

City of DeWitt

Comprehensive Plan 2045

Acknowledgements

The City of DeWitt would like to thank all the people that gave their time to help develop the plan.

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Welcome to

DeWitt

crossroads to Opportunity



Chapter 1. Introduction

Overview

The City of DeWitt is the second largest community in Clinton County, with a population of 5,514 as of the 2020 decennial census. Consisting of 6.22 square miles in DeWitt township, the City has strong connections to both the City of Clinton (located about 20 miles to the east along US Highway 30) and the City of Davenport (located about 23 miles to the south along US Highway 61).

DeWitt prides itself on having small-town values with a forward-looking mindset. The City is dedicated to building a strong community, whether through providing excellent parks and facilities or through supporting events that bring residents together. The businesses community also has a strong relationship with the City, with local businesses at the forefront. DeWitt also prides itself on being a great place to raise a family, with quality schools and well-maintained neighborhoods. There is also an abundance of cultural opportunities, such as the aforementioned community events, or by visiting cultural attractions such as the Hausbarn, the DeWitt Historical Society, the Central DeWitt Performing Arts Center, or the work of local artist John Bloom.

Purpose

The DeWitt Comprehensive Plan is designed to provide the City Council with a twenty-year guide for future decision-making. The Comprehensive Plan establishes the community's vision for the future and identifies a set of actions to take so it can realize that vision. The Comprehensive Plan focuses on all issues relevant to the development of the community including land use, housing, economic development, infrastructure and facilities, transportation, natural environment and community character. The Comprehensive Plan is not a legal regulatory document, rather it is a roadmap for the future of the community as agreed upon by its citizens and leaders.

In order to achieve the goals set forth in the Comprehensive Plan, the community must actively work to incorporate the recommendations within the plan into its budgets, policies and ordinances. There are several recommendations that will require additional research, analysis, public input and consideration before implementation. When choosing how to implement the Comprehensive Plan, the City must consider all relevant factors and weigh the public good with the cost and impact on the community.

Once adopted, the Comprehensive Plan is not an infallible or unchangeable document. The Plan should be updated every five to ten years, or when necessary, so that it continues to provide an accurate picture of how the community wishes to grow, develop and prosper.

Iowa Smart Planning

In 2010 the Iowa Smart Planning Act was signed into law to guide and encourage the development of local comprehensive plans. Within the bill, there are 10 Smart Planning Principles and 13 Comprehensive Plan Elements for application in local comprehensive plan development and public decision-making. These guidelines are designed with the intention of improving economic opportunities, preserving the natural environment, protecting quality of life and ensuring equitable decision-making processes. The DeWitt Comprehensive Plan addresses all Smart Planning principles and elements, organized in a way that is best suited to the needs of the City.

Iowa Smart Planning Principles

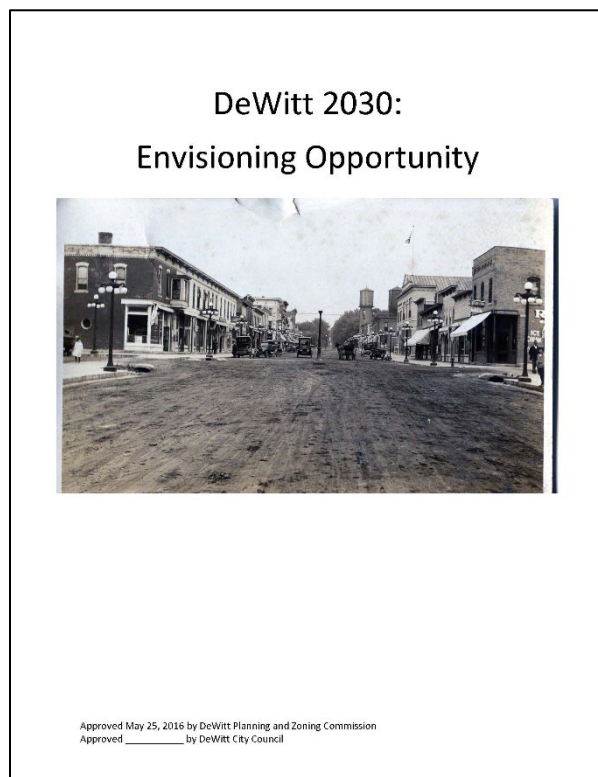
- Collaboration
- Efficiency, Transparency, and Consistency
- Clean, Renewable, and Efficient Energy
- Occupational Diversity
- Revitalization
- Housing Diversity
- Community Character
- Natural Resources and Agricultural Protection
- Sustainable Design
- Transportation Diversity

Comprehensive Planning Elements

- Public Participation
- Issues and Opportunities
- Land Use
- Housing
- Public Infrastructure and Utilities
- Transportation
- Economic Development
- Agricultural and Natural Resources
- Community Facilities
- Community Character
- Hazards
- Intergovernmental Collaboration
- Implementation

Planning History

The City of DeWitt has a rich history of planning, starting with the adoption of their first comprehensive plan in 1964. The plan then underwent a major update in 1976. In 1991 the City adopted the DeWitt Comprehensive Community Builder Program, and an additional comprehensive plan update was completed in 1996 to help enhance the municipal sewer system¹. The latest update was the DeWitt 2030 plan, adopted in 2016. The City has also recently completed the Tallgrass Housing Feasibility Study in 2021. This was done in collaboration with Vogt Strategic Insights to help the Tallgrass apartments project qualify for the Low-Income Tax Credit. This plan is designed to build upon the work done in the past to help the City make updated, informed decisions regarding its immediate future.



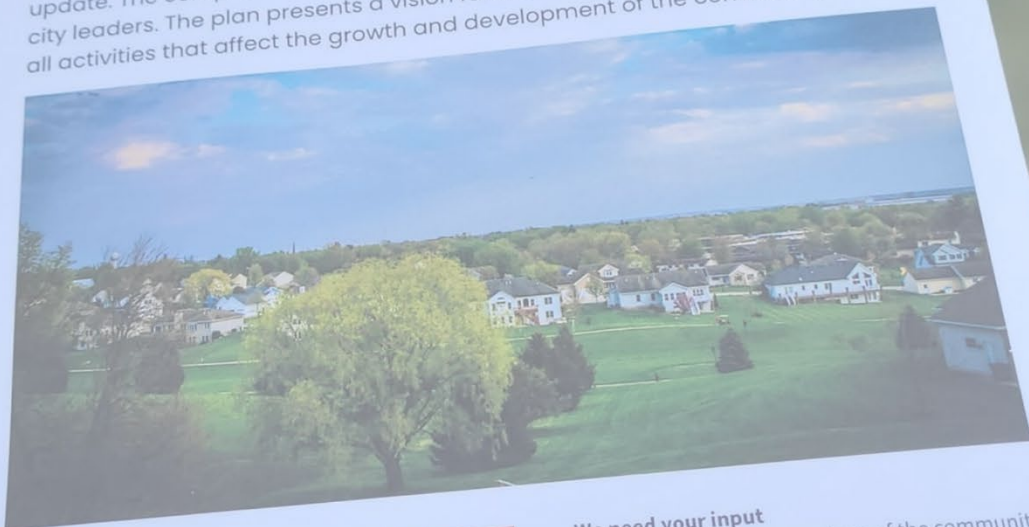
¹ "DeWitt 2030: Envisioning Opportunity."



DeWitt Iowa

Comprehensive Plan Survey

The City of DeWitt is conducting a survey as part of its comprehensive plan update. The comprehensive plan is an important decision-making guide for city leaders. The plan presents a vision for the future, with recommendations for all activities that affect the growth and development of the community.



Take the Survey

Use the QR code or link below to take the survey.

<https://www.surveymonkey.com/r/K95T33Y>



We need your input

Collecting input from members of the community is an important step in developing the comprehensive plan. Your input will help shape the future of the community.

Visit the project website for more information.

https://eciitrans.org/dewitt_comprehensive_plan/index.php



Chapter 2. Community Vision

Overview

The purpose of the comprehensive plan is to present a vision for the future, with long-range goals and objectives that affect the growth and development of the community. A crucial part of developing both the plan and the underlying vision is community engagement. DeWitt's citizens shaped the creation of this plan, with this chapter highlighting the engagement process as well as their vision for the future of the City.

Community Engagement

Steering Committee

The primary contributors of community engagement to the planning process were the Steering Committee. Consisting of members appointed by the City, this committee met regularly throughout the planning process to serve as representatives for the broader community. Their meetings were open to the public, where the committee reviewed plan progress, identified issues and opportunities, worked on vision statements and provided input on implementation strategies.

During the first meeting, the steering committee participated in a S.W.O.T. (strengths, weaknesses, opportunities, threats) analysis to understand issues and opportunities that may exist within the City. The results of these analyses are seen in Appendix 1 and helped shape the vision statement of the plan.

Project Website

The project website was hosted on the ECIA transportation website and was used to distribute information about the planning process and collect community input. Surveys, meeting information, reports and other information were posted on the website. The website also linked to a Google form that allowed people to submit their ideas to the plan.

Plan Promotion

To promote the plan, the City and ECIA employed a variety of methods.

ECIA attended the DeWitt Farmer's Market in September 2024 to gather input for the plan and promote the survey. They were able to engage with 18 residents and collect 13 comments on their input board. The notes from the farmer's market are located in Appendix 2.

Community Survey

ECIA also utilized a community survey for collecting input for the comprehensive plan. The survey was opened in January 2024 and closed in October 2024. The survey was promoted through various means, such as through the local newspaper, social media, and through events such as the Farmer's Market.

A total of 292 responses were collected from the survey. Reports were generated and presented to the planning and zoning commission periodically during the planning process. The final survey report is located within Appendix 3.

Vision Statements

During the second steering committee meeting, the committee was tasked with developing a vision statement as well as goals for the plan. Reflecting on their own experiences as well as what would be best for the City moving forward, the committee came up with the statement below to serve as a vision statement.

"DeWitt is a thriving, forward-looking city that prides itself on providing community members with the social, personal and economic opportunities they need to reach their full potential."

In addition to this statement, the committee was also tasked with coming up with several goals for the City to adopt. They are the following.

- Maintain a safe community with small-town character.
- Foster the availability of quality, affordable housing options.
- Encourage availability of affordable childcare.
- Provide a well-maintained system of infrastructure, including streets, roads, bridges, water and sewer.
- Coordinate with DeWitt Chamber & Development Corporation to encourage business retention, expansion and recruitment.
- Work with educational partners to expand the availability of skilled, reliable workforce.
- Encourage the continuation of a variety of recreational opportunities.
- Foster an environment of community involvement.



Chapter 3. Community Character

Photo Source: DeWitt Chamber and Development

Overview

Community character is determined by the people, characteristics, landmarks, and intangible elements that make the community a great place to live. While there is no exact formula for community character, a community's unique characteristics are often a key reason of why people choose to live where they do or why they choose to visit certain locations.



Crossroads to Opportunity welcome sign
Source: City of DeWitt

DeWitt has the character of a small, Midwestern hometown. The relatively small population gives DeWitt the feel of a close and connected community. The historic root of DeWitt is its agricultural industry. DeWitt has developed at an excellent access point to road and rail transportation. This has contributed to increased access to surrounding areas and markets, allowing DeWitt to thrive. At a time when less than 10% of the U.S. population lives in true rural areas and at a time when many of those rural places throughout the nation are shrinking and disappearing, DeWitt continues to add residents, businesses and employment opportunities.

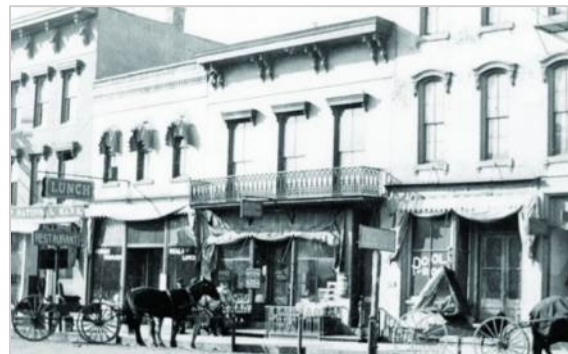
The goal of the Community Character chapter is to identify and build on the unique elements that make DeWitt – the “Crossroads to Opportunity” -- a special place.

Community History

DeWitt was founded in 1836 by settlers from the eastern United States. It originally was known as Vandenburg. Later, the community was renamed DeWitt, after DeWitt Clinton, who served as a U.S. Senator and governor of New York. DeWitt saw a population boom of nearly 5,500 people around 1856 when the Chicago, Iowa & Nebraska railroad (now known as the Union Pacific) came to DeWitt.



6th Avenue looking north – Summer 1924
Source: DeWitt Chamber & Development



West side of 6th Avenue -- 1905
Source: DeWitt Chamber & Development

Between 1841 and 1869, DeWitt served as the county seat for Clinton County. The county seat then was transferred to Clinton, a rapidly growing rail and industrial center at that time. By the 1870s, DeWitt was a thriving, self-sustaining community with numerous hotels, markets and a variety of shops and services.



"Shucking Corn" mural by artist John Bloom in DeWitt's City Hall

Source: DeWitt Chamber & Development Company

John Bloom, born in DeWitt in 1906, was one of the great American artists of the Regionalist movement. He participated in Grant Wood's Stone City Art Colony of 1932-33, where he worked alongside his mentor. His art depicts rural settings and agricultural life, often inspired by his life experiences within DeWitt. Several of his works of art are exhibited throughout DeWitt. The idealized small-town life portrayed in his art is reflective of the character of DeWitt. Bloom died in 2002.

Today, DeWitt is the second largest city in Clinton County by population after Clinton, and the third largest in land area after Clinton and Camanche. DeWitt is located at the intersection of four-lane U.S. Highways 30 and 61 (see Figure 3-1). The historic crossing of these two original transnational highways, historically known as the Lincoln Highway (U.S. 30) and the Blues Highway (U.S. 61) is marked with a crossroads emblem at the intersection of 10th Street and 6th Avenue and a placard in Lincoln Park in Downtown DeWitt as part of the Lincoln Highway Heritage Byway¹.



Figure 3-1. Map of Clinton County: Cities and Highways

Source: Iowa Department of Transportation

Population Demographics

A fundamental part of understanding a city is understanding the people that make up the community. Analysis of demographic information and understanding trends revealed by that information is key to understanding the community and planning for its future needs.

DeWitt has experienced steady population growth at a fluctuating rate since 1900 largely due to agricultural expansion, development in the surrounding area, and its geographic location at the intersection of U.S. Highways 61 and 30. Figure 3-2 shows DeWitt's historical population.

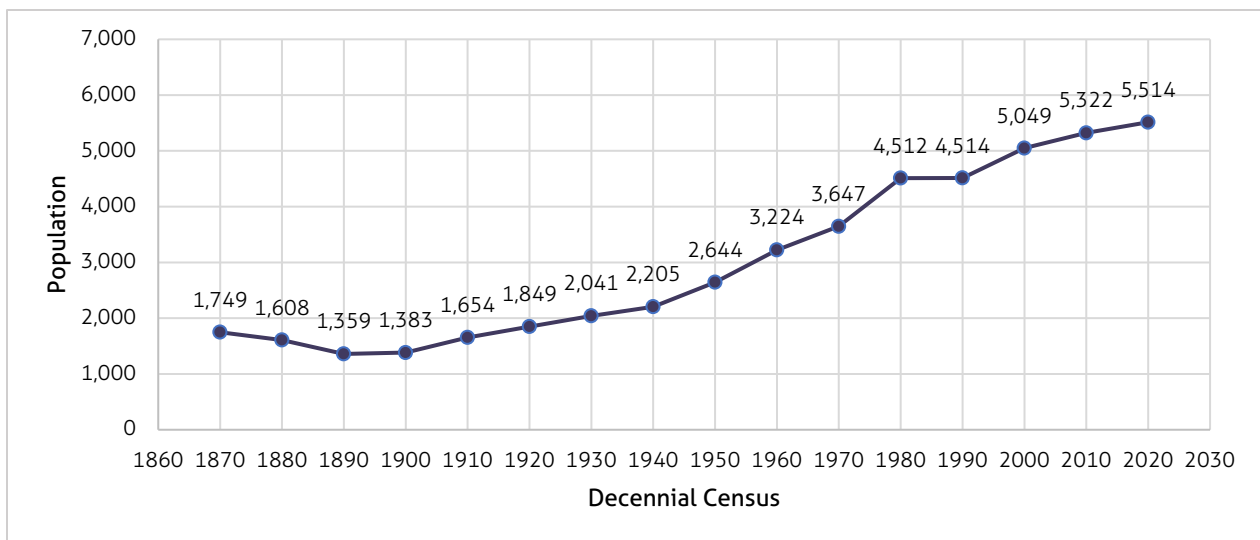


Figure 3-2. DeWitt Historical Population by Decennial Census, 1870 to 2020

Source: U.S. Census Bureau -- Decennial Census

Population Change

DeWitt is the second largest city in Clinton County, next in size to Clinton. Due to its central location within the county, DeWitt serves the western third of the county with goods and services and is an active agri-business center, as well as a small industry-oriented community. Table 3-1 shows the population change in the 14 incorporated cities in Clinton County from 2010 to 2020, ranging from largest decrease to largest increase. Nine cities lost population, and five cities gained population.

According to the U.S. Census, from 2010 to 2020, DeWitt's land area grew from 5.98 to 6.22 square miles and the population density per square mile decreased from 890.1 to 886.2.

From 1970 to 1980, DeWitt's population increased by 24%. This period of high growth was followed by a period of negligible increase between 1980 and 1990, due in large part to the most severe agricultural recession affecting the State of Iowa in recent

years. DeWitt also was affected by the closing of the Caterpillar plant in north Davenport. From 2000 to 2020, both DeWitt and the State of Iowa increased in population while Clinton County declined. Table 3-2 is a population comparison for DeWitt, Clinton County, and Iowa from 1970 to 2022.

Table 3-1. Population Change in Cities, 2010 to 2020

Name of City	2020	2010	Change	% Rate
Welton	121	165	-44	-26.7%
Calamus	356	439	-83	-18.9%
Toronto	102	124	-22	-17.7%
Low Moor	250	288	-38	-13.2%
Clinton	24,469	26,855	-2,386	-8.9%
Grand Mound	615	642	-27	-4.2%
Lost Nation	434	446	-12	-2.7%
Charlotte	389	394	-5	-1.3%
Goose Lake	239	240	-1	-0.4%
Wheatland	775	764	11	1.4%
Camanche	4,570	4,448	122	2.7%
Delmar	542	525	17	3.2%
DeWitt	5,514	5,322	192	3.6%
Andover	109	103	6	5.8%

Source: Iowa Community Indicators Program

Table 3-2. Population Comparison for DeWitt, Clinton County, and State of Iowa, 1970 to 2020

Jurisdiction	1970	1980	1990	2000	2010	2020
City of DeWitt	3,647	4,512	4,514	5,049	5,322	5,514
Clinton County	56,749	57,122	51,040	50,149	49,116	46,460
State of Iowa	2,825,368	2,913,808	2,776,755	2,926,324	3,046,355	3,190,369

Source: U.S. Census Bureau – Decennial Census

Housing Development

Attracting new residents and maintaining population is important for small communities. Population growth encourages economic growth through by creating demand for housing and expanding the customer base and workforce for local businesses. Population growth can also help the city financially. Increased economic activity ultimately leads to a larger property tax base that allows the community to expand services while keeping property tax rates low.

Building permits for new privately-owned residential units are good indicator of estimated growth and development. Using information from the 2020 Clinton County Multi-Jurisdictional Hazard Mitigation Plan, Table 3-3 shows the number of building permits issued for Clinton County and the Cities of Camanche, Clinton, and DeWitt from 2016 to 2020 by number of buildings and number of housing units. The Cities of Camanche, Clinton, and DeWitt showed spikes in construction of multi-unit structures in 2017, but those numbers tailed off from 2018 through 2020.

Table 3-3. Building Permits for DeWitt, Clinton County, and State of Iowa, 2016 to 2020

Jurisdiction	2016 Total		2017 Total		2018 Total		2019 Total		2020 Total	
	Bldgs	Units	Bldgs	Units	Bldgs	Units	Bldgs	Units	Bldgs	Units
Clinton County	27	27	14	14	12	12	16	16	15	15
Camanche	6	6	17	66	12	18	9	11	4	5
Clinton	7	24	30	115	18	40	14	41	14	28
DeWitt	14	21	9	41	14	14	22	22	7	7

Source: U.S. Census Bureau Building Permits Survey, New Privately-Owned Housing Unit Authorizations, 2016-2020.

Age and Gender

Median age describes the midpoint of the population distribution. Half of the population is younger than the median age and half of the population is older. Figure 3-3 shows the median age for DeWitt and the State of Iowa from 2000 to 2020. Iowa's median age increased for the total population as well as for males and females by almost two years from 2000 to 2020. In comparison, DeWitt's median age decreased slightly for the total population and for males; however, the median age for females increased slightly from 2000 to 2020.

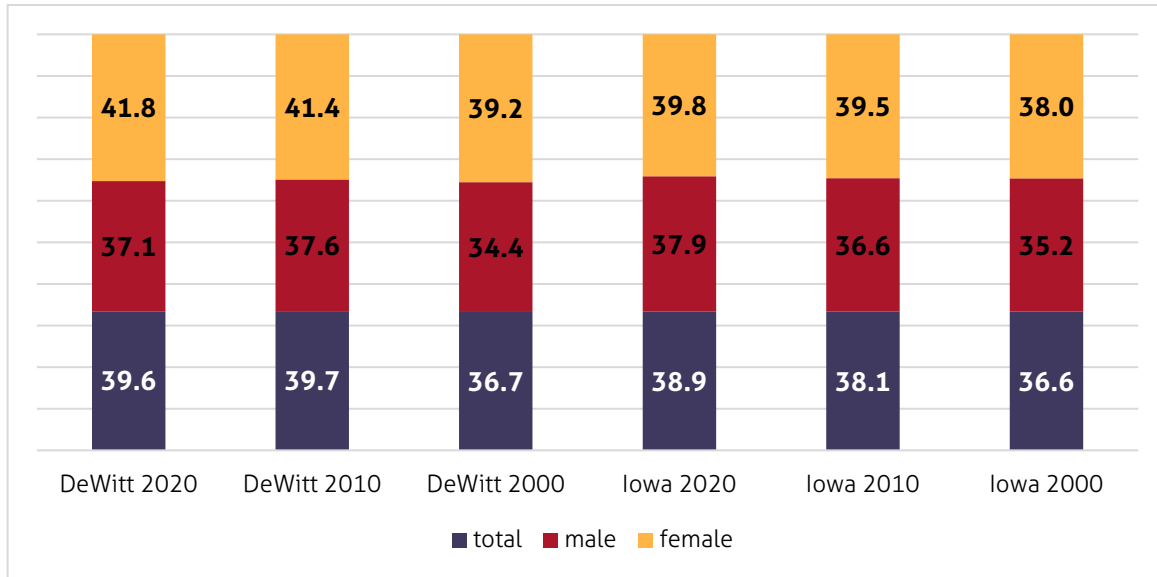


Figure 3-3. Median Age by Gender for DeWitt and State of Iowa, 2000 to 2020

Source: U.S. Census Bureau -- Decennial Census

Figure 3-4 shows that the percentage of females that comprise DeWitt's population increased one percent from 2010 to 2022. Data is from the 2010 and 2022 American Community Survey (ACS) 5-Year Estimates provided by the U.S. Census Bureau.

The ACS provides data every year about social, economic, demographic, and housing characteristics of the U.S. population. The 5-year estimates represent data collected over a period of time for increased statistical reliability of the data for less populated areas and small population subgroups.

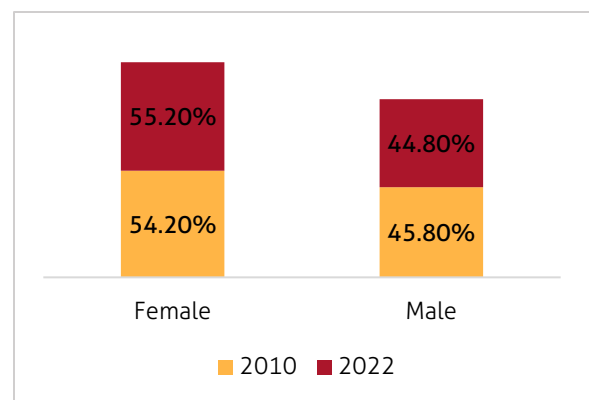


Figure 3-4. DeWitt: Gender Split, 2010 to 2020

Source: U.S. Census Bureau – 2010 & 2022 ACS 5-Year Estimates

A population pyramid illustrates the distribution of the population by 5-year age groups and by gender. Figure 3-5 is DeWitt's population pyramid based on the 2022 ACS 5-Year Estimates.

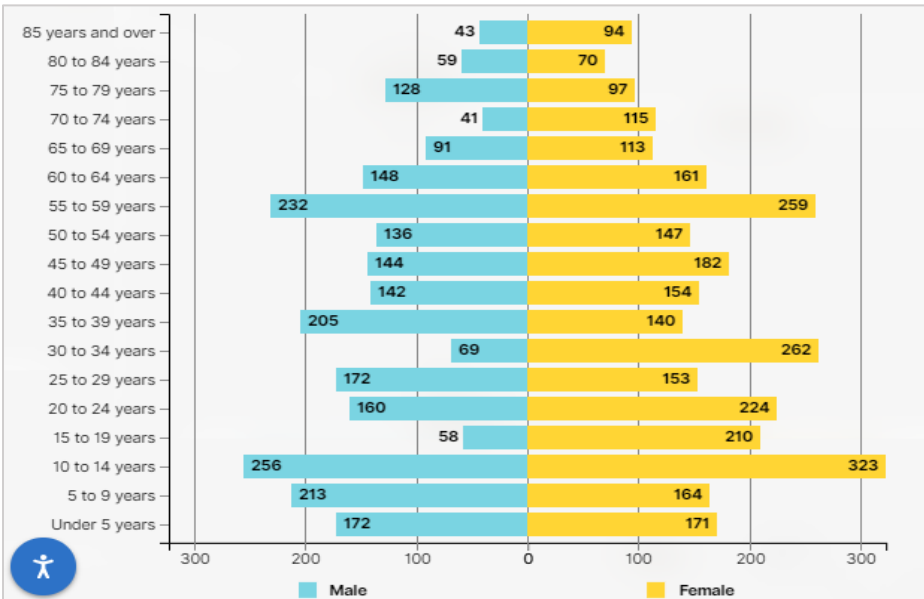


Figure 3-5. DeWitt Population Pyramid by Age and Gender

Source: U.S. Census Bureau – 2022 ACS 5-Year Estimates

Figure 3-6 compares selected age groups in 2010 and 2022. The percentages of Schoolchildren (under 18 years) grew by 2.1% and Young Adults (20 to 44 years) increased by 4.6%, while Preschoolers (under 5 years) decreased by 0.6% and Seniors (over 65 years) dropped by 4.2%.

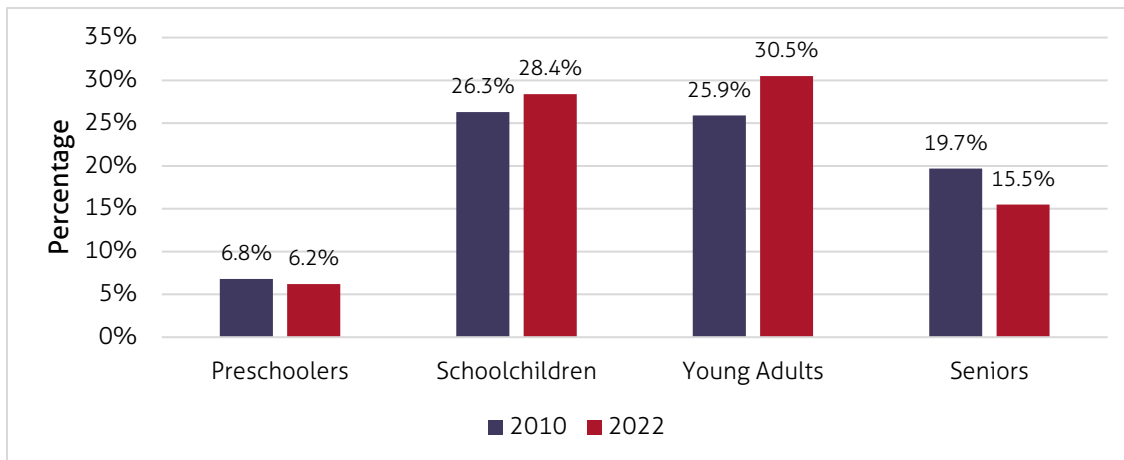


Figure 3-6. DeWitt: Selected Age Groups, 2010 to 2022

Source: U.S. Census Bureau – 2010 & 2022 ACS 5-Year Estimates

Income and Poverty

Income is the gauge many use to determine the well-being of a community's population. According to the U.S. Census Bureau, the median household income divides the income distribution into two equal parts: one-half of the households falling below the median income and one-half above the median. For households and families, the median income is based on the distribution of the total number of households and families including those with no income.

The 2022 ACS 5-Year Estimates indicated the median household income (in 2022 dollars) was \$66,653 for DeWitt, about 10% higher than \$61,080 for Clinton County, and a little less than \$69,588 for Iowa. Per capita income in the past 12 months (in 2022 dollars) was \$39,529 for DeWitt, about 20% higher than \$33,979 for Clinton County, and a little higher than \$37,949 for Iowa. Table 3-4 shows the median income by type of family in DeWitt in 2022.

Table 3-4. Median Income by Types of Family, 2022

Type of Family	Median Income
Families	\$91,557
Married couple - families	\$101,981
Nonfamily households	\$36,375

Source: U.S. Census Bureau – 2022 ACS 5-Year Estimates

The population estimate for poverty in DeWitt is 7.6%, which is about three-fifths of 12.4% in Clinton County, and about two-thirds of 11.0% in Iowa. Figure 3-7 shows the poverty by age in DeWitt. Children under 18 years (13%) make up the largest age group experiencing poverty.

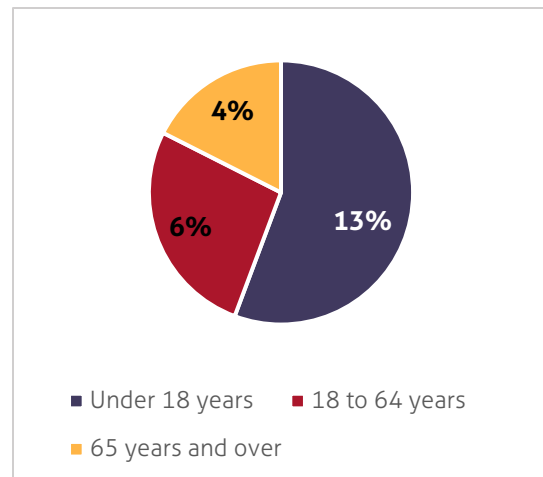


Figure 3-7. Poverty by Age, 2022

Source: U.S. Census Bureau – 2022 ACS 5-Year Estimates

The United States measures poverty based on how an individual's or family's income compares to a set federal threshold. Table 3-5 shows the 2024 Federal Poverty Level issued by the U.S. Department of Health and Human Services.

Table 3-5. 2024 Federal Poverty Level

Family size	2024 income numbers
For individuals	\$15,060
For a family of 2	\$20,440
For a family of 3	\$25,820
For a family of 4	\$31,200
For a family of 5	\$36,580
For a family of 6	\$41,960
For a family of 7	\$47,340
For a family of 8	\$52,720
For a family of 9+	Add \$5,380 for each extra person

Source: [HealthCare.gov](https://www.healthcare.gov)

Households

The 2022 ACS 5-Year Estimates indicated there were 2,019 households in DeWitt with an average of 2.7 persons per household, which is about 10% higher than 2.4 in Clinton County and 2.4 in Iowa. Table 3-6 compares population by household type for the City of DeWitt, Clinton County, and State of Iowa in 2022.

Table 3-6. Population by Household Type, 2022

Household Type	City of DeWitt		Clinton County		State of Iowa	
Married couples	68.8%	3,710	58.4%	26,720	62.0%	1,916,410
Male householder	11.0%	594	9.2%	4,191	5.8%	177,798
Female householder	8.1%	437	14.0%	6,396	12.3%	380,690
Non-family	12.1%	650	18.4%	8,424	19.9%	615,422

Source: U.S. Census Bureau – 2022 ACS 5-Year Estimates

According to the 2022 ACS 5-Year Estimates, the predominant ancestry in DeWitt was 44.4% German and 16.1% Irish. Population with a language other than English spoken at home was 5.2% in DeWitt and 8.9% in Iowa. In addition, the foreign-born population was 4.5% in DeWitt, compared to 2.1% in Clinton County and 6.0% in Iowa. The veteran population was 9.2% in DeWitt, compared to 9% in Clinton County and 6.4% in Iowa.

Education

According to the 2022 ACS 5-Year Estimates, the educational attainment for persons 25 years and over as a high school graduate or higher was 95.6% for DeWitt, a little higher than 92% for Clinton County and 93% for Iowa. Also, 40.1% in DeWitt had attained a Bachelor's degree or higher, nearly double the 21.6% in Clinton County and higher than 32.3% in Iowa. Figure 3-8 breaks down the 2022 educational attainment for persons 25 years and over in DeWitt.

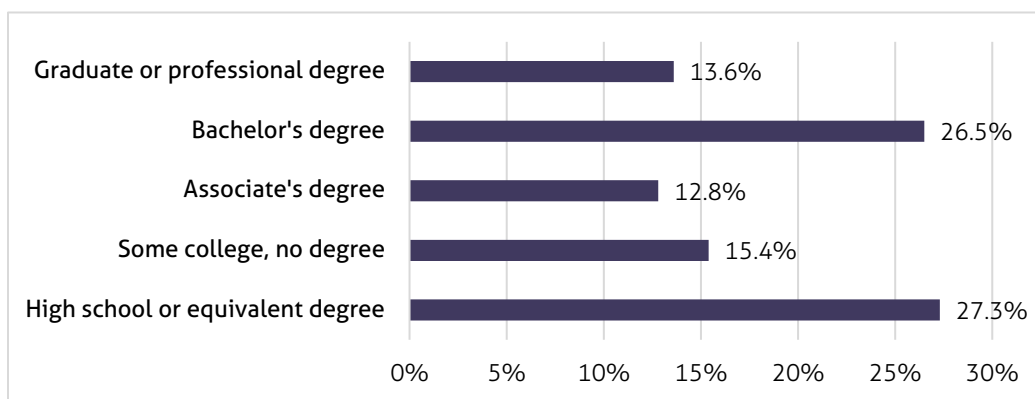


Figure 3-8. DeWitt Educational Attainment (25 years and over), 2022

Source: U.S. Census Bureau – 2022 ACS 5-Year Estimates

Race and Ethnicity

The U.S. Census Bureau uses six categories for race: White, Black or African American, American Indian or Alaska Native, Asian, Native Hawaiian or Other Pacific Islander, and Some other race. Respondents may report more than one race. A category using the word “alone” includes persons reporting only one race; for example, White alone. The U.S. Census Bureau defines Hispanic or Latino origin as an ethnicity, not as a race. A person of Hispanic or Latino origin may be of any race, including white. Figure 3-9 shows that DeWitt remains predominantly white and has less racial and ethnic diversity than Iowa, which in turn is less diverse than the USA in 2020.

