and other infrastructure.

Table J-3. Summary of Future Residential Land Use Densities: 2000 to 2020

Housing Type	Average Parcel Size		Percent of Total
	Acres	Square Feet	
Single-Family	0.2	8,712	60
Single-Family	0.3	13,068	10
Single-Family	0.5	21,780	10
Multifamily	0.02	1,075	20

Acreage requirements for commercial and industrial land uses were calculated with the use of a ratio based on the 2000 population and the number of acres in each land use category. This was multiplied by a factor to maintain a suitable number of potential properties to maintain a variety of consumer choice.

Table J-4. Acres Needed to Accommodate New Growth: 2000 to 2020

Land Use Category	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	Total
Residential	11	13.1	14.3	15.6	54
Commercial	3.2	3.3	3.6	3.9	14.0
Industrial	7.2	7.8	8.3	9	32.3
Total	21.4	24.2	26.2	28.5	100.3

Table J-4 shows the base number of acres that need to be designated for various land uses for five-year increments throughout the planning period. As shown, a total of 54 acres are needed to accommodate residential growth over the next 20 years, 14 acres for commercial and 32 for industrial. Obviously, these projections are useful

only as a guide and not a final determinant of the actual number of acres allocated in each of the categories.

Alternative Development Concepts

As part of the effort to prepare a future land use plan, conceptual development plans were prepared. In all, three concepts were prepared and reviewed and are included as Appendix E. These development plans consisted of discrete development areas that varied in terms of use, size, configuration, location, and relative location to other development areas.

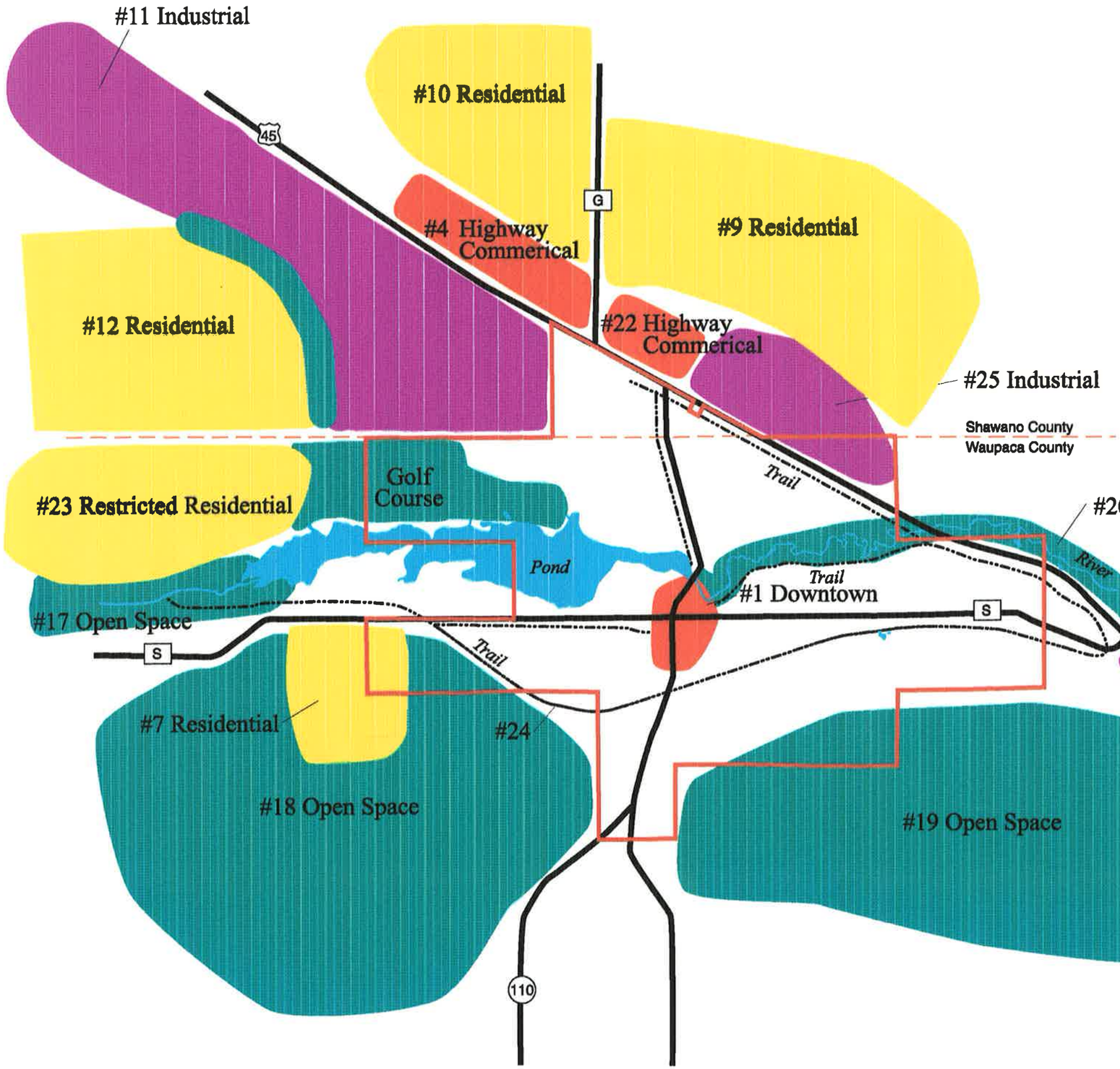
In preparing the conceptual development plans, the following guidelines, along with the goals and objectives of this Plan, were used to delineate the various development areas:

- minimize the amount of land taken out of agricultural production;
- avoid environmentally sensitive land such as woodlots, steep slopes, important wildlife resources, and floodplains;
- locate new development in areas with public facilities or in areas that represent a logical extension of those facilities;
- create a logical development pattern to avoid sprawl and leap-frog development;
- avoid or minimize land use conflicts;
- support existing tax increment financing districts; and
- support existing downtown businesses.

Each of the concept plans had unique differences and relative advantages and disadvantages when compared with the others. From these development concepts, a final development concept was prepared that best matches the goals and objectives of this Plan and is included in Map J-4. Each of the development areas is described in Exhibit J-2 along with a comparative analysis of advantages and disadvantages of each.

Comprehensive Plan 2020
City of Marion
March 4, 2001

Map J-4 Selected Development Concept



Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

- City Limits
- County Line
- Residential
- Commercial/Downtown
- Industry
- Open Space

Note: The member of each development area corresponds to Exhibit I-2.

Data Sources:

Base map data provided by Shawano and Waupaca Counties.

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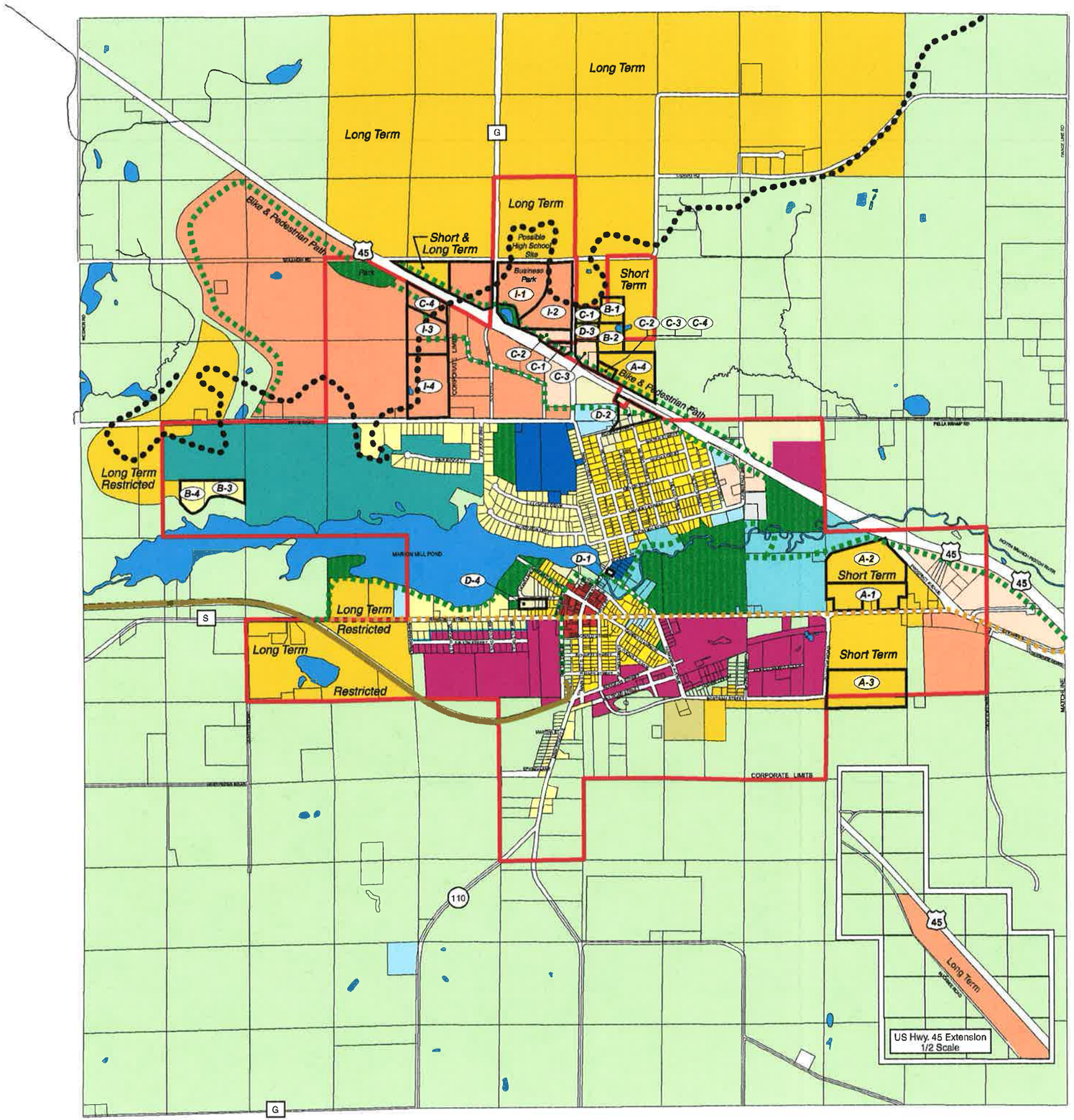


Comprehensive Plan 2020
City of Marion
Adopted: September 26, 2001

Map J-5 Future Land Use Plan: 2000 - 2020

N

Map Features

- Surface Water
- Rivers, creeks, streams
- Parcels
- City of Marion

Map Legend

- Single-Family Residential
- Single & Two-Family Residential
- Single-Family Short & LongTerm Residential
- Multi-Family Residential
- Mobile Home
- Industrial
- Downtown
- Business Park
- Highway Commercial
- Education Services
- Government Services
- Other Public & Semipublic Services
- Utilities
- Parks
- Golf Course
- Parks & Open Space
- Open Space
- Open Space Trails
- Bike Path
- Bike Route
- Approximate extent of current water system
- Buffer Zone

20-year growth in 5-year increments

Housing Type	Average Parcel Size (sq. ft.)	2000-2005 Acres	2000-2005 Map ID	2005-2010 Acres	2005-2010 Map ID	2010-2015 Acres	2010-2015 Map ID	2015-2020 Acres	2015-2020 Map ID	TOTAL
Single-Family	8700	10.8	A-1	17.3	A-2	13.1	A-3	11.3	A-4	52.5
Single-Family	9900	3.5	B-1	3.8	B-2	4.0	B-3	4.0	B-4	15.3
Duplexes	6200	3.9	C-1	4.2	C-2	3.9	C-3	5.9	C-4	17.9
Multi-Family	4300	0.2	D-1	4.8	D-2	3.0	D-3	1.3	D-4	9.3
Total Acres		18.4		30.1		24		22.5		95

Data Sources:

Base map data provided by Shawano and Waupaca Counties.

Mid-America Planning Services, Inc.
Madison, Wisconsin

Exhibit J-2. Comparative Analysis of Development Areas for Selected Development Concept

Area Number	General Land Use Category	Advantages	Disadvantages
1	Downtown	• Located at junction of major arterials and near the pond. • The traditional center of commerce. • All infrastructure is constructed. • Home of small businesses, post office, city hall, fire and ambulance stations and high school ed.	• Many buildings are blighted, parcels are small, and there is not much room for expansion. • The current commercial market is attracting business out to Highway 45. • Ownership of several of the stores is nearing retirement age resulting in the possibility of the stores ceasing operation.
4	Highway Commercial	• Large significant area. • Good visibility to Highway 45. • Near the developing business park. • A significant business in place.	• Need to provide a frontage road. • Requires annexation and extension of utilities across the highway. • Is separated by the Highway 45 corridor.
7	Residential	• Suitable soils and land suitable for residential development. • Somewhat secluded location.	• Relatively small area. • Would require annexation and extension of utilities.
9	Residential	• Suitable soils and land suitable for residential development. • In the area of future commercial and industrial development. • Good access from Highway 45.	• Not adjacent to current City limits and utilities. • Would require annexation and extension of utilities.
10	Residential	• Suitable soils and land suitable for residential development. • In the area of future commercial and industrial development. • Good access from Highway 45. • Aesthetically suitable for residential development.	• Not adjacent to current City limits and utilities. • Would require annexation and extension of utilities.
11	Industrial	• Includes the current Business/Industrial Park. • Good highway access and visibility to Highway 45. • Adjacent to utilities.	• Requires annexation.
17	Open Space	• It would help to maintain the quality of water entering the pond. • Contains natural wetland areas as identified by DNR.	• None.
18	Open Space	• An area difficult to serve with utilities. • An area separated from the City by natural areas. • An area not currently involved in new growth. • Contains natural wetland areas as identified by DNR.	• Some parcels suitable for development.
19	Open Space	• An area very difficult to serve with utilities. • The naturally vegetated hill provides much of the scenic desirability to the City.	• May be difficult to counter the strong desire by people to build houses on top of hills.
20	Open Space	• An area difficult to serve with utilities. • Some of the land is on the flood plain. • Potential public uses such as trails and campgrounds.	• None

Continued on next page

Exhibit J-2. Continued.

22	Highway Commercial	• Much of it is within the City limits. • Some of it is currently served with utilities. • Some of the area is aesthetically suitable for residential • development. • Some residential development in the area.	• In an area of industrial and non-residential development. • Some of the development would require annexation and extension of utilities. • Could spoil some of the aesthetic view afforded to the balance of the community.
23	Restricted Residential	• The area is aesthetically suitable for residential development. • It is adjacent to the golf course.	• The development would require annexation and extension of utilities. • Could negatively impact the quality of the water entering the pond.
24	Trails	• Much of it is within the City limits. • Would serve the popular response to the survey questions. • Would show off in more detail the aesthetic quality of the City.	• None.
25	Industrial	• Highway access and visibility to Highway 45. • Part of it is within the City. • Utilities cross Highway 45	• Some residents currently in the area. • Need to provide a frontage road.
26	Industrial	• Highway access and visibility to Highway 45.	• Would require annexation and extension of utilities. • Long and relatively narrow.

Compiled by: Mid-America Planning Services, Inc.

Notes: [1] Refer to Map J-4, which shows the location of the different areas.

Future Land Use Plan

The future land use plan (Map J-5) shows growth for residential at 4 different densities, downtown revitalization and expansion, highway commercial, and business and industrial park development. It also shows additional park and open space lands. The areas of growth are designated in 5-year increments for the next 20 years. Additional growth areas are also identified for long-term growth beyond the first 20 years.

Goals, Objectives, Policies, and Recommendations

The goals, objectives, policies, and recommendations for this element are found in Chapter B.

IMPLEMENTATION ELEMENT

Objective of Element

This element is intended to bring the many pieces together and outline the steps needed to implement this Plan. Next, the ways in which the different elements of the plan are consistent with and support the other elements are described. Finally, the process and requirements for amending this Plan are described.

Exhibit K-1. Basic Objectives of the Implementation Element

- Describe what actions will be needed to implement the goals, objectives, plans, and programs identified in this Plan.
- Describe how this Plan is internally consistent.
- Describe how citizens and governmental leaders alike can measure the community's progress in achieving the intent of this Plan.
- Identify the process and requirements for amending this Plan.

Plan Implementation

Implementation of this Plan is one of the last things to be done to ensure that the blueprint for community development can be achieved. Without implementation, a plan is worth little. It is implemented on a number of fronts, ranging from administrative changes, to adoption of new land development regulations, to revision of existing ones, to developing entirely new functions for the City.

This section provides a listing of the specific actions that the City will need to take. The action items are grouped into general categories for organizational purposes (Exhibit K-2). Given the constraints of time and resources, this Plan is to be implemented over a number of years. Some activities are easily accomplished in a short period of time and others are not. Some require urgent action, while others are less urgent. For these reasons, completion dates are included where applicable to help prioritize resources and personnel. However, to be consistent with state statute (§ 66.1001(3)), all ordinances, plans, and regulations that relate to land use shall be consistent with this Plan beginning on January 1, 2010.