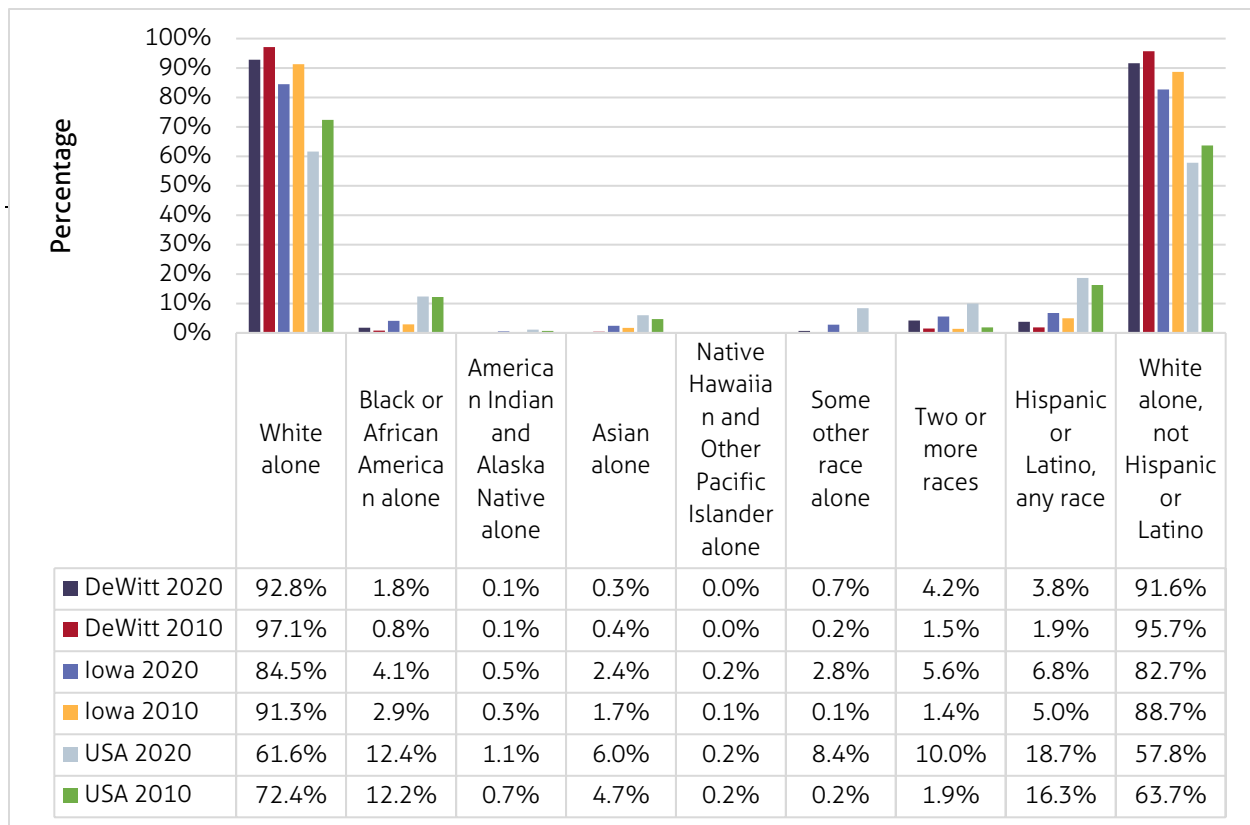


Figure 3-9. Comparison of Race and Ethnicity in DeWitt, Iowa, and USA, 2010 to 2020

Source: U.S. Census Bureau -- Decennial Census

From 2000 to 2020, DeWitt's population of White alone dropped to 92.8%; any other race alone or in combination grew to 7.1%; and Hispanic, any race grew to 3.8% (see Table 3-7).

Categories	2020	2010	2000
White alone	92.8%	97.1%	98.1%
Any other race alone or in combination	7.1%	2.9%	1.9%
Hispanic or Latino, any race	3.8%	1.9%	1.0%

Source: U.S. Census Bureau -- Decennial Census

Arts and Entertainment

DeWitt offers a variety of arts and entertainment for residents and visitors alike. Detailed information about shopping and dining, attractions and entertainment, community festivals and events in DeWitt is available online from the DeWitt Chamber & Development Company (DCDC), including a Visitors Guide, at <https://www.dewittiowa.org/community/>. DCDC is a private, non-profit organization whose focus is to support existing businesses, attract new businesses, and assist in enhancing the quality of life for the DeWitt community.

Shopping and Dining

Within the four-block **Downtown District** DeWitt has a unique blend of shopping and dining – from specialty retailers, antiques and boutique shops, restaurants, caterers, baked goods, and a local supermarket -- to spa amenities, professional offices, and a variety of service businesses all. Outside of the Downtown District on the **11th Street Business Corridor** are additional shopping, lodging, and dining options.



Downtown DeWitt

Source: DeWitt Chamber & Development Company

Attractions and Entertainment

DeWitt offers several museums, historical landmarks, golf, bowling, a local winery, and a performing arts center, as listed below.

- Central Community Historical Museum
- Central DeWitt Performing Arts Center
- Clinton County Fair
- DeWitt Area Veterans Memorials
- DeWitt Community Library
- DeWitt Lanes
- German Hausbarn Museum
- Springbrook Country Club
- TYCOGA Vineyard & Winery



German Hausbarn Museum

Source: DeWitt Chamber & Development

Community Festivals and Events

DeWitt offers festivals and celebrations year-round, as listed below.

- DeWitt's Autumn Fest
- DeWitt Crossroads Youth & Adult Triathlons
- Downtown Wine Walk
- Hometown Christmas
- Leprechaun Leap Wine and Beer Walk
- Paul Skeffington Memorial Race
- Pumpkin Fest
- Travelogues—Presented by the DeWitt Noon Lions
- Tunes in Town
- Summer Movies



Source: DeWitt Chamber & Development Company.

Parks and Recreation

The City of DeWitt Parks and Recreation Department provides many recreational activities throughout the community, at parks and other facilities, as listed below.

- Aquatic Center
- DeWitt Dog Park
- DeWitt Pickleball Courts
- Disc Golf Course
- Lincoln Park
- Little Trees Park
- Off-Road Bike Trail
- Paarmann Park
- Paul Skeffington Memorial Trail
- Westbrook Park



DeWitt Aquatic Center

Source: City of DeWitt Parks and Recreation Department

Detailed information about parks and recreational opportunities in DeWitt is available online from the City of DeWitt at <https://www.cityofdewittiowa.org/>.

Information on DeWitt's parks and recreation facilities is provided in Chapter 7. Infrastructure, Services, and Facilities of this comprehensive plan.

Historic Resources

Historic resources play a big role in community character. The National Register of Historic Places (NRHP) is a federal-level inventory of places of local, state, and/or national significance. As of April 2024, there were no NRHP listings in the city limits of DeWitt. Figure 3-10 is a map of cemeteries and surveyed historic sites in the City of DeWitt and environs. Figure 3-11 is an inset map of the surveyed historic sites in the historic core of the city.

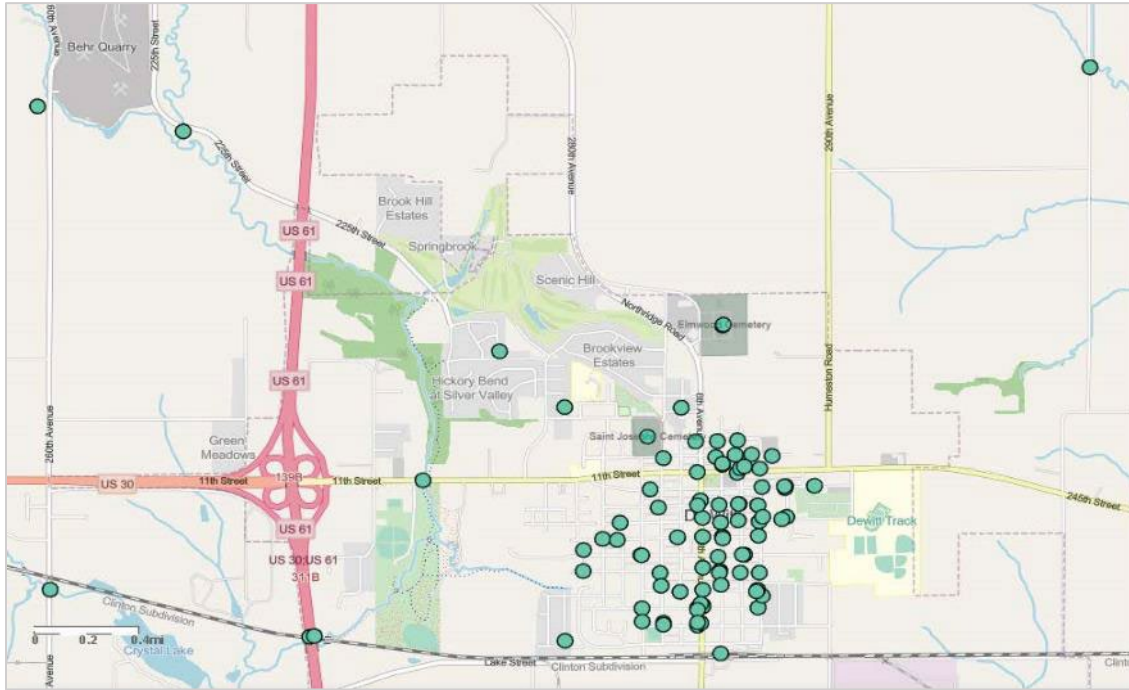


Figure 3-10. Map of Cemeteries and Surveyed Historic Sites in City of DeWitt and Environs

Source: Office of the State Archaeologist -- I-Sites Public online database accessed April 2024

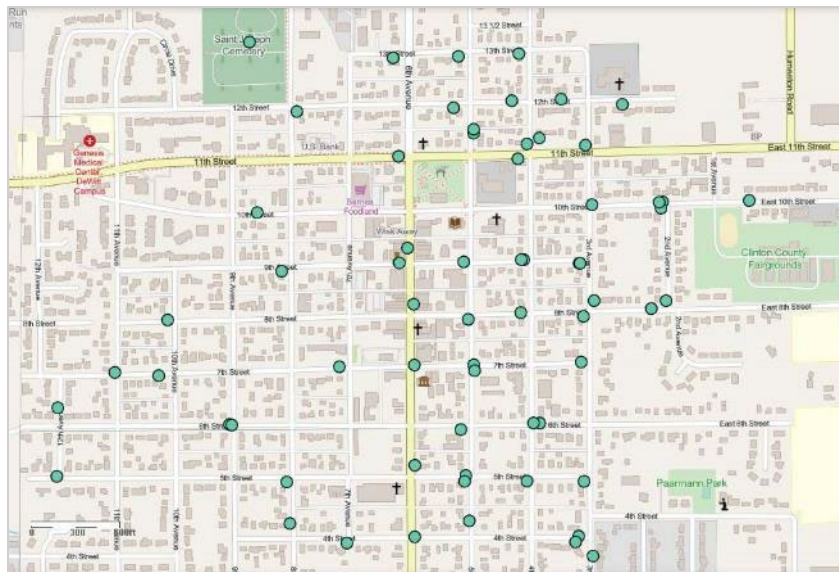


Figure 3-11. Inset Map of Surveyed Historic Sites in the Historic Core of DeWitt

Source: Office of the State Archaeologist -- I-Sites Public online database accessed April 2024

The NRHP listing does not provide legal protections at the local level, unless the property is involved in a project that receives Federal assistance, usually funding, licensing, or permitting. Listing in the NRHP provides owners with opportunities for federal and state preservation incentives.

An example is the Iowa Mutual Lofts project, which will utilize a 20% federal tax credit and a 25% state tax credit for the \$16 million historic rehabilitation of the Iowa Mutual Insurance Building in downtown DeWitt. Built in two stages between 1924 and 1974 at 509 9th Street, this historic office building will be converted into 53 residential units. The use of historic tax credits requires the project to follow federal regulations for rehabilitation of historic buildings.

The City of DeWitt has a historic preservation easement for the exterior facade of the former Carnegie Library at 822 6th Avenue in downtown DeWitt. The building has been repurposed as a bar, restaurant, and event venue known as “The Old Library.”



Historic Carnegie Library

Source: Clinton County Beacon GIS accessed May 2024

Financial Resources

Preserving the community's community character requires effort from the community and funding from incentive programs. The programs discussed below are focused on Downtown DeWitt. Additional information about financial resources utilized in DeWitt is provided in Chapter 4. Economic Development of this comprehensive plan.

DeWitt Self-Supported Municipal Improvement District

The "DeWitt Self-Supported Municipal Improvement District" was established by the City of DeWitt in accordance with Chapter 386 of the Iowa Code, which authorizes a city to impose additional property taxes on a special district for specific purposes within that district, including an operation fund. The DeWitt SSMID was created to support the design and construction of improvements, and the administration, redevelopment and revitalization of the District, for the benefit of the property owners and the community.

The District is zoned for a broad mix of retail, service and business uses, as well as public and quasi-public facilities. The District Operation Fund uses the annual taxes collected within the District for non-residential property at a rate not to exceed \$6.00 per \$1,000.00 of taxable valuation, in addition to all other taxes. The collection of District property tax began on July 1, 2007. The tax parcels within the DeWitt SSMID are mapped in Figure 3-12.12.

DeWitt Downtown Improvement District Grant Program

The City of DeWitt works with property owners in the DeWitt SSMID to retain the historic facades of their buildings through the DeWitt Downtown Improvement District (DDID) grant program. Its purpose is to promote economic development, promote aesthetic improvements, and preserve the historical character within the District. The goal is to accomplish these objectives by providing financial incentives to beautify and improve commercial buildings in the District. These incentives are designed to assist in retaining the occupancy of commercial buildings and to promote the occupancy of vacant commercial buildings in Downtown DeWitt. Business and property owners in the District are eligible for a grant of up to \$5,000.

The DDID grant program is financed primarily by City's General Fund and partially by the DeWitt SSMID tax. The grant program has been suspended due to financial constraints caused by the State of Iowa's legislation pertaining to property tax. The actual SSMID tax has been set at \$0.50 per \$1,000 for the last decade.



Community Character Recommendations

The following recommendations are intended to guide the City of DeWitt in strengthening the elements that make the community a unique and wonderful place.

Community Character

- Continue to improve the quality of life in DeWitt by identifying and enhancing the elements that give the community its sense of place and identity.
- Continue to leverage the community's unique culture, historic elements, and contributions from artists for economic development, community marketing, and resident attraction and retention.

Community History

- Safeguard DeWitt's historic sites, buildings, and cultural resources.
- Rehabilitate existing buildings in a way that preserves their historic significance while allowing their use for modern purposes like office space, retail, or housing.

Population Growth

- Continue a resident recruitment program focused on promoting DeWitt, welcoming newcomers, and attracting people to live in the community.
- Encourage the creation of the housing needed for the continued growth of the city's population.

Arts and Entertainment

- Continue to work with community organizations to provide festivals and events that bring the community together.
- Continue to work with community organizations that provide arts education and venues for artistic performances.
- Look for opportunities to expand the community's collection of public art.
- Provide an integrated system of parks, trails, and gathering spaces that provide city residents and visitors with the opportunity to experience the area's unique natural features.

Financial Resources

- Continue to work to preserve community character through community partnerships and funding from incentive programs, such as those programs that are focused on Downtown DeWitt.

Chapter Endnotes

ⁱ See “Lincoln Highway Heritage Byway: A National Scenic Byway”.



Chapter 4. Economic Development

Photo Source: City of DeWitt

Overview

A strong economy is critical to building a desirable community. The quantity and quality of jobs and access to goods is intertwined with overall quality of life and attractiveness to potential residents. Economic development planning is a process where a community organizes, analyzes, creates plans, and then acts to improve its economic well-being.

Economic development is a broad term that encompasses anything that can improve economic quality in a community. The policies in this comprehensive plan will directly or indirectly influence the nature of economic development and how it impacts a community.

This chapter will review economic indicators such as employment, income, commuting and workforce statistics, tourism, entrepreneurship, economic development partners and programs to make recommendations that guide the future development of DeWitt.

Economic Indicators

This section provides an overview of key economic indicators for DeWitt.

Employment

Figure 4-1 shows the total employment for Clinton County from 2014 to 2023. Between 2016 and 2019 county employment levels fluctuated from month to month, but the overall employment trend was stable. In 2020 employment dropped during the COVID-19 pandemic. Since the pandemic employment has rebounded and nearly recovered to pre-pandemic numbers.

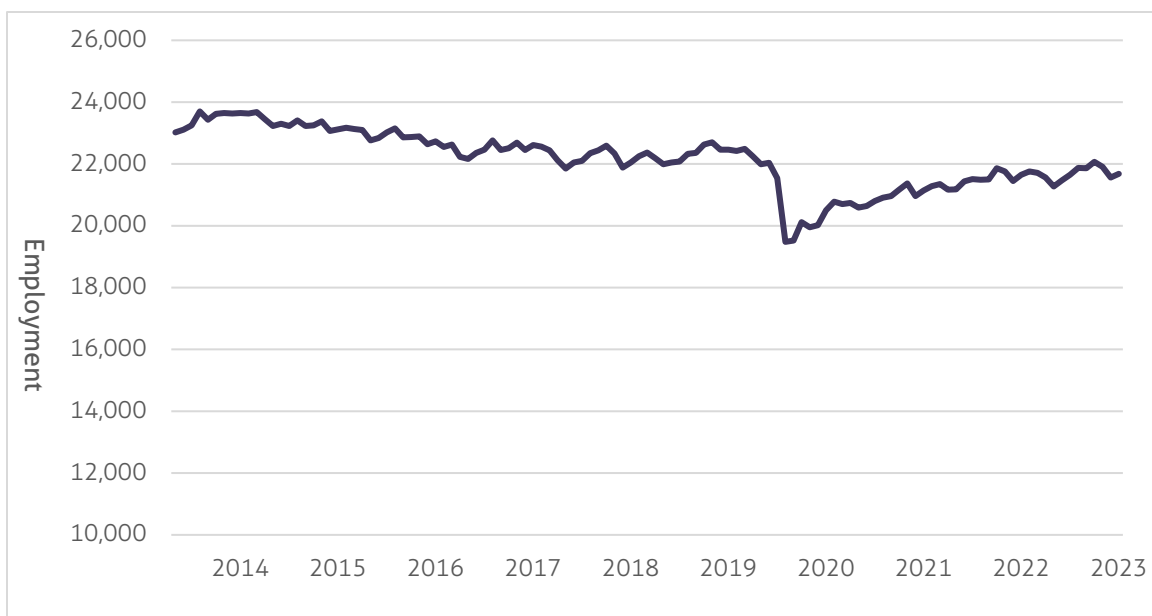


Figure 4-1. Employment in Clinton County, Iowa 2014-2023

Source: Iowa Workforce Development 2023

Unemployment

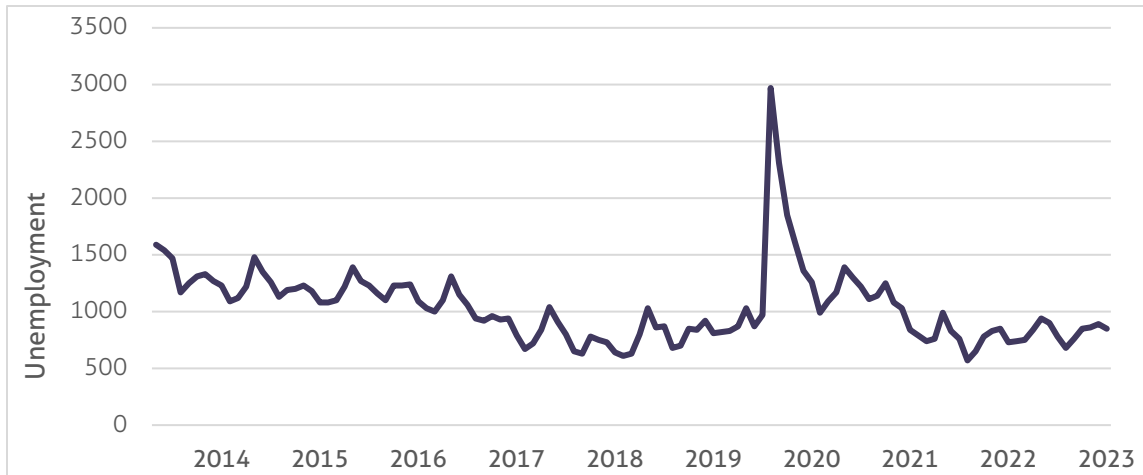


Figure 4-2. Unemployment in Clinton County, Iowa, 2014-2023

Source: Iowa Workforce Development, 2023

Figure 4-2 shows unemployment for Clinton County from 2014 to 2023. Unemployment had been on a slow decrease before peaking in 2020 and then recovering to pre-pandemic levels around 2021.

Figure 4-3 shows unemployment in Clinton County compared to unemployment in the state of Iowa and the entire country (Clinton County in purple, Iowa in red, United States in yellow). Clinton County has a consistently higher unemployment rate to the rest of the state and is comparable to unemployment in the rest of the country.

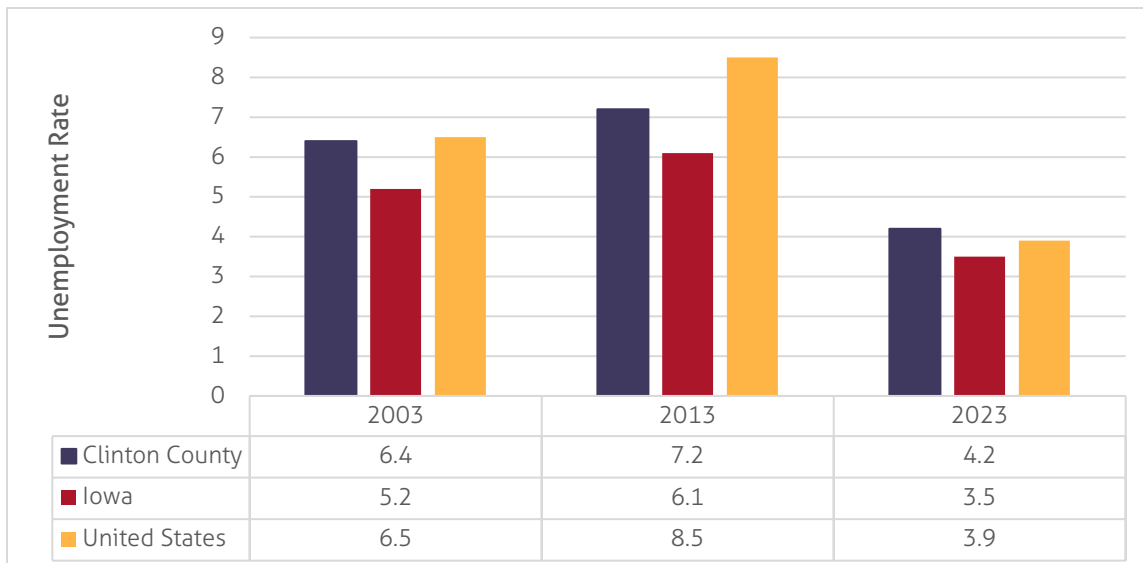


Figure 4-3. Comparison of Annual Unemployment Rate, Clinton County, State of Iowa and U.S. (2003-2023)

Source: US Bureau of Labor Statistics, 2023

While county statistics are typically reliable, DeWitt is in a particular situation as it is not the primary city within its county. Therefore, county-level statistics may not give an accurate view of what is happening in DeWitt in particular. Figure 4-4. shows estimated unemployment rates in DeWitt and other peer communities. Peer communities are chosen based on nearby cities who affect DeWitt's laborshed. City-level data is specific to cities themselves, however it has much higher margins of error than county-level data.

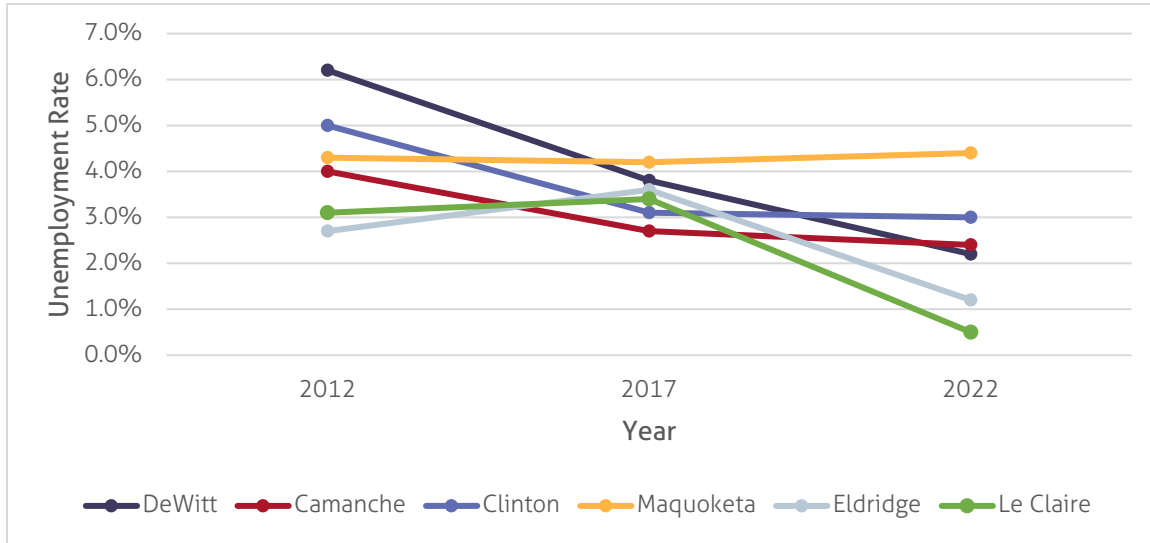


Figure 4-4. Comparison of Unemployment Rates in DeWitt, Iowa and Peer Communities, 2012-2022

Source: US Census Bureau, 2018-2022 5-Year American Community Survey Estimates

Income

Table 4-1. Median Household Income in DeWitt and Peer Communities, 2012-2022

Jurisdiction	2012	2017	2022
Le Claire	\$71,225.00	\$88,045.00	\$95,206.00
Eldridge	\$62,173.00	\$66,544.00	\$89,946.00
State of Iowa	\$51,129.00	\$56,570.00	\$70,571.00
DeWitt	\$51,641.00	\$60,107.00	\$66,653.00
Camanche	\$54,852.00	\$48,567.00	\$65,090.00
Clinton County	\$49,010.00	\$50,295.00	\$61,080.00
Clinton city	\$42,441.00	\$42,702.00	\$55,196.00
Maquoketa	\$30,745.00	\$46,173.00	\$53,462.00

Source: US Census Bureau, 2018-2022 5-Year American Community Survey estimate

Table 4-1 shows a comparison of median household income between households in DeWitt, the city of Camanche, the city of Clinton, and Clinton County. Household incomes are important to examine as populations with higher median incomes would have more money to spend

within their community, bringing development to the area. DeWitt households have earned more than households in other area jurisdictions.

Commuting

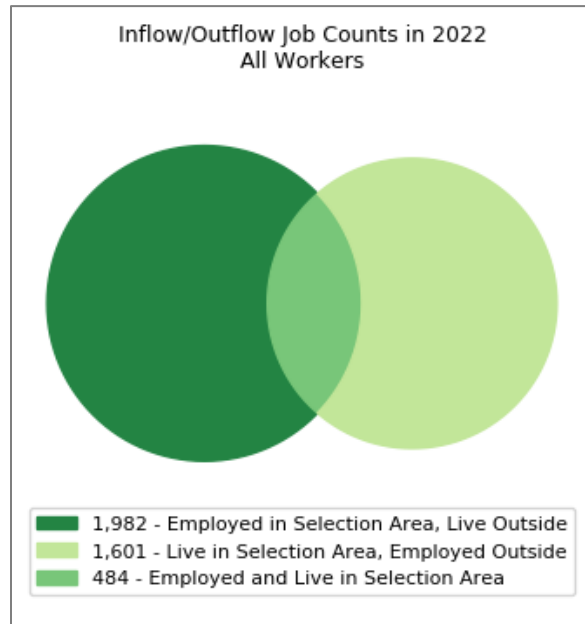


Figure 4-5. Worker Flows in DeWitt, Iowa

Source: US Census Bureau On the Map

The relationship between where people live and work is an important indicator for several aspects of city development such as economic development, housing, and transportation. The location of jobs and the transportation to jobs is an important factor for workers in choosing a community to live in. Therefore, examining this relationship is necessary to help guide future land use policy. Similarly, to other communities of DeWitt's size many residents in DeWitt work outside the community, however there are more workers commute to DeWitt for their job than residents of the city that work in other communities as shown in Figure 4-5. Figure 4-5 shows the flow of primary private jobs into DeWitt. Many people come into DeWitt for work, indicating a strong employer base and opportunity for workforce housing.

Table 4-2. Commuting Destinations for DeWitt, IA Residents and Workers, 2022

Living in DeWitt, Iowa			Working in DeWitt, Iowa		
Works In	Count	Share	Lives In	Count	Share
Davenport, IA	430	20.6%	Clinton, IA	255	10.3%
Clinton, IA	142	6.8%	Davenport, IA	232	9.4%
Bettendorf, IA	104	5.0%	Bettendorf, IA	76	3.1%
Dubuque, IA	53	2.5%	Maquoketa, IA	73	3.0%
Cedar Rapids, IA	52	2.5%	Camanche, IA	53	2.1%

Eldridge, IA	44	2.1%	Eldridge, IA	47	1.9%
Camanche, IA	37	1.8%	Dubuque, IA	33	1.3%
Rock Island, IL	37	1.8%	Grand Mound, IA	32	1.3%
Maquoketa, IA	31	1.5%	Wheatland, IA	30	1.2%
All Other Locations	671	32.2%	All Other Locations	1,151	46.7%

Source: US Census Bureau OnTheMap

Many people who work in DeWitt live in communities adjacent to it. As seen in Table 4-2 the communities where most people commute into DeWitt from are Clinton, Davenport and Bettendorf. The table excludes people who live and work in DeWitt.

Employers and Industries

Having a good number of quality jobs is important for the prosperity of communities such as DeWitt. DeWitt is focused on growing the number of well-paying jobs, attracting new employers, and improving the attractiveness of the community to workers.

Occupational diversity also helps drive economic sustainability. Communities that feature a mixture of industries and types of jobs are less vulnerable to economic volatility and are more likely to experience growth. Achieving these economic goals will require a comprehensive and unique approach.

Table 4-3. Top Employers in DeWitt, Iowa

Employer	Industry/Products	Current Employment
Central Community School District	Education	347
Custom-Pak	Blow Molding	230
MercyOne-Genesis	Healthcare	214
Guardian Industries	Float glass	210
Car-Freshner	Air Fresheners	175
City of DeWitt	Public Service	79 to 180 (summer)
Wendling Inc.	Mining	75
Black Cat Wear Parts	Manufacturing	61
ITW Magnaflux	Non-destructive testing equipment, chemicals	45
ITW Fluids North America	Machines lubricant, fluid products	40
Latham Pools	Pools	34
Motion Race Works	Auto parts	30
Ennis Business Forms	Business, medical forms	27
Maschio Gaspardo	Agricultural equipment	14

Source: DeWitt Chamber and Development Company

Table 4-3 is a list of the top employers in DeWitt. Many of the top employers, including Guardian Industries, Custom-Pak and Car-Freshner are within the manufacturing industry.

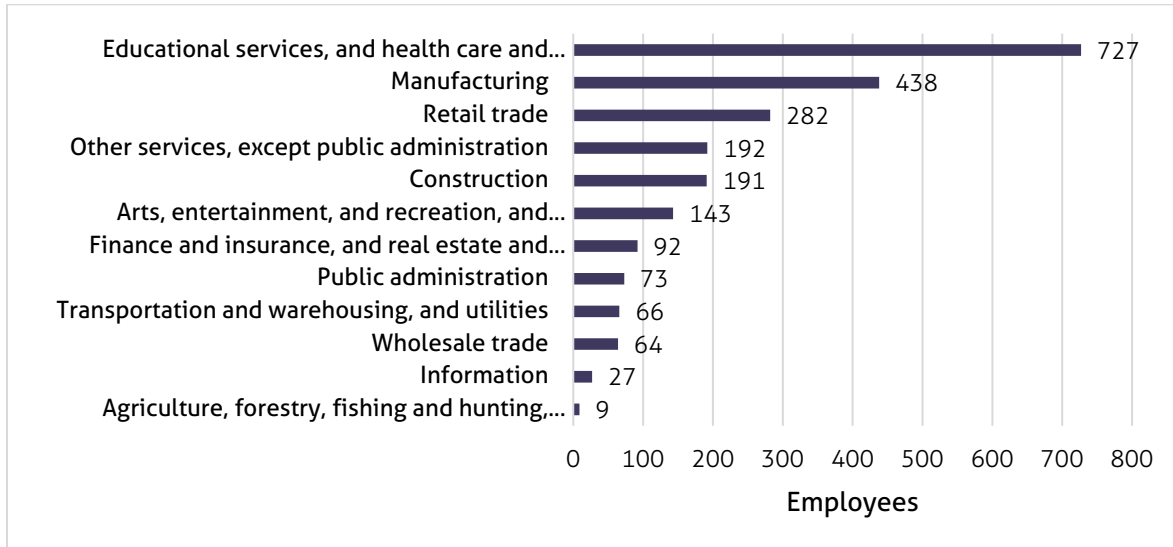


Figure 4-6. Employment by Sector in DeWitt, Iowa, 2018-2022

Source: US Census Bureau, 2018-2022 5-Year American Community Survey estimates

Figure 4-6 shows employment by sector in DeWitt. Educational/healthcare/social services, manufacturing and retail trade are the top 3 sectors in the city. These sectors compose about 62.8% of employment in the city.

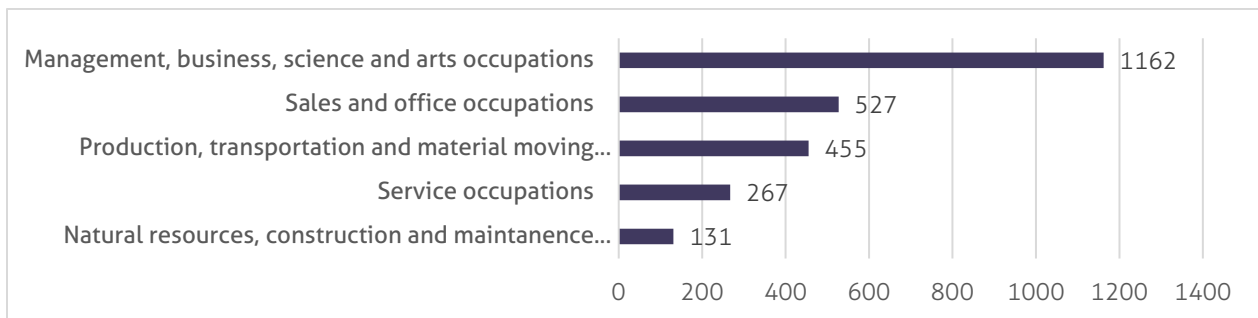


Figure 4-7. Employment by Occupation in DeWitt, Iowa, 2018-2022

Source: US Census Bureau, 2018-2022 5-Year American Community Survey estimates

It is also important to understand the distribution of occupations that exist within DeWitt. Figure 4-7 shows employment by occupation from the ACS, with the top occupation being management, business, science and arts occupations.

Key Economic Components

The following section highlights some of the key aspects of DeWitt's local economy.

Tourism

Tourism can be a huge driver of economic growth within a community. According to a 2022 report from Travel Iowa on the Economic Impact of Travel on Iowa Counties, tourism spending totaled \$69.5 million in Clinton County in 2022. Tourism also directly contributed to 527 jobs and provided \$10.3 million in State and Local taxes and \$12.7 million in tourism-generated income per householdⁱ.

Downtown

A strong downtown district is a benefit to a community as it can create a sense of place that attracts people and businesses to a city. DeWitt's downtown is situated along 6th Avenue from 11th Street to 7th Street. The downtown district is home to many businesses, including shops and restaurants. Many community attractions are located around downtown as well, such as Lincoln Park, the DeWitt Community Center, the DeWitt Community Library and the DeWitt Hausbarn Museum. More information on these attractions can be found in Chapter 7. Infrastructure, Services and Facilities.

There are also a plethora of community events that attract individuals to the downtown area, including farmers markets, Tunes in Town, the Monthly Car Show, and Autumn Fest. For more information on these events see Chapter 3. Community Character.

Small Businesses

Entrepreneurship is a catalyst for economic growth for a city. According to a 2022 report from the Small Business Administration, 46.6% of Iowa employees are employed by a small businessⁱⁱ. DeWitt makes it a priority to support its small businesses. Their Look Local First initiative helps highlight the importance of fostering a thriving small business community. The DeWitt Chamber and Development Company (DCDC) gives 5 reasons in support of its Look Local First initiative, those being:

- Local businesses create character and make our community unique.
- Local businesses donate more to local charities.
- Local businesses create job opportunities for our residents.
- Local businesses support other local businesses that are owned by our neighbors and community members.
- Local business owners live in the community and have a vested interest in the future of DeWittⁱⁱⁱ.

Retail Sales

Seeing how DeWitt compares to other cities in its region can be an indicator of where the city stands as a local hub for business growth. The Retail Analysis report from Iowa State University Extension and Outreach is a report that contains many statistics based on local retail and trade for all Iowa communities. According to Figure 4-8 has had a growing number of business establishments since the 2012 fiscal year and is below Maquoketa and above Camanche and Tipton in terms of total number of establishments.

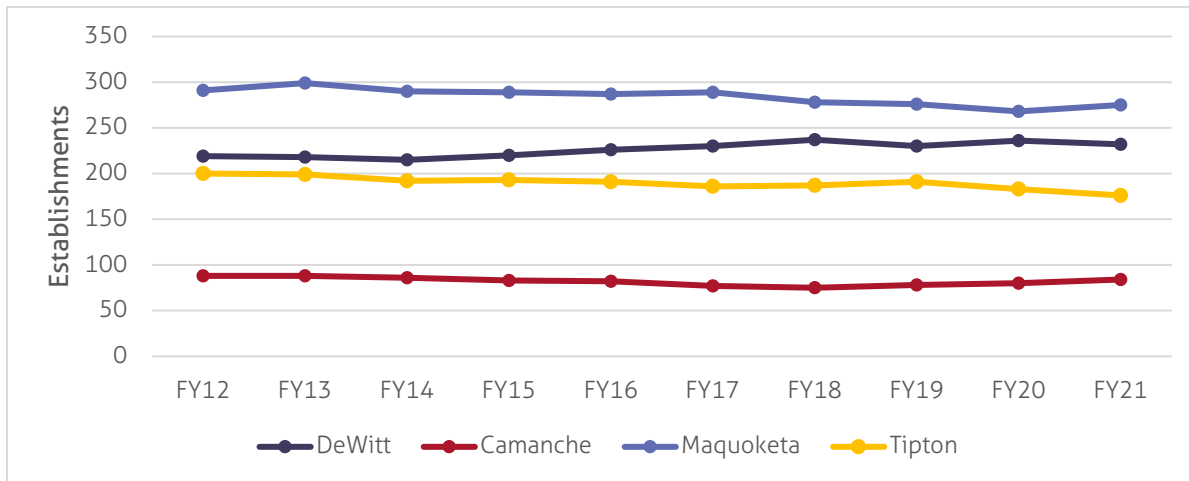


Figure 4-8. Number of Establishments in DeWitt, Camanche, Maquoketa and Tipton, FY12-FY21

Source: Iowa State University Extension and Outreach, Community and Economic Development, Retail Analysis Report

Per capita sales are another way to measure the strength of local businesses in DeWitt. Per capita sales are calculated by measuring the total taxable sales in a community and adjusting them for inflation, then measuring them on a per capita basis. Figure 4-9 compares DeWitt's taxable sales with that of its peer cities and the state of Iowa. DeWitt's taxable sales have remained steady with a sharp increase in the 2021 fiscal year, keeping it in line with state of Iowa numbers.

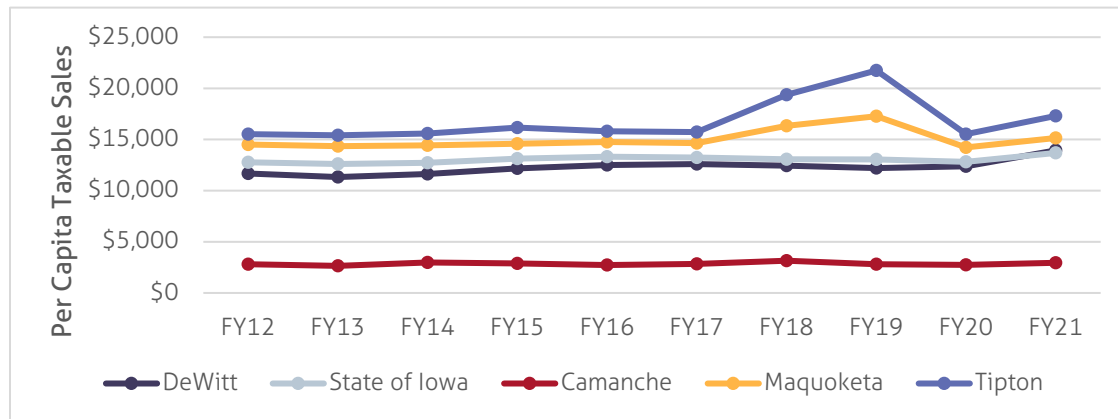


Figure 4.9. Per Capita Taxable Sales in DeWitt, Camanche, Maquoketa, Tipton and the State of Iowa, FY12-FY21

Source: Iowa State University Extension and Outreach, Community and Economic Development, Retail Analysis Report

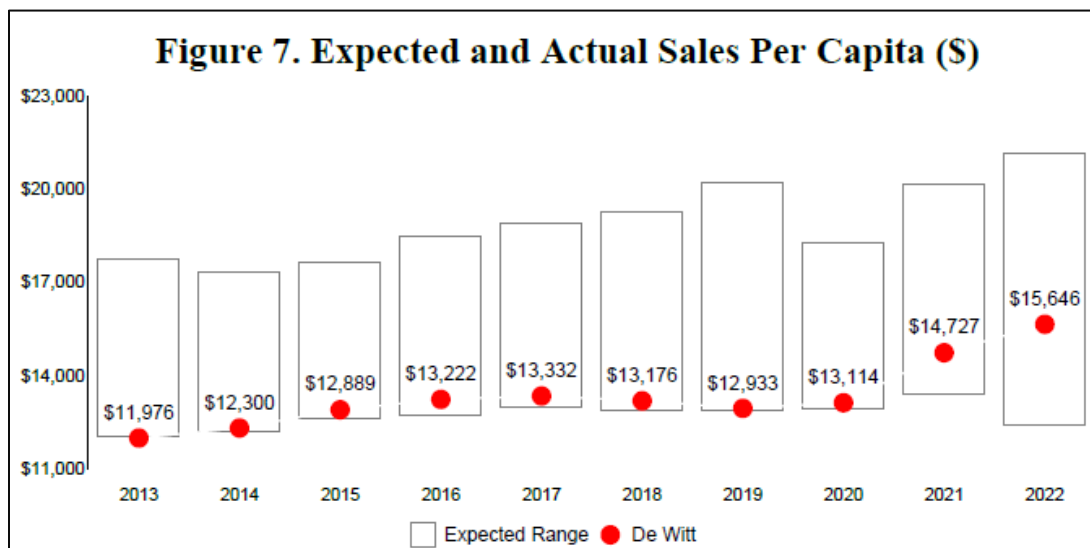


Figure 4-10. DeWitt Sales per Capita Compared to Peer Cities, 2013-2022

Source: Iowa State University Extension and Outreach, Community and Economic Development, Retail Analysis Report

Figure 4-10 also shows the sales per capita compared with the expected range for peer cities. DeWitt's sales are comparable to that of peer cities, albeit on the lower end. The sales in DeWitt have led to a trade surplus of \$2.5 million from sales targets based on population, which indicates that DeWitt's business sector is able to completely serve the community.

Economic Development Initiatives

The DeWitt community has undertaken several economic development initiatives to support local businesses and encourage economic growth.

Crossroads Business Park

Crossroads Business Park is DeWitt's primary business park situated near Highway 30 and the Union Pacific Railroad. The district is zoned primarily for industrial uses and most of the businesses located there are manufacturers. Some of the businesses located in the area include Guardian Industries, Car-Freshner, ITW- Magnaflux and ITW- Fluids North America.

In the 2022 Strategic Plan, the City Council made expanding the business park a priority for the city^{iv}. Seeking opportunities for development will be crucial going forward to creating a strong industrial community in DeWitt.

Business Retention and Development

Keeping a strong business community intact is important for economic resilience. According to the 2022-2027 Comprehensive Economic Development Strategy (CEDS), a regional document that monitors and evaluates long-term economic goals in the five-county ECIA region, the economic uncertainty of the post COVID-19 era, marked by high inflation and fuel costs, has changed or slowed the plans for growth among many employers in the ECIA region. The top three barriers to growth, according to a survey of regional employers, were economic uncertainty, finding employees and regaining customers. Likewise, a lack of capital and entrepreneurial support in some areas has led to a slowing in the creation of new businesses^v. Economic development partners should step in and build resources for businesses to sustain themselves and create capacity for future development and expansion.

Marketing

Marketing is a key component of creating a community that is attractive to potential residents and businesses. DeWitt uses partnerships with statewide economic development agencies such as Iowa Economic Development Authority and Travel Iowa to promote community placemaking events that show the uniqueness that DeWitt provides as a community.

Urban Renewal Plan

DeWitt adopted an Urban Renewal Plan in 1990 and amended it in 1993, 1997, 2008, 2015, 2018, 2022 and 2024 to expand the Economic Development District and to support specific projects. The original Economic Development District and all amendments were designated as economic development areas appropriate for the promotion of commercial, industrial, and housing developments. Iowa Code allows the City of DeWitt to collect incremental property tax revenues in the economic development district for no more than 20 years. If that period has

expired, the City may reinstate the property to enable incremental property tax collection for another 20 years.

Table 4-4. City of DeWitt, Iowa Urban Renewal Plan

Urban Renewal Area/Project	Purpose/Need
Municipal Fire Department Expansion	Enhanced municipal facilities
Public Works Building	Enhanced public works facilities
East Industrial Street Extension	Growth and retention of commercial and industrial enterprise
Steeplegate Single-Family Housing	New residential housing
Workforce Housing Development (North Arrow)	New affordable housing
Encova Redevelopment	Blight alleviation
6 th Avenue/Northridge Road Improvements	Growth and retention of commercial and industrial enterprise
Ales Development LLC Workforce Housing Development	New affordable housing
Pickleball Courts	Provision of recreational amenities
Paul Skeffington Memorial Trail Extension	Provision of recreational amenities
Urban Renewal Inflow and Infiltration Project	Blight alleviation
MRW Properties LLC Expansion	Economic development
Radiance, Inc. Development	Economic development
Steeplegate Trail Extension Project	Provision of recreational amenities
12 th Street Trail Extension Project	Provision of recreational amenities
Pickleball Utilities and Sidewalk Extension	Provision of recreational amenities

Source: City of DeWitt, Iowa

Workforce Development

According to the 2022-2027 CEDS, employers in the ECIA region (Cedar, Clinton, Delaware, Dubuque and Jackson counties) have experienced a skilled labor shortage with an aging workforce. Iowa is projecting a -3.2% decline in its working age population of 15 to 69 and the region is expecting a -6.5% decline. Wages are also lower than in the rest of the region^v. Therefore, it is important for DeWitt to be a leader in retaining workforce by providing competitive wages, working closely with area institutions to provide skills training in high demand jobs, and expand diversity and equity capacity to assist in local recruitment.

The provision of housing is also important for the development of a quality workforce. DeWitt should increase and diversify its workforce housing stock to make DeWitt more affordable for existing residents and more attractive for prospective residents. For more information on workforce housing, see Chapter 4. Housing.

Education and Training

Education is another important piece of workforce development. Education begins with basic skills acquired in elementary and middle school and then progresses to “hard” technical and analytical skills needed for specific jobs and “soft” interpersonal skills needed for navigating a workplace. According to the 2023 Iowa Workforce Needs Assessment 20% of employers in the region perceive a lack of basic skills, 63.2% perceive a lack of “hard” skills and 95.1% perceive a lack of “soft” skills^{vi}. Addressing these issues will require partnerships between the Central DeWitt Community School District, St. Joseph Catholic School, Clinton Community College and local economic development groups. The development of the DeWitt Career Advancement Center is also a huge benefit to workforce education and training, for more information see Chapter 7. Infrastructure, Services and Facilities.

Economic Development Partners

There are many public and private organizations that collaborate with the City of DeWitt to assist in economic development. These organizations help the development of small businesses, administer state programs, and create and implement effective local policies that foster economic growth and development.

DeWitt Chamber and Development Company

The DeWitt Chamber and Development Company (DCDC) is a private non-profit organization representing over 240 businesses and individuals in the DeWitt area. Their mission statement is “to lead, inform, advocate and advance business interests and promote community growth. Our core focus is to support existing businesses, attract new businesses, and assist in enhancing the quality of life for our community”. The DCDC’s primary economic development activities consist of business retention and recruitment, workforce development and attraction, and community development and promotion activities. The DCDC also builds relationships with other economic development agencies and elected officials to help the growth of the region. They also contribute to residents of the community through networking and professional development programs and by putting on community events that enhance the character of DeWitt^{vii}.

LincolnWay Community Foundation

The LincolnWay Community Foundation is an affiliate of the Community Foundation of Greater Dubuque with a mission of connecting the dots between community needs and those working to make a difference in rural Clinton County. The foundation runs an endowment fund that paid out \$124,000 and gave \$40,700 to 17 nonprofits in 2023^{viii}.

East Central Intergovernmental Association

The East Central Intergovernmental Association (ECIA) manages several economic development programs. ECIA Business Growth was founded in 1982 and covers Clinton County for revolving loan funds including Small Business Association (SBA) 504 programs and the Clinton County Revolving Loan Fund. They also develop and update the Comprehensive Economic Development Strategy (CEDS), utilized to monitor and evaluate long term economic goals and strategies to coordinate economic development activities in the region.

Prosperity Eastern Iowa

Another ECIA program, Prosperity Eastern Iowa is a partnership of economic development stakeholders that leverage financial and human resources to achieve efficiencies, utilizing assets to attain economic prosperity for its region, including DeWitt.

Iowa Economic Development Authority

The Iowa Economic Development Authority (IEDA) is the State of Iowa's main economic development agency. IEDA's mission is "to strengthen economic and community vitality by building partnerships and leveraging resources to make Iowa the choice for people and business". IEDA uses its business development and community development divisions to administer state and federal programs that assist individuals, communities and businesses.

Travel Iowa

Travel Iowa is the official tourism agency of the state of Iowa. The agency is able to promote attractions and events within the state that are able to bring in people to new communities. DeWitt has partnered with Travel Iowa to help market its community events within the state that show the vibrancy of the city.

Economic Development Tools

As DeWitt attempts to encourage business growth in their community, they often can utilize local, state, and federal programs to assist in economic development activities. Some examples of programs that communities can use include the following:

Tax-Increment Financing (TIF)

An incentive program that captures increased property taxes a business pays for improving their property. The incentive can be used for infrastructure improvements or to provide grants/rebates to the business. To receive the funding, the businesses must commit to job creation in the community or must have an extraordinary positive impact.

State of Iowa Programs

High Quality Jobs, Certified Sites, Revitalize Iowa's Sound Economy (RISE), and the Economic Development Set-Aside (EDSA) programs are available from the State of Iowa for qualifying projects.

Jobs Training

The State of Iowa's 260E and 260F programs provide employee training through Iowa's 15 community colleges. 260E is available for businesses looking to expand their Iowa workforces, while 260F is available for existing Iowa businesses.

DDID Downtown Improvement Program

The City of DeWitt administers the DDID Downtown Improvement Program, which is designed to provide financial incentives to beautify and improve commercial buildings located within defined areas. Business and property owners in the downtown area are eligible for the program with a maximum grant of \$5,000.

Recommendations

Business Attraction, Retention, and Expansion

- Work with economic development partners to grow and expand Crossroads Business Park
- Pursue studies and funding mechanisms that can help expand Crossroads Business Park
- Support the DCDC's activities of business retention and expansion

Workforce

- Partner with economic development agencies to track and analyze workforce data
- Research best practices for recruiting high demand workers
- Expand the partnership with Clinton Community College for job training classes
- Develop programs to help train non-traditional and under-employed individuals for high demand jobs
- Support the construction of new homes needed to accommodate a growing workforce
- Support the continuation of networking and professional development programs through the DCDC

Marketing

- Continue working with IEDA and Travel Iowa to market the community.
- Continue investing in events and attractions for residents and tourists alike.

Downtown

- Work with economic development partners to pursue revitalization programs that strengthen the downtown
- Utilize short and long-term downtown planning
- Research and pursue funding mechanisms that can assist in downtown revitalization efforts
- Encourage and support entrepreneurial opportunities in downtown

Entrepreneurship

- Cooperate with other agencies and educational institutions to identify programs and services to assist in the creation of new small businesses.
- Assess and analyze which entrepreneurial resources are lacking and collaborate with economic development partners to solve.
- **Promote programs that provide start-up businesses with financial and technical assistance.**



Chapter Endnotes

ⁱ See "Economic Impact of Tourism in Iowa."

ⁱⁱ See "2022 Small Business Profile."

ⁱⁱⁱ See "Look Local First."

^{iv} See "2022 Strategic Plan."

^v See "2022-2027 Comprehensive Economic Development Strategy."

^{vi} See "State of Iowa Workforce Needs Assessment Executive Summary."

^{vii} See "Who We Are."

^{viii} See "LincolnWay Community Foundation."



Chapter 5. Natural Environment

Photo Source: City of DeWitt

Overview

The natural environment is an important resource for DeWitt, but it also can be something people take for granted. The Natural Environment chapter will focus on these main areas:

Protect the natural environment and ensure that all DeWitt residents have access to clean air, water, and land.

Plan for and mitigate damage from natural, human-made, and technological hazards.

Air Quality

Everyone needs clean air. The Air Quality Bureau at the Iowa Department of Natural Resources (DNR) notes that poor air quality is unhealthy for everyone, but especially for children, older adults, and people with respiratory conditions like asthma. People who work or exercise outdoors also can be affected. Cleaner air means fewer trips to the emergency room and lower respiratory illness rates. Clean air also helps Iowa's livestock, wildlife, crops, and other plant life. Historically, the City of DeWitt has met ambient air quality standards.

Cleaner, healthier air requires local and regional efforts, so the Iowa DNR partners with communities, business and industry, organizations, and individuals to address air quality issues. The Iowa DNR provides maps and metrics of current air quality conditions, active construction permit and Title V operating permit applications, asbestos notifications, as well as emissions and monitoring data on the Air Quality Dashboardⁱ.

Air Pollutants

The Federal Clean Air Act requires the U.S. Environmental Protection Agency (USEPA) to establish standards using human health-based and environmentally-based criteria that set maximum levels in ambient air for these six common **criteria air pollutants**: particle pollution (particulate matter), ground-level ozone, carbon monoxide, sulfur oxides, nitrogen oxides, and lead. The Iowa DNR monitors these criteria air pollutants across the state. Ozone and particulate matter present the most widespread health threats. Table 5-1 lists the common sources for the criteria air pollutants.

The USEPA and Iowa DNR also regulate 188 **hazardous air pollutants** known or suspected to cause cancer or other serious health effects. More localized than the criteria air pollutants, their highest levels are close to their sources. Common sources of most hazardous air pollutants are: vehicles, factories, power plants, refineries, some building materials, and cleaning solvents. Examples include benzene (in gasoline), perchloroethylene (emitted from some dry-cleaning facilities), methylene chloride (solvent and paint stripper), dioxin, asbestos, toluene, and metals such as cadmium, mercury, chromium, and lead compoundsⁱⁱ.

Table 5-1. Common sources for Criteria Air Pollutants

Criteria Air Pollutant	Common Sources
Carbon monoxide (CO)	Motor vehicle exhaust
Coarse particulate matter (PM ₁₀)	Moving dry, dusty materials (sand, gravel, grain, coal); cutting, grinding and crushing; plants and fungus
Fine particulate matter (PM _{2.5})	Motor vehicle exhaust; power plants; wood burning; some industrial processes
Lead (Pb)	Lead smelters, waste incinerators, coal combustion, lead-acid battery manufacturers, aircraft using leaded aviation gasoline
Nitrogen oxides (NO _x)	Motor vehicle and aircraft exhaust, boilers; power plants
Sulfur dioxide (SO ₂)	Burning of gasoline, coal and fuel oil
Volatile organic compounds (VOC)	Evaporation of gasoline, paint, solvents, consumer products, varnishes, and industry chemicals
Ozone (O ₃) at ground level	Reaction of VOC and NO _x during warm, windless days with bright sunlight

Source: Iowa DNR

Construction and Operating Permits

The Iowa DNR requires that when businesses plan to build or expand, they must apply for a construction permit to show how they will meet state and federal air quality standards. All new or modified equipment and control equipment that emits air pollutants must have a construction permit unless the equipment is exempt. Iowa DNR issues construction permits for projects from paint booths at an auto body shop to coal-fired boilers at a power plant. From January 2002 to January 2024, there have been 74 air quality construction permits issued in DeWitt.

The Iowa DNR also issues five-year operating permits to ensure certain major facilities and equipment continue to perform as designed, to protect ambient air quality under Title V of the Federal Clean Air Act. As of April 2024 in DeWitt, 2 companies have Title V Operating Permitsⁱⁱⁱ.

Greenhouse Gas Emissions

Each year the Iowa DNR estimates greenhouse gas emissions based on statewide activity data from agriculture, fossil fuel combustion, industrial processes, natural gas transmission and distribution, transportation, solid waste, and wastewater treatment. It also includes carbon sequestered or emitted from land use, land use change, and forestry. The gases included in the inventory are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), perfluorocarbons (PFC), hydrofluorocarbons (HFC), and sulfur hexafluoride (SF₆). According to the USEPA's Facility-Level Information on Greenhouse Gases Tool (FLIGHT), There is one large, industrial greenhouse gas-emitting facility that emits primarily carbon dioxide in DeWitt^{iv}.

Emissions Inventory

The Iowa DNR is responsible for reviewing and estimating air pollution data from a variety of sources throughout the state. Examples of emissions inventory data include:

- *Point Sources:* Stationary sources, such as smoke stacks from industrial facilities.
- *Mobile Sources:* Both on-road sources (cars and trucks) and nonroad sources (agricultural equipment, construction equipment, trains, airplanes, etc.)
- *Biogenic Sources:* Trees and vegetation, oil and gas seeps, and microbial activity.
- *Nonpoint Sources:* Sources such as residential fuel use and landfills.

Major sources (i.e. those facilities subject to the Federal Title V Operating Permit Program) are required to report emissions annually.

Minor sources (i.e. facilities not subject to the Title V Operating Permit Program) are required to submit emissions inventories once every three years. A minor source in DeWitt, Wendling Quarries, Inc. produces crushed stone, sand, gravel, recycled concrete and asphalt, topsoil, turf, and landscaping products.

Community resources on air quality are available from the Iowa DNR Air Quality Bureau at <https://www.iowadnr.gov/Environmental-Protection/Air-Quality/In-Your-Neighborhood>

Water Quality

From drinking water to wastewater, and from wetlands to rivers, ensuring clean water is an important priority for DeWitt. Drinking water, wastewater, and stormwater are discussed in Chapter 7. Infrastructure, Services, and Facilities of this comprehensive plan. This section discusses water quality for surface water and groundwater as an environmental resource.

Watersheds

The Iowa DNR notes that cleaner water begins in the watershed -- an area of land that drains into a lake or river. DeWitt is located within the HUC-8 Lower Wapsipinicon Watershed of the Wapsipinicon River, which empties into the Mississippi River. DeWitt is drained by two small creeks, Ames Creek and Silver Creek. Both Ames Creek and Silver Creeks flow into the Wapsipinicon River 2.5 miles to the south. (HUC = Hydrologic Unit Code, which refers to the size of the watershed.)

As shown in Figure 5-1, DeWitt lies within smaller HUC-12 subwatersheds formed by Ames Creek and Silver Creek. DeWitt also lies in potential karst areas. "Karst" refers to geologic landforms characterized by the presence of limestone and dolomite bedrock near the ground surface. Water easily dissolves this bedrock, so karst areas often have sinkholes at the land surface, springs that flow from rocky hillsides, and streams that disappear into the ground.

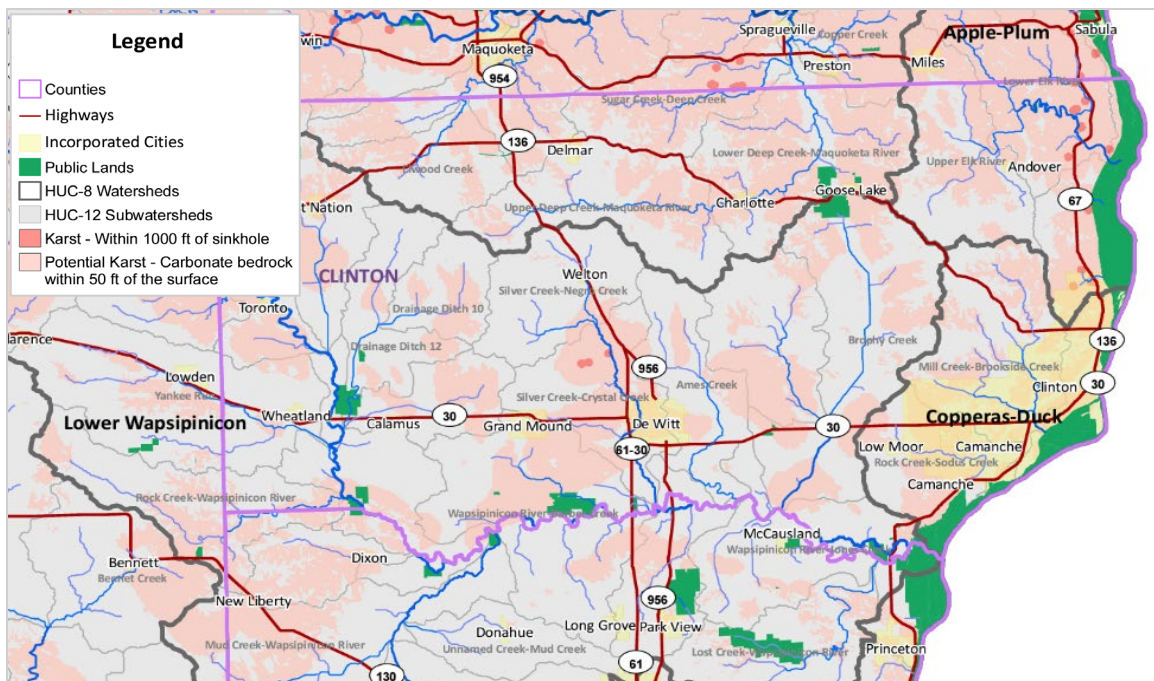


Figure 5-1. Map of Watersheds and Karst Areas in Vicinity of DeWitt

Source: NE Iowa Watershed and Karst Map, Iowa DNR

Water Quality Standards

The Iowa DNR enforces the State's water quality standards, which help ensure that Iowa's surface waters are fishable and swimmable to the fullest extent practicable and that water resources that are put to their best uses. The Ambient Water Monitoring Programs provide information about the condition of Iowa's surface and groundwater resources so that decisions regarding the development, management, and protection of these resources may be improved. Figure 5-2 is a map of the Iowa DNR Water Monitoring Sites in the DeWitt area.

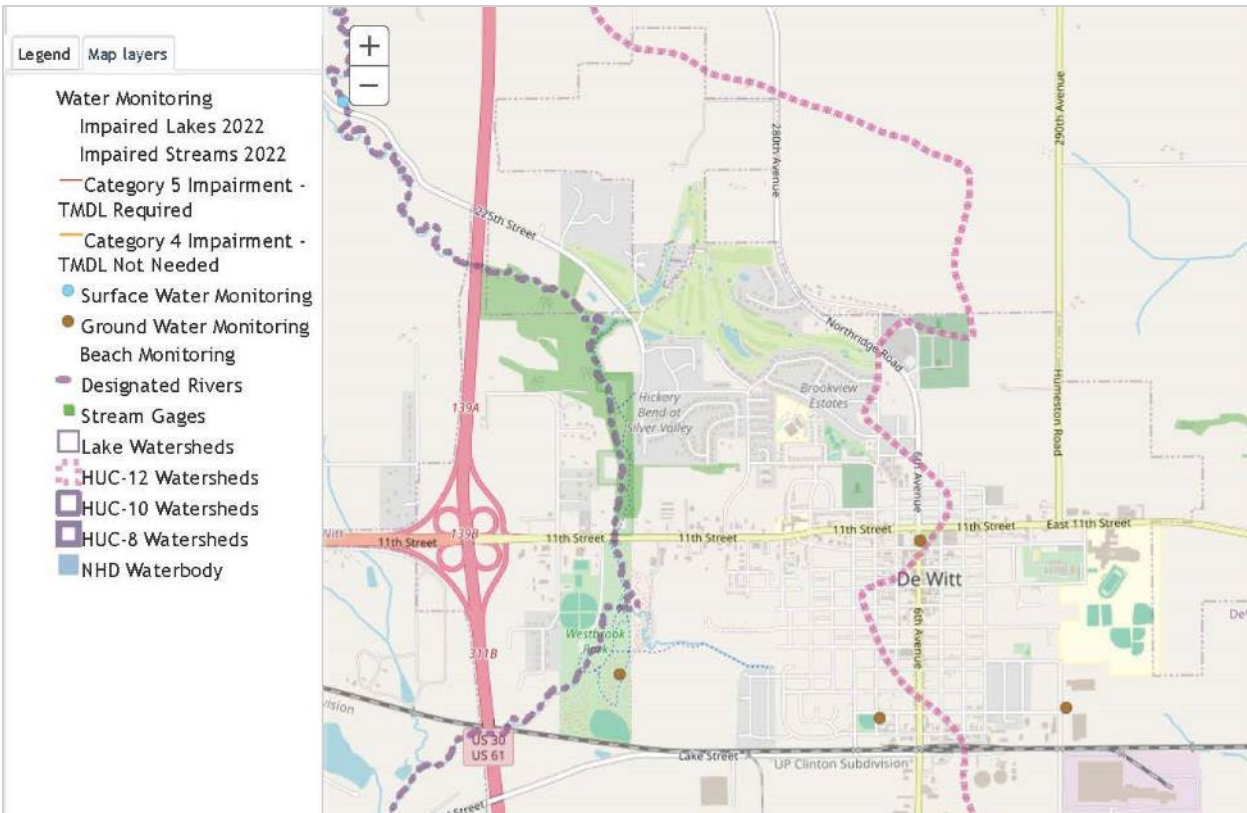


Figure 5-2. Map of Iowa DNR Water Monitoring Sites in DeWitt Area

Source: <https://programs.iowadnr.gov/maps/watermonitoring/> accessed April 2024

The sampling data are used to make water quality "assessments" of Iowa's waterbodies. Every two years, the Iowa DNR compiles an impaired water list composed of those lakes, wetlands, streams, rivers, and portions of rivers that do not meet all state water quality standards. These "impaired waters" are placed in one of five categories. Category 5 indicates a waterbody is impaired, and the Iowa DNR is required to calculate total maximum daily loads (TMDLs) for pollutants causing impairments. The Wapsipinicon River is a Category 5 impaired water in the DeWitt area as shown in Figure 5-3.



Figure 5.3. Map of Impaired Waters in DeWitt Area

Source: Iowa DNR
2022 Impaired Waters map

The Iowa DNR notes that the State's major water quality problem is nonpoint source pollution. The most common pollutants are soil (sediment) and nutrients picked up by runoff as it flows over land to surface waters. These pollutants may come from agricultural land, open spaces, urban areas, construction sites, roads, parking lots, and other areas. Other common pollutants include pesticides, pathogens (bacteria and viruses), salts, oil, and grease. The main solution is to keep excess sediment, nutrients, bacteria and other pollutants out of surface water and groundwater. Community resources are available at <https://www.iowadnr.gov/Environmental-Protection/Water-Quality/Watershed-Improvement/Watershed-Basics>

Land Quality

Land quality refers to the extent that land is free from contamination and therefore suitable for a particular use. The physical attributes of land, water bodies, and climate shape the character of urban places and define the nature, extent, and location of future growth and development.

Climate

According to the 2022 Clinton County Hazard Mitigation Plan, Clinton County, like the entire state of Iowa, is within the humid continental zone. The mean annual temperature of the county is 50°F, with an average summer temperature of 73°F and a winter average of 25°F. Seasons fluctuate from being very wet to very dry, and temperatures can fluctuate greatly in spring and autumn months. Average annual precipitation is approximately 35.45 inches.

Clinton County frequently experiences severe weather events throughout all seasons. In the winter, the county experiences severe winter storms, while the spring and summer months can bring severe thunderstorms, hail, lightning, and tornadoes. In the summer, extremely high temperatures prove to be dangerous while more storms and early snow can affect the county in the fall.

Geology

The City of DeWitt is located on a layer of what geologists call Niagara Limestone, or dolomite, formed about 390 million years ago during the Silurian period. In the DeWitt area, all of the layers above the Niagara series have been eroded away, leaving limestone directly below the soil. This layer of rock is about 220 feet thick, with an older layer of Maquoketa Shale beneath. The importance of this limestone layer is that it is a major aquifer, or water-bearing rock layer, of the East Central Iowa area.

The DeWitt area was glaciated four times during the Pleistocene, most recently during the Wisconsin glacial period about 11,000 years ago. The glaciers left material composed of clay and loam and later fine windblown particles of clay called loess were deposited into the area. This material is known generally as glacial till, or specifically in this area, Iowa drift. This Iowa drift resulted in the extremely rich, deep and fertile soils found throughout the area and the relatively level landscape with few topographic constraints to development.

Landform

According to the Iowa Geological Survey, DeWitt lies in the landform region of sweeping, outstretched landscapes known as the Iowa Surface. The land surface usually appears slightly inclined to gently rolling with long slopes, low relief, and open views to the horizon. The hillslopes of the Iowan Surface have multi-leveled or stepped surfaces that occur in a gradual progression from the major stream valleys outward toward the low crests that mark their drainage divides. Erosion on a large scale is the key to the geological origins of the Iowan Surface. Figure 5-4 illustrates the stratigraphy of the Iowa Surface landform. Stratigraphy is a branch of geology concerned with the study of rock layers (strata) and layering (stratification).