The City Council and Plan Commission should review this section at least once every year and update it as necessary. This structured review will help to identify items that have been completed and help to devise an annual work plan for the Plan Commission and community members.

Exhibit K-2. Implementation Schedule

Timing	Primary Responsibility	Description
General		
▪ Upon Adoption	City Staff	Send a copy of the adopted Plan and adopting ordinance to the following: East Central Wisconsin Regional Planning Commission, Waupaca County Planning Department, and the Shawano County Planning Department.
▪ Upon Adoption	City Staff	Consistent with state law (§66.1001 (4)(c) Wis. Stats.), send a copy of the adopted Plan and adopting ordinance to the Marion Public Library so that it can be included in the Library's collection for public review.

Continued on next page.

Exhibit K-2. Implementation Schedule (continued)

Timing	Primary Responsibility	Description
▪ Upon Adoption	City Staff	Consistent with state law (§66.1001 (4)(c) Wis. Stats.), send a copy of the adopted Plan and adopting ordinance to the clerk for the following Towns: Dupont, Grant, Pella, and Larrabee.
▪ Annually	City Council	Prepare a six-year capital improvement program each year that will be adopted as part of the overall budget.
▪ Annually	City Council	Apply for Smart Growth dividends as appropriate. (The first applications will be accepted during 2002.)
▪ Annually	Plan Commission	Prepare and submit a report (preferably written) to the City Council concerning the progress that has been made towards implementing the Plan.
▪ Annually	City Council	Include "Implementation of the Comprehensive Plan" on the Council's agenda at least once a year to review the Plan Commission's report and take other action as necessary.
▪ Ongoing	City Council	Include "Implementation of the Comprehensive Plan" on the Council's monthly agenda.
▪ Ongoing	City Staff	Incorporate general information about the Comprehensive Plan and efforts to implement it in newsletters that the City may send to residents.
▪ Ongoing	City Council	Issue press releases to the local media describing the status of implementing the Plan.
▪ 2001	Service Clubs	Request the Service Clubs to jointly work on designing and paying for the installation of dramatic entrance markers.
▪ 2001	City Council	Create a foundation to accept donations to help fund special projects undertaken in the City.
▪ 2001	City Council and Service Clubs	Organize the First Annual Day of Pride. It could be the summer event held in the park or a winter event held in the high school.
▪ 2001	City Staff	Prepare a one or two page description of the City's Comprehensive Plan and make it available to the public at City Hall.
▪ 2001	City Council	First, request the high school to have students develop a motto, a theme and a logo. Second, hire a consultant to review and modify if necessary the recommendations.
▪ 2002	City Staff	Create a website for a broad audience including: residents, developers, business people, and adjoining jurisdictions.
▪ 2001	Plan Commission and City Council	Hold a public hearing and then adopt resolution implementing the review of ETJ land divisions.
▪ 2001	City Staff	Create a periodic newsletter to be mailed to residents containing information about local events and administrative items.
▪ 2001	Plan Commission and City Council	Revise official map and adopt for the City and the ETJ area.
▪ 2001	City Council	Conduct Plan Commission and City Council meetings on cable TV.
▪ 2002	City Staff	Investigate installing a lighted aeration fountation in the pond.
Housing		
▪ Annually	City Staff	Continue the use of Community Development Block Grants (CDBG) funds to help finance housing rehabilitation and apply for grants when appropriate. (Application information is available generally in June and are due generally in October.)
▪ Ongoing	City Council	Setup a process to administer the City's Housing Rehabilitation Revolving Loan Fund program.

Continued on next page.

Exhibit K-2. Implementation Schedule (continued)

Timing	Primary Responsibility	Description
▪ 2002	City Council	Seek HCRI HOME funds to create additional LMI housing.
▪ 2002	City Council	Investigate applying for another CDBG Housing Grant.
▪ 2002	Plan Commission	Update the Housing Element based on results of the 2000 Census of Population and Housing. (Data from the Census is released as it is compiled and should be available by the fall of 2001.)
▪ 2003	Plan Commission and City Council	Investigate and adopt an Existing Housing Code.
▪ 2003	Plan Commission and City Council	Develop and adopt a site review ordinance.
Transportation		
▪ Annually	City Staff	Prepare a road surface management inventory based on the PASER System each year and use the findings to help prioritize capital expenditures for road improvement projects.
▪ 2003	City Council	Adopt a sidewalk improvement program and appropriate polices to bring sidewalks up to standard.
▪ Annually	City Council	Send a letter to the Department of Transportation District Office to offer support for various road projects in the area that will benefit Marion.
Utilities and Community Facilities		
▪ Annually	City Staff	Investigate the use of CDBG funds to help finance public infrastructure and apply for grants when appropriate.
▪ Annually	City Staff and City Council and Plan Commission	Work to extend the system of pedestrian and bicycle trails as outlined in this Plan with the financial assistance of the DNR.
▪ 2002	City Council	Plan for and authorize funding for community entrance makers.
▪ 2002	City Council	Plan for and authorize funding to establish a system of directional signs.
▪ 2005	City Council	Plan for and authorize funding to expand or develop a new or expanded City Hall.
▪ 2002	City Council	Plan for and authorize funding to expand or develop a new EMS facility to accommodate a second EMS unit.
▪ 2001	Plan Commission	Complete a comprehensive review of existing development fees to ensure that developers are paying their fair share of the costs necessary to accommodate new growth and that conversely the fees are fair and equitable.
▪ 2010	City Council	Authorize funding to purchase open space and parkland.
▪ 2001	City Council	Create a citizen involvement program to enlist residents in designing the pedestrian and bicycle trails as outlined in this Plan.
▪ 2001-2005	City Council	Extend utilities to east edge of TIF #3 on Ramsdell Street.
▪ Ongoing	City Council	Authorize funding to extend water mains within the City limits.
▪ 2002	City Council	Apply for a Public Facilities Grant to replace leaking sewer mains.
▪ Ongoing	City Council	Authorize funding to extend sewer lines within the City limits.
Agricultural Resources		
None		
Natural Resources		
▪ 2005	City Council	Establish a land trust to acquire uplands to preserve the scenic view and the watershed of the pond.

Continued on next page.

Exhibit K-2. Implementation Schedule (continued)

Timing	Primary Responsibility	Description
▪ 2005	Plan Commission	Develop and implement a well-head protection program to protect selected well head areas from contamination.
▪ 2006-2020	Plan Commission and City Council	Purchase open space along the North Fork of the Pigeon River and the Mill Pond.
▪ 2007	Plan Commission and City Council	Develop a campground along the river near the ballpark.
Cultural Resources		
▪ 2004	Plan Commission	Prepare an up-to-date inventory of historic resources using the State Historical Society's Architectural Historic Inventory (AHI) as a basis and send the results to SHS so they can update their records.
▪ 2005	Plan Commission	Consider implementing an ordinance to encourage preservation of historic resources. This should only be initiated if the inventory indicates the presence of historic resources meriting some level of protection.
▪ 2002	City Council	Adopt an ordinance to protect important archaeological sites and burial sites.
▪ 2001	Library Board	Complete the remodeling for the new library.
Economic Development		
▪ Annually	City Staff	Investigate the use of Community Development Block CDBG funds to help foster economic development and apply for grants when appropriate.
▪ Annually	City Council	Review the status of the existing tax increment financing (TIF) districts.
▪ Annually	City Council	Investigate the establishment of new tax increment financing (TIF) districts as state law allows.
▪ Annually	City Council and Economic Development Corporation	Visit the major employers in the City.
▪ 2002	City Council	Plan for and develop a new business park. Seek grants to assist with financing.
▪ 2002	City Council	Amend TIF District #2.
▪ 2002	City Council	Initiate a business recognition program to annually recognize the contributions of one business within the community.
▪ Ongoing	City Staff	Provide information to the Waupaca County Economic Development Corporation that promotes economic development in the City.
▪ 2001	City Council	Create an "Economic Development Committee" of the City Council to support economic development and to periodically meet with City businesses individually or collectively.
▪ 2002	City Council and Economic Development Corporation	Investigate the feasibility of establishing a business incubator. Seek a grant to assist with financing.
▪ Ongoing	City Council	Provide incentives to new or expanding businesses when warranted and as funds allow.
▪ 2001	City Council	Convene a meeting of downtown business and landowners to prepare a detailed strategic plan for the area.
Intergovernmental Cooperation		
▪ Upon Adoption	City Council	Send a letter to the School District inviting a school representative to annually present a short report to the Council; concerning issues important to the School District.

Continued on next page.

Exhibit K-2. Implementation Schedule (continued)

	Timing	Primary Responsibility	Description
▪	Upon Adoption	City Council	Send a letter to the adjoining Towns of Grant and Dupont that requests that they notify the City of proposed subdivisions or zone changes within 1½ miles of the City boundary.
▪	2002	City Council	Work with the adjacent Towns of Grant, Dupont, and Larrabee to develop an intergovernmental agreement outlining future growth areas for the City.
▪	2001	City Council	Convene a meeting that includes a representative from each of the community groups to develop a coordinated schedule of community events that includes at a minimum one summer event and one winter event.
Land Use / Community Character			
▪	2001	City Council	Revise the existing zoning ordinance to implement and reflect the spirit and intent of this Plan.
▪	2001	City Council	Revise the existing land division ordinance to implement and reflect the spirit and intent of this Plan.
▪	2001	City Council	Revise the existing sign regulations to implement and reflect the spirit and intent of this Plan.
▪	2001	City Council	Develop an Official Map consistent with state law (§62.23 (6)) that shows the location of various public facilities to be constructed in the coming years.
▪	2002	City Council	Establish a Community Development Authority.
▪	2004	City Council	Review the appropriateness of developing regulations to allow for and encourage traditional neighborhood development.
▪	2004	City Council	Review the appropriateness of developing regulations to allow for and encourage conservation subdivisions where a portion of the project is reserved for conservation purposes into perpetuity.
▪	2001	City Council	Initiate a meeting of downtown property owners to promote the formation of a business improvement district (BID).
▪	2001	City Council	Revise residential street standards to allow narrower streets to create a more pedestrian friendly atmosphere, enhance safety, reduce infrastructure costs, reduce the amount of impervious surface, and promote efficient land utilization.
▪	2001	City Council	Adopt design standards for duplex and multi-family residential projects.
▪	2001	City Council	Adopt building codes.
▪	2001	City Staff	Enforce building codes.
▪	2003-2010	City Council	Assist Marion Plywood to expand by vacating streets and seeking grants to extend Bantram Street. If completed by September 2005, costs would be TIF #3 eligible.
▪	Ongoing	City Council	Consult this Plan when reviewing annexation proposals.
▪	Ongoing	City Council	Consult this Plan when reviewing rezoning requests.
▪	Ongoing	City Council	Consult this Plan when reviewing subdivision proposals.

Internal Consistency

When drafting a comprehensive Plan for a community, the possibility exists that the individual pieces of the plan may not support other elements to the extent they should or, in the worst case, contradict other elements.

As envisioned and crafted, the elements of this Plan fit together into a cohesive direction for future decision making in the City. The real danger comes in when amendments are made in the coming years to address a particular issue without regard to the rest of the Plan.

One of the major determinants of this Plan is the population projections. The population projections were developed fairly early in the process and were used throughout this Plan in the following areas: in projecting the number of housing units that will be added during the next 20 years, in projecting how much land to allocate for different land uses, and in assessing the adequacy of transportation systems, utilities, and community facilities.

Plan Monitoring

Monitoring of the adopted plan is another important ingredient for a successful planning process. Without a regular and objective evaluation, the adopted goals and objectives soon lose their weight and the plan becomes irrelevant as conditions change. Within two years of adoption, the Plan Commission should review this Plan. Following that initial review, the Commission should annually conduct a review.

The purpose of these reviews is to update population projections, if necessary, and to identify those objectives that have been accomplished and those that are effective, ineffective, or causing unintended results. Those objectives that are ineffective or are causing unintended negative results should be deleted or changed to produce the desired result. In addition, the review should include a critique of efforts to implement the action items outlined in the Implementation Element.

If monitoring shows that the Plan contains the best available data and reflects the desired direction of the community, then it will not be necessary to initiate the amendment process. If the review shows that changes should be made, the amendment process would then be initiated. Only by monitoring this Plan can citizens and governmental leaders alike measure the community's progress in achieving the intent of this Plan.

Plan Amendments

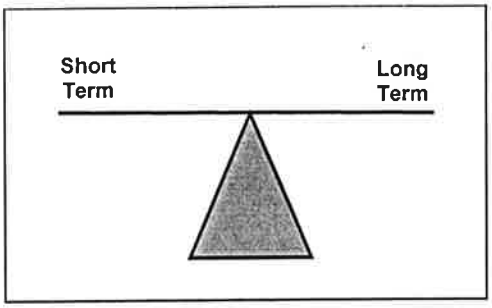
As a result of the monitoring process, the Plan should be amended in the future to incorporate new information and to address new challenges and opportunities facing the community[1]. It is envisioned that minor amendments be made as needed, but not too often that this plan simply reflects what we may want today with little thought for the coming years. The struggle is to keep the plan focused with a long-term view and current to address new ideas and opportunities. All amendments must be made consistent with state statutes.

It is recommended that amendments should be done no more than twice a year. Proposals for amendments can come from residents of the Marion, from the Plan Commission, and from the City Council.

Although state statutes (§66.1001(2)(I)) require that this Plan be updated no less than once every 10 years, it is recommended that the Plan Commission undertake a major review at least once every 5 years.

Rather than doing a complete revision all at one time, the Commission could revise one or two elements at a time on a regular cycle. In this way the costs to the City could be spread out over a number of years rather than concentrated into a single budget cycle. Further, this type of approach will keep the purpose of this Plan in the forefront of everyone's mind. However, if this type of amendment cycle is used, it is imperative that the whole Plan remains internally consistent as changes are made to selected elements.

Exhibit K-3. Amendments Should Keep the Plan Current While Maintaining the Long-Term Perspective



Goals, Objectives, Policies, and Recommendations

The goals, objectives, policies, and recommendations for this element are found in Chapter B

[1] The City Clerk has a computer file of this document and can be used as a basis for future amendments.

GENERAL PROVISIONS

PART 1. GENERALLY

Section 1-1. Authority.

This Plan is enacted pursuant to and consistent with §66.0295 Wisconsin Statutes.

Section 1-2. Applicability.

(a) *Jurisdictional Area.* The provisions of this Plan shall be applicable in the following geographic areas:

(1) Throughout the city of Marion, Wisconsin, the boundary of which may change over time through annexation or detachment and

(2) Throughout the extraterritorial area that extends 1½ miles from the City, the boundary of which may change over time through annexation or detachment.

(b) *Conformance with Plan After January 1, 2010.* After January 1, 2010, all programs and actions adopted by the City that affect land use shall be consistent with this Plan.

(c) *Use of Plan Prior to January 1, 2010.* Between the effective date of this Plan and January 1, 2010, all land use regulations that may be adopted or amended should be consistent with this Plan. In all other areas, this Plan may be used for guidance.

Section 1-3. Repeal of Prior Comprehensive Plan.

Any and all comprehensive plans previously adopted prior to the effective date of this Plan are hereby repealed.

Section 1-4. Abrogation.

This Plan does not repeal, abrogate, or interfere with any existing easements, covenants, encumbrances, or deed restrictions duly recorded in the public records.

Section 1-5. Severability.

If a court of competent jurisdiction determines that a section, subsection, paragraph, sentence, clause, or phrase in this Plan is unconstitutional or otherwise invalid, the validity of the remaining portions shall continue in full force and effect.

Section 1-6. Effective Date.

This Plan shall be effective upon adoption.

Section 1-7. Development Expectations.

As outlined in Part 3, this Plan is subject to amendment and revision including the Future Land Use Map. As such, no special development rights are conferred upon any property by any designation or inclusion on the Future Land Use Map.

PART 2. INTERPRETATION

Section 2-1. Interpretation of Boundaries of Future Land Use Districts.

(a) *Boundary Line Interpretations.* Interpretations regarding future land use district boundaries and designations shall be made in accordance with the following rules:

(1) *Political Boundaries.* District boundaries shown as following, or approximately following, any political boundary shall be construed as following such line.

(2) *Property Lines.* District boundaries shown as following, or approximately following, any property line shall be construed as following such line.

(3) *Section Lines.* District boundaries shown as following, or approximately following a section line, quarter-section line, or quarter-quarter section line shall be construed as following such line.

(4) *Centerlines.* District boundaries shown as following, or approximately following, any stream, creek, easement, railroad, alley, road, street, highway or similar feature shall be construed as following the centerline of such feature.

(5) *Natural Boundaries.* District boundaries shown as following, or approximately following, any natural feature such as a lake, pond, wetland, woodlot edge, floodplain, or topographical features such as watershed boundaries shall be construed as following such natural feature as verified by field inspection when necessary.

(6) *Other.* In instances where a district boundary does not follow one of the lines

or features listed above, the line shall be as drawn as provided for in subsection b.