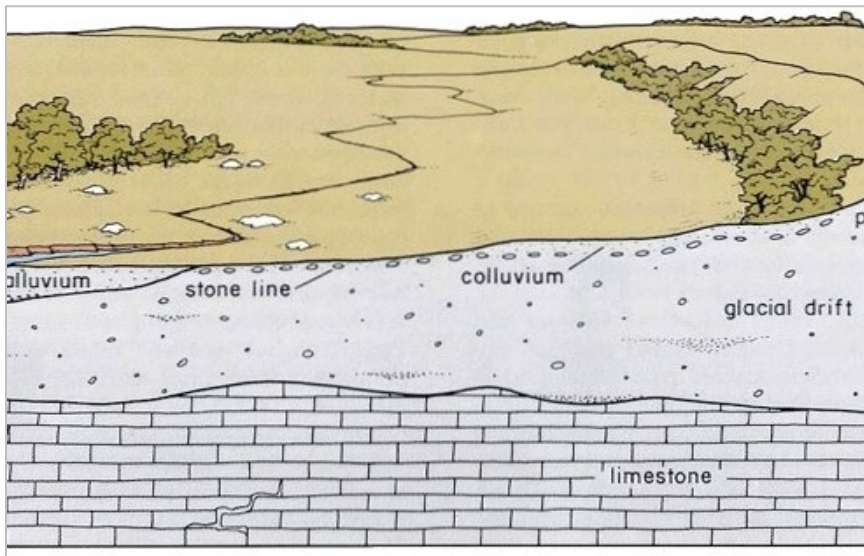


Figure 5-4. Stratigraphy of the Iowa Surface Landform

Source: Iowa Geological Survey

Topography

The elevation of the City of DeWitt varies from 670 to 750 feet above sea level, and the United States Geological Survey lists the official City elevation at 719 feet above sea level. Figure 5-5 is a topographic map of DeWitt and the surrounding area.

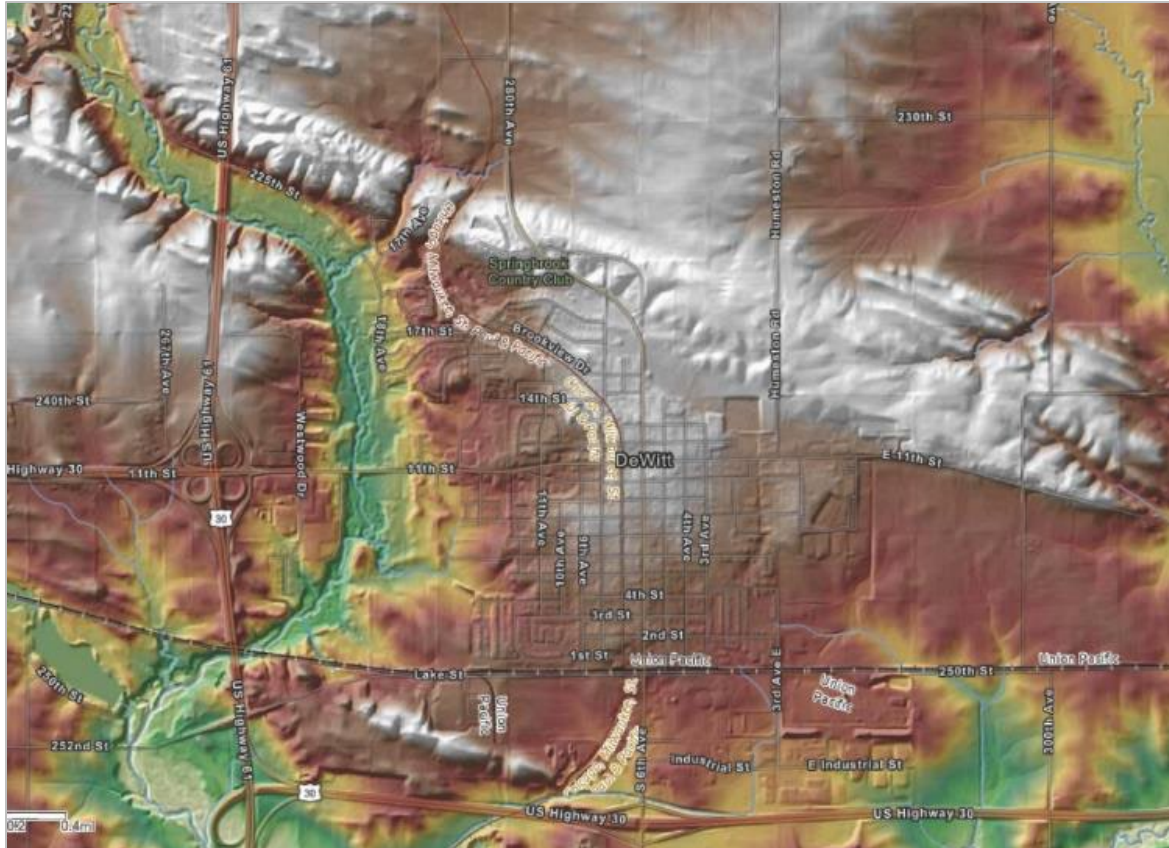


Figure 5-5. Topographic Map of DeWitt and surrounding area

Source: Iowa Geographic Map Server

Land Cover

According to the U.S. Geological Service, the National Land Cover Database (NLCD) provides nationwide data on land cover for characteristics of the land surface such as thematic class (e.g., urban, agriculture, and forest). Figure 5-6 is a land cover map of DeWitt and its environs, which predominately are in agricultural use for Cultivated Crops.

The four categories of Development comprising the City of DeWitt are as follows:

- **Developed, Open Space** – large lot single-family homes, parks, golf courses, and landscaped areas with impervious surfaces covering less than 20%;
- **Developed, Low Intensity** – single-family homes with impervious surfaces of 20 to 49%;
- **Developed, Medium Intensity** -- single-family homes with impervious surfaces of 50 to 79%; and
- **Developed High Intensity** – usually includes apartment complexes, row houses, and commercial or industrial areas with impervious surfaces covering 80 to 100%.

Land Suitability

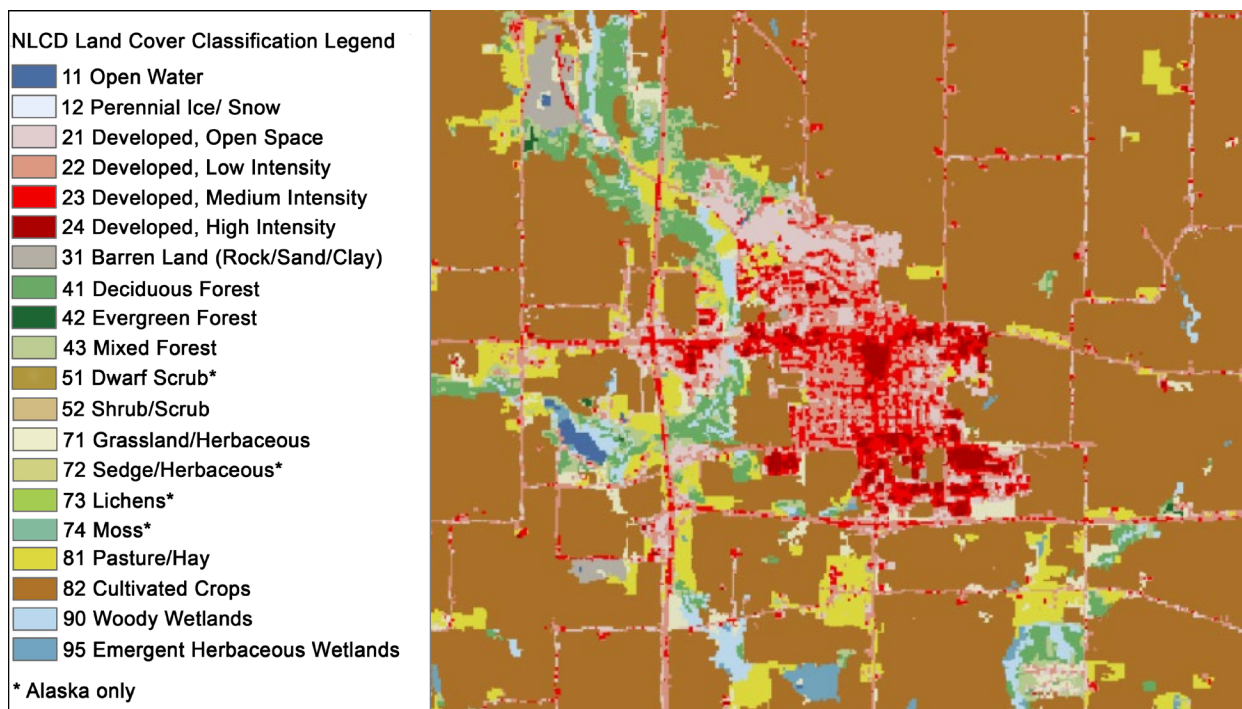


Figure 5.6. Land Cover Map of DeWitt and Environs (2021)

Source: Multi-Resolution Land Characteristics Consortium, <https://www.mrlc.gov/viewer/> April 2024

Land suitability for development and redevelopment can be classified as follows:

- **Greenfield:** previously undeveloped sites with no prior industrial or commercial activity, and therefore where the threat of contamination is much lower than in urbanized areas.
- **Greyfield:** any previously developed property that does not have known environmental contaminants but is economically nonviable in its current state.
- **Brownfield:** a property for which expansion, redevelopment, or reuse may be complicated by the presence of a hazardous substance, pollutant, or contaminant.

The Iowa DNR's Land Quality Bureau protects Iowa's land resources by managing solid waste, remediating contaminated sites, flood permitting and dam safety, assisting Iowa businesses with innovative pollution prevention programs, and more. Solid waste is discussed in Chapter 7. Infrastructure, Services, and Facilities of this comprehensive plan.

The Contaminated Sites Section of the Iowa DNR deals with a range of situations that involve contamination caused by a release of hazardous materials or hazardous waste products.

Brownfields are abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. Redeveloping a brownfield site can revitalize a neighborhood by: creating jobs, increasing the tax base, mitigating threats to human health and the environment, and reducing blight

Lead-based paint was widely used on buildings until 1978, when it was banned on residential structures by the Consumer Products Safety Commission. While concentrated lead exposure can have adverse effects on nearly all organ systems in the body, it is especially harmful to the developing brains and nervous systems of children under the age of six years.

The Iowa DNR works with the owners of sites on the detection, prevention and correction of releases of products from **storage tanks** used for the storage of regulated substances, primarily petroleum products. These consist of Underground Storage Tanks (UST), Leaking Underground Storage Tanks (LUST), and Above Ground Storage Tanks (AST). Figure 5-7 is a map of underground and above ground storage tanks in and near the City of DeWitt.

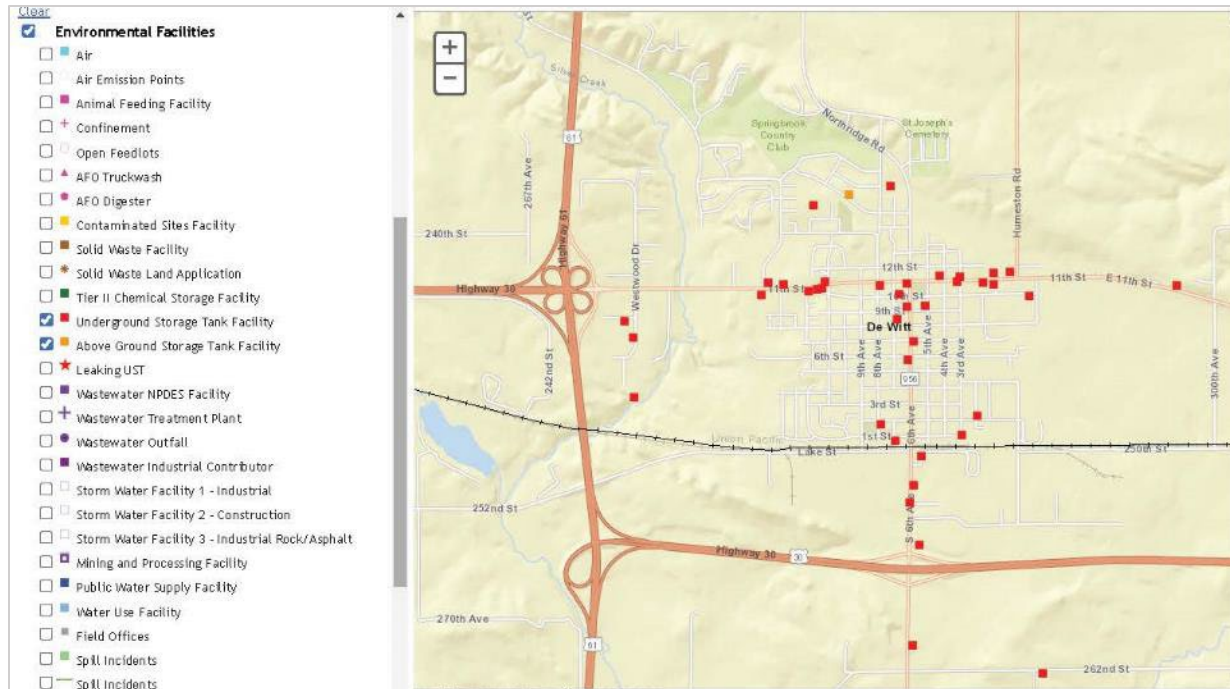


Figure 5-7. Map of Iowa DNR Regulated Environmental Facilities in and near DeWitt

Source: Iowa DNR Facility Explorer accessed April 2024

The Iowa DNR maintains the registry of **hazardous waste disposal sites**. All sites listed on the Registry are classified according to the relative priority listing for remedial action at the site. There are no hazardous waste disposal sites in DeWitt.

The **Land Recycling Program** allows owners or other stakeholders of a property to voluntarily assess and implement remedial actions at a site that is contaminated or is perceived to be contaminated. The assessment of the property must address the severity of the contamination problems and the risks associated with the contamination.

Community resources are available at <https://www.iowadnr.gov/Environmental-Protection/Land-Quality>

Floodplain Management

The Iowa DNR regulates construction on all floodplains and floodways in the state to protect life and property; and to promote the orderly development and wise use of Iowa's flood plains. The floodplain development regulations contain the minimum standards for projects located in Iowa's flood plains must meet. Flood Plain Development Permits are required for most work on the floodplains of streams and rivers throughout the State.

The Iowa DNR works with communities and counties to develop and administer local floodplain management programs, coordinates the National Flood Insurance Program, and assists the Federal Emergency Management Agency and the Iowa Emergency Management Division in responding to flood disasters. For more information contact the Iowa DNR Helpline at 866-849-0321 or floodplain-help@dnr.iowa.gov.

The City of DeWitt has adopted a Floodplain Management Ordinance to protect and preserve property of the City and its residents and to preserve and to minimize flood losses. The ordinance applies to all lands within the jurisdiction of the City which are located within the boundaries of the Floodplain (Overlay) District, which is based on the City's official Flood Insurance Rate Map. The City coordinates issuance of its own Floodplain Development Permits with the Iowa DNR in accordance with this ordinance.

Community resources are available at <https://www.iowadnr.gov/Environmental-Protection/Land-Quality/Flood-Plain-Management>

Hazard Mitigation

The following information in this section is taken directly from the 2022 Clinton County Hazard Mitigation Plan unless noted otherwise. Participating jurisdictions include Clinton County, the City of DeWitt and the other incorporated cities in Clinton County, and the school districts serving Clinton County. The hazard mitigation planning area is Clinton County.

The purpose of hazard mitigation is to reduce or eliminate long-term risk to people and property from disasters or hazardous events. Studies have found that hazard mitigation is extremely cost-effective, with every dollar spent on mitigation saving an average of \$6 in avoided future losses. The Federal Emergency Management Agency (FEMA) requires that Hazard Mitigation Plans (HMPs) be updated every five years for the jurisdictions to be eligible for federal mitigation assistance, specifically the FEMA hazard mitigation grants including the Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC) grant program, and Flood Mitigation Assistance (FMA) program.

Hazard Identification

Through the hazard identification review process, 20 natural, human-caused, and technological hazards with the potential to significantly affect the planning area were chosen for further analysis in the risk assessment.

Flooding

Flooding was divided into two main categories: Flash Flooding and Riverine Flooding.

A **flash flood** is an event that occurs when water levels rise at an extremely fast rate as a result of intense rainfall over a brief period, sometimes combined with rapid snowmelt, ice jam release, frozen ground, saturated soil or impermeable surfaces.

Flash flooding occurs in those locations of the planning area that are low-lying and/or do not have adequate drainage to carry away the amount of water that falls during intense rainfall events. The following locations in the City of DeWitt have a history of flash flooding events: Silver Creek, East 11th Street, East Industrial Street, and South 3rd Avenue East.

Riverine flooding is defined as the overflow of rivers, streams, drains, and lakes due to excessive rainfall, rapid snowmelt, or ice melt. The areas adjacent to rivers and stream banks that carry excess floodwater during rapid runoff are called floodplains. A floodplain is defined as the lowland and relatively flat area adjoining a river or stream. The terms “base flood” and “100-year flood” refer to the area in the floodplain that is subject to a one percent or greater chance of flooding in any given year.

With the history of flooding in the planning area, it is likely that flooding of various levels will continue to occur. DeWitt, Toronto, and the unincorporated areas of Clinton County have the highest risk of flooding due to riverine or flash floods.

Flash floods are the number one weather-related killer in the United States. They can quickly inundate areas thought not to be flood-prone. Other impacts of flooding can include loss of life; property damage and destruction; damage and disruption of communications, transportation, electric service, and community services; crop and livestock damage and interruption of business. Hazards of fire, health and transportation accidents, and contamination of water supplies are likely effects of flooding situations. DeWitt has experienced moderate to major flooding.

In DeWitt, stormwater has posed a significant problem for the sanitary sewer system. Large amounts of stormwater are channeled in the sanitary sewers which causes backups to occur. In 2008-2009, the City did complete a large improvement project on the east side of DeWitt. A large detention area was built in northeast DeWitt adjacent to the Humeston Road north of 11th Street. Additionally, the City cleaned and reshaped the existing drainage ditch from north of 11th Street to East 3rd Avenue. That project has reduced street and private property flooding in that area.

The geographic location/extent for river flooding will be considered as those areas at risk to the 100-year flood (also known as the 1-percent annual chance flood). The 1-percent annual chance flood has been adopted by FEMA as the base flood for floodplain management purposes. Figure 5-8 is a map of the FEMA flood hazard areas for the City of DeWitt. The map includes flooded structures vulnerable to the 1% and 0.2% annual chance flood hazard areas.

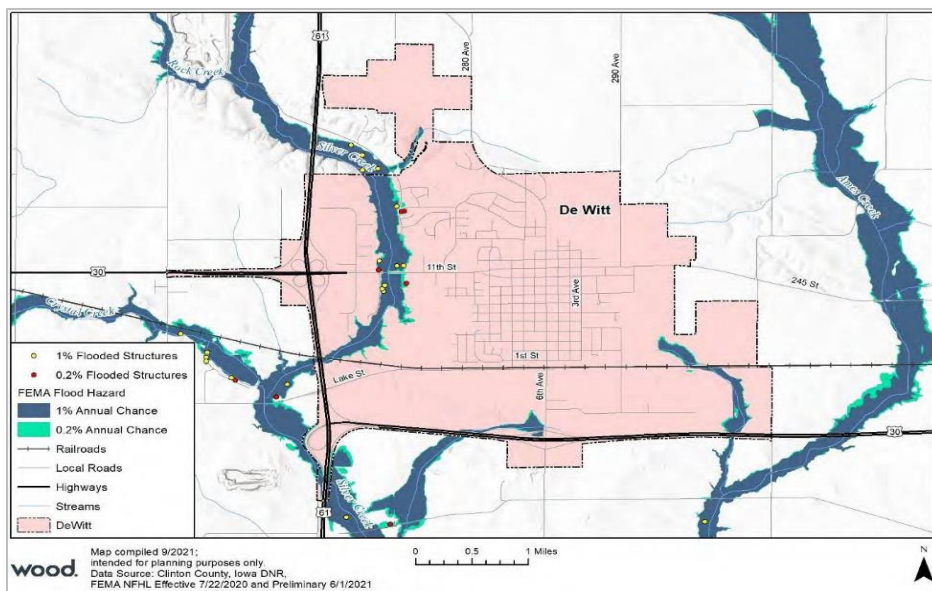


Figure 5-8. Map of City of DeWitt FEMA Flood Hazard Areas

Source: 2022 Clinton County Hazard Mitigation Plan

Fixed Hazardous Materials Incident

A hazardous substance is one that may cause damage to persons, property, or the environment when released to soil, water, or air. A fixed hazardous materials incident is the accidental release of chemical substances or mixtures during production or handling at a fixed facility.

According to the Iowa DNR, as of 2020, there were 36 sites in Clinton County that because of the volume or toxicity of the materials on site were designated as Tier II Facilities under the Superfund Amendments and Reauthorization Act. There are also 38 sites that reported materials that are Extremely Hazardous Substances (EHS). Table 5.2 provides the number of Tier II and EHS Facilities for each jurisdiction in the planning area. Figure 5-9 is a map of Tier II and EHS Facilities in Clinton County.

Table 5.2. Number of Tier II and EHS Facilities by Jurisdiction in Clinton County, 2020

Jurisdiction	# of Tier II Facilities	# of EHS Facilities
Calamus	1	1
Camanche	5	4
Clinton	17	18
DeWitt	8	6
Low Moor	-	2
Unincorporated	5	7
Grand Total	36	38

Source: 2022 Clinton County Hazard Mitigation Plan

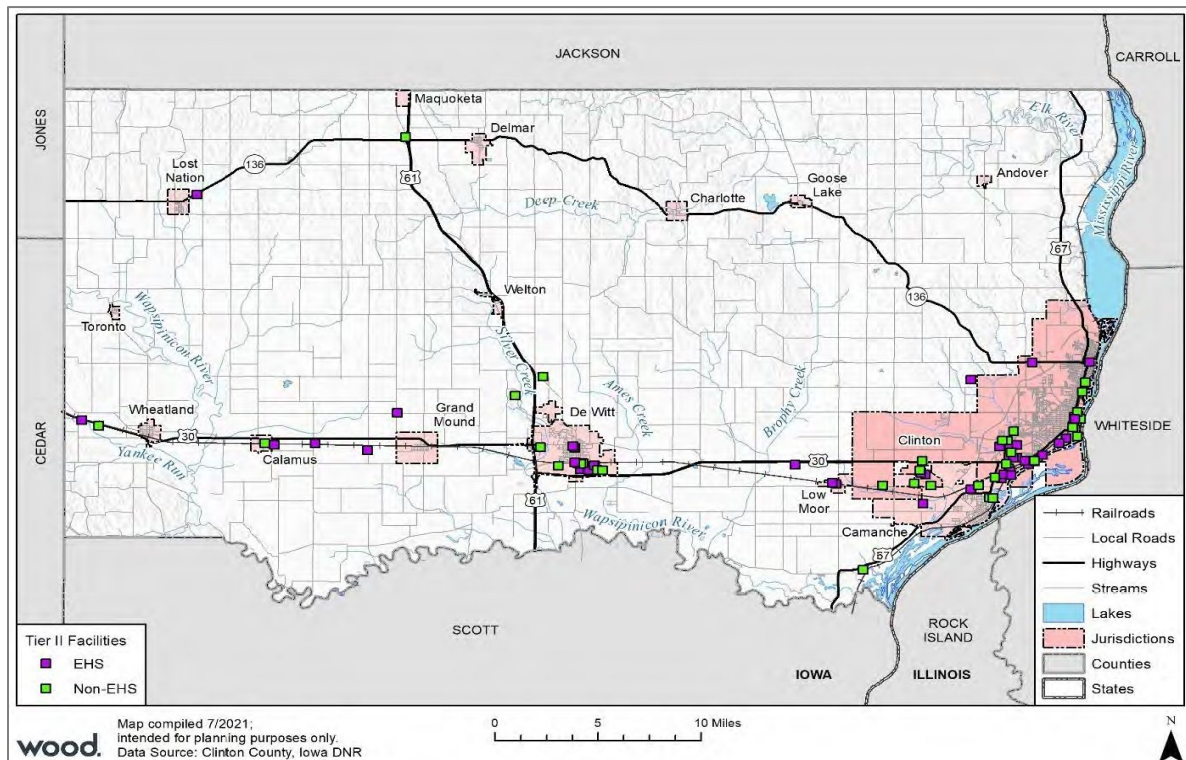


Figure 5.9. Map of Tier II and EHS Facilities in Clinton County

Source: 2022 Clinton County Hazard Mitigation Plan

Hazard Analysis Summary

Proposed mitigation actions were prioritized based on a hazard scoring system that considers four elements of risk: probability (the likelihood of a hazard occurring again in the future), magnitude/severity (assessment of how damaging the hazard would be to lives, property and infrastructure), warning time (how quickly the jurisdiction could inform its residents of an incoming hazard), and duration (how long the hazard would affect the jurisdiction). Based on the hazard's overall weighted score, the hazards are categorized as follows: High (3.0-4.0), Moderate (2.0-2.9), and Low (1.0-1.9). While probability is a major factor, it is not the only determinant in the scoring system.

Table 5-3 provides a summary of the hazard rankings for the City of DeWitt and unincorporated Clinton County. (Note: hazards are listed in alphabetical order.) The seven hazards ranking as High for the City of DeWitt are: Cyber Attack, Hazardous Material Incident, Human Disease, Infrastructure Failure, Severe Winter Storm, Tornado/Windstorm, and Transportation Incident. For more information, see the 2022 Clinton County Hazard Mitigation Plan. The City of DeWitt's hazard mitigation strategy is set forth in the 2022 Clinton County Hazard Mitigation Plan and is incorporated by reference in this comprehensive plan.

Table 5-3. Hazard Ranking for City of DeWitt and Unincorporated Clinton County

Type of Hazard	City of DeWitt	Unincorporated Clinton County
1. Animal/Plant/Crop Disease	M	M
2. Cyber Attack	H	H
3. Dam/Levee Failure	--	L
4. Drought	M	H
5. Earthquake	L	L
6. Expansive Soils	L	L
7. Extreme Heat	M	M
8. Flash Flooding	M	H
9. Grass or Wildland Fire	M	M
10. Hazardous Materials Incident	H	M
11. Human Disease	H	M
12. Infrastructure Failure	H	H
13. Landslide	L	L
14. Radiological Incident	M	M
15. Riverine Flooding	M	M
16. Severe Winter Storm	H	H
17. Sinkholes	L	L
18. Terrorism	M	M
19. Thunderstorm/Lightning/Hail	M	M
20. Tornado/Windstorm	H	H
21. Transportation Incident	H	H

Source: 2022 Clinton County Hazard Mitigation Plan

Natural Environment Recommendations

The following recommendations are intended to guide the City of DeWitt in providing safe, healthy environmental conditions for all residents of and visitors to the community.

Air Quality

- Consider impacts of future development on air quality in the land use planning process.
- Use the city's zoning ordinance to prevent air quality issues by separating incompatible uses and designing facilities to mitigate risks to residential areas and sensitive populations.
- Promote awareness of the effects of air quality on public health, especially for sensitive populations.

Water Quality

- Consider impacts of future development on water quality in the land use planning process.
- Use the city's zoning ordinance to prevent water quality issues by designing facilities to keep excess sediment, nutrients, bacteria and other pollutants out of surface water and groundwater.

Land Quality

- Consider impacts of future development on land quality and suitability in the land use planning process.
- Use the city's zoning ordinance to prevent land quality issues by designing facilities to mitigate risks to residential areas and sensitive populations from sites with hazardous substances.
- Consider remediation of lead-based paint and contaminated sites to mitigate risks to residential areas and sensitive populations.

Floodplain Management

- Use the city's floodplain management ordinance to consider impacts of future floodplain development in the land use planning process to minimize flood losses.

Hazard Mitigation

- Implement the City of DeWitt's hazard mitigation strategy as set forth in the latest Clinton County Multi-Jurisdictional Hazard Mitigation Plan.



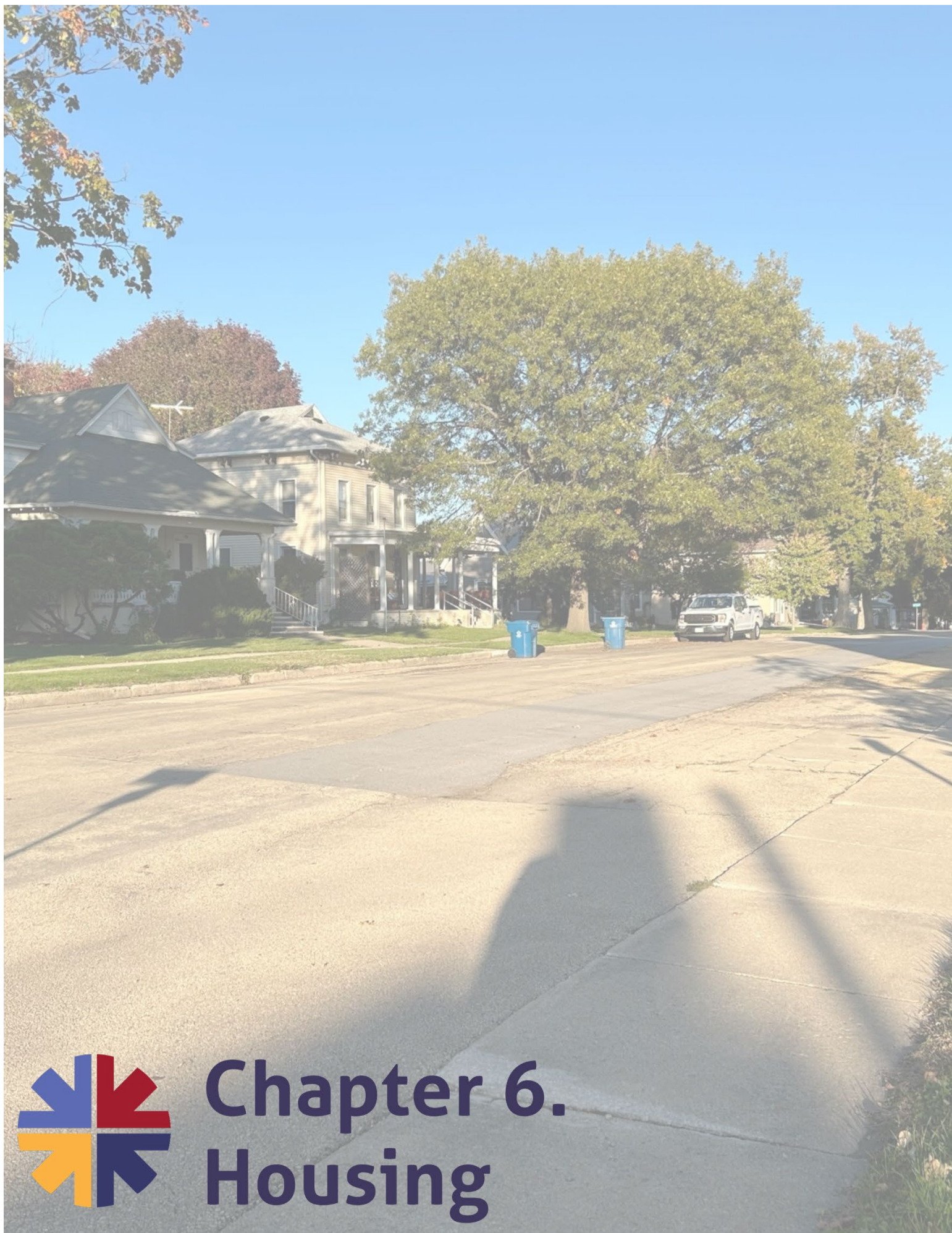
Chapter Endnotes

ⁱ See "Air Quality".

ⁱⁱ See "Air Pollutants".

ⁱⁱⁱ See "Iowa EasyAir Public Application List".

^{iv} See "Greenhouse Gas Emissions".



Chapter 6. Housing

Overview

Housing is an essential need for everyone and is therefore an important factor in community planning efforts. Housing is the largest source of personal wealth for most homeowners and is frequently also their largest expenditure. Housing can have a critical impact on an individual's quality of life, as it can affect who their friends are, where their children go to school, job opportunities, and many other aspects of daily life.

Housing is also a huge factor in local government issues. Housing can make up about 50% of a city's land use, and residential property tax makes up a significant portion of local government budgets. With that in mind, housing has effects on multiple other aspects of planning. Aspects such as the public services people require, the cost of these services and who is to pay for them are all dependent on where, how, and what densities residents are living at.

Transportation is also impacted significantly by housing. The travel behavior of an individual is based on where people live, therefore coordination between housing and transportation planning is necessary for successful decision making.

Housing is also a critical part of a region's economy. The affordability and quality of housing is important for a city's ability to retain quality employees. If costs are too high or supply is limited, employers risk losing employees to other regions. Housing is also a major employer within a region, as builders, lenders, construction workers and real estate brokers are vital to a city's economic base.

Therefore, quality housing is the foundation of a resilient community. Community planning efforts must be integrated with a community's housing policies for policy to be effective. This chapter provides a look at existing housing conditions in DeWitt to encourage a diverse housing stock that serves a wide range of individuals at different income levels and all stages of life.

Housing Stock

This section of the chapter analyzes the condition of DeWitt's housing stock, by looking at the median age of existing units and new construction activities.

Median Year Built

Table 6-1. Median Year Built in DeWitt and Peer Communities

Area	Year
Eldridge	1995
Le Claire	1982
DeWitt	1974
Camanche	1974
Iowa	1971
Maquoketa	1964
Clinton County	1960
Clinton	1956

Source: US Census Bureau, 5-Year American Community Survey Estimates

Table 6-1 shows the median year built for all housing units in DeWitt and several comparison areas. The age of housing stock can be a general indicator for the condition of housing within the community, but it is important to remember that older housing is not necessarily in poorer condition than newer housing. DeWitt's housing stock is newer compared to peer communities and in line with the state of Iowa average, with over 80% of stock being constructed after 1950 and almost 40% being constructed after 1980 according to the 2022 American Community Survey (ACS) 5-Year Estimates.

Table 6-2. Potential for Lead Paint in DeWitt Homes, 2022

Geography	Potential for Lead Paint
Clinton	84.40%
Clinton County	77.90%
Maquoketa	72.90%
Camanche	71.60%
Iowa	63.20%
De Witt	60.40%
Le Claire	51.20%
Eldridge	31.10%

Source: US Census Bureau, 5-Year American Community Survey estimates. Accessed through Iowa Finance Authority Iowa Profile

Table 6-2 shows the total housing units with potential for lead paint. According to the ACS lead can have many adverse effects on childhood development. DeWitt's housing stock being on the newer side means that while most homes still have potential of lead paint, there is a lower proportion than most peer communities as well as county and state numbers.

New Construction

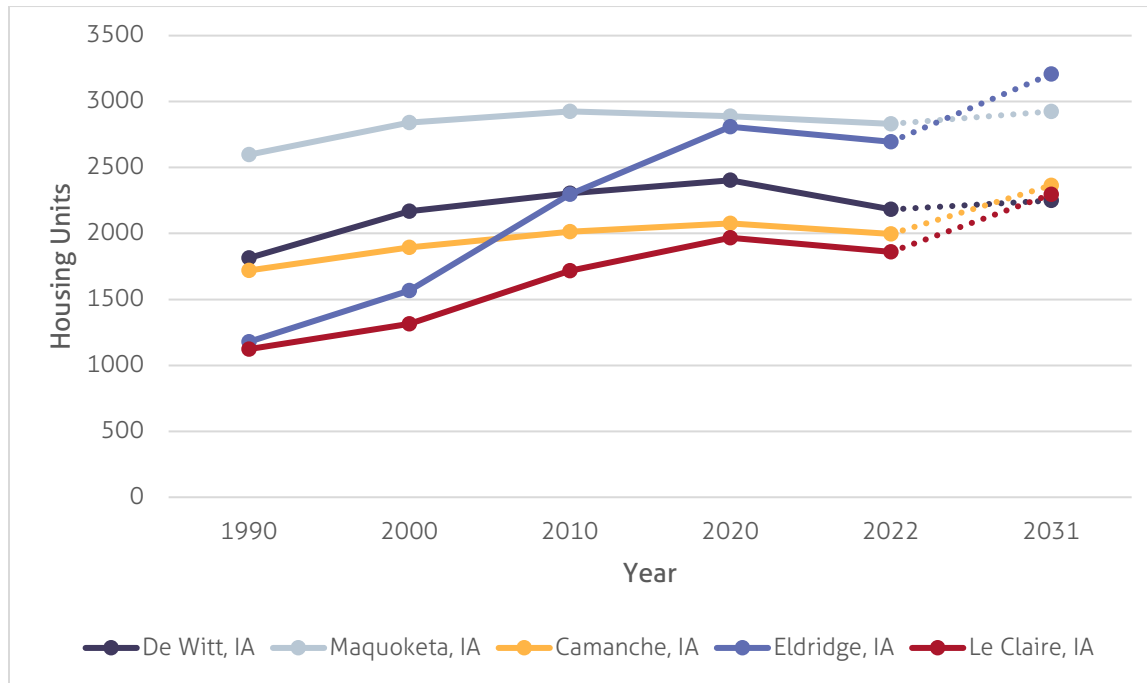


Figure 6-1. Total Housing Units in DeWitt and Peer Communities, 1990-2031 estimates

Source: US Census Bureau, Decennial Census. US Census Bureau, 5-Year American Community Survey Estimates

Figure 6-1 shows the amount of housing units in DeWitt and peer communities from 1990 to 2022, and then projects the number of units into 2031. DeWitt is projected to have 2,249 housing units by 2031, in line with Camanche and Le Claire but behind Eldridge and Maquoketa.

Housing Occupancy

This section analyzes housing occupancy in DeWitt, looking at the proportion of occupied and vacant units, how residents occupy their household and the average size of a household.

Housing Occupancy

Table 6-3. Housing Occupancy in DeWitt

Housing Units	2010		2020	
	Number	Percent	Number	Percent
Total	2306	-	2403	-
Occupied	2208	95.8%	2266	94.3%
Vacant	98	4.2%	137	5.7%

Source: US Census Bureau, Decennial Census

Table 6-3 shows housing occupancy within the City of DeWitt in both 2010 and 2020. The vacancy rate has increased to 5.7% but is still much lower than the State of Iowa's rate of 8.7%. DeWitt's vacancy rate is healthy as it is high enough to allow new residents to move in but not too high to lower prices for existing residents.

Housing Tenure

Table 6-4. Housing Tenure in DeWitt

Housing Units	2010		2020	
	Number	Percent	Number	Percent
Total Occupied	2208	-	2266	-
Owner Occupied	1560	70.7%	1625	71.7%
Renter Occupied	648	29.3%	641	28.3%

Source: US Census Bureau, Decennial Census

Table 6-5. Housing Tenure in Peer Cities

Housing Units	2010		2020	
	Number	Percent	Number	Percent
Total Occupied	19532	-	19571	-
Owner Occupied	13752	70.4%	13848	70.8%
Renter Occupied	5780	29.6%	5723	29.2%

Source: US Census Bureau, Decennial Census

Housing tenure describes the arrangement under which a household occupies a housing unit, with the most common types being owner and renter occupied. Table 6-4 displays the housing tenure amounts and percentages within the City of DeWitt. Most units within the City are occupied by their owners, and this proportion increased between 2010 and 2020. **This trend is in line with data from peer communities (Clinton, Camanche, Eldridge, Le Claire and Maquoketa) shown in Table 6-5.** This shows a strong homeownership market exists within the City.

Household Size

Table 6-6. Average Household Size for DeWitt and Peer Communities

City	2017	2022
Le Claire	2.6	2.8
DeWitt	2.4	2.7
Eldridge	2.8	2.6
Clinton County	2.4	2.4
Iowa	2.4	2.4
Camanche	2.2	2.3
Clinton	2.3	2.3
Maquoketa	2.2	2.3

Source: US Census Bureau, 5-Year American Community Survey Estimates

Table 6-6. shows the average household size for DeWitt and comparison areas. DeWitt's average household size is larger than other communities.

Housing Affordability

This section analyzes housing affordability in DeWitt by looking at household income, average home values and median rent.

Household Income

Table 6-7. Distribution of Household Income in DeWitt, 2022

Household Income	Count	Percent
Less than \$20,000	103	5.1%
\$20,000 to \$34,999	347	17.3%
\$35,000 to \$49,999	199	9.9%
\$50,000 to \$74,999	436	21.7%
\$75,000 to \$149,999	541	26.9%
\$150,000 and over	383	19.1%

Source: US Census Bureau, 5-Year American Community Survey Estimates

A household's income is a primary factor for choosing where to live. Table 6-7 charts the distribution of household income within the City.

Home Values

Table 6-8. Median Home Values in DeWitt and Peer Communities

Area	2017	2022
Eldridge	\$216,300	\$289,500
Le Claire	\$205,800	\$284,600
DeWitt	\$145,900	\$195,000
Iowa	\$137,200	\$181,600
Camanche	\$114,400	\$169,800
Clinton County	\$112,400	\$144,900
Maquoketa	\$87,500	\$115,600
Clinton	\$93,500	\$112,700

Source: US Census Bureau, 5-Year American Community Survey Estimates

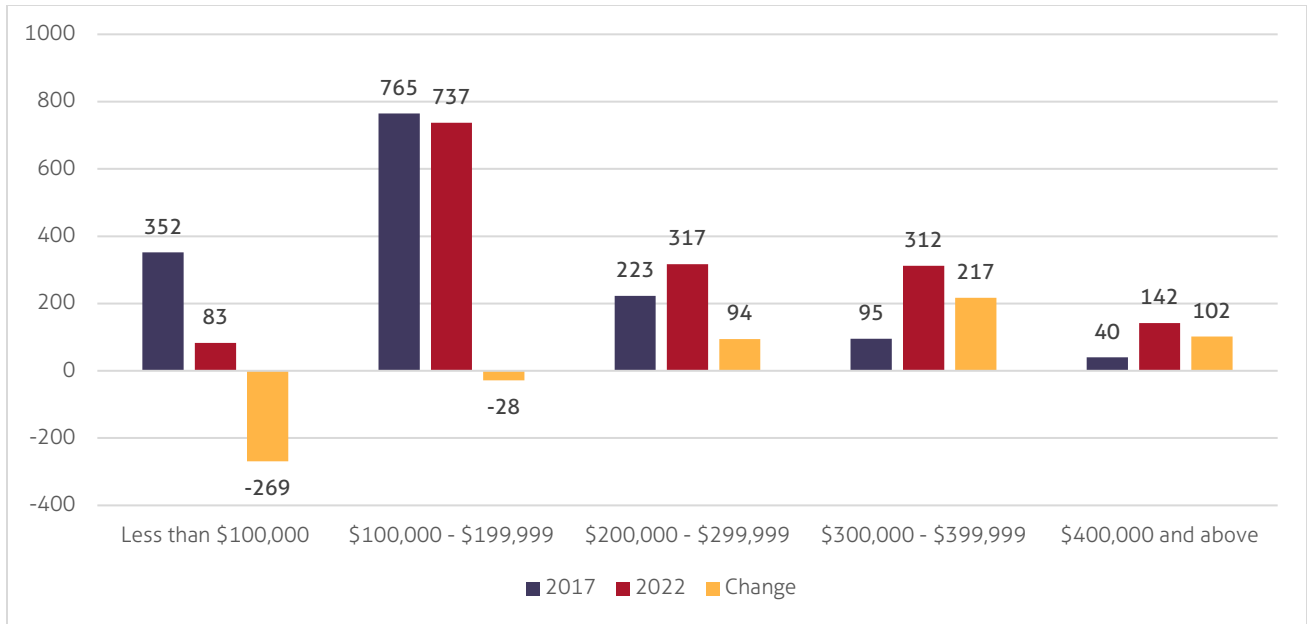


Figure 6-2. Distribution of Homes by Value in DeWitt

Source: US Census Bureau, Decennial Census. US Census Bureau, 5-Year American Community Survey Estimates

Availability of affordable housing is important for homeowners when choosing a community to live in. Table 6-8 contains the median home value and Figure 6-2 depicts the distribution of housing units by value in the City. DeWitt's median home value has risen at a rate greater than many of its peer cities and is higher than the statewide average. The amount of homes valued at less than \$200,000 has also decreased since 2017. Ensuring that DeWitt has enough affordable housing for households with lower incomes is crucial for supporting existing residents and facilitating growth.

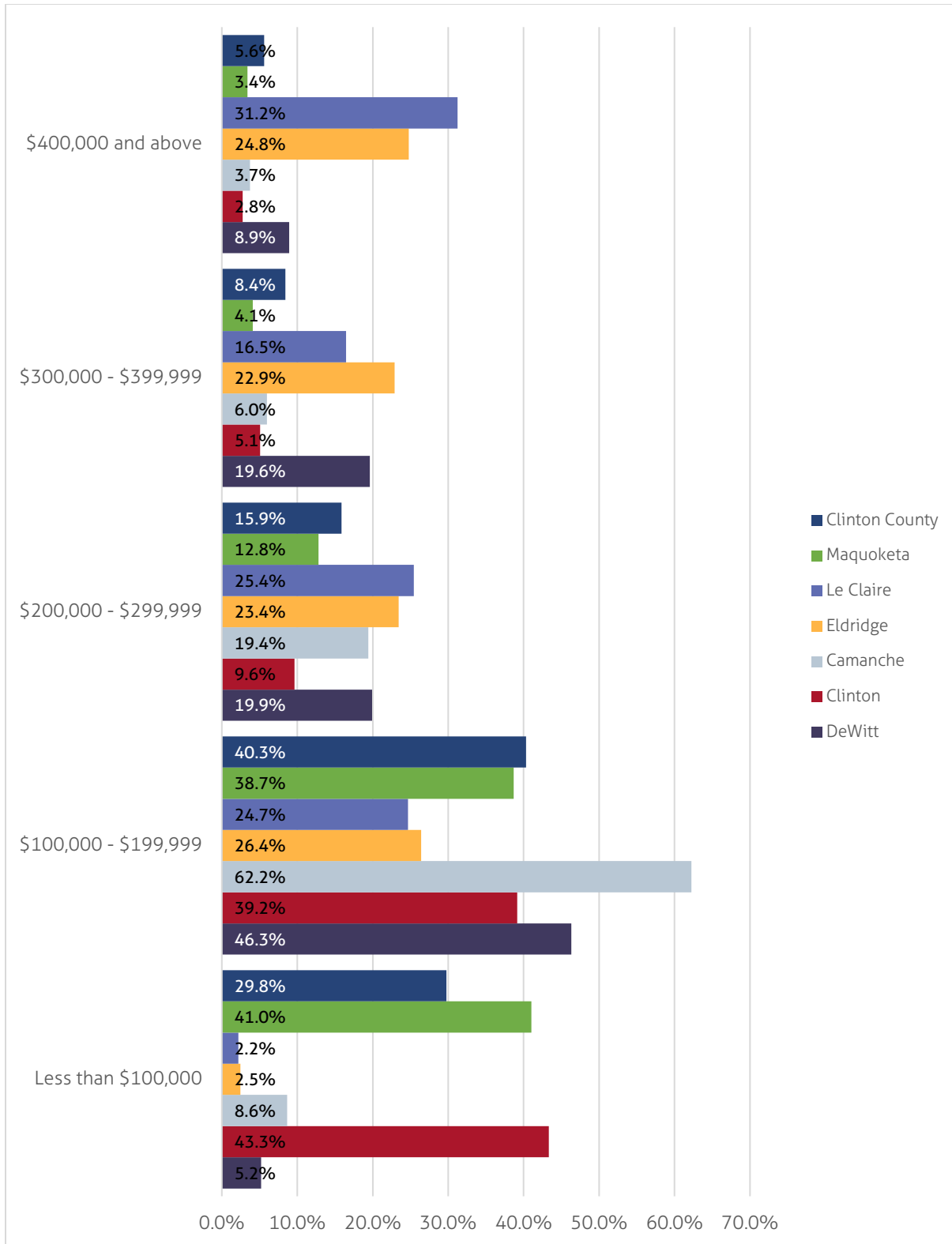


Figure 6-3. Distribution of Home Values in DeWitt and Peer Cities, 2022

Source: US Census Bureau, Decennial Census. US Census Bureau, 5-Year American Community Survey Estimates

Days on Market

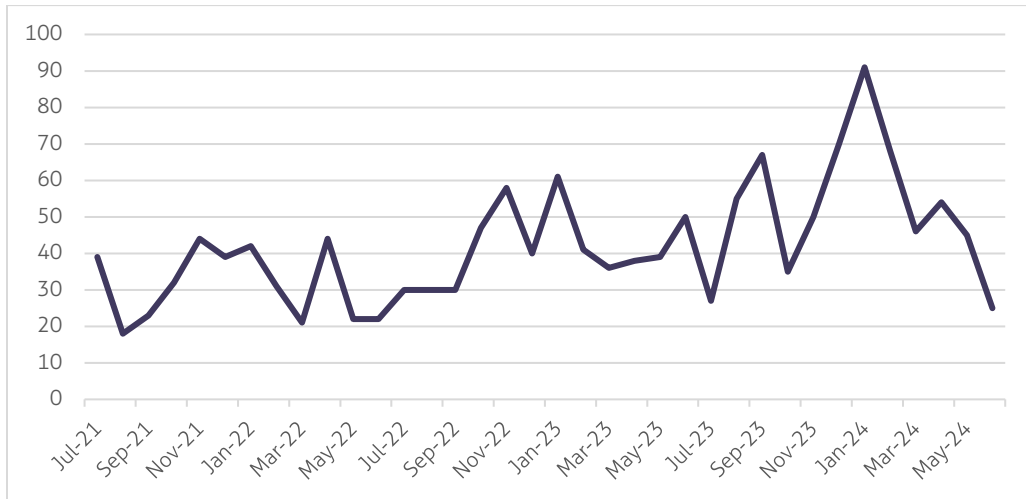


Figure 6-4. Median Days on Market, DeWitt Homes

Source: Realtor.com

Looking at the median days on the market is another way that a city can evaluate the ability of current or potential residents to buy a home in DeWitt. Since July 2021 homes in DeWitt have on average been sold after 25 days on the market, which indicates that there is high demand for housing. For context, for its Distressed Workforce Housing Designation, the state of Iowa uses 90 days or less on the market as an indicator of high demand for housing.

Owner Costs

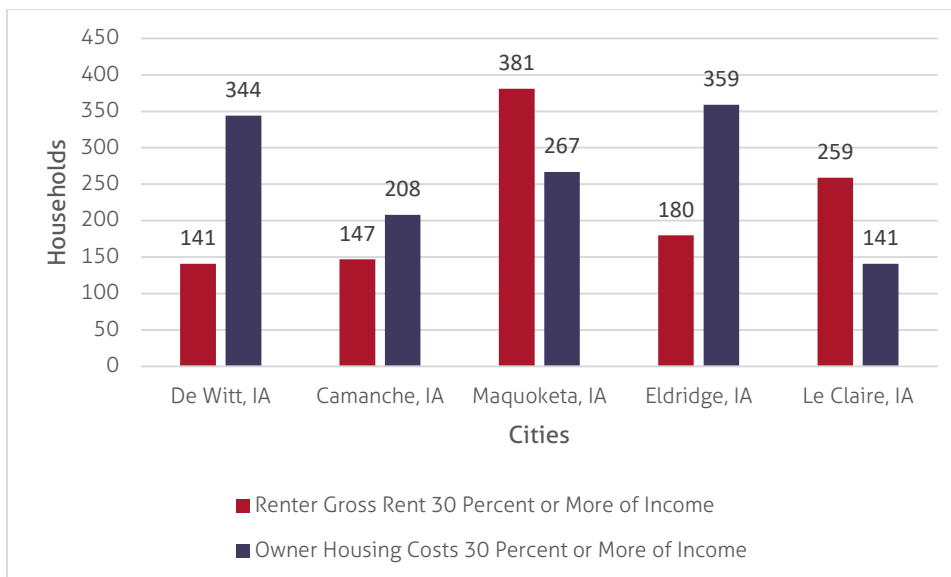


Figure 6-5. Households Spending 30% or More of their Income

Source: US Census Bureau, Decennial Census. US Census Bureau, 5-Year American Community Survey Estimates

Table 6-9. Housing Costs as a % of Income

Geography	% of Income
De Witt	18.4%
Clinton city	17.1%
Camanche	16.9%
Clinton County	16.8%
Iowa	16.0%
Eldridge	15.1%
Le Claire	14.7%
Maquoketa	13.0%

Source: US Census Bureau, 5-Year American Community Survey Estimates. Accessed through Iowa Finance Authority Iowa Profile.

While it can be good to look at income and home values in isolation, neither one tells a complete story regarding housing affordability. By looking at the proportion an average household spends on income it combines both variables to paint a clearer picture of affordability in DeWitt. Figure 6-5 shows the amount of owners and renters who spend more than 30% of their income on housing, meaning they are considered to be cost-burdened. While DeWitt has the lowest number of cost-burdened renters compared to peer communities, it has the second highest number of cost-burdened owners. This is supported by Table 6-9 which shows the average percentage of household income homeowners spend on housing. DeWitt homeowners on average spend a greater proportion of their income on housing compared to peer communities, highlighting the need for more affordable homes.

Rent

Table 6-10. Average Rent in DeWitt and Peer Communities

Geography	2017	2022
Le Claire	\$820	\$926
Iowa	\$740	\$914
DeWitt	\$741	\$894
Eldridge	\$722	\$840
Clinton County	\$645	\$795
Camanche	\$625	\$793
Clinton city	\$634	\$736
Maquoketa	\$602	\$703

Source: US Census Bureau, 5-Year American Community Survey Estimates

It is also important to evaluate average rents to ensure that housing is affordable for renters as well. Gross rent is the amount of rent that is agreed or contracted to plus the average estimated cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.), whether these are paid by the renter or for the renter by someone else. DeWitt's average gross rent is higher than most peer communities and in line with the state average. Making the community more attractive to renters should be considered as affordable rental properties can help attract workers with lower incomes or who would prefer the flexibility that renting provides.

Housing Priorities

This section states the housing priorities that are best suited for DeWitt to pursue.

Workforce Housing

A community with a strong resident workforce is attractive for potential employers, as many employers look at availability of local talent when choosing a location. This workforce will continue to attract new jobs, which attracts more workers and creates a cycle of economic growth and development. Providing affordable housing for low-to-middle income working households is an important step in starting this cycle.

Quality Rental Housing

Rental housing is an important part of developing a strong stock of workforce housing and attracting younger workers and their families. Younger families have income coming in but may not have enough saved to put a down payment on a house. By providing a strong stock of affordable rentals, younger workers can rent for a few years, develop ties with the community, and then save up for a down payment on a house in DeWitt. Rentals are also an attractive option for older residents who do not want the responsibility of maintaining a home.

New Construction

For DeWitt's future growth it is important that new housing is constructed to anticipate new residents, as vacant units will not be enough to handle a growing population. There are many programs that can help encourage new housing construction. These include the Iowa Economic Development Authority's workforce housing tax credit program and the statewide Low-Income Housing Tax credit. The Eastern Iowa Development Corporation serves as the general partner in all Low-Income Housing Tax Credits projects such as Evergreen Meadows in Peosta (32 units) and Asbury Meadows (24 units). The City of DeWitt also can use Tax-Increment Financing (TIF) to help finance any housing related projects. Many projects use a combination of funding sources and are the result of partnerships between city, state government, private investment and local economic development agencies. For more information on specific programs see the Housing Programs and Incentives section of the chapter.

Housing Projects

This section goes over new housing projects that are in development within the city.



Source: DeWitt Observer

Iowa Mutual Lofts

Prior to 2020 Iowa Mutual Insurance closed their historic DeWitt office located at 509 9th Street in the downtown areaⁱ. Then in 2021 it was announced that Bush Construction would purchase the 43,340 square foot building for \$850,000 to renovate the structure and turn it into 53 market-rate loft-style apartments. The renovation set to rehabilitate and preserve the vaults, dumbwaiters and historic elevator door with the scissor gateⁱⁱ. The City approved a 16-year TIF rebatement agreement with total payments not to exceed \$1.2 million. The project had been delayed as Bush Construction awaited financing from the U.S. Department of Housing and Urban Developmentⁱⁱⁱ. Crews started cleaning out furniture and remaining items in Spring of 2022. Groundbreaking then took place in February of 2024 with construction starting in the Spring of 2024 and completing by the spring of 2025^{iv}. The project has been strongly funded by the Iowa Economic Development Authority, who has contributed over \$4 million through tax credits and grants^v.

Tallgrass Apartments

The Tallgrass Apartments a 4.3-acre housing project is located within the 1300 block of 7th Street, .5 miles southwest of downtown DeWitt. The project is being developed with Low-Income Housing Tax Credit (LIHTC) financing, with 32 units targeting households with incomes up to 30%, 40% and 60% of Area Median Income (AMI). There will also be 4 units that will operate as market-rate without a maximum income restriction.

The development of will consist of 8 one-bedroom “garden” units, one two-bedroom handicapped accessible “garden” unit, 16 two-bedroom townhouse units, one three-bedroom handicapped accessible “garden” unit and 10 three-bedroom townhouse units. Rents range from \$320 to \$900 for the Tax Credit units, while the market rate units range in rents from \$750 to \$950. This project has also been assisted by a 12-year \$500,000 TIF Rebate agreement^{vi}.

Brookline Apartments

Brookline Apartments are a 36-unit workforce housing project at 1590 8th Street. The project has been estimated to cost \$8-9 million to develop and has been assisted by a \$500,000 TIF Rebate agreement as well as federal housing credits through the Iowa Finance Authority^{vii}.

Subdivisions

Jacobson Farm

Jacobson Farm is a subdivision located along 14th Avenue from 1st to 4th Street in DeWitt. The subdivision is connected to Westbrook Park through the Paul Skeffington Memorial Trail. The subdivision was developed by Diamond Rock, who entered into a 10-year residential TIF rebate with the City in 2016. The subdivision has a preliminary plat consisting of nearly 100 lots over 50 acres in the area. Jacobson Farm 1st Addition is platted with all City infrastructure installed and the 32 lots in this addition are nearly all developed. The 2nd addition, which borders the Union Pacific railroad along 1st street has been platted for 8 lots but none have been developed as of July 2024. Recent economic conditions such as higher interest rates and construction costs have slowed this development.

Steeplegate

The Steeplegate subdivision is located along Westwood Drive and Silver Creek Road and was engineered by Eldridge Lumber Yard. It consists of 12 lots of with at 2 acre minimum that allow large garages and outbuildings. These lots will have septic systems for sewer and are provided with City water. The project was assisted by TIF through the City on additional taxes paid with construction of new homes^{viii}. All of the infrastructure for the subdivision has been installed however no lots have been developed.

Saber Highlands

The Saber Highlands is a 161-lot residential subdivision located east of Humeston Road and north of 11th Street. Saber Highlands was originally platted in the 1990s and was since replatted in 2023. The preliminary plat consists of over 100 lots on 42 acres, while the 1st addition would include 21 lots. This addition is ready for development and the City is currently working with the developer on this area.

Great Mountain Properties and Tim Clark Property

The Great Mountain and Tim Clark properties are located in northwest DeWitt, north of the commercial subdivision consisting of the AmericInn and Optometrist Office and west of residential. Currently the area is farmland and has not been platted, however the area is adjacent to existing utilities and would be a prime area for residential development.

Housing Programs and Incentives

This section goes over the various programs and incentives available for DeWitt as it pursues its housing goals.

Federal Low-Income Housing Tax Credit

This program is designed to be an incentive for developers to provide affordable rental housing for individuals and families with fixed or limited incomes. The tax credit provides a dollar-for-dollar reduction to offset an owner's federal tax liability on ordinary income for a 10-year period.

Iowa Workforce Housing Tax Incentives

This program provides incentives for the redevelopment or repurposing of existing structures into housing projects that are targeted towards middle-income households.

Iowa Housing Tax Credit Program

This state-wide program addresses the housing needs for lowest-income lowans by providing tax credits for developers in a similar manner to the federal low-income housing tax credit.

Eastern Iowa Regional Housing Authority

Established in 1978, the Eastern Iowa Regional Housing Authority (EIRHA) operates as a division of ECIA. Their purpose is to meet the housing needs of low and moderate-income families and the elderly. EIRHA serves seven counties: Cedar, Clinton, Delaware, Dubuque, Jackson, Jones and Scott County, although they do not serve the cities of Clinton, Camanche, Davenport and Dubuque. The goal of EIRHA is to provide decent, safe and affordable housing for eligible individuals and promote self-sufficiency; create economic independence; and provide homeownership opportunities for Housing Choice Voucher and Public Housing Program participants.

Eastern Iowa Regional Housing Corporation

In 1990 the Eastern Iowa Regional Housing Corporation (EIRHC) was established to promote the general social welfare of eligible occupants of rental housing. Under this organization the United States Department of Agriculture, Tax Credit, Tenant-based Rental Assistance and Housing Trust Fund programs were formed. EIRHC's mission is to acquire, construct, provide and operate rental housing and related facilities suited to the special needs and living requirements of eligible occupants.

EIRHC Housing Trust Fund

EIRHC became a State of Iowa Housing Trust Fund (HTF) designee in 2014. In accordance with Iowa Code Section 16.181, a Housing Trust Fund is held within the Iowa Finance Authority (IFA). The funds are intended to be used for the development and preservation of affordable housing for households with low income in the State of Iowa. Their emphasis is to provide economic assistance that benefits the low- and moderate-income residents of Cedar, Clinton, Delaware, Dubuque and Jackson Counties for a variety of housing needs.

East Central Development Corporation

The East Central Development Corporation (ECDC) exists to promote and encourage the public welfare and expand opportunities in the cities and counties located in the counties of Cedar, Clinton, Delaware, Dubuque and Jackson. ECDC is a non-profit corporation focused on revitalizing the five county area while serving underserved, low- to moderate- income communities that have experienced significant disinvestment. The ECDC serves as the general partner of all Low-Income Housing Tax Credit projects.

DeWitt Rehabilitation Program

The City runs a housing rehabilitation program primarily using local TIF housing funds supplemented with State or EIRHTF grants. This program is designed to invest in homes owned by low and moderate-income residents. The program has seen millions of dollars invested in the community and hundreds of properties improved.

Recommendations

Housing

- Explore federal and state grant opportunities to diversify housing options to serve people at all income levels and stages of life
- Support the creation of new housing to support the community's desired population growth
- Develop and update housing needs assessments and housing implementation plans to help guide the development of new housing opportunities

Maintenance, Rehabilitation, and Redevelopment

- Support redevelopment of existing vacant or underutilized structures such as upper floors of downtown buildings.
- Develop an inventory of vacant and underutilized properties.
- Continue the DeWitt Rehabilitation Program to encourage rehabilitation of existing homes.
- Support community volunteer efforts to assist those in need with home maintenance tasks.

New Construction

- Partner with regional public and private housing developers to research and develop housing opportunities
- Identify areas for future housing development in the City's future land use maps.
- Encourage infill housing development in existing neighborhoods.
- Review existing development regulations and incorporate flexibility as a way to reduce development costs and allow housing types that meet the current needs of the community.

Rental Housing

- Support the development of quality, affordable rental housing.



Chapter Endnotes

ⁱ See Manning, Tim

ⁱⁱ See "Developer eyes Iowa Mutual Building."

ⁱⁱⁱ See "City extends Iowa Mutual lofts deal."

^{iv} See "Housing build underway."

^v See "Downtown loft housing earns \$3.2 million."

^{vi} See "Market Feasibility Analysis of Tallgrass."

^{vii} See "Housing projects delayed."

^{viii} See "'Unique' subdivision in works in DeWitt."



Chapter 7.

Infrastructure, Services and Facilities

Overview

Having quality facilities is important for a strong community. Government, education, childcare, health care, public safety, parks and recreation and cultural resources are interacted with on a regular basis by residents and therefore it is crucial to have these resources suitable for the area. Having quality facilities may also be used to attract new residents and businesses that can further develop the community.

The goal of this chapter is to guide the City in providing quality facilities and services to its residents. This chapter will analyze the existing conditions of DeWitt's facilities and provide a list of goals and objectives to determine how the City can best use its existing facilities and to analyze areas of improvement.

Infrastructure

This section goes over existing conditions regarding DeWitt's infrastructure. DeWitt's Streets Department, located at 1011 1st Avenue, includes the maintenance and operations of the City's streets, snow removal, water system, storm water system, sanitary sewer system, and wastewater treatment. The City plans on moving their facilities to 706 East Industrial Street in 2026.

Water

DeWitt's water shop is located at 124 8th Avenue. The facility contains multiple wells capable of 2.5 million gallons per day (GPD), two elevated spheroid water towers and one ground storage tank. The City adds chlorine and ortho-polyphosphates to their water system. All fire hydrants are flushed in the Spring and the Fall. The average daily water consumption is 650,000 gallons of water per day.

Wastewater Treatment

DeWitt's Wastewater Plant is located at 511 South 6th Avenue. It was originally constructed in 1940 for \$26,566 (about \$588,027 in 2023 dollars). It was then modified and upgraded in 1960 for \$276,200 (about \$2,900,298 in 2023 dollars).

In 1988 the plant was updated again in a two-phase project. This project involved building two new effluent clarifiers, building a new laboratory and construction of a new aerated storm water-holding lagoon, as well as covering the 98' diameter Trickling Filter with a geodesic dome. There were also improvements to the solid handling process, which included revisions to the anaerobic digesters, which included new interior piping, new lids and a gas mixing system. The overall project cost was \$1,600,000 (about \$4,254,742 in 2023 dollars) and was assisted by a \$700,000 (about \$1,861,449 in 2023 dollars) Community Development Block Grant administered by the State of Iowa and ECIA.

From 1997 to 1998 the plant was upgraded to an Oxidation Ditch for \$3,800,000 (about \$7,348,522 in 2023 dollars). The new plant has an average daily flow of .913 MGD, a Maximum Wet Weather flow of 2.74 MGD and a 5.0 MGD Peak Hourly Flow.

The plant influent enters the Headworks Building for preliminary treatment and then passes through several buildings for treatment before reaching the Oxidation Ditch. From the Oxidation Ditch the flow is distributed to the Final Effluent Clarifiers and is afterwards discharged from the processing plant. Solids are sent back to the Oxidation Ditch from centrifugal pumps located in the RAS/WAS Building and are then sent to the Primary Digester where it produces methane gas for fueling the Primary or Secondary Boilers.

The solids eventually are transferred to the North Secondary Digester and the South Secondary Digester where they are stored until disposed of. Disposal is either done through putting the solids in the Drying Beds or applying them as a liquid across 250 acres of land¹.

The average daily load for waste water is 1.1 million gallons per day. The City recently added a \$2 million ultra violet disinfection process. The City is currently in a process review for additional nutrient removal and a heavy metals study.

Electricity and Gas

Electricity and gas in DeWitt are provided by Alliant Energy and in some areas, the Eastern Iowa Power and Light company. Eastern Iowa Light and Power is located at 500 S 5th St.

Solid Waste Disposal and Recycling

The City contracts with a private hauler for solid waste and recycling collections. Republic currently holds this contract, but the City periodically requests proposals for this service.

Telecommunications, Broadband Internet and Cable

Telecommunications are covered by Windstream, Mediacom, and Grand Mound Telephone.

Roadways

DeWitt is located off both Highway 30 and Highway 61 which provide quick access to Cedar Rapids, Clinton, Dubuque, Maquoketa, and the Quad Cities. Refer to Chapter 8. Transportation chapter for more information regarding DeWitt's roadways and street maintenance program.

Government

There are many different governmental facilities within DeWitt with different purposes. This section goes over the existing conditions with each facility.

City Hall

DeWitt City Hall is located at 510 9th Street and is the workplace for many appointed and elected officials. Originally a federal post office, the current City Hall was purchased and renovated by the City in 2003 to serve as City Hall. It is also the home of the City Council, which meets there on the first and third Mondays of every month.



DeWitt City Hall

Source: City of DeWitt Facebook

County Facilities

Clinton County has a satellite building located at 226 11th Street. This building opened in 2014 is home to the county's Health department, Zoning department, and the Clinton/Jackson Early Childhood Iowa program. This building also serves as a satellite office for the Recorder, Sherriff, Treasurer and Veteran's Affairs Department.

The Clinton County Secondary Roads Department also has their maintenance shop located on 104 3rd Avenue.



Clinton County Facilities in DeWitt

Source: Origin Design Facebook

Education

Providing quality education is important for community well-being. A better educated population may develop many skills that can be used to increase a community's capacity for development. This section looks at the educational facilities that exist in DeWitt and in what ways they can serve the community.

Central DeWitt Community School District

The Central DeWitt Community School District is the public school district for the entirety of the City of DeWitt as well as the smaller surrounding communities of Grand Mound, Low Moor and Welton.



Central DeWitt High School

Source: Central DeWitt Community School District

As of the 2022-23 school year the district has a certified enrollment of 1,453 students. Figure 4-1 shows the change in enrollment between the 2013-14 school year and the 2022-23 school year. The district's certified enrollment has remained stable within the 10-year period.

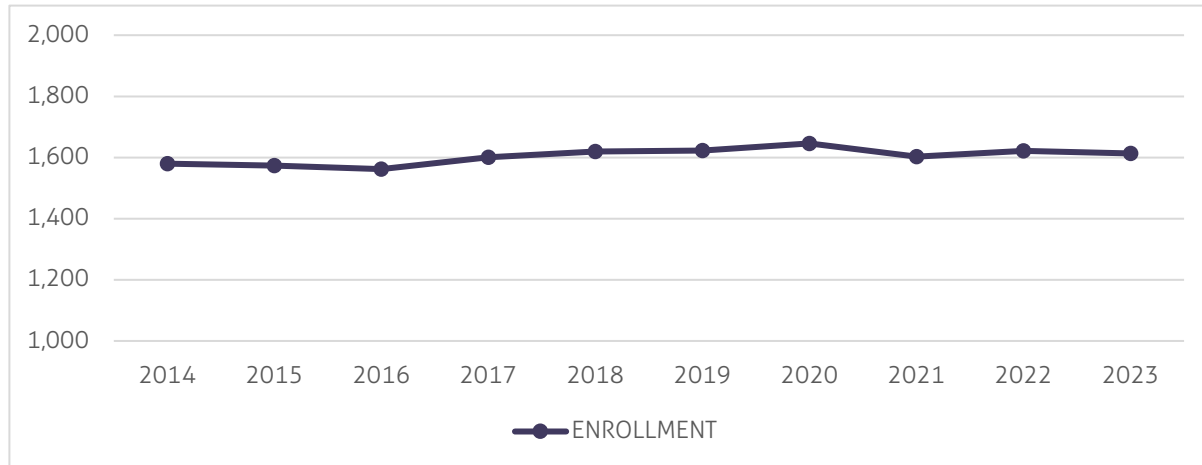


Figure 4-1. Central DeWitt CSD Enrollment, 2014-2023

Source: Iowa Department of Education

There are 4 schools within the Central DeWitt school district. Ekstrand Elementary School is located at 1140 15th Street and educates children from preschool to 3rd grade. The school was built in 1970. As of the 2022-23 school year the school has a total enrollment of 460 students.