(b) *Division of Parcels.* Where one or more district boundary line divides a parcel into two (2) or more areas, the following interpretation of the boundary and designation shall apply:

(1) *Parcels of 2 Acres or Less.* For parcels of two (2) acres or less, the designation of the largest area of the lot shall apply to the entire lot.

(2) *Parcels Larger than 2 Acres.* For parcels larger than two (2) acres, the parcel shall be divided as depicted by the boundary.

Section 2-2. Interpretation of Goals, Objectives, and Policies.

(a) Recognizing that some of the goals, objectives and policies may advance or serve competing interests in varying degrees, this Plan shall be interpreted so as to promote the public interest to the greatest extent.

(b) In the construction of goals, objectives, and policies, the following shall be observed, unless such construction would be inconsistent with the text or with the manifest intent of the Comprehensive Plan:

(1) *Singular and Plural Words.* Words in the singular include the plural and words in the plural include the singular.

(2) *Tense.* Words in the present tense include the past and future tense and the future tense includes the present tense.

(3) *Shall* or *Will.* The word "shall" or "will" is mandatory.

(4) *May* or *Should.* The word "may" or "should" is permissive.

(5) *Include.* The word "includes" or "including" shall not limit a term to the specific examples listed, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

Section 2-3. Responsibility for Interpretation.

In the event that any question arises concerning any provision or the application of any provision of this Plan, the Plan Commission shall be responsible for such interpretation and shall look to the overall intent of the Comprehensive Plan for guidance. The Commission shall provide such interpretation in writing upon request and keep a permanent record of said interpretations.

PART 3. AMENDMENT

Section 3-1. Initiation.

The following may submit an application for a Plan amendment:

(1) City Council,

(2) Plan Commission,

(3) any resident of the City,

(4) any person having title to land within the City,

(5) any person having a contractual interest in land to be affected by a proposed amendment, or

(6) an agent for any of the above.

Section 3-2. Burden of Proof.

The person that proposes an amendment to the Future Land Use Map shall have the burden of proof to show that the proposed amendment is in the public interest and internally consistent with the remainder of the Plan.

Section 3-3. Application and Review Procedure.

(a) *Submittal of Application.* The applicant shall submit a complete application to the City Clerk along with the application fee if any (See Sections 3-4 and 3-6).

(b) *Transmittal of Application to Plan Commission.* The City Clerk shall forward one (1) copy of the application to each member of the Plan Commission.

(c) *Preliminary Review.* The Plan Commission shall review the application at one of its regular or special meetings. No decision shall be made at this time.

(d) *Placement of Public Notice.* The City Clerk shall provide for appropriate public notice for the public hearing conducted by the Plan Commission.

(e) *Interdepartmental/Agency Review.* The City Clerk shall forward one (1) copy of the application to appropriate City personnel and local units of government that would be directly effected by the proposed amendment.

(f) *Plan Commission Hearing.* Allowing for proper public notice, the Plan Commission shall conduct a public hearing to review the application.

(g) *Plan Commission Recommendation.* The Plan Commission shall make a written recommendation to the City Council to either:

- deny the proposed amendment; or
- approve the proposed amendment, without revision; or
- approve the proposed amendment with revision(s) that it deems appropriate. Such revisions to the proposed amendment shall be limited in scope to those matters considered in the public hearing.

(h) *City Council Public Hearing.* The City Council shall hold a public hearing, allowing for proper public notice, to consider the proposed amendment.

(i) *Council Decision.* After reviewing the application and the Plan Commission's recommendation, the City Council shall make a decision to either:

- deny the proposed amendment; or
- approve the proposed amendment, without revision; or
- approve the amendment with revision(s) that it deems appropriate. Such revisions to the proposed amendment shall be limited in scope to those matters considered in the public hearing.

(j) *Notification of Decision.* Within five (5) days following the decision, the City Clerk shall mail the applicant, by regular U.S. mail, the original copy of the decision and notify the Plan Commission in writing of its decision (if it is not the applicant). If the proposed amendment is denied, the notification shall indicate the reasons for the denial. If the amendment is approved, an ordinance to that effect shall be adopted.

(k) *Update History of Adoption and Amendment.* The Plan Commission shall update the table entitled "History of Adoption and Amendment" found in Section II of this Plan.

Section 3-4. Application Content.

(a) *Landowner-Initiated Amendment to the Future Land Use Map.* An application submitted by a landowner to amend the Future Land Use Map shall include the following:

(1) a scaled drawing of the subject property,
(2) a legal description for each of the parcels in the subject property,
(3) a map of the existing land uses occurring on and around the subject property,
(4) a written description of the proposed change,
(5) a written statement outlining the reason(s) for the amendment, and
(6) other supporting information the applicant deems appropriate.

(b) *Other Amendments.* For all other types of amendments, the application shall include the following:

(1) a written description of the proposed change,
(2) a written statement outlining the reason(s) for the amendment, and
(3) other supporting information the applicant deems appropriate.

Section 3-5. Fees. Limitations on Amending the Comprehensive Plan.

(a) *Internal Consistency.* Amendments shall be made in such a way so as to preserve the internal consistency of the entire Plan.

(b) *Granting Special Privileges or Placing Limitations, Not Permitted.* No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.

Section 3-6. Fees.

(a) *Landowner-Initiated Amendments.* For all amendments to the Future Land Use Map that are initiated by the owner or another person having a contractual interest in land to be affected by the proposed amendment, an application fee of $300, shall be submitted at the time of application.

(b) *Other Amendments.* For all other types of amendments, no application fee shall be assessed.

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B – Issues and Opportunities Element

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C – Housing Element

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F - Agricultural, Natural, Cultural Resources Element

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Wisconsin Architecture and History Inventory. The State Historical Society of Wisconsin. http://www.shsw.wisc.edu/ahi/

I – Land Use Element

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Appendix A

Smart Growth -- Local Comprehensive Planning Goals[1]

a. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.

b. Encouragement of neighborhood designs that support a range of transportation choices.

c. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.

d. Protection of economically productive areas, including farmland and forests.

e. Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.

f. Preservation of cultural, historic, and archaeological sites.

g. Encouragement of coordination and cooperation among nearby units of government

h. Building of community identity by revitalizing main streets and enforcing design standards.

i. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.

j. Providing adequate infrastructure and public services and an adequate supply of. developable land to meet existing and future market demand for residential, commercial, and industrial uses.

k. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.

l. Balancing individual property rights with community interests and goals.

m. Planning and development of land uses that create or preserve varied and unique urban and rural communities.

n. Providing an integrated, efficient and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

[1] These goals were taken from state statutes (§16.965 (4b) and §1.13 (2))

Appendix B

PUBLIC PARTICIPATION PLAN
Comprehensive Plan
City of Marion

Purpose

In order for the Comprehensive Plan to operate effectively and according to the law and to address the needs of the citizens of the city of Marion, the residents must be kept informed and provided an opportunity to participate in the planning process. Further, public participation will be used to collect data and opinions that can be obtained in no other way. Written comments from the residents included on the survey will be passed on to the council and plan commission members. The information received will be used to determine the needs of the City and develop community goals.

Public Participation Efforts

1. Community-Wide Survey
2. Interviews
3. Meeting notices by public access TV and official meeting notifications.
4. Workshops
5. Conduct Public Planning Meetings
6. Public Hearing
7. Receive and respond to written requests

Methodology

- Conduct a City-Wide survey of residents at each dwelling. The survey will collect data and opinions from the residents concerning direction and types of growth, housing conditions, and need for economic development.

- Hold 15 one-hour interviews with officials and interested citizens in the City.

- Display notices of planning meetings on City cable TV plus the usual City meeting notices.

- Conduct the monthly planning meetings open to the public and invite participation by the public. Provide the public participants with the same information including the handouts as provided to the council and plan commission members.

- Hold 2 workshops with citizen participation to identify problems and potentials in the City.

- Hold at least one public hearing as described in the plan.

- The official notice of hearings will be by public notice in the official newspaper with a class one notice at least 30 days preceding the hearing. In addition, the public notice shall be posted at the City Hall, 217 Main St., Marion, WI. These notices will include time, place and date of hearing, as well as a summary of the proposed Comprehensive Plan or amendment to such plan. Name of City an employee who may provide additional information regarding the proposed Comprehensive Plan ordinance and information relating to where and when the proposed Comprehensive Plan or amendment to such will be passed. How a copy of the plan or amendment to such plan may be inspected before the hearing and how a copy of the plan or amendment may be obtained will also be provided.

- Citizens may submit written comments or questions on the Comprehensive Plan to the City Clerk at City Hall, 217 Main St, Marion, WI. The City will respond in writing to those comments or questions if requested to do so.

As adopted by the City Council.

Appendix C

Community Survey

Important Survey Dates:
Initial mailing: July 1999
Second mailing: August 1999
Final tabulation: September 1999

Surveys mailed: 514
Surveys returned: 397
Response rate: 77.2 percent

Survey results were compiled in total and by a number of sub-groups. Results included here include total and for the following sub-groups:

- Low- and moderate-income (LMI) households (68.5 percent of the total)
- Respondents 62 and over

Other tabulations are available in the City Clerk's office. Written answers or comments were recorded as written. Written answers or comments were not tabulated by sub-group.

City of Marion Total Results

Housing and Neighborhood Revitalization Survey - 1999

The City of Marion is conducting a survey of citizens to obtain needed information about housing and public facilities conditions in this neighborhood. This information will be used in the Comprehensive Plan now in process and may be used to apply for more grants. Your assistance in this matter would be greatly appreciated. Your participation in this survey is voluntary.

This survey is completely confidential. Only our consultant will view these answers.

Please complete and return this survey by July 29, 1999.

Background Questions

1. Do you own or rent your dwelling unit?
❑ Own ❑ Rent
303 **94**

2. Approximately when was your house/building built (Check one)
129 ❑1 Before 1940
39 ❑2 1940 – 1949
39 ❑3 1950 – 1959
85 ❑4 1960 – 1978
82 ❑5 After 1978

3. Do any of the following need major repair or replacement?
(Check all that apply)
33 ❑1 Heating ❑6 Plumbing **27**
41 ❑2 Electrical ❑7 Siding **75**
74 ❑3 Roof ❑8 Water/Sewer Lateral **16**
105 ❑4 Doors/Windows
40 ❑5 Foundation/Structure
(including interior walls/floors/ceilings)

4. Are there people in this household who are physically handicapped?
❑ Yes ❑ No
42 **348**

5. If there is a physically handicapped person in your home, would you accept a 0% deferred payment loan to make it more accessible for that person?
❑ Yes ❑ No
List improvements needed:
40 **114**

6. Would you be willing to apply for a 0% deferred payment loan from the City to make needed repairs to your home?
❑ Yes ❑ No ❑ Don't Know
100 **91** **131**

PLEASE ANSWER THE FOLLOWING QUESTIONS ABOUT YOUR HOUSEHOLD

(These questions need to be answered for your survey to be counted.)

7. Are there any children under 6 years of age in your household?
❑ Yes ❑ No
44 **319**

8. Find your household size in the left-hand column. Indicate (on the same line as your household size) your TOTAL household income as being either BELOW, WITHIN or ABOVE the income range listed for your household size.

Family Size	Income Range	Below Range	Within Range	Above Range
1	15,550-24,850	❑1 **79**	❑9 40	❑17 **15**
2	17,750-28,400	❑2 **30**	❑10 **51**	❑18 **50**
3	20,000-31,950	❑3 **5**	❑11 **20**	❑19 **20**
4	22,200-35,500	❑4 **7**	❑12 **21**	❑20 **23**
5	24,000-38,350	❑5 **1**	❑13 **11**	❑21 **11**
6	25,750-41,200	❑6 **2**	❑14 **0**	❑22 **1**
7	27,550-44,050	❑7 **0**	❑15 **0**	❑23 **1**
8	29,300-46,900	❑8 **3**	❑16 **2**	❑24 **4**

9. *Please check the number of people living in your dwelling unit:*

❑ 1	❑ 2	❑ 3	❑ 4	❑ 5	❑ 6	❑ 7	❑ 8 or more
117	**151**	**45**	**48**	**24**	**3**	**1**	**6**

10. Is the head of household 62 years of age or over? ❑ YES (1) **185** ❑ NO (2) **210**

11. Are you: ❑ Male (1) **186** ❑ Female (2)? 201

12. Is the head of household female? ❑ YES (1) **127** ❑ NO (2) **248**

13. What is your age: ❑ 30 and below (1) **43** ❑ 31 - 45 (2) **79** ❑ 46 - 61 (3) **90** ❑ 62 and above (4)? **178**

About the City

14. Which of these do you consider to be problems in the City? (Check the five most important)

- ❑ Sewer Plant needs upgrading. **29**
- ❑ Declining Downtown Business. **257**
- ❑ Amount of existing City debt versus future needs. **19**
- ❑ Lack of Youth activities. **135**
- ❑ Industrial park is not adequate. **19**
- ❑ Need more manufacturing. **124**
- ❑ Lack of retail services-chain stores. **149**
- ❑ Increase in transient families. **31**
- ❑ Need new library. **141**
- ❑ Lack of higher paying jobs. **205**
- ❑ Lack of plans for subdivisions, parks, etc. **20**
- ❑ Need to deal with rundown or blighted buildings. **114**
- ❑ Need to improve water quality of the pond. **106**
- ❑ Need another well. **4**
- ❑ Need community involvement by all people. **103**
- ❑ Need more tourism. **33**
- ❑ Need more participation by young people in government, churches, etc. **101**
- ❑ Need more parking. **54**
- ❑ Need more communication between groups. **55**
- ❑ More affordable residential lots. **49**
- ❑ Storm sewers needed. **13**
- ❑ Need City beautification and directional signs. **45**
- ❑ No vacant industrial buildings. **4**

Growth and Development

15. Do you wish to see residential growth in and around the City?

❑ YES (1) **213** ❑ NO (2) **45** ❑ No opinion (3) **117**

If YES, where? (Check all that apply)

❑ North **57** ❑ South **35** ❑ East **29** ❑ West **23** ALL **44**

16. Which of the following types of housing do you feel the City currently needs and which does the City NOT need?

Single Family	❑ YES (1) **199**	❑ NO (2) **43**	Condominiums	❑ YES (1) **55**	❑ NO (2) **170**
Multi-family	❑ YES (1) **121**	❑ NO (2) **105**	Mobile Homes	❑ YES (1) **25**	❑ NO (2) **201**
Elderly Care Facility	❑ YES (1) **182**	❑ NO (2) **62**	High Cost	❑ YES (1) **29**	❑ NO (2) **186**
Elderly Housing	❑ YES (1) **190**	❑ NO (2) **57**	Moderate Cost	❑ YES (1) **212**	❑ NO (2) **31**
Nursing Home	❑ YES (1) **113**	❑ NO (2) **111**	Low Cost	❑ YES (1) **152**	❑ NO (2) **103**

17. Do you wish to see commercial growth in the City? ❑ YES (1) **279** ❑ NO (2) **18** ❑ No opinion (3) **69**

18. Do you wish to see industrial growth in the City? ❑ YES (1) **278** ❑ NO (2) **20** ❑ No opinion (3) **67**

19. Should the City promote economic development? ❑ YES (1) **244** ❑ NO (2) **23** ❑ No opinion (3) **83**

20. Should the City have another industrial park? ❑ YES (1) **77** ❑ NO (2) **153** ❑ No opinion (3) **122**

21. Should the City spend money to develop a new industrial park? ❑ YES (1) **83** ❑ NO (2) **153** ❑ No opinion (3) **122**

22. Should the City encourage private industrial development? ❑ YES (1) **250** ❑ NO (2) **24** ❑ No opinion (3) **80**

23. Should the City attempt to attract new industries? ❑ YES (1) **300** ❑ NO (2) **16** ❑ No opinion (3) **45**

24. Should the City assist local businesses to grow and expand? ❑ YES (1) **253** ❑ NO (2) **32** ❑ No opinion (3) **70**

25. ***Which of the following types of <u>commercial growth do you want and where?</u> For each commercial use indicated in the column on the left, check whether or not you want it, then check where it should be located. You may check more than one location for each type.***