The other 3 schools are located on the same campus along 11th Street and 4th Avenue East. Central DeWitt Intermediate School educates children from 4th to 6th grade and is located at 1010 4th Avenue East. The building opened in 1992 as a middle school and became an intermediate school in 2012. The school had an enrollment of 329 students in the 2022-23 school year.

Central DeWitt Middle School opened in 2012 at 425 E. 11th Street in 2012 for 7th and 8th grade. As of the 2022-23 school year the school had an enrollment of 230 students, making it the smallest school in the district.

Central DeWitt High School is located at 519 E. 11th Street and educates students from 9th through 12th grade. There are 546 students enrolled at the school, making it the largest in the district.

St. Joseph Catholic School

Outside of the Central DeWitt school district there is also St. Joseph Catholic School. The school is located at 417 6th



St. Joseph Catholic School

Source: St. Joseph Church

Avenue and houses preschool through 8th grade. The original school was established in 1865, bouncing around many different locations until the current school was built in 1954. As of the 2022-23 school year there were 183 students enrolled at the school.

DeWitt Career Advancement Center

In the Fall of 2023, Eastern Iowa Community Colleges opened the DeWitt Career Advancement Center at 817 E Industrial Street. The 26,000 square foot facility serves 8 rural school districts in both Clinton and Jackson counties and features six different career programs in career and technical education. Students have opportunities to earn short-term certificates and credits towards diplomas and associate degrees in agriculture, computer numerical control (CNC) machining, construction technology, health care, information technology and small business management. The facility is split into two wings with both classroom learning and hands-on training with industry-standard equipmentⁱⁱ.



DeWitt Career Advancement Center

Source: Iowa Department of Education

Childcare

Access to quality childcare is very important for many small communities, especially for young families. This section examines the types of childcare available in DeWitt.

DeWitt has five licensed providers within the city according to the Iowa Department Health and Human Services (HHS). Table 4-1 contains information on both providers. This number does not account for unregistered in-home childcare facilities that may exist in the city.

Table 4-1. Licensed Childcare Providers in DeWitt

Provider Type	Active CCA Provider	Provider Capacity	Provider QRS Level
Licensed Center	Yes	100	0
Licensed Center	No	16	0
Licensed Center	Yes	75	2
Registered Child Development Home B	Yes	12	0
Registered Child Development Home C	Yes	16	3

Source: Child Care Client Portal, Iowa Department of Health and Human Services, accessed 11/1/2023

There are three types of regulated childcare in Iowa: Licensed Centers, Child Development Homes and Child Care Homes. Three providers in the city are Licensed Centers while two are Child Development Homes

All childcare providers must complete background checks and first aid, cardio-pulmonary resuscitation (CPR) and mandatory child abuse reporter training. All childcare providers may apply for a Child Care Assistance (CCA) Provider Agreement with Iowa HHS which allows these providers to care for children that qualify for public assistance with child care costs.

Iowa's Quality Rating System (QRS) is a voluntary childcare rating system with five levels for child development homes, licensed child care centers, preschools, and child care programs that are operated by school districts.

The Child Care Resource & Referral (CCR&R) Agency helps families to select child care providers who best meet their needs. Child Care Consultants provide on-site consultation to licensed preschools, centers, nonregistered home providers, and Child Development Home providers. DeWitt is served by CCR&R of Southeast Iowa in Davenport. For more information, visit Source: Iowa CCR&R at <https://iowaccrr.org/>

Public Health

Public health is an important marker of community well-being. This chapter examines the public health facilities available for the residents of DeWitt.

MercyOne Genesis Medical Center

The city is home to MercyOne Genesis Medical Center, DeWitt located at 1118 11th Street. The center is a 13-bed not-for-profit hospital and has been in the community since 1952. They provide a wide range of services including:

- Ambulance
- Emergency Services
- Hospitalists
- Imaging
- Infusion
- Laboratory
- Pain Management
- Pharmacy
- Physical Medicine and Rehabilitation
- Physical Therapy
- Respiratory Care
- Sleep Disorders
- Surgeryⁱⁱⁱ



Genesis Medical Center, DeWitt

Source: MercyOne Genesis Health System

There are also many clinics and specialized medical services (eyecare, dentistry, physical therapy) that aid in the public health in DeWitt.

Elder Care

Table 4.2 is a list of elder care facilities in DeWitt which offer a variety of care options on site.

Table 4-2. Elder Care Facilities in DeWitt

Facility	Address	Types of Care
Fieldstone of DeWitt	1301 Maynard Way, DeWitt, IA 52742	Assisted Living, Memory Support, Short-Term Rehabilitation, Long-Term Care
Maggie's House Assisted Living	107 East 2nd Street, DeWitt, IA 52742	Self-Directed Care, Assisted Living, Enhanced Living, Special Needs
Legacy of the Meadows	119 East 2 nd Street, DeWitt, IA 52742	Assisted Living

Source: Fieldstone of DeWitt and Maggie's House Assisted Living

Public Safety

It is important to develop communities that feel safe for its residents to live and experience in. This section looks at the public safety departments in DeWitt.

DeWitt Police Department

DeWitt's police department provides public safety for the City of DeWitt. The department is led by its chief and includes 10 sworn officers, 8 reserve officers and two administrative employees. The department is located at 1505 6th Avenue. The DeWitt Police Department has been accredited by the Commission of Accreditation for Law Enforcement Agencies since 2011.

The new police station is 8,840 square foot and provides centralized file storage, adequate space for officers to file reports, locker rooms with showers, secure holding cells and processing areas, a three-car vehicular sally port, an animal holding area, and a training room. The current facility is expected to meet the needs of the community for the next 30 years.



DeWitt Police Department

Source: Origin Design

DeWitt Fire Department

DeWitt also has a full-service and all-volunteer Fire Department. There are currently 29 members, and their fire station is at 711 10th Street. They cover DeWitt and the surrounding rural area for fire and rescue services. The Fire Department has expanded their building to add new offices, meeting rooms, a large training room and future sleeping quarters. The expansion will include 5,600 square foot on the first level and 2,800 square foot on the second level. This will allow the department to host county-wide trainings and will help the department keep up with the pace of the City's growth.



DeWitt Fire Department

Source: DeWitt Fire Department Facebook

Parks and Recreation

The City of DeWitt offers a variety of parks and recreational opportunities for its residents. The main offices are in the DeWitt Fitness Center at 900 14th Street. There are 11 facilities within the department. Figure 4.2. has a map showing the location of each park within the city.

City of DeWitt Parks

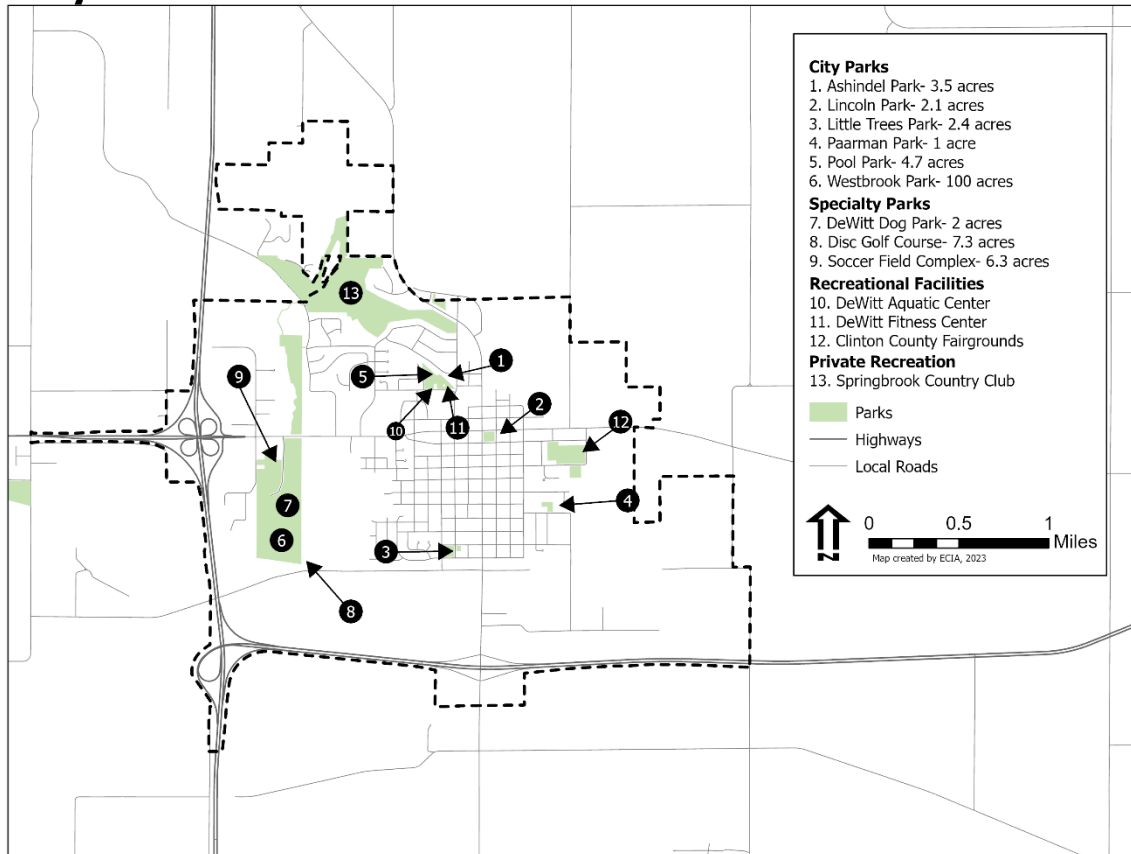


Figure 4-2. City of DeWitt Parks

Ashindel Park

Ashindel Park is located at 8th Avenue and 14th Street. The park was acquired and developed in 1988 with the assistance of Jan Shindel and named after Dr. Wallace Ash (the founder of the fitness center) and Dr. George Shindel. The park is 3.5 acres and includes natural areas with flowers and trees and a sitting area. There is also a basketball court, volleyball area and a walking and fitness trail. The park is also the home of the DeWitt Fitness Center^{iv}.



Ashindel Park

Source: DeWitt Parks and Recreation

DeWitt Fitness Center

The DeWitt Fitness Center is a city-owned 17,000 square foot fitness facility. Members have access to racquetball courts, a swimming pool, hot tub, sauna, indoor track, cardio equipment, free and machine weight rooms, group exercise classes, Taekwondo, tumbling, swimming programs among other amenities^v.

In their 2022 Strategic Plan, DeWitt identified partnering with the Central DeWitt school district to explore development of a new fitness and health center that will best fit the needs of the community^{vi}.

Lincoln Park

Located at 6th Avenue and 11th Street, this 2.1-acre park is considered the city's premier park. The park is situated under the city's water tower and has amenities such as a picnic shelter and tables, band shelter, playground equipment and public restrooms. The park is also home to the DeWitt Chamber and Development Company in the historic Hausbarn as well as the DeWitt Community Center^{iv}.



Lincoln Park

Source: DeWitt Parks and Recreation

Little Trees Park

Little Trees Park is located on 8th Avenue and 1st Street. The land was previously owned by the Irwin family who had let the community use the land as a park since the mid-1940s. The park has featured a wide variety of activities including baseball, kite flying, flag football, and soccer.

In the summer of 2003, the community was able to raise funds for the purchase of the park, and today includes a ball diamond, restrooms, playground, basketball court and parking^{iv}.

Paarmann Park

Paarmann Park is a 1-acre park located in the 100 block of E. 4th Street. The park is the City's newest park and was named after Lois M. Paarmann, who left funds for the Parks and Recreation department who used it to purchase the land and develop it into a new park. The park includes a picnic shelter, picnic tables, playground equipment and a basketball court^{iv}.

Westbrook Park

Westbrook Park is DeWitt's largest park, opening in 1968 and comprising 100 acres west of the city on 11th Street. The park's amenities include five picnic shelters, four ball diamonds (including one with lights), three playground equipment areas, an 18-hole disc golf course, camp Minor Boy Scout camp, an off-road bike trail, two public restrooms and a concession stand. The park also includes a natural timber area with foot trails and the Paul Skeffington Memorial Trail which is a 10' wide multi-purpose trail. Silver Creek runs through the park.

Westbrook park's north section is home to a 6.3-acre soccer field complex containing 3 fields and a concession stand. DeWitt Parks and Recreation hosts both a fall and spring league.

DeWitt Dog Park is also located within Westbrook Park and provides 2 acres of fenced-in land for dogs to run free. There are



Little Trees Park

Source: DeWitt Parks and Recreation



Paarmann Park

Source: DeWitt Parks and Recreation



Westbrook Park

Source: DeWitt Parks and Recreation

separate areas for both large and small dogs and both areas provide benches for owners to sit while their dog socializes and plays^{iv}.

DeWitt Aquatic Center

DeWitt Aquatic Center located at 1000 14th Street was built in 1998 and is home to features such as a zero-depth entry pool, diving board, children's slide, lily pads, climbing wall and water slides. There are also opportunities for swimming lessons and private pool parties at the facility^{vii}.

Pool Park

Located north of the Aquatic Center, this 4.7-acre park contains two ball fields and a walking path^{iv}.

Cultural Resources

DeWitt also has a wealth of cultural resources that contribute to its strong identity as a community.

DeWitt Community Library

The DeWitt Community Library is located at 917 5th Avenue and is a municipal library providing materials and information services to residents in the City of DeWitt as well as in rural Clinton County. DeWitt also has contracts with several cities to provide these services to their residents. The library opened on its current site in 1987. A renovation of the 1987 building and a 13,500 square foot expansion was completed in 2022. The library also has access to many different online resources, a wide variety of programming and events for many different age groups.



DeWitt Community Library

Source: *DeWitt Community Library Facebook*

Central DeWitt Performing Arts Center

The Central DeWitt Performing Arts Center is located at 519 E. 11th Street on the campus of the Central DeWitt School District. It is a 799-seat venue for plays, musicals, comedians, recitals, dancers, speakers, business meetings and other events in an auditorium-type setting. The venue opened in 2011 as a joint venture of the Central DeWitt Community School District and the City of DeWitt.



Central DeWitt Performing Arts Center

Source: DeWitt Chamber and Development Company

DeWitt Community Center

The DeWitt Community Center is located at 512 10th Street near Lincoln Park. It is a community meeting and reception facility that is provided to meet the gathering, conference and reception needs of area organizations and residents. The center is managed by the Parks and Recreation Department and is available to rent for a variety of uses.



DeWitt Community Center

Source: DeWitt Parks and Recreation

DeWitt Hausbarn Museum

Lincoln Park is also home to the DeWitt Hausbarn Museum. The building, originally constructed in 1727, originates from Schleswig-Holstein, Germany. This is culturally significant, as Clinton County is said to have some of the largest migrations of people from this area in the United States. It was dismantled and brought to DeWitt where it was reassembled in 2008 with the help of community volunteers. The building's exterior has retained its historical character, with the thatched roof being a notable feature. In addition to the museum, the building also functions as the office location of the DeWitt Chamber and Development Company.



DeWitt Hausbarn Museum

Source: DeWitt Chamber and Development Company

Central Community Historical Museum

The Central Community Historical Museum, operated by the non-profit DeWitt Historical Society, offers numerous permanent and rotating displays that capture the history of the area. Items featured at the museum are from a variety of time periods, ranging from the tools of indigenous tribes to household items from the 1950s. The museum contains both memorabilia from DeWitt's history as well as a wide array of pieces from across the Midwest. Research materials for genealogy such as county atlases from 1868 to the present, obituaries, cemetery records, county histories, marriage and birth records and family histories also can be found at the museum.



Central Community Historical Museum

Source: DeWitt Chamber and Development Company

Recommendations

The following recommendations are intended as a guide for the City of DeWitt to determine how the City can best use its existing facilities and to analyze areas of improvement.

Infrastructure

- Continue to aggressively replace and maintain City's streets and infrastructure.
- Continue to work with consultants to develop a plan and stay on schedule with the City's Capital Improvement Plan in regards to the proposed new Street Shop.
- Fund and complete a major street reconstruction project at least every other year (or smaller projects every year) paying with cash on hand.
- Continue to aggressively fund the annual street maintenance program including overlays, crack sealing, patching, and chip sealing, with Road Use Tax Funds and Local Option Sales Tax Funds.
- Monitor signalized intersections for efficiency and safety.
- Complete a process review for additional nutrient removal and a heavy metals study for the City's wastewater treatment facility.
- Find ways to support expansion of the network of high-speed fiber optic internet throughout DeWitt.
- Investigate costs and funding sources for providing curb-side yard waste collection program for residents

Parks and Recreation

- Continue to partner with the School District to explore a partnership in developing a new Fitness & Health Center that will best fit the needs of the Central DeWitt Community.
- Look for opportunities to extend the City's Paul Skeffington Memorial Trail System and look for opportunities to connect additional neighborhoods to existing the PSMT System.



Chapter Endnotes

ⁱ See "City of DeWitt Water Pollution Control Plant 511 South 6th Ave."

ⁱⁱ See "New center in DeWitt opens doors to college and career paths."

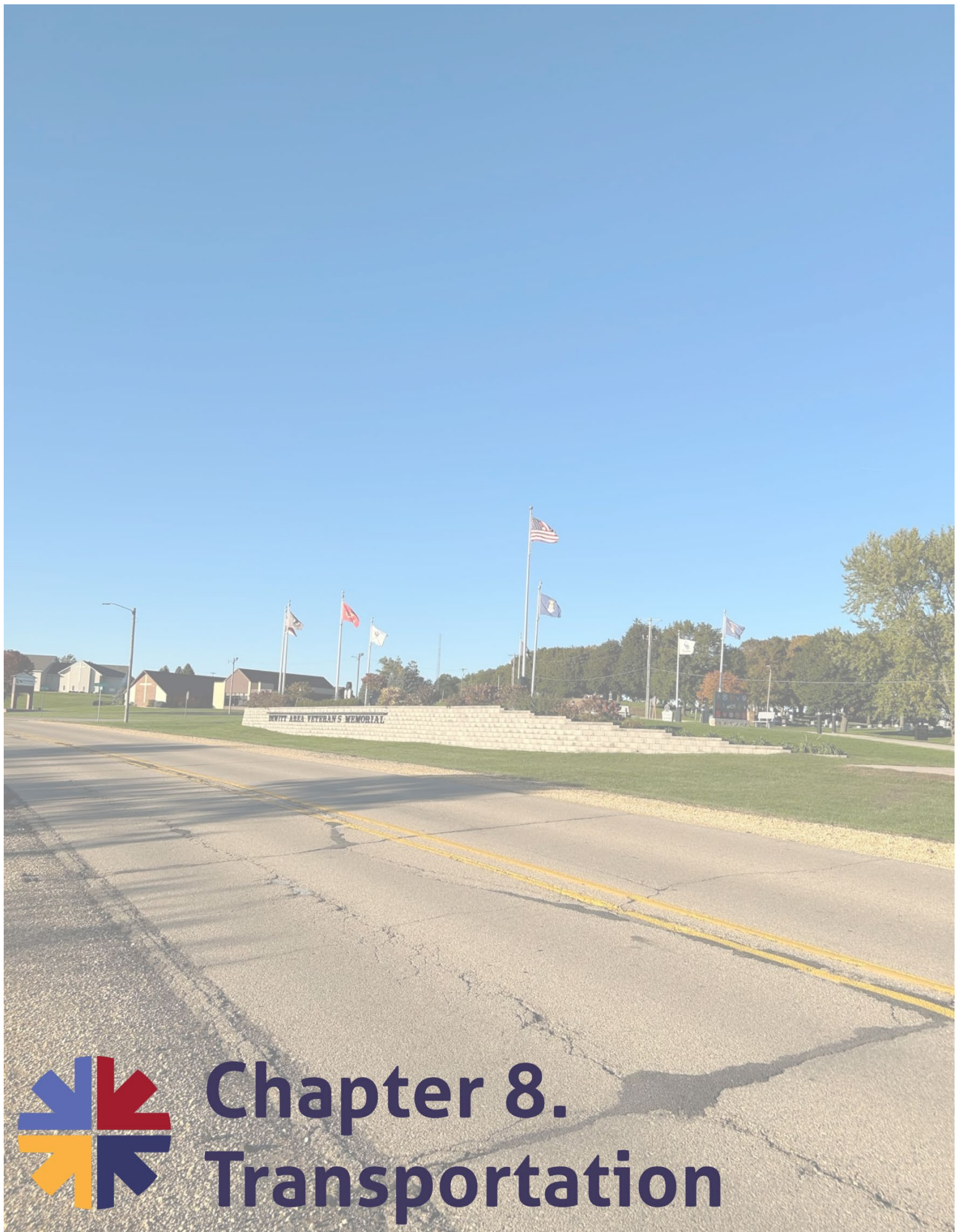
ⁱⁱⁱ See "MercyOne Genesis DeWitt Medical Center."

^{iv} See "DeWitt Parks."

^v See "DeWitt Fitness Center."

^{vi} See "2022 Strategic Plan."

^{vii} See "DeWitt Aquatic Center."



Chapter 8. Transportation

Overview

The City of DeWitt's transportation system is important for the interconnection of the community. It allows for people and goods to move throughout the community, enabling residents to access employment, education, medical care, shopping, and entertainment from their homes. DeWitt's transportation system is made up of a variety of local roads as well as regional networks that connect it to surrounding communities and the rest of the world. This is vital for the functioning of businesses, allowing them to import and export both products and raw materials to other regions, and enables DeWitt to be competitive in the global market. This chapter is designed to highlight existing transportation systems in DeWitt and perform analysis to provide efficient and affordable transportation to residents and businesses of the City.

Automobile Travel

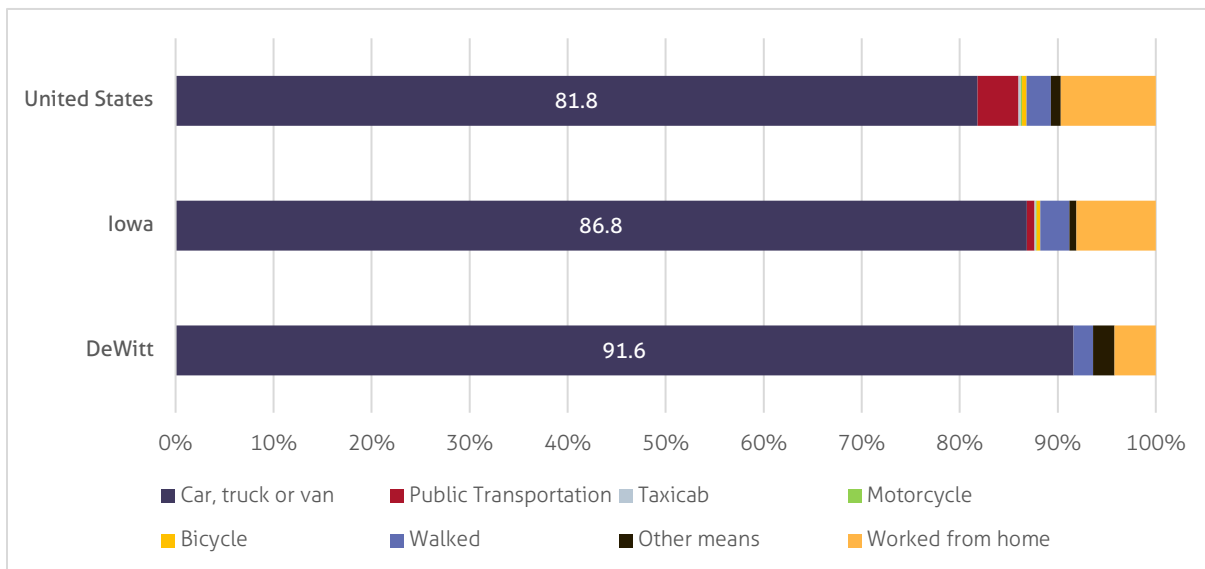


Figure 8-1. Means of Transportation to Work

Source: US Census 2021 American Community Survey (ACS) 5-Year Estimates Subject Tables

Figure 8-1 shows ACS estimates of what transportation mode people take to work in the United States, the State of Iowa and DeWitt. 91.6% of DeWitt residents travel to work using a car, truck or van. This shows that DeWitt residents are reliant on their personal vehicles and that infrastructure for personal vehicle travel is of the utmost importance.

Local City Streets

DeWitt's street network guides transportation throughout the community. DeWitt has approximately 68.4 lane miles of local roads within the city limits. In most cities it is a priority to have local streets that are suitable for residents and businesses, with particular concern towards pavement maintenance, traffic speed and safety.

DeWitt's streets are also important for economic development. When the City builds new streets, it gives more people access to property. When that property is accessible it is more valuable as development is now possible with the presence of the street network. This then opens the door for building new housing and businesses.

Highways

DeWitt is situated in between US Highway 30 to the south and US Highway 61 to the west, which are both maintained by the Iowa DOT. These highways allow residents in DeWitt to access goods and services that are important for connecting DeWitt to the regional economy.

US Highway 30 starts in Astoria, Oregon and then continues for 3,073 miles into Atlantic City, New Jersey. It is a two-lane highway to the west of DeWitt but becomes a four-lane highway at the intersection of US Highway 30 and 260th Avenue. US Highway 30 connects DeWitt to Cedar Rapids to the west and Clinton to the east.

US Highway 61 starts in New Orleans, Louisiana and continues for 1,400 miles to Wyoming, Minnesota. It runs as a four-lane highway through DeWitt. US Highway 61 goes north to Maquoketa and Dubuque and goes south to the Quad Cities.

In addition to the federal highways that run through DeWitt there are also state highways, farm-to-market and federal aid routes that connect DeWitt to the rest of the state. These roads include Lake Street (County Y62), Northridge Road (County Y68), Humeston Road (County Y70) and 11th Street (County Z24).

Farm to Market Routes

A farm-to-market route is a road that connects agricultural areas to distribution centers in nearby towns. DeWitt's economy is very intertwined with the surrounding agricultural economy; therefore a quality farm-to-market system is crucial for future economic growth in the city. The Clinton County Secondary Roads Department maintains the farm-to-market system in DeWitt.

Federal Aid Routes

Federal-aid routes are regional roadways that are eligible for federal funding. Federal-aid routes can be maintained by cities, counties, or the Iowa DOT.

Federal aid eligibility is determined by the roadway's functional classification. Functional classification is determined by setting (urban or rural) and whether its main role is providing connectivity, mobility, or accessibility. Other considerations include the number of vehicles miles traveled (VMT), average annual daily traffic (AADT), and adjoining land uses of a roadway.

The functional classification system has been used to describe how traffic flows through the regional roadway network, which helps determine which projects are eligible for different

planning projects and grants. The system is made up of local roads, which feed the minor and major collectors, which then feed the minor and principal arterials which are the backbone of the network.

DeWitt Functional Classification

Table 8-1. Lane Miles by Functional Classification, DeWitt

Functional Classification	Lane Miles
Local Roads	68.4
Minor Collectors	6.4
Major Collectors	9.95
Principal Arterials	40.19
Total	124.94

Source: Iowa DOT

The functional classification categories seen in DeWitt include principal arterials, major collectors, minor collectors, and local streets. Table 8-1 summarizes roadways within DeWitt incorporated limits by functional classification. Figure 8-2 maps both regional roadways by functional classification and farm-to-market routes.

Bridges

Bridges are also vital for a strong local economy. Within DeWitt city limits, the Iowa DOT owns and maintains multiple bridges along Highways 30 and 61. The City of DeWitt owns one bridge that is located on 11th Street across Silver Creek. Iowa DOT records indicate that the 11th Street bridge is in good condition. Figure 8.2. maps bridges present in DeWitt and surrounding areas.

DeWitt Roads and Bridges

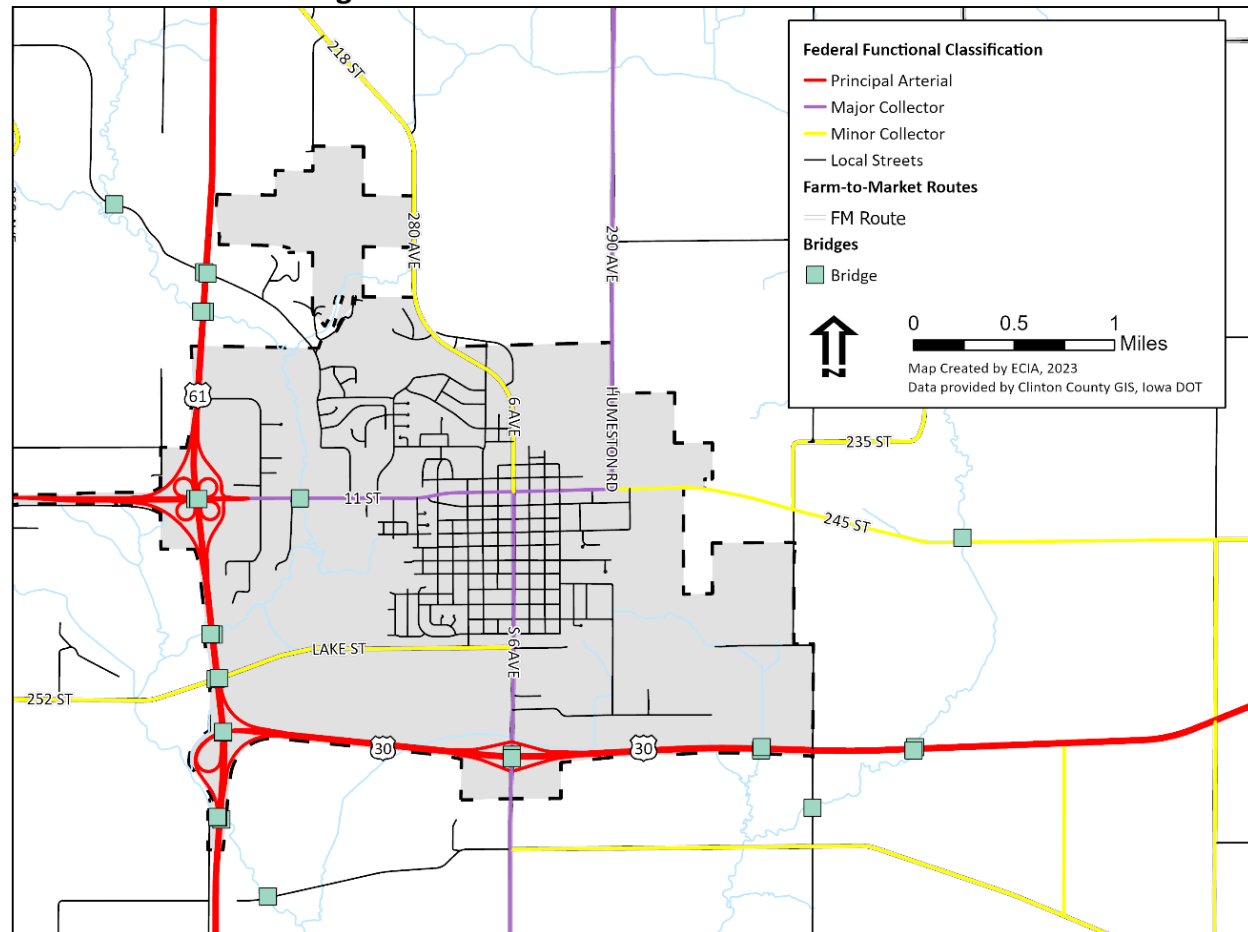


Figure 8-2. DeWitt Roads and Bridges

Source: Iowa DOT

Ride Sharing

Ride sharing is not a new phenomenon, as carpooling has been a popular way for people to keep transportation costs down and conserve fuel since World War II. However, the rise of smartphone apps such as Uber and Lyft have allowed people to coordinate shared rides on shorter notice.

Public Transportation

River Bend Transit

River Bend Transit (RBT) provides public transit to the City of DeWitt. RBT is one of 16 regional transit systems in Iowa operating as a non-profit service organization. RBT serves public transportation needs for residents in Cedar, Clinton, Muscatine and Scott counties, providing rides within those counties as well as to Iowa City.

RBT provides weekday door-to-door transportation for the elderly and disabled rural residents as well as the general public. RBT's vehicle fleet is fully ADA accessible and their drivers are specialized in serving people with disabilities. DeWitt is served by RBT on Wednesdays. Riders are asked to be ready for their appointment 60 minutes prior to the scheduled pickupⁱ.

Seniors or persons with disabilities are covered by the service, in part funded by Milestones Area Agency on Aging. Below are the suggested round trip donations for different destinations:

- Iowa City- \$18.00
- Davenport- \$6.50
- In-Town Service- \$1.50
- County Service- \$3.00

The established fare for members of the general public is \$5.00 additionalⁱⁱ.



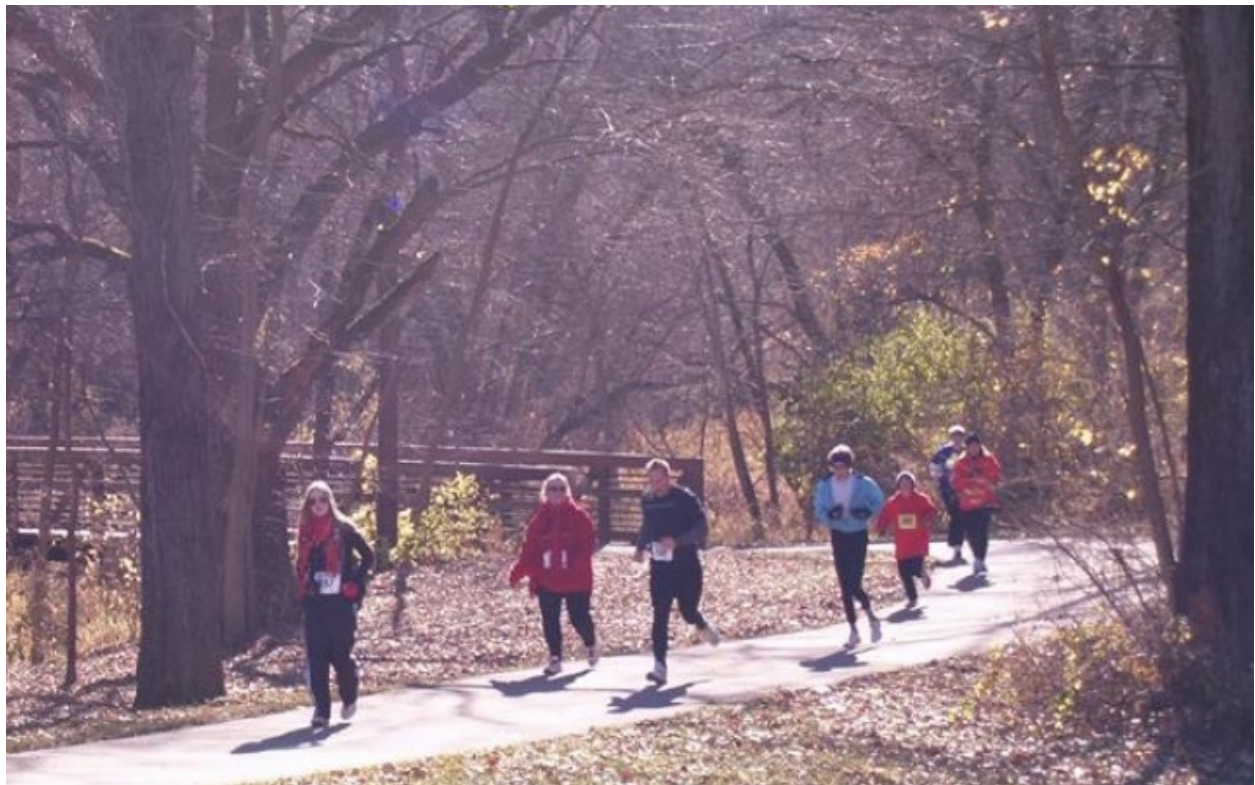
Source: River Bend Transit

Bicycle and Pedestrian

Off-Street Trails

The Paul Skeffington Memorial Trail is a 10 feet wide paved trail that covers over 5 miles. The trail is designed for walking, running, and riding bikes. The trail starts at Westbrook Park and continues north across 11th Street before it ends at 225th Street near Springbrook Country Club.

In 2024 the City was awarded Transportation Alternatives Program (TAP) funding of \$250,000 that would complete the trail from the northwest corner of Westbrook Park, then travel under the 11th Street/Silver Creek Bridge before ending west on Westwood Drive. 11th Street is the city's busiest roadway, so building a trail under the bridge will provide a safer bicycle and pedestrian route.



Source: DeWitt Chamber and Development Company

On-Street Bicycle Routes

Cyclists in DeWitt also have the ability to ride on the streets. With an on-street route, bicyclists share the roadway with motor vehicle traffic. Many of DeWitt's local residential streets are viable on-street bicycle routes, as they have low traffic volume and 25 mile-per-hour speed limits or less.

Streets with higher speeds and more traffic, however, can be improved for bicycle traffic by including design improvements that direct bicycles and vehicles to improve safety for all users.

These improvements include signage, shared lane markings (sharrows), bike lanes, separated bike lanes and protected bikeways.

The most suitable design depends on several factors, including vehicle speed, traffic volume, and available right-of-way space. Buffered bicycle lanes and separated bikeways work best in streets with higher speeds and traffic volumes as more protection is necessary. Streets with slower speeds and lower traffic volumes may see more benefits from less protective elements such as bicycle signage or shared lane markings. For many streets biking is viable without any additional design elements.

The FHWA published a design guidance document called *The Small Town and Rural Multimodal Network Guide* to assist communities of DeWitt's size with selecting the most appropriate bicycle design elements. Figures 8-3., 8-4., and 8-5. show examples of possible on-street improvements from the guideⁱⁱⁱ.

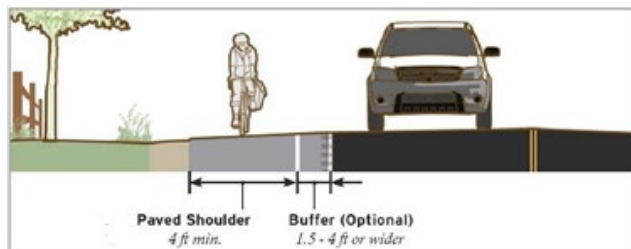


Figure 8-3. Paved Shoulder

Source: *The Small Town and Rural Multimodal Network Guide*, FHWA

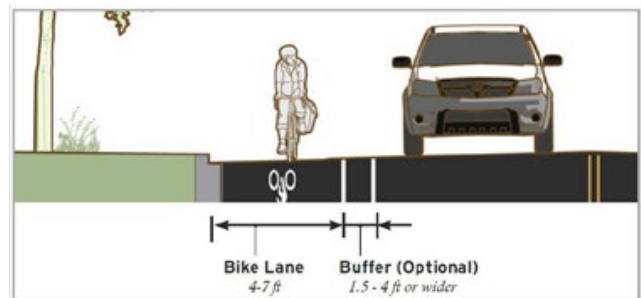


Figure 8-4. Bike Lane

Source: *The Small Town and Rural Multimodal Network Guide*, FHWA

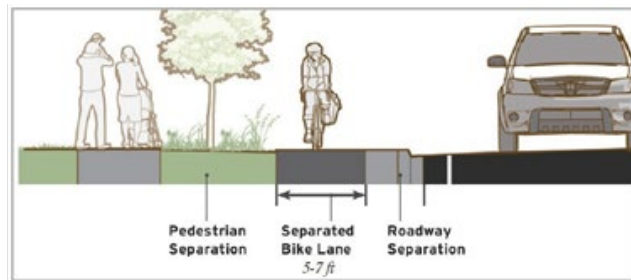


Figure 8-5. Separated Bike Lane

Source: *The Small Town and Rural Multimodal Network Guide*, FHWA

Freight

According to ACS estimates, 17.51% of DeWitt's workforce is employed in production, transportation and material moving occupations.

The 2018 Eight-County Freight Plan examined freight transportation for four counties in eastern Iowa: Clinton, Delaware, Dubuque, and Jackson; and four counties in western Illinois: Carroll, Jo Daviess, Stephenson, and Whiteside. The study states that while the region has good access to freight it is very dependent on outside connections to distribute goods beyond the area. Local companies that ship goods outside the region often use regional freight facilities in Davenport, Cedar Rapids, Rochelle, Rockford, and Chicago.

Most of the region's freight is carried by trucks, which carry 82% of freight value and 73% of freight tonnage. This suggests that trucks are the predominant way to carry high-value, lower-weight manufactured goods^{iv}.

Union Pacific Railroad main line passes through DeWitt's south side and serves Crossroads Business Park Rail carries 23% of the region's tonnage but only 7% of its value, which implies rail is mostly used for low-value, higher-weight goods such as agricultural products.

Airport

The Quad City International Airport in Moline, Illinois is located approximately 40 minutes south of DeWitt. The airport offers daily departures and daily flights with 4 major airlines and 11 major hubs. There are also multiple municipal airports nearby, including Clinton Municipal Airport and Davenport Municipal Airport.

Transportation Priorities

Regional Coordination

A transportation system requires that local governments coordinate with each other in order to effectively connect communities. The FHWA administers transportation activities at the national level while the Iowa DOT manages transportation within the state. At the regional level Iowa has nine Metropolitan Planning Organizations (MPOs) and eighteen Regional Planning Affiliations (RPAs) that conduct transportation planning activities and facilitate coordination between local governments. MPOs operate in urban areas with more than 50,000 residents while RPAs cover non-metropolitan areas of the state.

DeWitt is a member of Regional Planning Affiliation 8 (RPA 8). RPA 8 covers Clinton, Delaware, Dubuque and Jackson counties. RPA 8 is governed by a policy board made up of representatives of its member cities, counties and regional transportation agencies. DeWitt has a representative on the RPA policy board.

The 2018 *Eight Count Freight Study* emphasizes the importance of regional coordination. Cities within the region, like DeWitt, need to collaborate to establish key partnerships to better understand freight system needs. This should lead to work toward advancing strategies to improve the regional freight system and its connections. The study includes several recommended projects and programs including:

- Highway improvements to address congestion and safety
- Pavement improvements
- Bridge improvements
- New/improved intermodal, transload and/or port facilities^{iv}

Maintenance

Ongoing maintenance of transportation infrastructure is a huge priority for DeWitt. Regular maintenance is important as it protects the community's investment in its infrastructure by preventing deterioration and extending its useful life. Having well maintained transportation infrastructure can also help facilitate economic growth and improve public safety, as local businesses depend on quality transportation infrastructure to travel safely and efficiently.

The City of DeWitt plans transportation infrastructure maintenance primarily through their annual Capital Improvements Program (CIP). Development of the CIP includes a systematic evaluation process which allows the City to compare all potential projects and develop a maintenance plan to ensure efficient use of funding.

Technology can help guide maintenance planning efforts. Iowa State University's Iowa Pavement Management Program (IPMP) offers automated data collection on the condition of roads including information on cracks and the quality of the ride. Communities are able to access the IPMP information through a web portal. The IPMP also offers the ability to access pavement management software that allows users to create an inventory of streets by location and perform a life cycle cost analysis to determine the most suitable maintenance action for each street^v.

Street maintenance in DeWitt is funded through multiple sources, the Local Option Sales Tax (LOST) and the Road Use Tax. The Local Option Sales Tax is a 1% tax that is added to the 6% state sales tax that helps fund projects at the local level. The Road Use Tax comes from funding at the state level for motor vehicle registration, motor fuel tax or license fees, rental fees and more, which is then distributed back to the cities for local construction.

The DeWitt Streets and Alleys Committee is a standing committee of the DeWitt City Council that meets a couple of times each year to discuss the maintenance of the City's streets, alleys, and sidewalks. Each spring the Committee approves a Streets & Alleys Program and budget for maintenance and repair of the City's streets, alleys, and sidewalks. Typically, the Committee

budgets over \$500,000.00 for a maintenance program that typically includes asphalt patching, asphalt overlays, crack routing & filling, and chip seal.

Safety

Ensuring that city streets are safe for all is a priority for all communities. According to the CDC, almost 44,000 people died and there were over 2.6 million emergency department visits from motor vehicle crashes in 2022^{vi}. The Iowa DOT reports that in Iowa alone there have been 3,444 fatalities and 14,184 serious injuries from crashes from 2014 to 2023^{vii}.

Table 8.2. analyzes the crashes that occurred within 1 mile of DeWitt city limits from 2019 to 2023. There were 438 crashes reported during that period, 2 crashes were fatal and 5 were suspected to have caused a serious injury.

Table 8-2. DeWitt Crashes, 2019-2023

Crash Severity	Amount
Fatal Crash	2
Suspected Serious Injury Crash	3
Suspected Minor Injury Crash	27
Possible/Unknown Injury Crash	41
Property Damage Only	266
Total	339

Source: Iowa DOT

Figure 8-6. maps crashes that occurred within a 1-mile radius of DeWitt between 2019 and 2023. Many crashes occurred along Highways 30 and 61, as well as the city's busiest streets such as 6th Avenue and 11th Street.

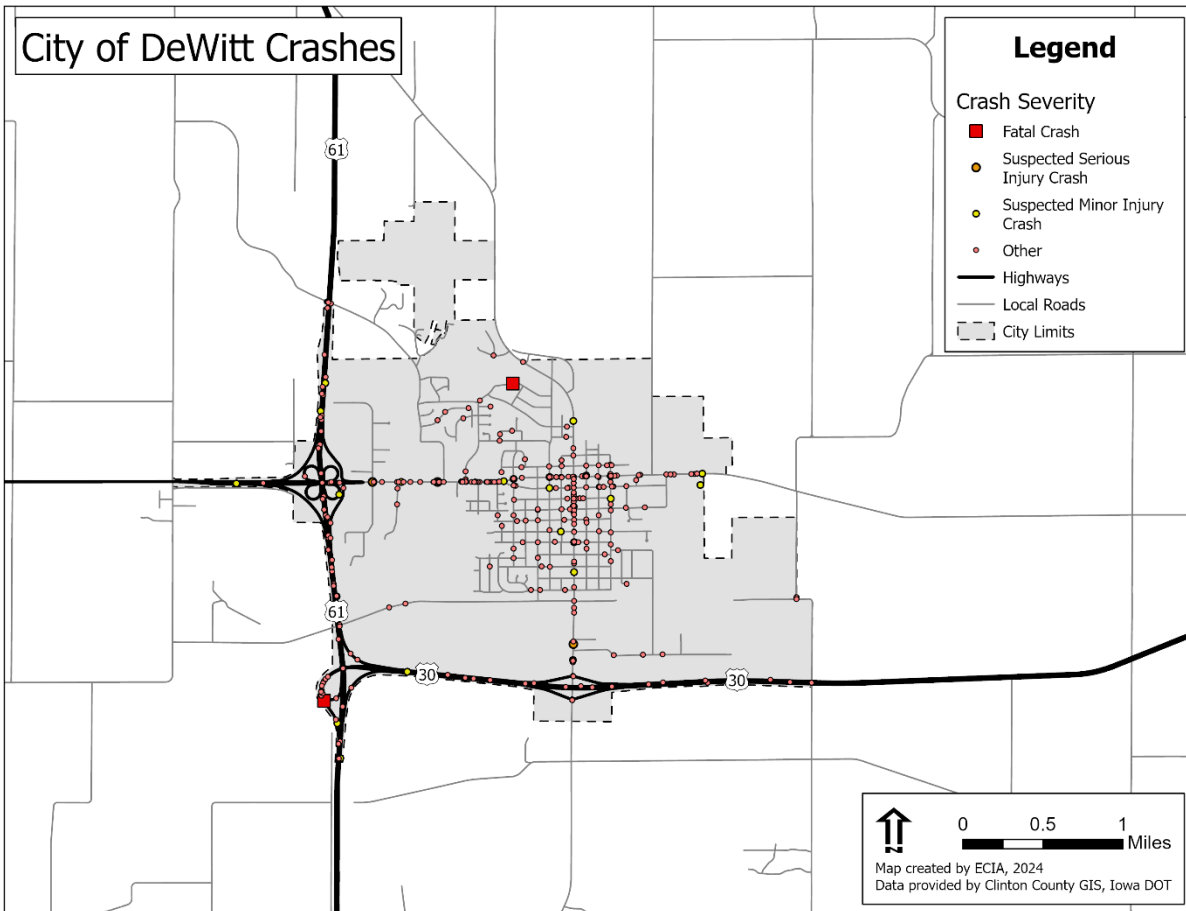


Figure 8-6. Location of Crashes, DeWitt 2019-2023

Source: Iowa DOT

Parking

In a city where the automobile is the predominant mode of transportation, the presence of parking, especially in the downtown district is important for most residents' access to living, work, shopping, dining, and entertainment. The City should evaluate requirements for parking when considering new developments. One way the City could be proactive is by conducting an inventory of existing parking spaces downtown. A parking inventory should set out to answer the following questions:

- How many public parking spaces are available and where are they located?
- How many on-street spaces?
- How many paid reserved spaces?

Using the results of the inventory, the City can then focus on how and when available parking is used. Employing strategies such as periodic surveys can help the City gauge demand on a given day and during special events.

DeWitt can use this information to effectively manage its existing supply of parking and plan for possible new parking spaces. Some other solutions include:

- Add signage to direct people to available public parking.
- Provide a map of all downtown parking areas.
- Improve aesthetics of off-street lots.
- Make safety improvements to off-street lots including lighting.
- Improve pedestrian routes, sidewalks, and street crossings between parking areas and destinations.
- Provide parking for bicycles as a way to reduce demand for vehicle parking.

The City is planning the addition of a small parking lot at the northeast corner of 9th Street and 5th Avenue, within the Downtown district. The new lot is likely to accommodate 18-20 vehicles.

Future Transportation Projects

Highway 30 Expansion

In March 2024 the Iowa house passed a bill requiring the state transportation commission to prioritize making all of U.S. Highway 30 four lanes^{viii}. This development will have a huge impact for DeWitt, as one of the key areas to be expanded will be a 40-mile stretch from Lisbon to DeWitt. This project would have the potential to spur rural business development, foster population growth, improve roadway safety and lessen congestion of Interstate 80 according to the U.S. Highway 30 Coalition. Easier access into DeWitt will be a huge benefit for the City, however it also makes nearby cities more competitive in attracting potential workers.

Industrial/US 30 Extension

The City of DeWitt is planning to extend East Industrial Street to 300th Avenue. The project is a part of an initiative to help grow DeWitt's Industrial Park area, as it would help add nearly 150 acres of developable land for future industrial and commercial use. In addition to extending East Industrial Street, the project would include paving 300th Avenue from the intersection of East Industrial, and add additional improvements at the intersection. The estimated cost for the project is \$8 million, and the City is seeking a RISE (Revitalize Iowa's Sound Economy) grant to pay up to 50% of the cost of the project. In July 2024 the City approved an agreement with Origin Design to create the application, as well as for conceptual design services and a traffic impact study. The City has received Federal Community Project funding for \$3.4 million to support this project.

Transportation Recommendations

Transportation Planning

- Continue to work with outside agencies such as Clinton County, the Iowa Department of Transportation, and Regional Planning Affiliation 8 to maintain regional highway connections.
- Follow a performance-based planning process that ensures that resources are used effectively.
- Continue to look for opportunities to fund transportation infrastructure projects through state and federal programs.

Roads and Bridges

- Evaluate the City's street system and plan future street maintenance projects through the Capital Improvement Program (CIP).
- Reduce the number of major injuries and deaths from vehicle crashes by identifying problem locations and making safety improvements at those locations.

Public Transportation

- Align transit priorities to existing economic development priorities
- Coordinate with River Bend Transit to improve public transit services

Bicycle and Pedestrian

- Create a more complete bicycle and pedestrian network through the development of trails, on street bicycle routes, and sidewalks.
- Improve safety for bicyclists and pedestrians by adding improvements to on-street bicycle routes and improving street crossings.
- Encourage walking and biking as ways to get around town.

Railroads

- Collaborate with transportation partners for freight and rail studies.
- Coordinate with the railroad to monitor railroad safety issues and to address any problems.

Parking

- Develop a parking inventory for the downtown area.
- Manage downtown parking to complement business and residential uses.

Chapter Endnotes

ⁱ See "About."

ⁱⁱ See "Clinton County Fare Card."

ⁱⁱⁱ See "Small Town and Rural Multimodal Networks."

^{iv} See "Eight-County Freight Study."

^v See "Iowa Pavement Management Program."

^{vi} See "About Transportation Safety."

^{vii} See "Iowa Crash Analysis Tool."

^{viii} See Barton, Tom



Chapter 9. Land Use

Photo Source: City of DeWitt

Overview

One of the most important tasks a city government is faced with is land use planning. Developing a future land use plan allows the city to ensure that adequate land is available that can accommodate growth and future development goals. The plan also encourages orderly development of land in a way that allows the City to provide services in the most cost-effective way possible.

The Future Land Use Map serves as a guide for future zoning, subdivision and annexation decisions. A good future land use map provides consistency and predictability in the decision-making process that encourages and protects private investment in the community.

The goal of the chapter is to guide DeWitt in planning future development through creating land use policies that promote economic development, good quality of life and efficient provision of services.

Land Development Tools

Zoning Ordinance

In combination with the comprehensive plan, the City of DeWitt uses its zoning ordinance to guide orderly development. The ordinance divides the city into districts and defines how property within those districts can be used. Zoning assigns compatible and incompatible uses, indicating what is included in or separated from the district. Zoning also can control the height and bulk of structures, separation between buildings and sets standards for parking, landscaping and signage. The City of DeWitt currently has 14 zoning districts, listed below.

- A-1 Agricultural Holding District
- R-1 Single Family Residential District
- R-2 Moderate Density Dwelling District
- R-3 Multiple Family Dwelling District
- C-0 Office Business District
- C-1 Neighborhood Business District
- C-2 General Commercial District and Downtown Overlay
- C-3 Highway Business District
- M-1 Light Industrial District
- M-2 Heavy Industrial District
- PDD- Planned Development District
- MH- Mobile Home Park District
- F-C- Flood Channel District
- F-P- Flood Plain Overlay District

Subdivision Ordinance

The City of DeWitt also has a subdivision ordinance that is used to guide orderly and efficient land use. The ordinance establishes rules for how land is divided and developed from vacant property for residential, commercial and industrial uses. The ability to regulate this development ensures that all new development within the City meets minimum standards for safety and infrastructure.

Extraterritorial Jurisdiction

Iowa Code allows cities that have adopted subdivision ordinances the option to review new subdivision plats located within 2 miles of their city boundaries. If a property owner within two miles of the city plans to subdivide their land, they must apply to both the County and City for approval. The City of DeWitt uses extraterritorial subdivision review as a way to promote orderly and efficient development around the city's boundaries, ensuring that new rural developments are built to City standards in case they are later incorporated into the City.

Floodplain Management Ordinance

The City of DeWitt also has adopted a floodplain management ordinance to manage uses and lands that have significant flood hazards. The Flood Insurance Rate Map (FIRM) produced by the Federal Emergency Management Agency (FEMA) for Clinton County identifies all flood hazard areas within the 100-year flood boundary. The floodplain management ordinance regulates construction in these areas to protect life and property, while also promoting suitable uses for the City's floodplains.

Existing Land Use

To develop a vision for DeWitt's future land use an evaluation of DeWitt's current land use was conducted. Figure 9-1. maps the City's existing land use in 12 categories. The following section provides a brief description of each land use category.

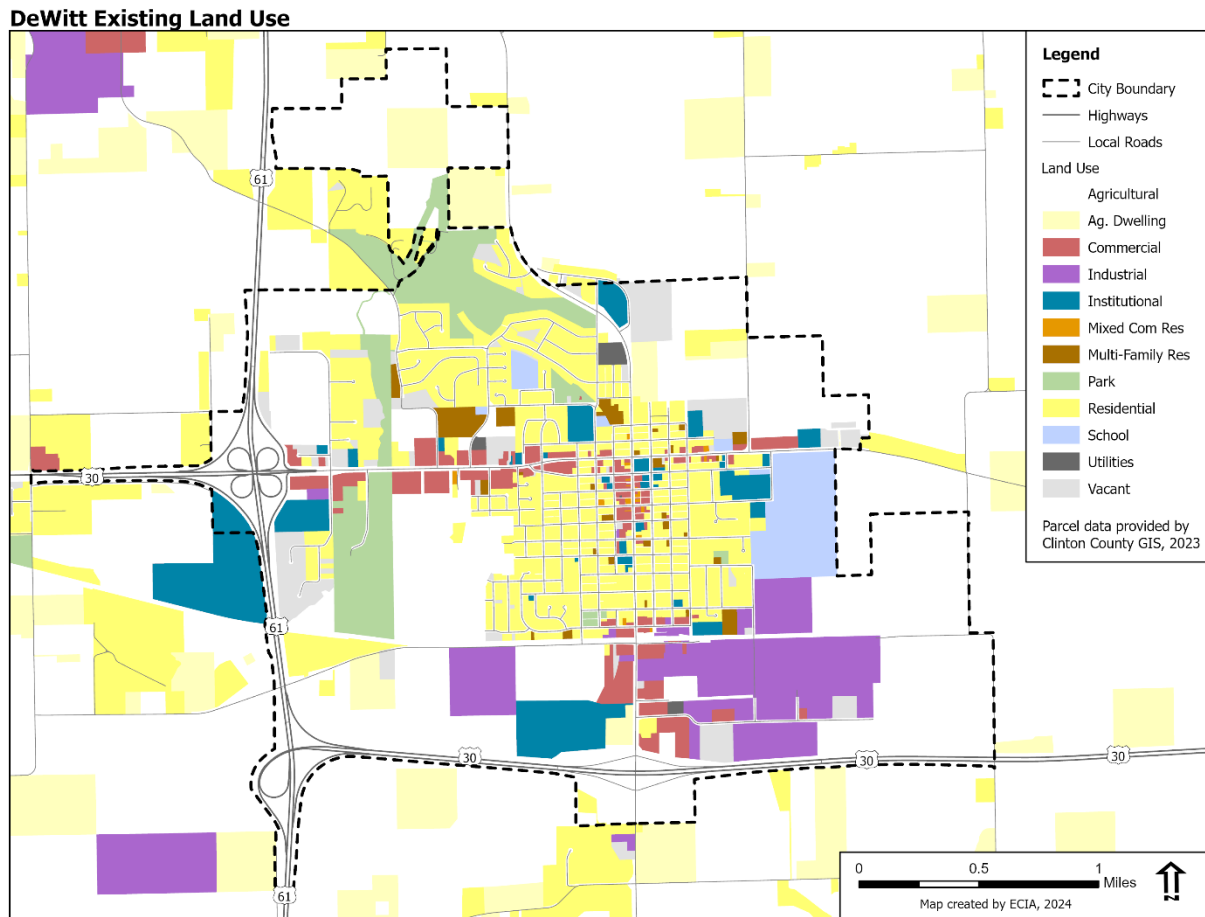


Figure 9-1. DeWitt Existing Land Use Map

Source: ECIA

Existing Land Use Categories

Agriculture (white) is land use solely for farms and agricultural purposes such as crop and livestock production.

Ag. Dwelling (yellow and white stripes) is for farms that have a dwelling on the property. These parcels are both zoned agriculturally and classified as agricultural for tax purposes.

Commercial (red) is land used for a variety of businesses that provide goods and services.



Industrial (purple) is land used for manufacturing, warehousing, wholesale trade, construction and quarrying.

Institutional (blue) is land used for public facilities such as governmental buildings, churches, cemeteries and health services.

Mixed-Use Commercial and Residential (orange) is used for areas where commercial and residential uses coexist.

Multi-Family Residential (brown) is land used for two-family and multi-family dwellings.

Park or Open Space (green) is land used for parks, passive and active recreation areas, trails and conservation areas.

Residential (yellow) is land used for single-family dwellings.

School (light blue) is land used for school buildings.

Utilities (dark gray) is land set aside for utilities, such as cell towers or water treatment plants.

Vacant (light gray) is land without a current use.

Figure 9.2. charts the proportion of DeWitt's land area occupied by each land use. Agricultural land occupies the largest portion of DeWitt, covering just over 40 percent of the total area. Residential land is the next largest portion with 20 percent, followed by industrial with 9 percent.

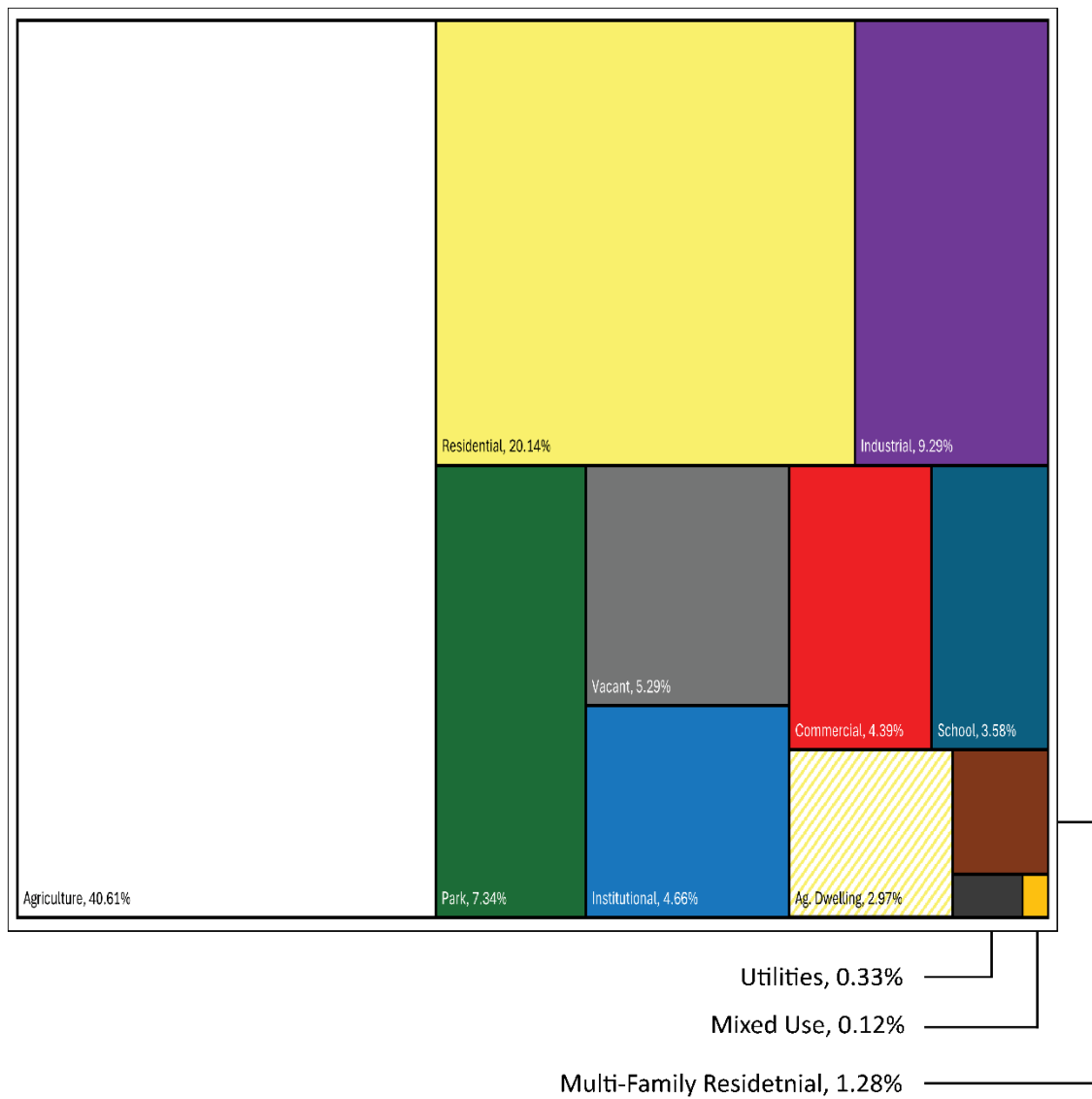


Figure 9-2. DeWitt Land Use Chart
Source: ECIA

Land Use Priorities

The City of DeWitt has established the following priorities to guide the creation of the future land use map and inform future land use planning decisions.

Identify Appropriate Areas for New Development

New land development is necessary for improving a community's quality of life and economic vitality. However, it is important that new growth occurs in suitable areas and in an orderly manner. The City must consider multiple factors when deciding whether or not a new development is most appropriate at a given location, such as:

- Is adequate infrastructure available?
- Will the use negatively impact surrounding properties?
- Is the topography of the land suitable for development?
- Is the land in a floodplain?

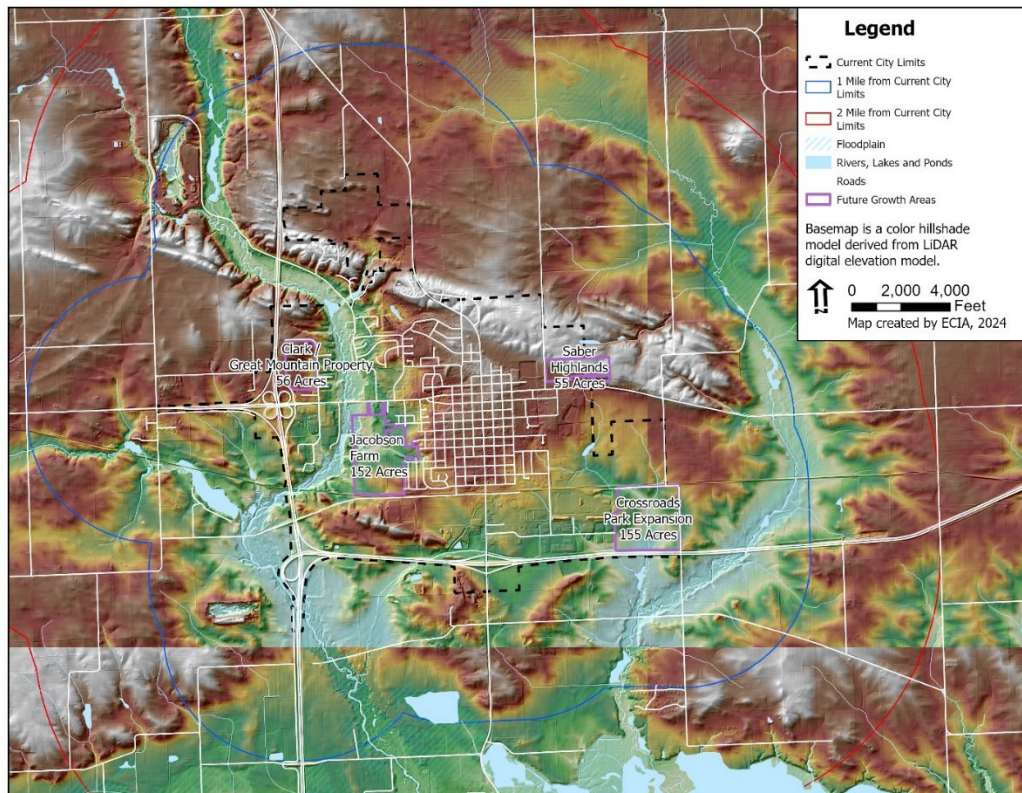


Figure 9-3. DeWitt Suitability Map

Source: ECIA, with data from FEMA and Iowa Geographic Map Server

Key development factors, including elevation and floodplains are mapped in Figure 9.3. The map shows which areas within a 2 mile area of DeWitt would be suitable for new development. DeWitt and the surrounding area is mostly flat and there is a lot of undeveloped land within its

current corporate limits. South of DeWitt is an exception, as there are floodplain areas due to the Wapsipinicon River.

Identify Areas for New Housing Development

During the planning process, members of the community identified housing affordability in DeWitt as a key issue to address through the comprehensive plan. Increased affordability will most likely come from the development of new units, and therefore identifying which areas would be most appropriate for new residential development is a top priority for the future land use map.

Invest in Existing Neighborhoods

In addition to development in new areas the City must also look at development opportunities within existing neighborhoods. Well maintained homes and businesses help a city achieve a status as a strong community that is attractive for both residents and visitors. Continuing to invest in existing neighborhoods through infrastructure maintenance, rehabilitation of existing buildings, adaptive reuse, historic preservation and infill development show that these areas are valuable to the City and encourages residents to take pride in their community. The first step in neighborhood investing is identifying potential development sites. Existing vacant lots and buildings, empty storefronts, neighborhood parks, homes that need repair and local streets are examples of opportunities the City can invest in to improve the attractiveness of a neighborhood. See Chapter 4. Economic Development for examples of incentive programs that can be used to encourage private investment.

Protect Open Space and Farm Land

DeWitt is a community that prides itself on its small-town character, which includes the surrounding landscape of farmland, forests and natural areas. As the city grows, the new development on farmland is sometimes necessary. As it grows, it is important for community to maintain balance between the need for growth and preserving the land that their residents value. Using strategic and early planning, the City can determine which land is most important to conserve and which land can accommodate the projected need for future growth.

Encourage Mixed Uses Where Appropriate

Many of the tools the City can use to influence land use such as zoning are based on separation of incompatible uses, however mixing different types of land uses is appropriate and can make the community a better place. For example, downtown is an area where retail, residential, offices and restaurants coexist within a relatively small area. Mixed use areas can also include small-scale commercial areas that are compatible with residential uses and primarily serve people living in the neighborhood. The City can use its zoning code to identify opportunities to incorporate flexibility into its zoning regulations to allow appropriate mixing of different yet compatible land uses.

Future Land Use

Based on the priorities outlined above, the City of DeWitt has developed the future land use map shown in Figure 9.4.