Type of commercial use	Do you want it? (Check one)			Hwy 45	Downtown
Food and Grocery	❑ YES (1) **248**	❑ NO (2) **45**	❑ No opinion (3) **55**	❑ **81**	❑ **166**
Bakery	❑ YES (1) **209**	❑ NO (2) **41**	❑ No opinion (3) **83**	❑ **21**	❑ **178**
Pharmacy	❑ YES (1) **140**	❑ NO (2) **93**	❑ No opinion (3) **87**	❑ **15**	❑ **119**
Hardware Store	❑ YES (1) **138**	❑ NO (2) **84**	❑ No opinion (3) **92**	❑ **24**	❑ **114**
Furniture and home furnishings	❑ YES (1) **95**	❑ NO (2) **101**	❑ No opinion (3) **123**	❑ **43**	❑ **56**
Personal services such as beauty salons, Laundromats and dry cleaners	❑ YES (1) **132**	❑ NO (2) **111**	❑ No opinion (3) **88**	❑ **20**	❑ **97**
Professional services such as medical, legal or engineering services	❑ YES (1) **255**	❑ NO (2) **33**	❑ No opinion (3) **56**	❑ **57**	❑ **171**
General merchandising retail such as department stores and variety stores	❑ YES (1) **233**	❑ NO (2) **38**	❑ No opinion (3) **69**	❑ **109**	❑ **129**
Finance such as banks and credit unions	❑ YES (1) **118**	❑ NO (2) **134**	❑ No opinion (3) **80**	❑ **36**	❑ **92**
Insurance companies	❑ YES (1) **75**	❑ NO (2) **135**	❑ No opinion (3) **113**	❑ **12**	❑ **63**
Real estate agencies	❑ YES (1) **83**	❑ NO (2) **128**	❑ No opinion (3) **110**	❑ **24**	❑ **58**
Amusement or recreational activities	❑ YES (1) **204**	❑ NO (2) **37**	❑ No opinion (3) **83**	❑ **102**	❑ **97**
Repair services such as automotive repair, electronic repair or upholsterers	❑ YES (1) **192**	❑ NO (2) **59**	❑ No opinion (3) **79**	❑ **82**	❑ **110**
Apparel and accessories	❑ YES (1) **142**	❑ NO (2) **77**	❑ No opinion (3) **100**	❑ **51**	❑ **89**
Business services such as photocopy shops, employment services or equipment rental	❑ YES (1) **116**	❑ NO (2) **96**	❑ No opinion (3) **112**	❑ **60**	❑ **64**
Taverns	❑ YES (1) **47**	❑ NO (2) **208**	❑ No opinion (3) **73**	❑ **13**	❑ **34**
Restaurants	❑ YES (1) **185**	❑ NO (2) **81**	❑ No opinion (3) **65**	❑ **105**	❑ **104**
Motels	❑ YES (1) **186**	❑ NO (2) **72**	❑ No opinion (3) **68**	❑ **156**	❑ **20**
Bed and Breakfasts	❑ YES (1) **95**	❑ NO (2) **111**	❑ No opinion (3) **111**	❑ **45**	❑ **52**
Banquet Halls	❑ YES (1) **186**	❑ NO (2) **66**	❑ No opinion (3) **75**	❑ **143**	❑ **40**
Automotive parts and accessories	❑ YES (1) **126**	❑ NO (2) **102**	❑ No opinion (3) **103**	❑ **88**	❑ **42**

26. What percentage of your shopping would you estimate you do in Marion?

❑ 1% to 25% (1)	❑ 26% to 50% (2)	❑ 51% to 75% (3)	❑ 76% to 100% (4)	❑ None (5)
201	**88**	**54**	**37**	**5**

27. How often do you shop in Marion?

❑ 4 times per week (1) **75**
❑ 2-3 times per week (2) **133**
❑ 1 time per week (3) **180**
❑ Once per month (4) **13**
❑ Occasionally (5) **13**
❑ Never (6) **4**

28. How often do you shop in Clintonville, Shawano or New London?

❑ 4 times per week (1) **36**
❑ 2-3 times per week (2) **99**
❑ 1 time per week (3) **119**
❑ Once per month (4) **13**
❑ Occasionally (5) **80**
❑ Never (6) **4**

29. If you do not shop in Marion, what are your reasons for not doing so in order of priority 1 through 6 with 1 being highest?

	Quality	Price	Service	Selection	Convenience
1	**5**	**44**	**1**	**63**	**4**
2	**11**	**52**	**6**	**36**	**2**
3	**37**	**9**	**31**	**5**	**18**
4	**28**	**4**	**39**	**9**	**13**
5	**11**	**1**	**18**	**1**	**60**

30. Do you want to see shopping amenities improved in downtown Marion? ❑ YES **307** ❑ NO **34**
If yes, what? (check all that apply)

❑ More Parking (1) **100**
❑ Benches and Trees (2) **79**
❑ Central Shopping Theme (3) **58**
❑ Trash Receptacles (4) **38**
❑ More Stores (5) **246**
❑ Expanded Shopping Hours (6) **85**

31. Should the City work to improve the appearances of the entrances to the City? ❑ YES **227** ❑ NO **108**

32. Should the City work to improve appearances within the City? ❑ YES **260** ❑ NO **73**

33. Where do you primarily go for physician services and lab services? (Please check only one)

❑ Marion (1) **143**
❑ New London (2) **24**
❑ Shawano (3) **39**
❑ Marshfield (4) **5**
❑ Green Bay **0**
❑ Waupaca (6) **0**
❑ Manawa (7) **0**
❑ Clintonville (8) **123**
❑ Wausau (9) **4**
❑ Appleton (10) **15**
❑ Other (11) 4
❑ Not Applicable (12) **6**

34. Where do you primarily go for mental health services? (Please check only one)

❑ Marion(1) **26**
❑ New London (2) **5**
❑ Shawano (3) **14**
❑ Marshfield (4) **2**
❑ Green Bay (5) **0**
❑ Waupaca (6) 4
❑ Manawa(7) **4**
❑ Clintonville(8) **4**
❑ Wausau (9) **0**
❑ Appleton (10) **15**
❑ Other (11) **4**
❑ Not Applicable (12) **236**

35. Where do you primarily go for optometry services? (Please check only one)

❑ Marion (1) **2**
❑ New London (2) **13**
❑ Shawano (3) **17**
❑ Marshfield (4) **1**
❑ Green Bay (5) **13**
❑ Waupaca (6) **4**
❑ Manawa (7) **4**
❑ Clintonville (8) **4**
❑ Wausau (9) **7**
❑ Appleton (10) **103**
❑ Other (11) **11**
❑ Not Applicable (12) **23**

36. Where do you primarily go for dental services? (Please check only one)

❑ Marion (1) **182** ❑ New London (2) **5** ❑ Shawano (3) **23** ❑ Marshfield (4) **0** ❑ Green Bay (5) **7**
❑ Waupaca (6) **4** ❑ Manawa (7) **4** ❑ Clintonville (8) **72** ❑ Wausau (9) **1** ❑ Appleton (10) **24**
❑ Other (11) **44** ❑ Not Applicable (12) **16**

37. Where do you primarily go for chiropractic services? (Please check only one)

❑ Marion (1) **170** ❑ New London (2) **3** ❑ Shawano (3) **43** ❑ Marshfield (4) **0** ❑ Green Bay (5) **0**
❑ Waupaca (6) **0** ❑ Manawa (7) **0** ❑ Clintonville (8) **28** ❑ Wausau (9) **0** ❑ Appleton (10) **4**
❑ Other (11) **7** ❑ Not Applicable (12) **131**

Roads and Transportation

38. In your opinion, does the City of Marion need improvements at the following intersections?

West Garfield Ave. and North Main St.	❑ YES(1) **139**	❑ NO (2) **43**	❑ No opinion (3) **129**
Ramsdell St. and Main St.	❑ YES(1) **127**	❑ NO (2) **53**	❑ No opinion (3) **129**
Sherman St. and North Main St.	❑ YES(1) **114**	❑ NO (2) **61**	❑ No opinion (3) **135**

Other_____

In your opinion is there a need for streetlights at HWY 452 & CTH S?

❑ YES(1) **126** ❑ NO (2) **86** ❑ No opinion (3) **115**

Parks, Open Space and Recreation

40. Is there a **City** park near you? ❑ YES (1) **170** ❑ NO (2) **179** ❑ Don't know (3) **7**

41. Which of the following parks did you or members of your household visit during the past year? Check all that apply:

❑ Lions Point **314** ❑ Athletic Park **183**
❑ Cannon Park **95** ❑ S. Main St. Park **14**
❑ Wallace Park **158** ❑ Legion Park **28**

42. Approximately how often have you or members of your household visited these places within the past year?

❑ Not at all (1) **41** ❑ 1-5 times (2) **173** ❑ 6-10 times (3) **66** ❑ More than 10 times (4) **87**

43. If you think the City should make further commitments to its parks or recreation system, check the five most important items listed below that you think should be fixed, added, or expanded by the City.

❑ Indoor Swimming Pool **132**
❑ Outdoor Swimming Pool **76**
❑ Outdoor Ice Rink **72**
❑ Bike Trails **77**
❑ Outdoor Basketball Courts **23**
❑ Picnic Areas **60**
❑ Racquetball Courts **15**
❑ Baseball Diamonds **9**
❑ Skateboarding / Rollerblading Areas **42**
❑ Maintain Status Quo **29**
❑ No opinion **64**
❑ Band **15**
❑ Tennis Courts **15**
❑ Indoor Ice Rink **10**
❑ Nature Area **37**
❑ Indoor Basketball Courts **6**
❑ Softball Diamonds **11**
❑ Archery Range **36**
❑ Fitness Room **34**
❑ Playground Equipment **50**
❑ Book Reading Club **14**
❑ Other **4**
❑ Choir **14**
❑ Volleyball Courts **15**
❑ Sledding Hills **78**
❑ Dog Walking Parks **41**
❑ Walking Trails **89**
❑ Public Gardens **42**
❑ Soccer Field **14**
❑ Horseshoe Pits **9**
❑ Community Theater **46**
❑ Outdoor Concerts **55**

Employment

44. How many adult resident members of your family are employed full-time? (Employed includes family farm workers and self employed).

❑ 0 (0) ❑ 1 (1) ❑ 2 (2) **99** ❑ 3 (3) **13** ❑ 4 (4) **3** ❑ 5 or more (5) **1**

149 **103**

45. How many adult resident members of your family are unemployed because they are u nable to find a job?

❑ 0 (0) ❑ 1 (1) **10** ❑ 2 (2) **2** ❑ 3 (3) **0** ❑ 4 (4) **0** ❑ 5 or more (5) **0**

339

46. How many adult resident members of your family are employed part-time?

❑ 0 (0) ❑ 1 (1) **76** ❑ 2 (2) **9** ❑ 3 (3) **3** ❑ 4 (4) **0** ❑ 5 or more (5) **0**

284

47. What is the highest level of education reached by the wage earners in your household?

	Wage Earner 1	Wage Earner 2	Wage Earner 3
None/Did not finish high school	❑(1) **40**	❑(1) **15**	❑(1) **2**
High School Diploma	❑(2) **172**	❑(2) **105**	❑(2) **22**
GED	❑(3) **10**	❑(3) **5**	❑(3) **1**
Vocational or technical degree (2-year program)	❑(4) **50**	❑(4) **38**	❑(4) **2**
Bachelor's Degree	❑(5) **39**	❑(5) **26**	❑(5) **1**
Master's Degree	❑(6) **14**	❑(6) **3**	❑(6) **0**
Ph.D. or Other Professional Degree	❑(7) **5**	❑(7) **2**	❑(7) **0**

48. Below is a list of occupational categories. Which of these categories are wage earners in your household qualified to fill? (Check all that apply)

	Wage Earner 1	Wage Earner 2	Wage Earner 3
Professional or managerial	❑ **75**	❑ **51**	❑ **3**
Clerical	❑ **10**	❑ **32**	❑ **4**
Retail sales	❑ **12**	❑ **13**	❑ **1**
Commercial/industrial sales	❑ **10**	❑ **1**	❑ **3**
Skilled Trades	❑ **30**	❑ **6**	❑ **2**
Machine operators and assemblers	❑ **6**	❑ **14**	❑ **2**
Handlers, cleaners and laborers	❑ **9**	❑ **2**	❑ **5**
Tourism related jobs	❑ **3**	❑ **0**	❑ **0**
Medical positions	❑ **0**	❑ **9**	❑ **0**
Maintenance	❑ **5**	❑ **0**	❑ **0**
Personal Services, (e.g., day care, beautician)	❑ **1**	❑ **13**	❑ **0**
Transportation/Trucking	❑ **4**	❑ **1**	❑ **0**
Agribusiness or Agriculture	❑ **16**	❑ **1**	❑ **1**
Fabrication	❑ **7**	❑ **0**	❑ **1**
Other	❑ **29**	❑ **15**	❑ **3**

49. Of the wage earners described in Questions 31 and 32, please check which, if any, are unemployed because they are unable to find a job?

Wage Earner 1	Wage Earner 2	Wage Earner 3
❑ **1**	❑ **3**	❑ **1**

50. Where is (are) the adult wage earner(s) in your household employed?

❑ Self-employed, working ❑ At home but working for ❑ City of Marion **131** ❑ Towns of Dupont,

at home **27**

someone else **6**

Wyoming, Larrabee, Grant or Pella **18**

- ❑ Fox Valley metropolitan area **16**
- ❑ Elsewhere in Waupaca or Shawano Counties **28**
- ❑ Clintonville **62**
- ❑ New London **10**
- ❑ Not applicable **35**
- ❑ Shawano **15**
- ❑ Other **27**
- ❑ Retired **89**

51. Do you live in a:
    - ❑ single family home (1) **297**
    - ❑ two-family home (2) **20**
    - ❑ apartment (3) **50**
    - ❑ condo (4) **1**
    - ❑ retirement home (5) **2**
    - ❑ mobile home (6) **6**

Thank you for your time and cooperation. Please attach, write below or write on the reverse side any comments that you would like to add particularly suggestions for improving the City of Marion.

Thank you for your help!

Please attach any comments you may have concerning the City.

6/99-MAPS

City of Marion LMI

Housing and Neighborhood Revitalization Survey - 1999

The City of Marion is conducting a survey of citizens to obtain needed information about housing and public facilities conditions in this neighborhood. This information will be used in the Comprehensive Plan now in process and may be used to apply for more grants. Your assistance in this matter would be greatly appreciated. Your participation in this survey is voluntary.

This survey is completely confidential. Only our consultant will view these answers.

Please complete and return this survey by July 29, 1999.

Background Questions

1. Do you own or rent your dwelling unit?
❑ Own ❑ Rent
198 **75**

2. Approximately when was your house/building built (Check one)
93 ❑1 Before 1940
30 ❑2 1940 – 1949
25 ❑3 1950 – 1959
55 ❑4 1960 – 1978
52 ❑5 After 1978

3. Do any of the following need major repair or replacement?
(Check all that apply)
24 ❑1 Heating ❑6 Plumbing **21**
30 ❑2 Electrical ❑7 Siding **48**
53 ❑3 Roof ❑8 Water/Sewer Lateral **11**
72 ❑4 Doors/Windows
31 ❑5 Foundation/Structure (including interior walls/floors/ceilings)

4. Are there people in this household who are physically handicapped?
❑ Yes ❑ No
35 **230**

5. If there is a physically handicapped person in your home, would you accept a 0% deferred payment loan to make it more accessible for that person?
❑ Yes ❑ No
List improvements needed:
28 **90**

6. Would you be willing to apply for a 0% deferred payment loan from the City to make needed repairs to your home?
❑ Yes ❑ No ❑ Don't Know
57 **59** **95**

PLEASE ANSWER THE FOLLOWING QUESTIONS ABOUT YOUR HOUSEHOLD

(These questions need to be answered for your survey to be counted.)

7. Are there any children under 6 years of age in your household?
❑ Yes ❑ No
27 **215**

8. Find your household size in the left-hand column. Indicate (on the same line as your household size) your TOTAL household income as being either BELOW, WITHIN or ABOVE the income range listed for your household size.

Family Size	Income Range	Below Range	Within Range	Above Range
1	15,550-24,850	❑1 **79**	❑9 **40**	❑17
2	17,750-28,400	❑2 **30**	❑10 **51**	❑18
3	20,000-31,950	❑3 **5**	❑11 **20**	❑19
4	22,200-35,500	❑4 **7**	❑12 **21**	❑20
5	24,000-38,350	❑5 **1**	❑13 **11**	❑21
6	25,750-41,200	❑6 **2**	❑14 **0**	❑22
7	27,550-44,050	❑7 **0**	❑15 **0**	❑23
8	29,300-46,900	❑8 **3**	❑16 **2**	❑24

9. *Please check the number of people living in your dwelling unit:*

❑ 1	❑ 2	❑ 3	❑ 4	❑ 5	❑ 6	❑ 7	❑ 8 or more
101	**100**	**25**	**25**	**12**	**2**	**0**	**5**

10. Is the head of household 62 years of age or over? ❑ YES (1) **162** ❑ NO (2) **109**

11. Are you: ❑ Male (1) **115** ❑ Female (2)? **148**

12. Is the head of household female? ❑ YES (1) **107** ❑ NO (2) **148**

13. What is your age: ❑ 30 and below (1) **28** ❑ 31 - 45 (2) **41** ❑ 46 - 61 (3) **41** ❑ 62 and above (4)? **157**

About the City

14. Which of these do you consider to be problems in the City? (Check the five most important)

- ❑ Sewer Plant needs upgrading. **13**
- ❑ Declining Downtown Business. **170**
- ❑ Amount of existing City debt versus future needs. **10**
- ❑ Lack of Youth activities. **87**
- ❑ Industrial park is not adequate. **12**
- ❑ Need more manufacturing. **73**
- ❑ Lack of retail services-chain stores. **107**
- ❑ Increase in transient families. **13**
- ❑ Need new library. **89**
- ❑ Lack of higher paying jobs. **135**
- ❑ Lack of plans for subdivisions, parks, etc. **8**
- ❑ Need to deal with rundown or blighted buildings. **68**
- ❑ Need to improve water quality of the pond. **72**
- ❑ Need another well. **2**
- ❑ Need community involvement by all people. **68**
- ❑ Need more tourism. **22**
- ❑ Need more participation by young people in government, churches, etc. **69**
- ❑ Need more parking. **43**
- ❑ Need more communication between groups. **34**
- ❑ More affordable residential lots. **39**
- ❑ Storm sewers needed. **10**
- ❑ Need City beautification and directional signs. **28**
- ❑ No vacant industrial buildings. **2**

Growth and Development

15. Do you wish to see residential growth in and around the City?

❑ YES (1) **129** ❑ NO (2) **34** ❑ No opinion (3) **93**

If YES, where? (Check all that apply)

❑ North **37** ❑ South **27** ❑ East **17** ❑ West **12** ALL **19**

16. Which of the following types of housing do you feel the City currently needs and which does the City NOT need?

Single Family	❑ YES (1) **121**	❑ NO (2) **29**	Condominiums	❑ YES (1) **26**	❑ NO (2) **111**
Multi-family	❑ YES (1) **69**	❑ NO (2) **70**	Mobile Homes	❑ YES (1) **23**	❑ NO (2) **114**
Elderly Care Facility	❑ YES (1) **120**	❑ NO (2) **42**	High Cost	❑ YES (1) **12**	❑ NO (2) **119**
Elderly Housing	❑ YES (1) **124**	❑ NO (2) **40**	Moderate Cost	❑ YES (1) **123**	❑ NO (2) **25**
Nursing Home	❑ YES (1) **73**	❑ NO (2) **71**	Low Cost	❑ YES (1) **112**	❑ NO (2) **54**

17. Do you wish to see commercial growth in the City?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	171	**14**	**60**
18. Do you wish to see industrial growth in the City?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	171	**17**	**57**
19. Should the City promote economic development?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	141	**18**	**74**
20. Should the City have another industrial park?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	42	**104**	**87**
21. Should the City spend money to develop a new industrial park?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	46	**106**	**86**
22. Should the City encourage private industrial development?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	153	**19**	**65**
23. Should the City attempt to attract new industries?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	193	**13**	**38**
24. Should the City assist local businesses to grow and expand?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	158	**22**	**58**

25. ***Which of the following types of <u>commercial growth do you want and where?</u> For each commercial use indicated in the column on the left, check whether or not you want it, then check where it should be located. You may check more than one location for each type.***

Type of commercial use	Do you want it? (Check one)			Hwy 45	Downtown
Food and Grocery	❑ YES (1) **161**	❑ NO (2) **28**	❑ No opinion (3) **44**	❑ **36**	❑ **122**
Bakery	❑ YES (1) **141**	❑ NO (2) **21**	❑ No opinion (3) **61**	❑ **12**	❑ **124**
Pharmacy	❑ YES (1) **94**	❑ NO (2) **57**	❑ No opinion (3) **60**	❑ **8**	❑ **84**
Hardware Store	❑ YES (1) **89**	❑ NO (2) **54**	❑ No opinion (3) **65**	❑ **11**	❑ **78**
Furniture and home furnishings	❑ YES (1) **57**	❑ NO (2) **57**	❑ No opinion (3) **97**	❑ **22**	❑ **37**
Personal services such as beauty salons, Laundromats and dry cleaners	❑ YES (1) **88**	❑ NO (2) **69**	❑ No opinion (3) **62**	❑ **15**	❑ **65**
Professional services such as medical, legal or engineering services	❑ YES (1) **164**	❑ NO (2) **23**	❑ No opinion (3) **42**	❑ **30**	❑ **115**
General merchandising retail such as department stores and variety stores	❑ YES (1) **153**	❑ NO (2) **22**	❑ No opinion (3) **55**	❑ **57**	❑ **90**
Finance such as banks and credit unions	❑ YES (1) **77**	❑ NO (2) **83**	❑ No opinion (3) **61**	❑ **21**	❑ **65**
Insurance companies	❑ YES (1) **48**	❑ NO (2) **82**	❑ No opinion (3) **84**	❑ **8**	❑ **42**
Real estate agencies	❑ YES (1) **49**	❑ NO (2) **79**	❑ No opinion (3) **85**	❑ **13**	❑ **37**
Amusement or recreational activities	❑ YES (1) **123**	❑ NO (2) **23**	❑ No opinion (3) **67**	❑ **58**	❑ **59**
Repair services such as automotive repair, electronic repair or upholsterers	❑ YES (1) **130**	❑ NO (2) **37**	❑ No opinion (3) **55**	❑ **52**	❑ **79**
Apparel and accessories	❑ YES (1) **88**	❑ NO (2) **46**	❑ No opinion (3) **76**	❑ **31**	❑ **54**
Business services such as photocopy shops, employment services or equipment rental	❑ YES (1) **74**	❑ NO (2) **57**	❑ No opinion (3) **84**	❑ **37**	❑ **36**
Taverns	❑ YES (1) **34**	❑ NO (2) **134**	❑ No opinion (3) **50**	❑ **10**	❑ **27**
Restaurants	❑ YES (1) **119**	❑ NO (2) **50**	❑ No opinion (3) **51**	❑ **62**	❑ **71**
Motels	❑ YES (1) **112**	❑ NO (2) **48**	❑ No opinion (3) **54**	❑ **87**	❑ **12**
Bed and Breakfasts	❑ YES (1) **50**	❑ NO (2) **73**	❑ No opinion (3) **86**	❑ **25**	❑ **23**
Banquet Halls	❑ YES (1) **103**	❑ NO (2) **52**	❑ No opinion (3) **61**	❑ **74**	❑ **18**
Automotive parts and accessories	❑ YES (1) **81**	❑ NO (2) **68**	❑ No opinion (3) **71**	❑ **53**	❑ **30**

26. What percentage of your shopping would you estimate you do in Marion?

❑ 1% to 25% (1)	❑ 26% to 50% (2)	❑ 51% to 75% (3)	❑ 76% to 100% (4)	❑ None (5)
120	**63**	**45**	**33**	**2**

27. How often do you shop in Marion?

❑ 4 times per week (1) 56
❑ 2-3 times per week (2) **89**
❑ 1 time per week (3) **51**
❑ Once per month (4) **9**
❑ Occasionally (5) **9**
❑ Never (6) **1**

28. How often do you shop in Clintonville, Shawano or New London?

❑ 4 times per week (1) **21**
❑ 2-3 times per week (2) **63**
❑ 1 time per week (3) **75**
❑ Once per month (4) **9**
❑ Occasionally (5) **57**
❑ Never (6) **1**

29. If you do not shop in Marion, what are your reasons for not doing so in order of priority 1 through 6 with 1 being highest?

	Quality	Price	Service	Selection	Convenience
1	**3**	**25**	**1**	**30**	**2**
2	**6**	**21**	**4**	**19**	**1**
3	**17**	**6**	**13**	**3**	**8**
4	**14**	**1**	**16**	**5**	**7**
5	**3**	**1**	**10**	**1**	**27**

30. Do you want to see shopping amenities improved in downtown Marion? ❑ YES **224** ❑ NO **19**
If yes, what? (check all that apply)

❑ More Parking (1) **80**
❑ Benches and Trees (2) **65**
❑ Central Shopping Theme (3) 42
❑ Trash Receptacles (4) **35**
❑ More Stores (5) **177**
❑ Expanded Shopping Hours (6) **52**

31. Should the City work to improve the appearances of the entrances to the City? ❑ YES **161** ❑ NO **72**

32. Should the City work to improve appearances within the City? ❑ YES **182** ❑ NO **48**

33. Where do you primarily go for physician services and lab services? (Please check only one)

❑ Marion (1) **101**
❑ New London (2) **15**
❑ Shawano (3) **26**
❑ Marshfield (4) **3**
❑ Green Bay **0**
❑ Waupaca (6) **0**
❑ Manawa (7) **0**
❑ Clintonville (8) **87**
❑ Wausau (9) **4**
❑ Appleton (10) **11**
❑ Other (11) **11**
❑ Not Applicable (12) **1**

34. Where do you primarily go for mental health services? (Please check only one)

❑ Marion(1) **15**
❑ New London (2) **4**
❑ Shawano (3) **9**
❑ Marshfield (4) **1**
❑ Green Bay (5) **0**
❑ Waupaca (6) 4
❑ Manawa(7) **4**
❑ Clintonville(8) **4**
❑ Wausau (9) **7**
❑ Appleton (10) **8**
❑ Other (11) **0**
❑ Not Applicable (12) **169**

35. Where do you primarily go for optometry services? (Please check only one)

❑ Marion (1) **2**
❑ New London (2) **9**
❑ Shawano (3) **9**
❑ Marshfield (4) **1**
❑ Green Bay (5) **11**
❑ Waupaca (6) **4**
❑ Manawa (7) **4**
❑ Clintonville (8) **4**
❑ Wausau (9) **7**
❑ Appleton (10) **72**
❑ Other (11) **8**
❑ Not Applicable (12) **14**

36. Where do you primarily go for dental services? (Please check only one)

❑ Marion (1) **137**
❑ Waupaca (6) **4**
❑ Other (11) **29**
❑ New London (2) **1**
❑ Manawa (7) **4**
❑ Not Applicable (12) **9**
❑ Shawano (3) **11**
❑ Clintonville (8) **49**
❑ Marshfield (4) **0**
❑ Wausau (9) **1**
❑ Green Bay (5) **7**
❑ Appleton (10) **16**

37. Where do you primarily go for chiropractic services? (Please check only one)

❑ Marion (1) **121**
❑ Waupaca (6) **0**
❑ Other (11) **5**
❑ New London (2) 3
❑ Manawa (7) **0**
❑ Not Applicable (12) **91**
❑ Shawano (3) **31**
❑ Clintonville (8) **20**
❑ Marshfield (4) **0**
❑ Wausau (9) **0**
❑ Green Bay (5) **0**
❑ Appleton (10) **3**

Roads and Transportation

38. In your opinion, does the City of Marion need improvements at the following intersections?

West Garfield Ave. and North Main St.	❑ YES(1) **102**	❑ NO (2) **31**	❑ No opinion (3) **80**
Ramsdell St. and Main St.	❑ YES(1) **94**	❑ NO (2) **36**	❑ No opinion (3) **82**
Sherman St. and North Main St.	❑ YES(1) **86**	❑ NO (2) **44**	❑ No opinion (3) **86**

Other_____

In your opinion is there a need for streetlights at HWY 452 & CTH S?

❑ YES(1) **89** ❑ NO (2) **62** ❑ No opinion (3) **76**

Parks, Open Space and Recreation

40. Is there a **City** park near you? ❑ YES (1) **115** ❑ NO (2) **128** ❑ Don't know (3) **6**

41. Which of the following parks did you or members of your household visit during the past year? Check all that apply:

❑ Lions Point **225**
❑ Cannon Park **68**
❑ Wallace Park **112**
❑ Athletic Park **126**
❑ S. Main St. Park **9**
❑ Legion Park **15**

42. Approximately how often have you or members of your household visited these places within the past year?

❑ Not at all (1) **29** ❑ 1-5 times (2) **120** ❑ 6-10 times (3) **47** ❑ More than 10 times (4) **60**

43. If you think the City should make further commitments to its parks or recreation system, check the five most important items listed below that you think should be fixed, added, or expanded by the City.

❑ Indoor Swimming Pool **92**
❑ Outdoor Swimming Pool **52**
❑ Outdoor Ice Rink **50**
❑ Bike Trails **61**
❑ Outdoor Basketball Courts **15**
❑ Picnic Areas **46**
❑ Racquetball Courts **10**
❑ Baseball Diamonds **8**
❑ Skateboarding / Rollerblading Areas **32**
❑ Maintain Status Quo **21**
❑ No opinion **41**
❑ Band **11**
❑ Tennis Courts **11**
❑ Indoor Ice Rink **8**
❑ Nature Area **24**
❑ Indoor Basketball Courts **3**
❑ Softball Diamonds **9**
❑ Archery Range **26**
❑ Fitness Room **23**
❑ Playground Equipment **40**
❑ Book Reading Club **8**
❑ Other **3**
❑ Choir **10**
❑ Volleyball Courts **11**
❑ Sledding Hills **52**
❑ Dog Walking Parks **25**
❑ Walking Trails **67**
❑ Public Gardens **35**
❑ Soccer Field **12**
❑ Horseshoe Pits **7**
❑ Community Theater **30**
❑ Outdoor Concerts **40**

Employment

44. How many adult resident members of your family are employed full-time? (Employed includes family farm workers and self employed).

❑ 0 (0) ❑ 1 (1) **69** ❑ 2 (2) **66** ❑ 3 (3) **9** ❑ 4 (4) **3** ❑ 5 or more (5) **0**

109

45. How many adult resident members of your family are unemployed because they are u nable to find a job?

❑ 0 (0) ❑ 1 (1) **6** ❑ 2 (2) **2** ❑ 3 (3) **0** ❑ 4 (4) **0** ❑ 5 or more (5) **0**

233

46. How many adult resident members of your family are employed part-time?

❑ 0 (0) ❑ 1 (1) **58** ❑ 2 (2) **5** ❑ 3 (3) **1** ❑ 4 (4) **0** ❑ 5 or more (5) **0**

193

47. What is the highest level of education reached by the wage earners in your household?

	Wage Earner 1	Wage Earner 2	Wage Earner 3
None/Did not finish high school	❑(1) **25**	❑(1) **9**	❑(1) **2**
High School Diploma	❑(2) **112**	❑(2) **64**	❑(2) **16**
GED	❑(3) **4**	❑(3) **4**	❑(3) **1**
Vocational or technical degree (2-year program)	❑(4) **38**	❑(4) **32**	❑(4) **2**
Bachelor's Degree	❑(5) **27**	❑(5) **20**	❑(5) **1**
Master's Degree	❑(6) **12**	❑(6) **3**	❑(6) **0**
Ph.D. or Other Professional Degree	❑(7) **5**	❑(7) **2**	❑(7) **0**

48. Below is a list of occupational categories. Which of these categories are wage earners in your household qualified to fill? (Check all that apply)

	Wage Earner 1	Wage Earner 2	Wage Earner 3
Professional or managerial	❑ **54**	❑ **36**	❑ **3**
Clerical	❑ **6**	❑ **25**	❑ **2**
Retail sales	❑ **9**	❑ **7**	❑ **0**
Commercial/industrial sales	❑ **9**	❑ **1**	❑ **3**
Skilled Trades	❑ **20**	❑ **5**	❑ **1**
Machine operators and assemblers	❑ **5**	❑ **7**	❑ **1**
Handlers, cleaners and laborers	❑ **7**	❑ **1**	❑ **4**
Tourism related jobs	❑ **3**	❑ **0**	❑ **0**
Medical positions	❑ **0**	❑ **7**	❑ **0**
Maintenance	❑ **4**	❑ **0**	❑ **0**
Personal Services, (e.g., day care, beautician)	❑ **1**	❑ **9**	❑ **0**
Transportation/Trucking	❑ **3**	❑ **1**	❑ **0**
Agribusiness or Agriculture	❑ **11**	❑ **1**	❑ **1**
Fabrication	❑ **3**	❑ **0**	❑ **1**
Other	❑ **15**	❑ **9**	❑ **2**

49. Of the wage earners described in Questions 31 and 32, please check which, if any, are unemployed because they are unable to find a job?

Wage Earner 1	Wage Earner 2	Wage Earner 3
❑ **1**	❑ **1**	❑ **0**

50. Where is (are) the adult wage earner(s) in your household employed?

❑ Self-employed, working ❑ At home but working for ❑ City of Marion **84** ❑ Towns of Dupont,

at home **21** | someone else **2** | Wyoming, Larrabee, Grant or Pella **11**

- ❑ Fox Valley metropolitan area **7**
- ❑ Elsewhere in Waupaca or Shawano Counties **19**
- ❑ Clintonville **36**
- ❑ New London **6**
- ❑ Not applicable **22**
- ❑ Shawano **11**
- ❑ Other **20**
- ❑ Retired **57**

51. Do you live in a:
    - ❑ single family home (1) **214**
    - ❑ two-family home (2) **14**
    - ❑ apartment (3) **26**
    - ❑ condo (4) **0**
    - ❑ retirement home (5) **2**
    - ❑ mobile home (6) **2**

Thank you for your time and cooperation. Please attach, write below or write on the reverse side any comments that you would like to add particularly suggestions for improving the City of Marion.
Thank you for your help!
Please attach any comments you may have concerning the City.

6/99-MAPS

City of Marion 62 and above

Housing and Neighborhood Revitalization Survey - 1999

The City of Marion is conducting a survey of citizens to obtain needed information about housing and public facilities conditions in this neighborhood. This information will be used in the Comprehensive Plan now in process and may be used to apply for more grants. Your assistance in this matter would be greatly appreciated. Your participation in this survey is voluntary.

This survey is completely confidential. Only our consultant will view these answers.

Please complete and return this survey by July 29, 1999.

Background Questions

1. Do you own or rent your dwelling unit?
❑ Own ❑ Rent
128 **50**

2. Approximately when was your house/building built (Check one)
58 ❑1 Before 1940
14 ❑2 1940 – 1949
18 ❑3 1950 – 1959
37 ❑4 1960 – 1978
39 ❑5 After 1978

3. Do any of the following need major repair or replacement?
(Check all that apply)
9 ❑1 Heating ❑6 Plumbing **7**
8 ❑2 Electrical ❑7 Siding **15**
25 ❑3 Roof ❑8 Water/Sewer Lateral **1**
22 ❑4 Doors/Windows
9 ❑5 Foundation/Structure (including interior walls/floors/ceilings)

4. Are there people in this household who are physically handicapped?
❑ Yes ❑ No
26 **146**

5. If there is a physically handicapped person in your home, would you accept a 0% deferred payment loan to make it more accessible for that person?
❑ Yes ❑ No
List improvements needed:
12 **61**

6. Would you be willing to apply for a 0% deferred payment loan from the City to make needed repairs to your home?
❑ Yes ❑ No ❑ Don't Know
17 **42** **65**

PLEASE ANSWER THE FOLLOWING QUESTIONS ABOUT YOUR HOUSEHOLD

(These questions need to be answered for your survey to be counted.)

7. Are there any children under 6 years of age in your household?
❑ Yes ❑ No
0 **153**

8. Find your household size in the left-hand column. Indicate (on the same line as your household size) your TOTAL household income as being either BELOW, WITHIN or ABOVE the income range listed for your household size.

Family Size	Income Range	Below Range	Within Range	Above Range
1	15,550-24,850	❑1 **70**	❑9 **29**	❑17 **7**
2	17,750-28,400	❑2 **16**	❑10 **29**	❑18 **13**
3	20,000-31,950	❑3 **1**	❑11 **4**	❑19 **0**
4	22,200-35,500	❑4 **0**	❑12 **2**	❑20 **0**
5	24,000-38,350	❑5 **0**	❑13 **2**	❑21 **0**
6	25,750-41,200	❑6 **1**	❑14 **0**	❑22 **0**
7	27,550-44,050	❑7 **0**	❑15 **0**	❑23 **0**
8	29,300-46,900	❑8 **2**	❑16 **1**	❑24 **1**

9. *Please check the number of people living in your dwelling unit:*

❑ 1	❑ 2	❑ 3	❑ 4	❑ 5	❑ 6	❑ 7	❑ 8 or more
90	73	**6**	**2**	**0**	**1**	**0**	**4**

10. Is the head of household 62 years of age or over? ❑ YES (1) **174** ❑ NO (2) **2**

11. Are you: ❑ Male (1) **75** ❑ Female (2)? **94**

12. Is the head of household female? ❑ YES (1) **90** ❑ NO (2) **73**

13. What is your age: ❑ 30 and below (1) **0** ❑ 31 - 45 (2) **0** ❑ 46 - 61 (3) **0** ❑ 62 and above (4)? **178**

About the City

14. Which of these do you consider to be problems in the City? (Check the five most important)

❑ Sewer Plant needs upgrading. **10**	❑ Declining Downtown Business. **118**	❑ Amount of existing City debt versus future needs. **9**
❑ Lack of Youth activities. **27**	❑ Industrial park is not adequate. **6**	❑ Need more manufacturing. **45**
❑ Lack of retail services-chain stores. **67**	❑ Increase in transient families. **10**	❑ Need new library. **64**
❑ Lack of higher paying jobs. **61**	❑ Lack of plans for subdivisions, parks, etc. **4**	❑ Need to deal with rundown or blighted buildings. **46**
❑ Need to improve water quality of the pond. **25**	❑ Need another well. **1**	❑ Need community involvement by all people. **49**
❑ Need more tourism. **16**	❑ Need more participation by young people in government, churches, etc. **52**	❑ Need more parking. **23**
❑ Need more communication between groups. **26**	❑ More affordable residential lots. **21**	❑ Storm sewers needed. **6**
❑ Need City beautification and directional signs. **16**	❑ No vacant industrial buildings. **1**	

Growth and Development

15. Do you wish to see residential growth in and around the City?

❑ YES (1) **86** ❑ NO (2) **13** ❑ No opinion (3) **66**

If YES, where? (Check all that apply)

❑ North **26** ❑ South **16** ❑ East **14** ❑ West **5** ALL **15**

16. Which of the following types of housing do you feel the City currently needs and which does the City NOT need?

Single Family	❑ YES (1) **54**	❑ NO (2) **14**	Condominiums	❑ YES (1) **17**	❑ NO (2) **46**
Multi-family	❑ YES (1) **26**	❑ NO (2) **31**	Mobile Homes	❑ YES (1) **12**	❑ NO (2) **50**
Elderly Care Facility	❑ YES (1) **73**	❑ NO (2) **15**	High Cost	❑ YES (1) **5**	❑ NO (2 **52**
Elderly Housing	❑ YES (1) **75**	❑ NO (2) **11**	Moderate Cost	❑ YES (1) **63**	❑ NO (2) **8**
Nursing Home	❑ YES (1) **40**	❑ NO (2) **29**	Low Cost	❑ YES (1) **61**	❑ NO (2) **26**

17. Do you wish to see commercial growth in the City?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	106	**8**	**40**
18. Do you wish to see industrial growth in the City?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	103	**7**	**41**
19. Should the City promote economic development?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	76	**12**	**54**
20. Should the City have another industrial park?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	23	**58**	**63**
21. Should the City spend money to develop a new industrial park?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	23	**62**	**60**
22. Should the City encourage private industrial development?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	97	**5**	**45**
23. Should the City attempt to attract new industries?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	119	**5**	**24**
24. Should the City assist local businesses to grow and expand?	❑ YES (1)	❑ NO (2)	❑ No opinion (3)
	86	**15**	**45**

25. ***Which of the following types of <u>commercial growth do you want and where?</u> For each commercial use indicated in the column on the left, check whether or not you want it, then check where it should be located. You may check more than one location for each type.***

Type of commercial use	Do you want it? (Check one)			Hwy 45	Downtown
Food and Grocery	❑ YES (1) **96**	❑ NO (2) **17**	❑ No opinion (3) **26**	❑ **11**	❑ **75**
Bakery	❑ YES (1) **86**	❑ NO (2) **6**	❑ No opinion (3) **40**	❑ **8**	❑ **72**
Pharmacy	❑ YES (1) **55**	❑ NO (2) **30**	❑ No opinion (3) **67**	❑ **3**	❑ **50**
Hardware Store	❑ YES (1) **51**	❑ NO (2) **26**	❑ No opinion (3) **42**	❑ **3**	❑ **47**
Furniture and home furnishings	❑ YES (1) **23**	❑ NO (2) **30**	❑ No opinion (3) **67**	❑ **5**	❑ **18**
Personal services such as beauty salons, Laundromats and dry cleaners	❑ YES (1) **53**	❑ NO (2) **37**	❑ No opinion (3) **39**	❑ **6**	❑ **36**
Professional services such as medical, legal or engineering services	❑ YES (1) **107**	❑ NO (2) **8**	❑ No opinion (3) **23**	❑ **14**	❑ **74**
General merchandising retail such as department stores and variety stores	❑ YES (1) **80**	❑ NO (2) **13**	❑ No opinion (3) **40**	❑ **16**	❑ **53**
Finance such as banks and credit unions	❑ YES (1) **45**	❑ NO (2) **43**	❑ No opinion (3) **39**	❑ **11**	❑ **37**
Insurance companies	❑ YES (1) **26**	❑ NO (2) **42**	❑ No opinion (3) **52**	❑ 4	❑ **22**
Real estate agencies	❑ YES (1) **26**	❑ NO (2) **38**	❑ No opinion (3) **55**	❑ **7**	❑ **18**
Amusement or recreational activities	❑ YES (1) **52**	❑ NO (2) **14**	❑ No opinion (3) **54**	❑ **19**	❑ **26**
Repair services such as automotive repair, electronic repair or upholsterers	❑ YES (1) **70**	❑ NO (2) **20**	❑ No opinion (3) **37**	❑ **19**	❑ **44**
Apparel and accessories	❑ YES (1) **38**	❑ NO (2) **27**	❑ No opinion (3 **53**)	❑ **8**	❑ **29**
Business services such as photocopy shops, employment services or equipment rental	❑ YES (1) **30**	❑ NO (2) **36**	❑ No opinion (3) **54**	❑ **16**	❑ **17**
Taverns	❑ YES (1) **19**	❑ NO (2) **78**	❑ No opinion (3) **29**	❑ **6**	❑ **15**
Restaurants	❑ YES (1) **60**	❑ NO (2) **34**	❑ No opinion (3) **36**	❑ **23**	❑ **38**
Motels	❑ YES (1) **58**	❑ NO (2) **28**	❑ No opinion (3) **37**	❑ **42**	❑ **7**
Bed and Breakfasts	❑ YES (1) **21**	❑ NO (2) **42**	❑ No opinion (3) **55**	❑ **10**	❑ **12**
Banquet Halls	❑ YES (1) **53**	❑ NO (2) **28**	❑ No opinion (3) **45**	❑ **34**	❑ **11**
Automotive parts and accessories	❑ YES (1) **39**	❑ NO (2) **39**	❑ No opinion (3) **48**	❑ **28**	❑ **8**

26. What percentage of your shopping would you estimate you do in Marion?

❑ 1% to 25% (1) **65** ❑ 26% to 50% (2) **35** ❑ 51% to 75% (3) **34** ❑ 76% to 100% (4) **31** ❑ None (5) **2**

27. How often do you shop in Marion?

❑ 4 times per week (1) **39**
❑ 2-3 times per week (2) **56**
❑ 1 time per week (3) **35**
❑ Once per month (4) **5**
❑ Occasionally (5) **5**
❑ Never (6) **1**

28. How often do you shop in Clintonville, Shawano or New London?

❑ 4 times per week (1) **1**
❑ 2-3 times per week (2) **30**
❑ 1 time per week (3) **48**
❑ Once per month (4) **5**
❑ Occasionally (5) **31**
❑ Never (6) **1**

29. If you do not shop in Marion, what are your reasons for not doing so in order of priority 1 through 6 with 1 being highest?

	Quality	Price	Service	Selection	Convenience
1	**2**	**10**	**0**	**20**	**1**
2	**3**	**13**	**3**	**7**	**0**
3	**4**	**3**	**7**	**2**	**6**
4	**8**	**1**	**3**	**3**	**4**
5	**0**	**1**	**6**	**1**	**9**

30. Do you want to see shopping amenities improved in downtown Marion? ❑ YES **121** ❑ NO **10**
If yes, what? (check all that apply)

❑ More Parking (1) **32**
❑ Benches and Trees (2) **9**
❑ Central Shopping Theme (3) **20**
❑ Trash Receptacles (4) **6**
❑ More Stores (5) **97**
❑ Expanded Shopping Hours (6) **14**

31. Should the City work to improve the appearances of the entrances to the City? ❑ YES **81** ❑ NO **44**

32. Should the City work to improve appearances within the City? ❑ YES **93** ❑ NO **30**

33. Where do you primarily go for physician services and lab services? (Please check only one)

❑ Marion (1) **60**
❑ New London (2) **13**
❑ Shawano (3) **24**
❑ Marshfield (4) **3**
❑ Green Bay (5) **0**
❑ Waupaca (6) **0**
❑ Manawa (7) **0**
❑ Clintonville (8) **48**
❑ Wausau (9) **2**
❑ Appleton (10) **7**
❑ Other (11) **6**
❑ Not Applicable (12) **1**

34. Where do you primarily go for mental health services? (Please check only one)

❑ Marion(1) **14**
❑ New London (2) **3**
❑ Shawano (3) **6**
❑ Marshfield (4) **1**
❑ Green Bay (5) **0**
❑ Waupaca (6) **2**
❑ Manawa(7) **2**
❑ Clintonville(8) **2**
❑ Wausau (9) **0**
❑ Appleton (10) **3**
❑ Other (11) **0**
❑ Not Applicable (12) **77**

35. Where do you primarily go for optometry services? (Please check only one)

❑ Marion (1) **2**
❑ New London (2) **7**
❑ Shawano (3) **6**
❑ Marshfield (4) **0**
❑ Green Bay (5) **6**
❑ Waupaca (6) **2**
❑ Manawa (7) **2**
❑ Clintonville (8) **2**
❑ Wausau (9) **2**
❑ Appleton (10) **48**
❑ Other (11) **3**
❑ Not Applicable (12) **4**

36. Where do you primarily go for dental services? (Please check only one)

❑ Marion (1) **87**
❑ Waupaca (6) **2**
❑ Other (11) **24**
❑ New London (2) **0**
❑ Manawa (7) **2**
❑ Not Applicable (12) **9**
❑ Shawano (3) **8**
❑ Clintonville (8) **22**
❑ Marshfield (4) **0**
❑ Wausau (9) **0**
❑ Green Bay (5) **3**
❑ Appleton (10) **8**

37. Where do you primarily go for chiropractic services? (Please check only one)

❑ Marion (1)**61**
❑ Waupaca (6) **0**
❑ Other (11) **4**
❑ New London (2) **1**
❑ Manawa (7) **0**
❑ Not Applicable (12) **56**
❑ Shawano (3) **16**
❑ Clintonville (8) **8**
❑ Marshfield (4) **0**
❑ Wausau (9) **0**
❑ Green Bay (5) **0**
❑ Appleton (10) **3**

Roads and Transportation

38. In your opinion, does the City of Marion need improvements at the following intersections?

West Garfield Ave. and North Main St.	❑ YES(1) **36**	❑ NO (2) **16**	❑ No opinion (3) **70**
Ramsdell St. and Main St.	❑ YES(1) **33**	❑ NO (2) **16**	❑ No opinion (3) **73**
Sherman St. and North Main St.	❑ YES(1) **29**	❑ NO (2) **12**	❑ No opinion (3) **76**

Other_____

In your opinion is there a need for streetlights at HWY 452 & CTH S?

❑ YES(1) **47**	❑ NO (2) **20**	❑ No opinion (3) **64**

Parks, Open Space and Recreation

40. Is there a **City** park near you? ❑ YES (1) **67** ❑ NO (2) **74** ❑ Don't know (3) **4**

41. Which of the following parks did you or members of your household visit during the past year? Check all that apply:

❑ Lions Point **129**
❑ Cannon Park **25**
❑ Wallace Park **58**
❑ Athletic Park **52**
❑ S. Main St. Park **2**
❑ Legion Park **5**

42. Approximately how often have you or members of your household visited these places within the past year?

❑ Not at all (1) **30** ❑ 1-5 times (2) **86** ❑ 6-10 times (3) **18** ❑ More than 10 times (4) **23**

43. If you think the City should make further commitments to its parks or recreation system, check the five most important items listed below that you think should be fixed, added, or expanded by the City.

❑ Indoor Swimming Pool **31**
❑ Outdoor Swimming Pool **14**
❑ Outdoor Ice Rink **19**
❑ Bike Trails **22**
❑ Outdoor Basketball Courts **3**
❑ Picnic Areas **25**
❑ Racquetball Courts **0**
❑ Baseball Diamonds **2**
❑ Skateboarding / Rollerblading Areas **6**
❑ Maintain Status Quo **12**
❑ No opinion **51**
❑ Band **8**
❑ Tennis Courts **2**
❑ Indoor Ice Rink **0**
❑ Nature Area **12**
❑ Indoor Basketball Courts **1**
❑ Softball Diamonds **2**
❑ Archery Range **1**
❑ Fitness Room **4**
❑ Playground Equipment **7**
❑ Book Reading Club **7**
❑ Other **2**
❑ Choir **3**
❑ Volleyball Courts **1**
❑ Sledding Hills **9**
❑ Dog Walking Parks **9**
❑ Walking Trails **26**
❑ Public Gardens **11**
❑ Soccer Field **2**
❑ Horseshoe Pits **3**
❑ Community Theater **12**
❑ Outdoor Concerts **18**

Employment

44. How many adult resident members of your family are employed full-time? (Employed includes family farm workers and self employed).

❑ 0 (0) ❑ 1 (1) **13** ❑ 2 (2) **2** ❑ 3 (3) **1** ❑ 4 (4) **0** ❑ 5 or more (5) **0**

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45. How many adult resident members of your family are unemployed because they are u nable to find a job?

❑ 0 (0) ❑ 1 (1) **1** ❑ 2 (2) **1** ❑ 3 (3) **0** ❑ 4 (4) **0** ❑ 5 or more (5) **0**

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46. How many adult resident members of your family are employed part-time?

❑ 0 (0) ❑ 1 (1) **23** ❑ 2 (2) **1** ❑ 3 (3) **0** ❑ 4 (4) **0** ❑ 5 or more (5) **0**

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47. What is the highest level of education reached by the wage earners in your household?

	Wage Earner 1	Wage Earner 2	Wage Earner 3
None/Did not finish high school	❑(1) **27**	❑(1) **6**	❑(1) **0**
High School Diploma	❑(2) **65**	❑(2) **18**	❑(2) **3**
GED	❑(3) **0**	❑(3) **2**	❑(3) **0**
Vocational or technical degree (2-year program)	❑(4) **11**	❑(4) **6**	❑(4) **0**
Bachelor's Degree	❑(5) **14**	❑(5) **4**	❑(5) **0**
Master's Degree	❑(6) **5**	❑(6) **0**	❑(6) **0**
Ph.D. or Other Professional Degree	❑(7) **0**	❑(7) **0**	❑(7) **0**

48. Below is a list of occupational categories. Which of these categories are wage earners in your household qualified to fill? (Check all that apply)

	Wage Earner 1	Wage Earner 2	Wage Earner 3
Professional or managerial	❑ **12**	❑ **8**	❑ **0**
Clerical	❑ **3**	❑ **4**	❑ **0**
Retail sales	❑ **4**	❑ **0**	❑ **0**
Commercial/industrial sales	❑ **0**	❑ **0**	❑ **0**
Skilled Trades	❑ **7**	❑ **0**	❑ **0**
Machine operators and assemblers	❑ **0**	❑ **0**	❑ **0**
Handlers, cleaners and laborers	❑ **3**	❑ **0**	❑ **0**
Tourism related jobs	❑ **1**	❑ **0**	❑ **0**
Medical positions	❑ **0**	❑ **0**	❑ **0**
Maintenance	❑ **0**	❑ **0**	❑ **0**
Personal Services, (e.g., day care, beautician)	❑ **0**	❑ **1**	❑ **0**
Transportation/Trucking	❑ **1**	❑ **0**	❑ **0**
Agribusiness or Agriculture	❑ **3**	❑ **0**	❑ **0**
Fabrication	❑ **0**	❑ **0**	❑ **0**
Other	❑ **17**	❑ **1**	❑ **1**

49. Of the wage earners described in Questions 31 and 32, please check which, if any, are unemployed because they are unable to find a job?

Wage Earner 1	Wage Earner 2	Wage Earner 3
❑ **0**	❑ **0**	❑ **1**

50. Where is (are) the adult wage earner(s) in your household employed?

❑ Self-employed, working ❑ At home but working for ❑ City of Marion **17** ❑ Towns of Dupont,

at home **6** | someone else **2** | Wyoming, Larrabee, Grant or Pella **3**

- ❑ Fox Valley metropolitan area **0**
- ❑ Elsewhere in Waupaca or Shawano Counties **3**
- ❑ Clintonville **4**
- ❑ New London **0**
- ❑ Not applicable **30**
- ❑ Shawano **2**
- ❑ Other **1**
- ❑ Retired **83**

51. Do you live in a:
    - ❑ single family home (1) **118**
    - ❑ two-family home (2) **8**
    - ❑ apartment (3) **32**
    - ❑ condo (4) **1**
    - ❑ retirement home (5) **2**
    - ❑ mobile home (6) **1**

Thank you for your time and cooperation. Please attach, write below or write on the reverse side any comments that you would like to add particularly suggestions for improving the City of Marion.

Thank you for your help!

Please attach any comments you may have concerning the City.

6/99-MAPS

Appendix D

Pavement Surface Evaluation and Rating (PASER) System

The PASER system is a management tool used to rate the condition of pavement based on a visual inspection. It provides a way to compare roads within a community and suggests the type of maintenance that may be warranted.

Most pavements will deteriorate through various phases as shown. The rate at which pavement deteriorates from an excellent (10) to a very poor condition (1) depends largely on its environment, traffic loading conditions, original construction quality, and interim maintenance procedures. Two pavements constructed at the same time may have significantly different lives, or certain portions of a pavement may deteriorate more rapidly than others, due to material or construction problems.

PASER Rating	Maintenance Category
9 and 10	No maintenance required
7 and 8	Routine maintenance -- cracksealing and minor patching
5 and 6	Preservative treatments – sealcoating
3 and 4	Structural improvement and leveling - – overlay
1 and 2	Reconstruction

The PASER rating scale can generally be translated into maintenance categories as shown. The normal maintenance or rehabilitation procedure has been found helpful in relating to the surface rating scheme. However, choosing an individual surface rating should not automatically dictate the final maintenance or rehabilitation technique. Future traffic projections, original construction, and pavement strength should be considered since these may dictate a more comprehensive rehabilitation. On the other hand, it may be appropriate under special conditions to do nothing and let the pavement fully deteriorate, then rebuild when funds are available.

The key to using the PASER program is to use it consistently and at regular intervals. Once a relative measure for the overall condition of each local road section has been determined it is possible to:

- select appropriate treatments for each section,
- evaluate road sections competing for immediate attention,
- anticipate future deterioration and apply inexpensive maintenance options while they are still feasible; and
- justify budgets for roadway improvements that are adequate to keep the roads in goad condition so they will remain less expensive over the long term.

Pavement surface evaluation is an appropriate tool for smaller governmental units, yet it can be used on any size road system. It can be implemented inexpensively using existing staff, and can provide a wealth of valuable information at a very reasonable cost

The best use of PASER is for planning because it gives a picture of road conditions on all roads and can identify candidates for maintenance and rehabilitation. Pavement ride, skid resistance and other safety considerations should be used when selecting final priorities and types of improvement. The PASER system formalizes the procedure to improve consistency from year to year and between individuals, which in turn allows for better planning and decision making.

Pavement Rating by Road Segment: 2000

Street Name	Segment From	Segment To	Length (feet)	Surface Type	Required Maintenance (1)	Year Reconstructed
Unnamed alley	SE Sixth	termini	950	gravel	n/a	
SE Second Street	Maes Street	Rogers Street	170	blacktop	2	
Meyer Street	NE First Street	NE Second Street	300	blacktop	3	
Meyer Street	N Main Street	NE First Street	300	blacktop	4	
Meyer Street	NE Second Street	NE Third Street	300	blacktop	4	
Rogers Street	SE Second Street	Parkview Avenue	690	blacktop	4	
NE First Street	Sherman Street	School Street	350	blacktop	5	
Maes Street	S Main Street	SE First Street	290	blacktop	6	
Maes Street	SE First Street	SE Second Street	300	blacktop	6	
Main Street North	city limits	Mevis Road	640	blacktop	6	
Main Street North	Mevis Road	Meyer Street	1270	blacktop	6	
Main Street South	Railroad Street	Quarterline Road	1890	blacktop	6	
Main Street South	Quarterline Road	city limits	530	blacktop	6	
McDonald Street	S Main Street	SE First Street	300	blacktop	6	
Meyer Street	NE Third Street	NE Fourth Street	350	blacktop	6	
Meyer Street	NE Fourth Street	NE Fifth Street	350	blacktop	6	
Milbauer Street	termini	Garfield Avenue	120	blacktop	6	
Milbauer Street	Garfield Avenue	Wood Street	200	blacktop	6	
Milbauer Street	Wood Street	Ramsdell Street	150	blacktop	6	
NE Fifth Street	Meyer Street	Siegert Street	350	blacktop	6	
NE Fifth Street	Siegert Street	Sherman Street	350	blacktop	6	
NE First Street	Meyer Street	Seigert Street	350	blacktop	6	
NE First Street	Seigert Street	Sherman Street	350	blacktop	6	
NE Fourth Street	Meyer Street	Siegert Street	350	blacktop	6	
NE Fourth Street	Siegert Street	Sherman Street	350	blacktop	6	
NE Second Street	Meyer Street	Seigert Street	350	blacktop	6	
NE Second Street	Seigert Street	Sherman Street	350	blacktop	6	
NE Third Street	Meyer Street	Siegert Street	350	blacktop	6	
Parkview Avenue	Ramsdell Street	Mauel Street	370	blacktop	6	2000
Perry Avenue	Garfield Avenue	(corner)	330	blacktop	6	
Perry Avenue	(corner)	S Main Street	300	blacktop	6	2000
Perry Avenue	S Main Street	SE First Street	440	blacktop	6	
Perry Avenue	SE First Street	Ramsdell Street	300	blacktop	6	
Ramsdell	Perry Avenue	Parkview Avenue	450	blacktop	6	
Riverview Drive	Mill Pond Access	Hillcrest Drive	150	blacktop	6	
SE First Street	Ramsdell Street	McDonald Street	300	blacktop	6	
SE First Street	McDonald Street	Bennett Street	310	blacktop	6	
SE First Street	Bennett Street	Maes Street	300	blacktop	6	
Seigert Street	N Main Street	NE First Street	300	blacktop	6	
Seigert Street	NE First Street	NE Second Street	300	blacktop	6	
Seigert Street	NE Second Street	NE Third Street	300	blacktop	6	
Seigert Street	NE Third Street	NE Fourth Street	350	blacktop	6	
Seigert Street	NE Fourth Street	NE Fifth Street	350	blacktop	6	

Pavement Rating by Road Segment: 2000

Street Name	Segment From	Segment To	Length (feet)	Surface Type	Required Maintenance (1)	Year Reconstructed
SW First Street	Ramsdell Street	Bennett Street	600	blacktop	6	
Hillcrest Drive	Sherman Street	Riverview Drive	200	blacktop	7	
Hillcrest Drive	Riverview Drive	(curve)	420	blacktop	7	
Hillcrest Drive	(curve)	termini	1400	blacktop	7	
Main Street North	Meyer Street	Seigert Street	350	blacktop	7	
Main Street North	Seigert Street	Sherman Street	350	blacktop	7	
Main Street North	Sherman Street	School Street	350	blacktop	7	
Main Street North	School Street	Parkview Avenue	210	blacktop	7	
Main Street North	Parkview Avenue	Perry Avenue	240	blacktop	7	
Main Street North	Perry Avenue	Garfield Avenue	230	blacktop	7	
Main Street North	Garfield Avenue	Ramsdell Street	210	blacktop	7	
Meyer Street	NE Fifth Street	NE Sixth Street	350	blacktop	7	
Mill Pond Access	Riverview Drive	termini	200	blacktop	7	
Much Street	NE Third Street	NE Fifth Street	710	blacktop	7	
NE Fifth Street	Water Street	Much Street	300	blacktop	7	
NE Fifth Street	Much Street	Meyer Street	350	blacktop	7	
NE Second Street	termini	Meyer Street	750	blacktop	7	
NE Seventh Street	city limits	Prospect Avenue	570	blacktop	7	
NE Seventh Street	Prospect Avenue	Sherman Street	800	blacktop	7	
NE Third Street	Robert Street	Water Street	300	blacktop	7	
NE Third Street	Water Street	Much Street	300	blacktop	7	
NE Third Street	Much Street	Meyer Street	350	blacktop	7	
Railroad Street	S Main Street	Parkview Avenue	1910	blacktop	7	
Ramsdell	S Main Street	SE First Street	300	blacktop	7	
Ramsdell	SE First Street	Garfield Avenue	150	blacktop	7	
Ramsdell	Garfield Avenue	Perry Avenue	300	blacktop	7	
Riverview Drive	termini	Mill Pond Access	1400	blacktop	7	
School Street	N Main Street	NE First Street	300	blacktop	7	
SE Third Street	Ramsdell Street	Mauel Street	250	blacktop	7	
SW First Street	Bennett Street	Maes Street	300	blacktop	7	
Bowers Road	CTH S	city limits	1340	blacktop	8	
Maes Street	SW First Street	S Main Street	150	blacktop	8	
NE First Street	Robert Street	Meyer Street	930	blacktop	8	
Ramsdell	Parkview Avenue	SE Third Street	350	blacktop	8	
Ramsdell	SE Third Street	Slaughterhouse Rd.	2400	blacktop	8	
Ramsdell	Junkyard Boulevard	city limits	2600	blacktop	8	
SE Second Street	Garfield Avenue	Bennett Street	410	blacktop	8	2000
SE Second Street	Bennett Street	Maes Street	300	blacktop	8	
NE Sixth Street	Prospect Avenue	Meyer Street	450	blacktop	9	
Water Street	NE Third Street	NE Fifth Street	710	blacktop	9	
Bennett Street	SW First Street	S Main Street	300	blacktop	10	2000
Bennett Street	S Main Street	SE First Street	290	blacktop	10	2000
Bennett Street	SE First Street	SE Second Street	300	blacktop	10	2000

Pavement Rating by Road Segment: 2000

Street Name	Segment From	Segment To	Length (feet)	Surface Type	Required Maintenance (1)	Year Reconstructed
Bertram Street	Parkview Avenue	SE Sixth Street	980	blacktop	10	2000
Quarterline Road	S Main Street	city limits	800	blacktop	10	2000
Garfield Avenue	Mill pond	Lions Lane	360	blacktop	10	
Garfield Avenue	Lions Lane	Milbauer Street	600	blacktop	10	200
Garfield Avenue	Milbauer Street	S Main Street	400	blacktop	10	2000
Garfield Avenue	S Main Street	SE First Street	350	blacktop	10	2000
Garfield Avenue	SE First Street	SE Second Street	450	blacktop	10	2000
Garfield Avenue	SE Second Street	Parkview Avenue	890	blacktop	10	2000
Main Street South	Ramsdell Street	McDonald Street	300	blacktop	10	2000
Main Street South	McDonald Street	Bennett Street	310	blacktop	10	2000
Main Street South	Bennett Street	Maes Street	300	blacktop	10	2000
Main Street South	Maes Street	Railroad Street	700	blacktop	10	2000
Parkview Avenue	S Main Street	Ramsdell Street	1100	blacktop	10	2000
Parkview Avenue	Mauel Street	Rogers Street	420	blacktop	10	2000
Parkview Avenue	Rogers Street	Railroad Street	220	blacktop	10	2000
Parkview Avenue	Railroad Street	Bertram Street	360	blacktop	10	2000
Ramsdell	city limits	SW First Street	5000	blacktop	10	2000
Ramsdell	SW First Street	S Main Street	320	blacktop	10	
SE Sixth Street	Alley (Unnamed)	Bertram Street	420	blacktop	10	
Sherman Street	Hillcrest Drive	N Main Street	280	blacktop	10	2000
Sherman Street	N Main Street	NE First Street	300	blacktop	10	2000
Sherman Street	NE First Street	NE Second Street	300	blacktop	10	2000
Sherman Street	NE Second Street	NE Third Street	300	blacktop	10	2000
Sherman Street	NE Third Street	NE Fourth Street	350	blacktop	10	2000
Sherman Street	NE Fourth Street	NE Fifth Street	350	blacktop	10	2000
Sherman Street	NE Fifth Street	NE Seventh Street	650	blacktop	10	2000
NE Third Street	Siegert Street	Sherman Street	350	blacktop	9	
Slaughterhouse Road	Ramsdell Street	termini	830	gravel	n/a	
Lions Lane	Wood Street	Garfield Avenue	550	gravel	n/a	
Mauel Street	Parkview Avenue	SE Third Street	330	dirt	n/a	
Wood Street	termini	Lion Street	150	gravel	n/a	
Wood Street	Lion Street	Milbauer Street	700	gravel	n/a	

Compiled by: Mid-America Planning Services, Inc.

Original Source: Files as maintained by Marion Superintendent of Streets and Parks.

Key (1)

Rating	Maintenance Category
9 or 10	None
7 or 8	Routine Maintenance - Cracksealing and minor patching
5 or 6	Preservation treatments - sealcoating
3 or 4	Structural improvement and leveling -- overlay
1 or 2	Reconstruction

Appendix E

Development Concepts Background Report

The following analysis examines alternative land use concepts by listing the different advantages and disadvantages of each. The alternatives are graphically presented on the development concept maps that follow. The number corresponds to the location of the land use area on the map.

Development Concept 1

Downtown Area #1

Advantages:

- Located at junction of major arterials and near the pond.
- The traditional center of commerce.
- All infrastructure is constructed.
- Home of small businesses, post office, city hall, fire and ambulance stations and high school.

Disadvantages:

- Many buildings are blighted, parcels are small, and there is not much room for expansion.
- The current commercial market is attracting business out to Highway 45.
- Ownership of several of the stores is nearing retirement age resulting in the possibility of the stores ceasing operation.

Commercial Area #2

Advantages:

- Good visibility from Highway 45.
- Suitable and level land.
- Utilities are in the area.
- Adjacent to the current Business Park.

Disadvantages:

- May better be utilized as an industrial park.
- Currently automobile oriented.
- Requires annexation and extension of utilities.
- May further deplete the downtown.

Commercial Area #3

Advantages:

- Suitable soils and level land.
- Good visibility to Highway 45.
- Commercial currently in place.

Disadvantages:

- Relatively small area.
- Not very close to the built up city.
- Requires annexation and extension of utilities.

Commercial Area #4

Advantages:

- Large significant area.
- Good visibility to Highway 45.
- Near the developing business park.
- A significant business in place.

Disadvantages:

- Need to provide a frontage road.
- Requires annexation and extension of utilities across the highway.

- Is separated by the Highway 45 corridor.

Commercial Area #5
Advantages:
- Large significant area.
- Visible from Highway 45.
- Across from the developing business park.
- Adjacent to City limits.

Disadvantages:
- Need to provide a frontage road.
- Requires annexation and extension of utilities across the highway or from the east.
- Is separated by the Highway 45 corridor.

Residential Area #6
Advantages:
- Aesthetically desirable land.
- Very large area.
- Good access from Highway 45.
- Near the golf course.

Disadvantages:
- Would require annexation and extension of utilities.
- Mevis Road would need to be upgraded.
- Some of the area would need to remain in open space.

Residential Area #7
Advantages:
- Suitable soils and land suitable for residential development.
- Somewhat secluded location.

Disadvantages:
- Relatively small area.
- Would require annexation and extension of utilities.

Residential Area #8
Advantages:
- Suitable soil and land suitable for residential development.

Disadvantages:
- Separated from the City by wetlands.
- Would require annexation and extension of utilities.

Residential Area #9
Advantages:
- Suitable soils and land suitable for residential development.
- In the area of future commercial and industrial development.
- Good access from Highway 45.

Disadvantages:
- Not adjacent to current City limits and utilities.
- Would require annexation and extension of utilities.

Residential Area #10
Advantages:
- Suitable soils and land suitable for residential development.
- In the area of future commercial and industrial development.

- Good access from Highway 45.
- Aesthetically suitable for residential development.

Disadvantages:
- Not adjacent to current City limits and utilities.
- Would require annexation and extension of utilities.

Industrial #10A
Advantages:
- Would take advantage of existing industrial development and vacant land.
- Infrastructure currently exists.
- Area has been set aside through ownership for this purpose.

Disadvantages:
- None.

Development Concept Map 2

Industrial Area #11
Advantages:
- Includes the current Business/Industrial Park.
- Good highway access and visibility to Highway 45.
- Adjacent to utilities.

Disadvantages:
- Requires annexation.

Residential #12
Advantages:
- Large significant area.
- Near the golf course.
- Aesthetically desirable land.

Disadvantages:
- Would require annexation and extension of utilities.
- Mevis Road would need to be upgraded.
- Some of the area would need to remain in open space.

Residential #13
Advantages:
- Large significant area.
- Aesthetically desirable land.

Disadvantages:
- Would require annexation and extension of utilities.
- Would require development across Highway 45.

Residential #14
Advantages:
- Very large significant area.
- Aesthetically desirable land.

Disadvantages:
- Would require annexation and extension of utilities.
- Would require development across Highway 45.
- Some of the area would need to remain in open space.

Residential #15
Advantages:
- Vacant suitable land for development.
- Much of the area currently in the City.
- Utilities in the area.

Disadvantages:
- Would require additional extension of utilities.
- Area currently contains non-residential uses.
- Not in an area where new residential development is being pursued.
- Not a large area.

Open Space #16
Advantages:
- An area difficult to serve with utilities.
- It would help to maintain the quality of water entering the pond.
- Contains natural wetland areas as identified by DNR.

Disadvantages:
- Adjacent to the golf course which makes it attractive for development.

Open Space #17
Advantages:
- It would help to maintain the quality of water entering the pond.
- Contains natural wetland areas as identified by DNR.

Disadvantages:
- None.

Open Space #18
Advantages:
- An area difficult to serve with utilities.
- An area separated from the City by natural areas.
- An area not currently involved in new growth.
- Contains natural wetland areas as identified by DNR.

Disadvantages:
- Some parcels suitable for development.

Open Space #19
Advantages:
- An area very difficult to serve with utilities.
- The naturally vegetated hill provides much of the scenic desirability to the City.

Disadvantages:
- May be difficult to counter the strong desire by people to build houses on top of hills.

Open Space #20
Advantages:
- An area difficult to serve with utilities.
- Some of the land is on the flood plain.
- Potential public uses such as trails and campgrounds.

Disadvantages:
- None.

Development Concept 3

Residential Area #21
Advantages:
- Suitable soils and land suitable for residential development.
- Aesthetically suitable for residential development.
- In the area of future commercial and industrial development.
- Good access from Highway 45.
- More of a compact area than Residential Area #9.

Disadvantages:
- Not adjacent to current City limits and utilities.
- Would require annexation and extension of utilities.

Residential Area #22
Advantages:
- Much of it is within the City limits.
- Some of it is currently served with utilities.
- Some of the area is aesthetically suitable for residential development.
- Some residential development in the area.

Disadvantages:
- In an area of industrial and non-residential development.
- Some of the development would require annexation and extension of utilities.
- Could spoil some of the aesthetic view afforded to the balance of the community.

Commercial #22A
Advantages:
- Good access to Highway 45.
- Across from the current business park.
- Commercial in the area.

Disadvantages:
- Would require annexation and utility extensions either across Highway 45 or from the east.

Residential Area #23
Advantages:
- The area is aesthetically suitable for residential development.
- It is adjacent to the golf course.

Disadvantages:
- The development would require annexation and extension of utilities.
- Could negatively impact the quality of the water entering the pond.

Trails #24
Advantages:
- Much of it is within the City limits.
- Would serve the popular response to the survey questions.
- Would show off in more detail the aesthetic quality of the City.

Disadvantages:
- None.

Industrial Area #25
Advantages:

- Highway access and visibility to Highway 45.
- Part of it is within the City.
- Utilities cross Highway 45.

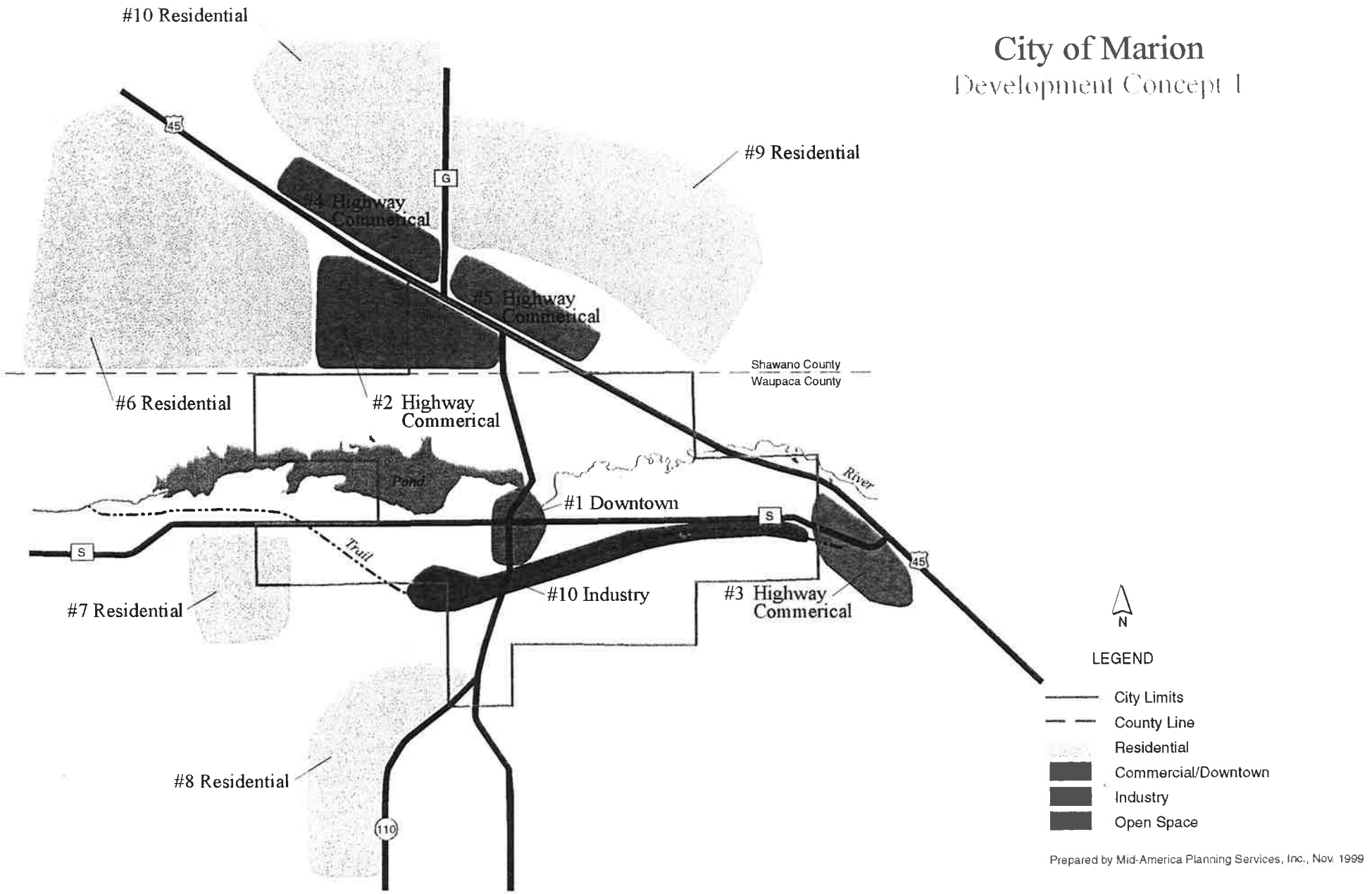
Disadvantages:
- Some residents currently in the area.
- Need to provide a frontage road.

Industrial Area #26
Advantages:
- Highway access and visibility to Highway 45.

Disadvantages:
- Would require annexation and extension of utilities.
- Long and relatively narrow.

City of Marion

Development Concept 1



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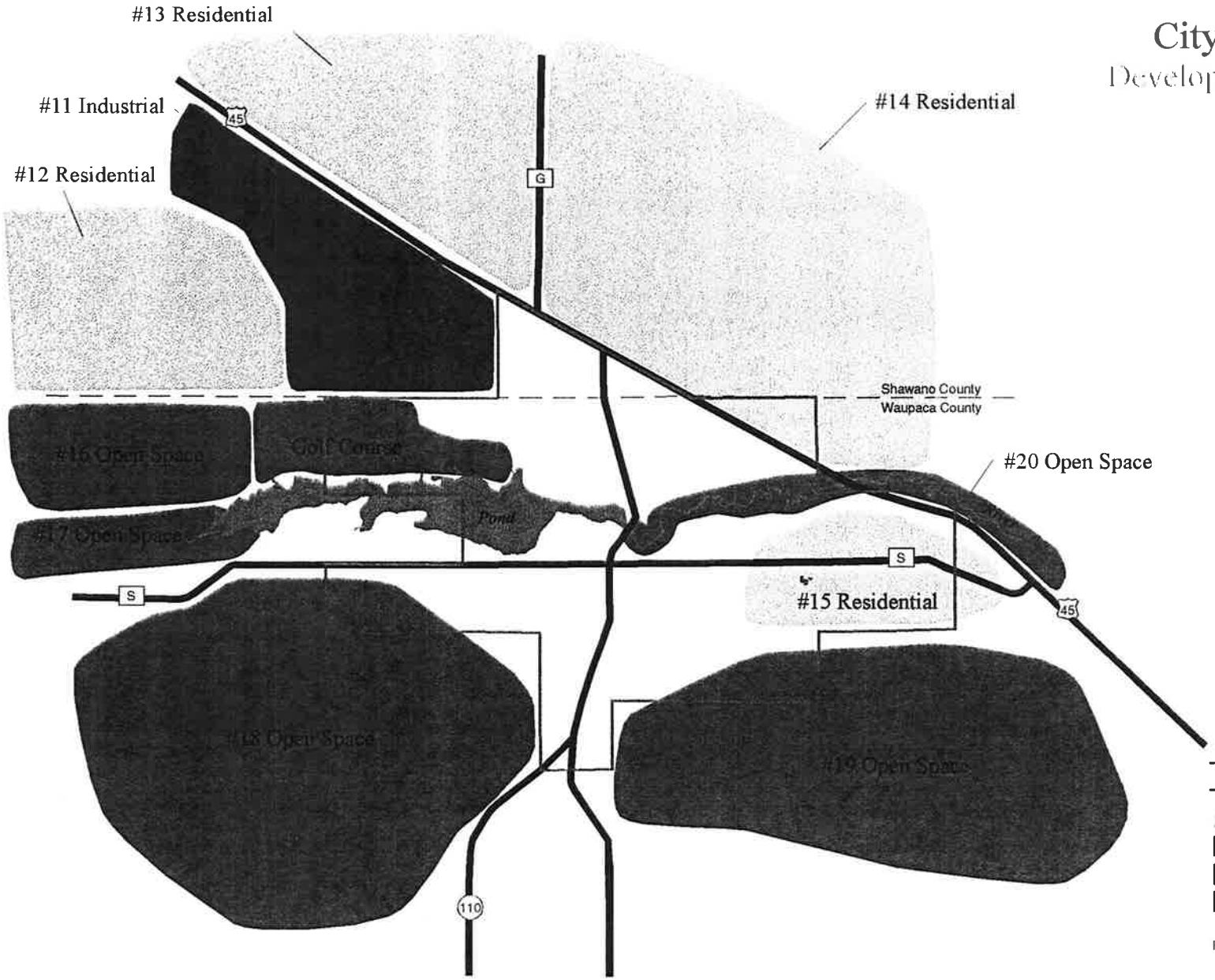
City of Marion

Development Concept 2



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LEGEND

- City Limits
- County Line
- Residential
- Commercial/Downtown
- Industry
- Open Space

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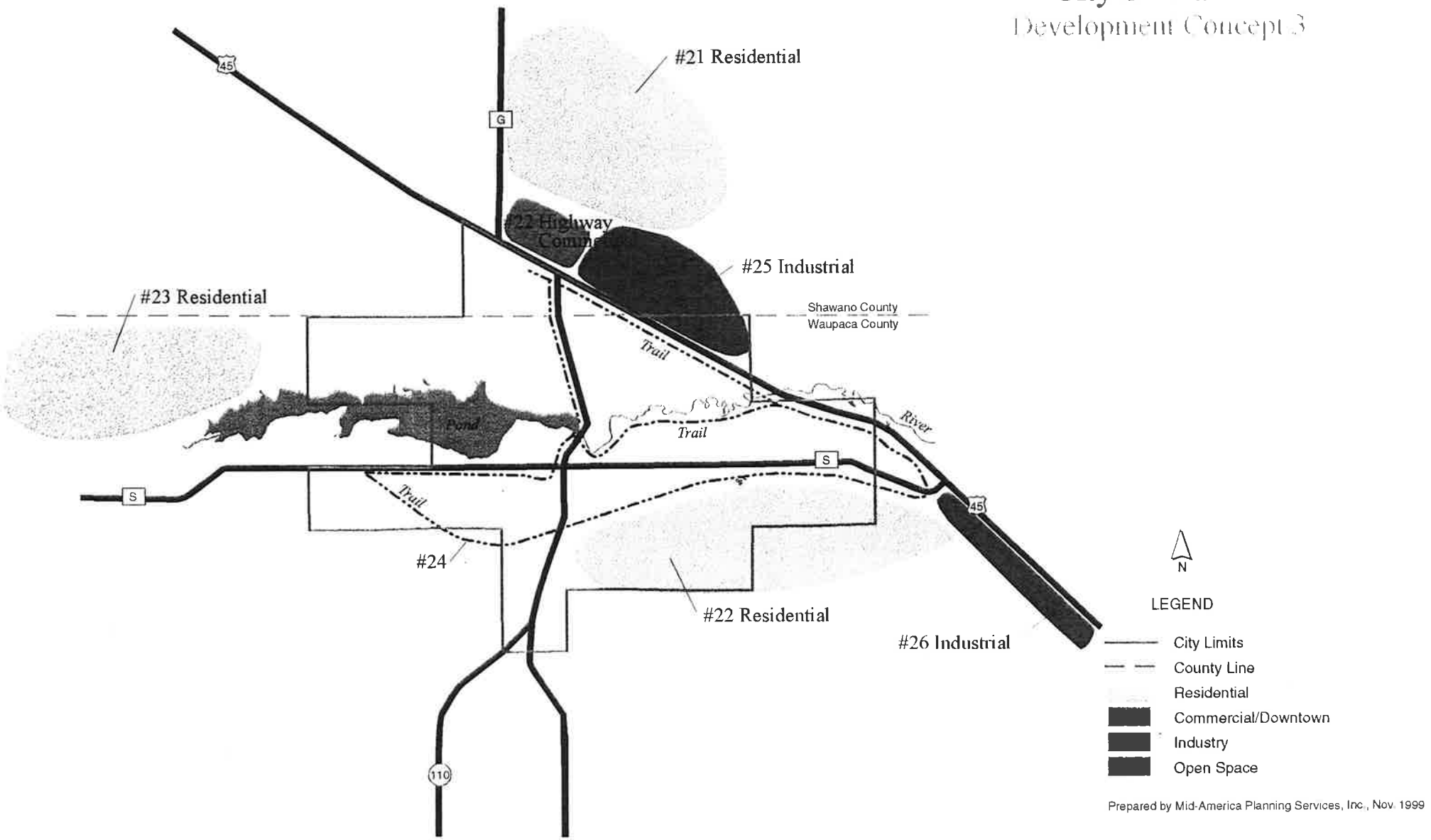
City of Marion

Development Concept 3



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