DeWitt Future Land Use

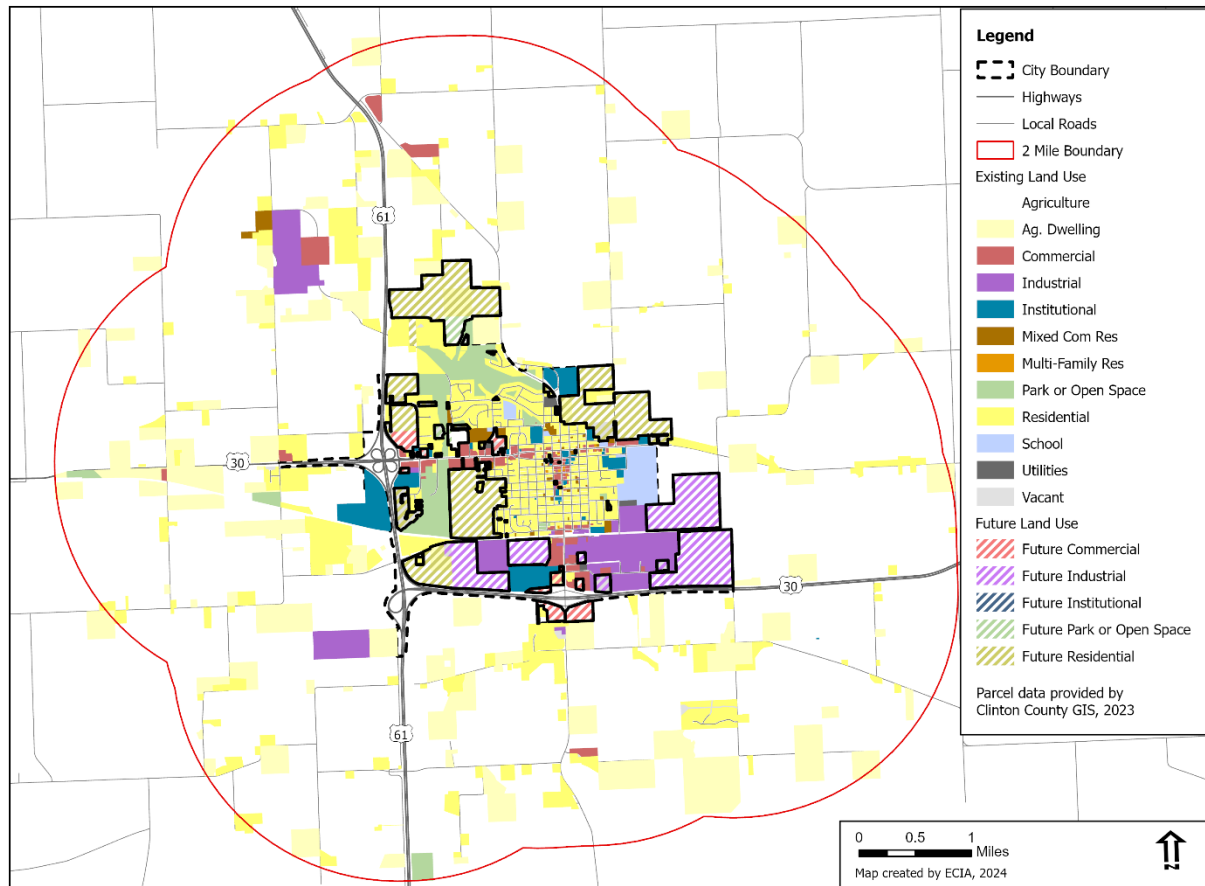


Figure 9-4. DeWitt Future Land Use Map

Source: ECIA

Future Land Use Categories

The future land use categories used in the map are described below.

Future Commercial (red and white) is land designated as the future use for a variety of businesses that provide goods and services.

Future Industrial (purple and white) is land designated as the future use for manufacturing, warehousing, wholesale trade, construction and quarrying.

Future Institutional (blue and white) is land designated as the future use for public facilities such as governmental buildings, churches, cemeteries and health services.

Future Park or Open Space (green and white) is land designated as the future use for parks, passive and active recreation areas, trails and conservation areas.

Future Residential (gold and white) is land designated for future residential development. This includes both single and multi-family uses.

Possible Growth Areas

The Future Land Use Map provides a development concept for the entire area within 2 miles of DeWitt's existing city limits. There is however, an abundance of land within the City that can be developed into new uses depending on future conditions. This section goes over a couple of areas in the City where certain developments may be considered, however these recommendations are merely rough guides and are flexible to accommodate different circumstances.

11th Street Corridor

11th Street is a major collector that runs east-west through the north end of the City. As it is the primary entrance for drivers exiting off of US-61, the route is one of the highest traveled in DeWitt with an Average Annual Daily Traffic (AADT) of 8,900 vehicles per day (VPD) along the busiest stretch of the road. Therefore, this corridor is currently home to a concentration of low-density commercial, as it is often the most suitable area for that type of development. If more of this development is to occur in DeWitt, vacant lots along this corridor should be considered.

Central DeWitt High School

The areas around Central DeWitt High School is home to land that would be suitable for multiple uses. There are 231 acres north of the school, currently used for agricultural purposes. Some of this land is being set aside as single-family residential for the Saber Highlands subdivision. Therefore, the surrounding land may be suitable for further residential development.

There is also 164 acres of farmland to the southeast to the school. If this land were to become available considerations will need to be made for its proximity to the school and the more industrial Crossroads Business Park. While proximity to the business park and railroad would make it suitable for industrial uses, there should be a buffer in between this use and the school to provide separation.

Crossroads Business Park

South of the railroad tracks there are 481 acres of space that could be used in the further expansion of industrial uses in Crossroads Business Park. This includes the current proposed 155-acre extension to the east. The proper use of this space will be critical for business development in DeWitt, as the railroad connections and connection to Highway 30 make it critical land for development.

West DeWitt

There are nearly 200 acres in West DeWitt that are currently undeveloped, including the in-progress Jacobson Farm subdivision. Given the current developments in the area it would make sense for that to be an area for further residential development.

Key Development Areas

There are certain areas within the City that are either in the process of being developed or has been identified for development that are considered especially important towards the growth of the City. This section outlines these key development areas.

Clark/Great Mountain

The Clark/Great Mountain properties consist of 56 acres and are located in the northwest part of the city located along Westwood Drive. The City is considering this area for a potential subdivision, see Chapter 8. Housing for more information.

Crossroads Business Park Expansion

The City of DeWitt is considering a 155 acre development east of Crossroads Business Park and north of Hwy 30 for new development to extend Crossroads Business Park. Expanding the business park is a priority for the City for future economic development, and this land would be a natural location for expansion being adjacent to the existing park.

Jacobson Farm

Jacobson Farm consists of a 52-acre tract of land located in southwestern DeWitt. A subdivision is currently being built and has been platted as a residential subdivision, see Chapter 8. Housing for more information.

Saber Highlands

Saber Highlands is a 55-acre tract located north of 11th Street close to Central DeWitt. A subdivision has been platted for a residential subdivision, see Chapter 8. Housing for more information.

Recommendations

Keep the Future Land Use Map current with changing growth conditions in the region.

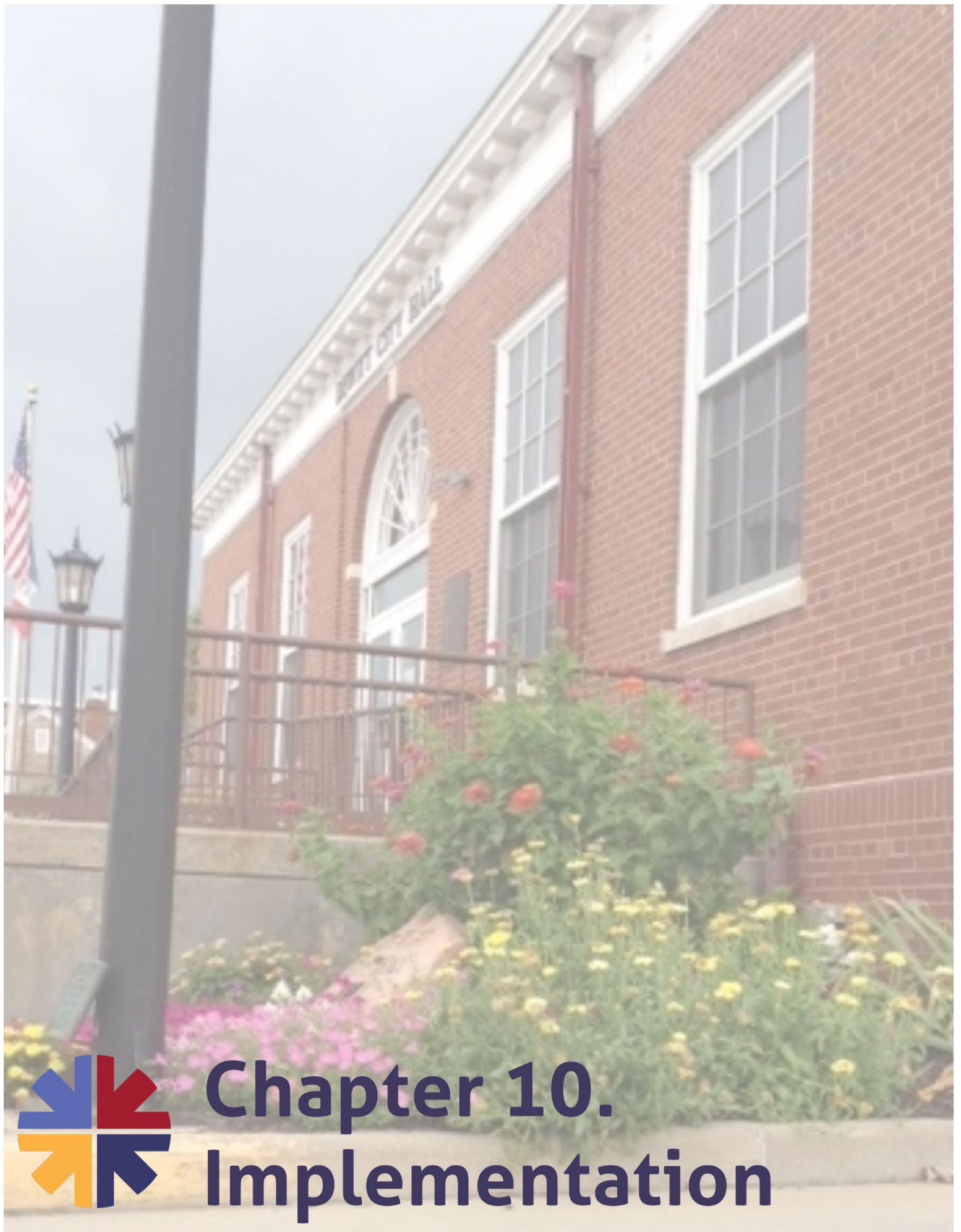
- Review the Future Land Use Map at five-year intervals to ensure that it is a useful guide for growth and development.
- Consider review and amendment of the Future Land Use Map should development conditions change significantly.
- Review zoning and subdivision ordinances to ensure compatibility with the recommendations of the DeWitt Comprehensive Plan.

Ensure that development is orderly and suitable.

- Provide adequate amounts of land in a variety of sites suitable for each type of use, and allow for anticipated change and growth based on economic forecasts.
- Provide adequate amounts of land for new housing construction to meet the community's expected population growth.
- Prioritize development within city boundaries to protect agriculture and open space
- Plan for conservation areas that provide recreational opportunities and protect important environmental resources

Ensure that opportunities for commercial and industrial development are provided to support both the local and regional market.

- Encourage expansion of opportunities within existing corridors or nodes where infrastructure can support growth.
- Encourage continued reinvestment and redevelopment in downtown DeWitt.
- Promote opportunities for neighborhood commercial centers that are compatible with residential property.
- Encourage expansion of Crossroads Business Park to retain existing industry and attract new development



Chapter 10. Implementation

Photo Source: City of DeWitt

Overview

Through the comprehensive planning process, the City of DeWitt has developed a vision for the future of its community. This vision does not have any legal authority; rather it is an agreed upon road map for the future of the community. This section highlights the recommendations made throughout this plan and is a call to action for the City and its partners to take the plan's vision and make it a reality.

Comprehensive Plan Review

As part of the implementation process, the City should review and evaluate the Comprehensive Plan on a regular basis. In its evaluation the City should review the recommendations included within the plan to determine if they are still relevant given current conditions and adjust when necessary. The City should also evaluate progress on recommended actions and consider more substantial review of the plan after five years.

Recommendations

To achieve this vision, the community must actively work to put the recommendations within the comprehensive plan into action. To do this, the Comprehensive Plan establishes an implementation plan for 2045. The recommendations from each chapter have been organized into a table which identifies the name of the action to be taken, possible partnerships for the project, and a general timeline for completion. Projects are organized by chapter and topic.

Timelines

Project timelines have been classified as short-term (less than one year), medium-term (one to five years) and long-term (more than five years) or ongoing. Projects with an ongoing timeline are projects that require continuous action and do not have a specific end date.

Potential Partnerships

Table 10-1. shows the list of potential partnerships that are mentioned in the implementation tables.

Table 10-1. Potential DeWitt Implementation Partners

Name	Abbreviation
business owners	
Central DeWitt Community School District	Central DeWitt CSD
Central DeWitt Performing Arts Center	
churches	
City of DeWitt Fine Arts Council	
City of DeWitt Fire Department	DeWitt FD
City of DeWitt Parks and Recreation Department	DeWitt Parks & Recreation
City of DeWitt Planning and Zoning Comission	DeWitt P&Z
City of DeWitt Police Department	DeWitt PD

City of DeWitt Public Works Department	DeWitt Public Works
City of DeWitt Zoning Board of Adjustment	DeWitt ZBA
Clinton Community College	CCC
Clinton County Board of Supervisors	County BOS
Clinton County Conservation Board	County Conservation
Clinton County Development Association	CCDA
Clinton County Emergency Management	County Emergency Management
Clinton County Engineer	County Engineer
Clinton County Health Department	Clinton County Health
Clinton County Sherriff	Sherriff
Clinton/Jackson Early Childhood Iowa	Early Childhood Iowa
DeWitt Chamber and Development Corporation	DCDC
DeWitt Community Library	
DeWitt Downtown Improvement District	DDID
DeWitt Historical Society	
East Central Intergovernmental Association	ECIA
Eastern Iowa Regional Housing Authority	EIRHA
financial institutions	
GMTEL	
Iowa Department of Health and Human Services	HHS
Iowa Department of Natural Resources	DNR
Iowa Economic Development Authority	IEDA
Iowa Workforce Development	
LincolnWay Community Foundation	Community Foundation
local clubs and organizations	
medical providers	
Milestones Area Agency on Aging	
Mississippi Bend Area Education Agency	Mississippi Bend AEA
private builders	
property owners	
Prosperity Eastern Iowa	PEI
Realtors	
Regional Planning Affiliation 8	RPA 8
rental property owners and managers	
River Bend Transit	RBT
Solid Waste Contractors	
St. Joseph's Catholic School	St. Joseph's
Travel Iowa	
U.S. Fish and Wildlife Service	

young professionals	
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Implementation Tables

The next tables contain the implementation strategy for the City of DeWitt by chapter.

Table 10-2. Community Character Recommendations

Chapter 3. Community Character Recommendations	Potential Partners	Time
<i>Community Character</i>		
Continue to improve the quality of life in DeWitt by identifying and enhancing the elements that give the community its sense of place and identity.	DeWitt Fine Arts Council	O
Continue to leverage the community's unique culture, historic elements, and contributions from artists for economic development, community marketing, and resident attraction and retention.	DeWitt Fine Arts Council, DCDC, Travel Iowa, DeWitt Community Library	O
<i>Community History</i>		
Safeguard DeWitt's historic sites, buildings, and cultural resources.	DCDC, DeWitt Community Library, DeWitt Historical Society, DeWitt P&Z, DeWitt ZBA, property owners	O
Rehabilitate existing buildings in a way that preserves their historic significance while allowing their use for modern purposes like office space, retail, or housing.	DCDC, DeWitt Community Library, DeWitt Historical Society, DeWitt P&Z, DeWitt ZBA, property owners	L
<i>Population Growth</i>		
Continue a resident recruitment program focused on promoting DeWitt, welcoming newcomers, and attracting people to live in the community.	DCDC	O
Encourage the creation of the housing needed for the continued growth of the city's population.	EIRHA, private builders, property owners, Realtors, rental property owners and managers, DCDC	S
<i>Arts and Entertainment</i>		
Continue to work with community organizations to provide festivals and events that bring the community together.	DCDC, DeWitt Fine Arts Council, DeWitt Community Library	O
Continue to work with community organizations that provide arts education and venues for artistic performances.	Central DeWitt CSD, Central DeWitt Performing Arts Center, DeWitt Fine Arts Center, St. Joseph's, DeWitt Community Library	O
Look for opportunities to expand the community's collection of public art.	DeWitt Fine Arts Council, DeWitt Community Library	L

Provide an integrated system of parks, trails, and gathering spaces that provide city residents and visitors with the opportunity to experience the area's unique natural features.	County Conservation, DeWitt Parks and Recreation, DNR	L
Financial Resources		
Continue to work to preserve community character through community partnerships and funding from incentive programs, such as those programs that are focused on Downtown DeWitt.	DCDC, DDID, property owners	O

Table 10-3. Economic Development Recommendations

Chapter 4. Economic Development Recommendations	Potential Partners	Time
Business Attraction, Retention and Expansion		
Work with economic development partners to grow and expand Crossroads Business Park	CCDA, DCDC, ECIA, IEDA, PEI	S
Pursue studies and funding mechanisms that can help expand Crossroads Business Park	CCC, CCDA, DCDC, ECIA, IEDA, PEI	L
Support the DCDC's activities of business retention and expansion	DCDC	O
Workforce		
Partner with economic development agencies to track and analyze workforce data	CCC, CCDA, DCDC, ECIA, IEDA, Iowa Workforce Development	S
Research best practices for recruiting high demand workers	CCC, CCDA, DCDC, ECIA, IEDA, Iowa Workforce Development	S
Expand the partnership with Clinton Community College for job training classes	CCC, CCDA, Central DeWitt CSD, DCDC	S
Develop programs to help train non-traditional and under-employed individuals for high demand jobs	CCC, CCDA, Central DeWitt CSD, DCDC, ECIA, Iowa Workforce Development	L
Support the construction of new homes needed to accommodate a growing workforce	EIRHA, private builders, property owners, Realtors, rental property owners and managers	L
Support the continuation of networking and professional development programs through the DCDC	DCDC	O
Marketing		
Continue working with IEDA and Travel Iowa to market the community.	DCDC, IEDA, Travel Iowa	O

Continue investing in events and attractions for residents and tourists alike.	CCDA, Community Foundation, Central DeWitt Performing Arts Center, DeWitt Fine Arts Council, DCDC, IEDA, Travel Iowa	O
Downtown		
Work with economic development partners to pursue revitalization programs that strengthen the downtown	CCDA, DCDC, DDID, local businesses, property owners	L
Utilize short and long-term downtown planning	DCDC, DeWitt P&Z, DeWitt ZBA, ECIA	O
Research and pursue funding mechanisms that can assist in downtown revitalization efforts	CCDA, DCDC, DDID, ECIA, IEDA	L
Encourage and support entrepreneurial opportunities in downtown	CCDA, DCDC, local businesses, property owners	O
Entrepreneurship		
Cooperate with other agencies and educational institutions to identify programs and services to assist in the creation of new small businesses.	CCC, CCDA, Central DeWitt CSD, DCDC, IEDA, local businesses, St. Joseph's	S
Assess and analyze which entrepreneurial resources are lacking and collaborate with economic development partners to solve.	CCC, CCDA, DCDC, ECIA, financial institutions, IEDA	S
Promote programs that provide start-up businesses with financial and technical assistance.	CCC, CCDA, DCDC, ECIA, financial institutions, IEDA	S

Table 10-4. Natural Environment Recommendations

Chapter 5. Natural Environment Recommendations	Potential Partners	Time
Air Quality		
Consider impacts of future development on air quality in the land use planning process.	DeWitt P&Z, DeWitt ZBA	O
Use the city's zoning ordinance to prevent air quality issues by separating incompatible uses and designing facilities to mitigate risks to residential areas and sensitive populations.	DeWitt P&Z, DeWitt ZBA	O
Promote awareness of the effects of air quality on public health, especially for sensitive populations.	Clinton County Health, medical providers, Milestones Area Agency on Aging	O
Water Quality		
Consider impacts of future development on water quality in the land use planning process.	DeWitt P&Z, DeWitt ZBA	O

Use the city's zoning ordinance to prevent water quality issues by designing facilities to keep excess sediment, nutrients, bacteria and other pollutants out of surface water and groundwater.	DeWitt P&Z, DeWitt ZBA	O
Land Quality		
Consider impacts of future development on land quality and suitability in the land use planning process.	DeWitt P&Z, DeWitt ZBA	O
Use the city's zoning ordinance to prevent land quality issues by designing facilities to mitigate risks to residential areas and sensitive populations from sites with hazardous substances.	DeWitt P&Z, DeWitt ZBA	O
Consider remediation of lead-based paint and contaminated sites to mitigate risks to residential areas and sensitive populations.	DeWitt P&Z, DeWitt ZBA, ECIA, property owners	O
Floodplain Management		
Use the city's floodplain management ordinance to consider impacts of future floodplain development in the land use planning process to minimize flood losses.	DeWitt P&Z, DeWitt ZBA	O
Hazard Mitigation		
Implement the City of DeWitt's hazard mitigation strategy as set forth in the latest Clinton County Multi-Jurisdictional Hazard Mitigation Plan.	County Emergency Management, City of DeWitt Public Works, DeWitt Fire, DeWitt Police, DeWitt P&Z, DeWitt ZBA	O

Table 10-5. Housing Recommendations

Chapter 6. Housing Recommendations	Potential Partners	Time
Housing		
Explore federal and state grant opportunities to diversify housing options to serve people at all income levels and stages of life	EIRHA, financial institutions, IEDA, private builders	L
Support the creation of new housing to support the community's desired population growth	CCDA, DCDC, DeWitt P&Z, DeWitt Public Works, EIRHA, financial institutions, realtors	L
Develop and update housing needs assessments and housing implementation plans to help guide the development of new housing opportunities	DCDC, DeWitt P&Z, DeWitt Public Works, EIRHA, property owners, private builders, realtors	M
Maintenance, Rehabilitation and Redevelopment		

Support redevelopment of existing vacant or underutilized structures such as upper floors of downtown buildings.	DCDC, DeWitt P&Z, property owners, private builders, realtors	M
Develop an inventory of vacant and underutilized properties.	DCDC, DeWitt P&Z, DeWitt Public Works, EIRHA, property owners, private builders	S
Continue the DeWitt Rehabilitation Program to encourage rehabilitation of existing homes.	DCDC, DeWitt P&Z, DeWitt Public Works, EIRHA, property owners, private builders	L
Support community volunteer efforts to assist those in need with home maintenance tasks.	Central DeWitt CSD, churches, local clubs and organizations, St. Joseph's	S
New Construction		
Partner with regional public and private housing developers to research and develop housing opportunities	DCDC, DeWitt P&Z, DeWitt Public Works, EIRHA, property owners, private builders, realtors	S
Identify areas for future housing development in the City's future land use maps.	DeWitt P&Z	S
Encourage infill housing development in existing neighborhoods.	DeWitt P&Z	S
Review existing development regulations and incorporate flexibility as a way to reduce development costs and allow housing types that meet the current needs of the community.	DeWitt P&Z, DeWitt Public Works	M
Rental Housing		
Support the development of quality, affordable rental housing.	DCDC, private builders, property owners, Realtors	L

Table 10-6. Infrastructure, Services and Facilities Recommendations

Chapter 7. Infrastructure, Services and Facilities Recommendations	Potential Partners	Time
Infrastructure		
Continue to aggressively replace and maintain City's streets and infrastructure.	DeWitt Public Works	O
Continue to work with consultants to develop a plan and stay on schedule with the City's Capital Improvement Plan in regards to the proposed new Street Shop.	DeWitt Public Works	S
Fund and complete a major street reconstruction project at least every other year (or smaller projects every year) paying with cash on hand.	DeWitt Public Works	O

Continue to aggressively fund the annual street maintenance program including overlays, crack sealing, patching, and chip sealing, with Road Use Tax Funds and Local Option Sales Tax Funds.	DeWitt Public Works	O
Monitor signalized intersections for efficiency and safety.	DeWitt Public Works	O
Complete a process review for additional nutrient removal and a heavy metals study for the City's wastewater treatment facility.	DeWitt Public Works	S
Find ways to support expansion of the network of high-speed fiber optic internet throughout DeWitt.	CCDA, DCDC, DeWitt Public Works, GMTEL	S
Investigate costs and funding sources for providing curb-side yard waste collection program for residents	DeWitt Public Works, Solid Waste Contractors	S
Parks and Recreation		
Continue to partner with the School District to explore a partnership in developing a new Fitness & Health Center that will best fit the needs of the Central DeWitt Community.	Central DeWitt CSD, DeWitt Parks & Recreation	M
Look for opportunities to extend the City's Paul Skeffington Memorial Trail System and look for opportunities to connect additional neighborhoods to existing the PSMT System.	DeWitt Parks & Recreation	S

Table 10-7. Transportation Recommendations

Chapter 8. Transportation Recommendations	Potential Partners	Time
Transportation Planning		
Continue to work with outside agencies such as Clinton County, the Iowa Department of Transportation, and Regional Planning Affiliation 8 to maintain regional highway connections.	County BOS, County Engineer, DeWitt Public Works, Iowa DOT, RPA 8	O
Follow a performance-based planning process that ensures that resources are used effectively.	County BOS, County Engineer, DeWitt Public Works, Iowa DOT, RPA 8	O
Continue to look for opportunities to fund transportation infrastructure projects through state and federal programs.	County BOS, County Engineer, DeWitt Public Works, Iowa DOT, RPA 8	O
Roads and Bridges		

Evaluate the City's street system and plan future street maintenance projects through the Capital Improvement Program (CIP).	DeWitt Public Works, Iowa DOT, RPA 8	S
Reduce the number of major injuries and deaths from vehicle crashes by identifying problem locations and making safety improvements at those locations.	County Engineer, DeWitt PD, DeWitt Public Works, Iowa DOT, RPA 8, Sherriff	L
Public Transportation		
Align transit priorities to existing economic development priorities	DCDC, RBT	O
Coordinate with River Bend Transit to improve public transit services	RBT	O
Bicycle and Pedestrian		
Create a more complete bicycle and pedestrian network through the development of trails, on street bicycle routes, and sidewalks.	DeWitt Parks & Recreation, DeWitt Public Works, DNR, Iowa DOT, RPA 8	L
Improve safety for bicyclists and pedestrians by adding improvements to on-street bicycle routes and improving street crossings.	DeWitt Parks & Recreation, DeWitt Public Works, DNR, Iowa DOT, RPA 8	L
Encourage walking and biking as ways to get around town.	DeWitt Parks & Recreation, DeWitt Public Works, DNR, Iowa DOT, RPA 8	O
Railroads		
Collaborate with transportation partners for freight and rail studies.	Iowa DOT, RPA 8	S
Coordinate with the railroad to monitor railroad safety issues and to address any problems.	Union Pacific Railroad	O
Parking		
Develop a parking inventory for the downtown area.	DeWitt Public Works	S
Manage downtown parking to complement business and residential uses.	business owners, DCDC, DeWitt Public Works	M

Table 10-8. Land Use Recommendations

Chapter 9. Land Use Recommendations	Potential Partners	Time
Keep the Future Land Use Map current with changing growth conditions in the region		
Review the Future Land Use Map at five-year intervals to ensure that it is a useful guide for growth and development	DeWitt P&Z	O

Consider review and amendment of the Future Land Use Map should development conditions change significantly.	DeWitt P&Z	O
Review zoning and subdivision ordinances to ensure compatibility with the recommendations of the DeWitt Comprehensive Plan.	DeWitt P&Z	O
<i>Ensure that development is orderly and suitable</i>		
Provide adequate amounts of land in a variety of sites suitable for each type of use, and allow for anticipated change and growth based on economic forecasts.	DCDC, DeWitt P&Z	L
Provide adequate amounts of land for new housing construction to meet the community's expected population growth.	DeWitt P&Z, property owners	L
Prioritize development within city boundaries to protect agriculture and open space	County Conservation, DeWitt P&Z	L
Plan for conservation areas that provide recreational opportunities and protect important environmental resources	County Conservation, DeWitt P&Z, DeWitt Parks & Recreation	L
<i>Ensure that opportunities for commercial and industrial development are provided to support both the local and regional market.</i>		
Encourage expansion of opportunities within existing corridors or nodes where infrastructure can support growth.	DCDC, DeWitt P&Z, DeWitt Public Works	L
Encourage continued reinvestment and redevelopment in downtown DeWitt.	DCDC, DeWitt P&Z, property owners	O
Promote opportunities for neighborhood commercial centers that are compatible with residential property.	DCDC, DeWitt P&Z, property owners	O
Encourage expansion of Crossroads Business Park to retain existing industry and attract new development	CCDA, DCDC, DeWitt P&Z, PEI	L

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City of DeWitt

Comprehensive Plan 2045

Appendix



1. DeWitt Steering Committee SWOT Analysis
2. Farmer's Market Feedback
3. Community Survey Information and Survey Report

Appendix 1

DeWitt Steering Committee

SWOT Analysis

Strengths

Volunteer - Strong group willing to help out - Park and rec / Boy Scouts / Churches

Community, Activities

- tunes in town
- Farmers market
- Something every week
- Car show / wine walk
- Triathlon

Small Town - People help each other

Attractive community - clean well maint.

Employment opportunities

Businesses support the community

City Supporting Events & Activities

Cont. of Leadership

City Council / Community orgs.

Willing to try new things

Weaknesses / Challenges

Housing Affordability

High Demand / Low Vacancy Rate

- Both owner & Renter housing

High Taxes

Street & Bridge Maintenance

Volunteers - harder to get now

Filling Boards & Committees

Property upkeep

Lack of childcare options

Opportunities

State orgs. - Dunn town Resource Center

ECIA - housing trust fund, grants

Industrial Park getting full - explor new areas

Recreation Center

Exploring Ideas for new partnerships

Close to Quad Cities

Threats

State Legis. changes

Uncertainty - Difficult to plan

Natural Disasters - property insurance contributes to affordability, Challenges

Safety Prime - Perception

Missed opportunities - what other cities are doing?
are we going to be left behind?

Interest rates - Inflation - cost of things going up.

Lack of growth - Capacity to grow

Close to Quad Cities

Appendix 2

Farmer's Market Feedback

DeWitt Comprehensive Plan

Public Input

DeWitt Farmers Market

9/12/24 | 3:30 pm to 6:30 pm

ECIA Staff: Dan Fox and Jack Studier

- Interaction Talley:
 - We talked to 18 people and collected 13 comments on the comment board
- Comment Summary
 - The comments added to the input board at the event are organized by category.
 - The actual written comment is provided first with staff comments and additional contextual information listed underneath.

Comments

- Like that many things are available within walking distance
- Medical specialists at the hospital in town once per week
 - The commenter does not like to travel outside of town, usually to the Quad Cities, to visit a specialist.
 - Would like to have the opportunity to visit a specialist at the local DeWitt hospital, even if the specialist is only there part time.
- More community events
- Natural parks / conservation / environmental education
- Shopping center with bigger stores like target or staples
 - The commenter would prefer to visit these stores in town.
 - Would like to have a shopping center in town.
- More shops downtown
- A campground
- Different side street / Main St structure too dangerous to pull out if pickup is parked. You are halfway out on to main before seeing clear.
- Extend the bike trail
- More housing
- Affordable housing within walking distance of the grocery store and other daily needs
- Cheaper housing market below 150k more single-family, housing 2 bedrooms. One dining options.
 - Commenter mentioned that they would like to buy a house in DeWitt, but have a hard time finding an acceptable house in their price range.
 - They mentioned that there were mor homes in their price range in Maquoketa.
- Improve accessibility in Lincoln Park
 - Commenter used a walker and felt that the walking paths in Lincoln Park could be easier for to uses.
 - The farmers market was in Lincoln Park.

Appendix 3

**DeWitt Community Survey
and Survey Report**

Community Survey

City of DeWitt, Iowa

Thank you for participating in the City of DeWitt Community Survey. Your input will help provide direction for the City of DeWitt Comprehensive Plan. Please complete this form and return to DeWitt City Hall, 510 9th Street, DeWitt, IA 52742

Information about the City of DeWitt Comprehensive Plan and an online version of this survey are available at https://eciitrans.org/dewitt_comprehensive_plan/index.php.

Quality of Life

1. How would you describe the quality of life in DeWitt today?
 - ☐ Very Good
 - ☐ Good
 - ☐ Fair
 - ☐ Poor
 - ☐ Very Poor
2. How would you say the quality of life in DeWitt has changed over the past five years? Explain your answer below.
 - ☐ Improved
 - ☐ Stayed the Same
 - ☐ DeclinedExplain your answer

3. How far is the DeWitt of today from the ideal DeWitt you envision for the future?
 - ☐ Very Close
 - ☐ Somewhat Close
 - ☐ Somewhat Far Away
 - ☐ Very Far Away
 - ☐ Uncertain
4. How happy are you with current economic conditions in DeWitt?
 - ☐ Very Happy
 - ☐ Happy
 - ☐ Unhappy
 - ☐ Very Unhappy
 - ☐ Uncertain
5. Please provide us with two or three ways the quality of life in DeWitt might be improved.

6. Please provide us with two or three reasons you decided on DeWitt as a place to live.

DeWitt at Present

7. Please indicate how much you agree or disagree with the following statements.

Please mark (x) the column that best describes your opinion.

DeWitt stands out when compared to other towns because...	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
it is attractive, clean, and well maintained					
it is a safe place to live					
of its small-town feel					
of its convenient location – highway access					
of its recreation programs and services					
of its parks, trails, and open spaces					
it has good schools					
of its locally owned and operated shops and restaurants					
it has family/kid friendly activities					
it has good medical care and facilities					
it has active artistic events					
of its natural environment					
downtown is an attractive place to be					
housing is affordable					
of the quality of housing					

Residential Development

8. Where do you live?

- ☐ Inside DeWitt City Limits
- ☐ Outside DeWitt City Limits

9. If you live in DeWitt, how many years have you lived here?

- ☐ 2 Years or Less
- ☐ 3-5 Years
- ☐ 6-9 Years
- ☐ 10 Years or More
- ☐ I do not live in DeWitt

10. If you live in DeWitt, how long do you see yourself living here?

- ☐ Less Than 1 Year
- ☐ 1 – 5 Years
- ☐ 6 - 10 Years
- ☐ 11 - 15 Years
- ☐ More Than 15 Years
- ☐ I do not live in DeWitt

11. What type of housing do you currently occupy?

- ☐ Single Family Home
- ☐ Duplex
- ☐ Apartment
- ☐ Condo
- ☐ Mobile Home
- ☐ Other _____

12. Do you own or rent your current place of residence?

- ☐ Own
- ☐ Rent

13. Are you satisfied with your current housing situation?

- ☐ Yes
- ☐ No

Please tell us why.

14. Would you like to move to a different house or apartment?

- ☐ No
- ☐ Yes, I would like to move to a different house or apartment in DeWitt.
- ☐ Yes, I would like to move to a different house or apartment outside of DeWitt.

Please tell us why.

15. If you would like to move, but have not, please tell us why.

16. How would you rate the quality of housing in DeWitt overall?

- ☐ Good
- ☐ Average
- ☐ Poor
- ☐ Don't Know

17. Please think for a moment about the mix of housing in DeWitt today. Please indicate how much you agree or disagree with the following statements.

Please mark (x) the column that best describes your opinion.

DeWitt has good quality, affordable housing options for...	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
Families					
Renters					
Young professionals					
People over 65					
First time home buyers					
People with disabilities					

Growth and Development Priorities

18. Please think for a moment about what you want the community to focus on in the future. Rank the following items based on their importance to the future growth and development of the community. *Rank the following items from 1 to 16. 1 is the most important and 16 is the least important.*

- _____ Recruit and retain workers
- _____ Encourage entrepreneurship
- _____ Improve parks, recreation, and trails.
- _____ Reduce crime
- _____ Add more retail options
- _____ Improve the appearance of downtown storefronts
- _____ Provide training opportunities for workers
- _____ Develop more quality, affordable housing
- _____ Promote tourism
- _____ Invest in arts and culture
- _____ Add more dining options
- _____ Maintain infrastructure (streets, water, sewer)
- _____ Encourage affordable childcare
- _____ Address poverty in the community
- _____ Partner with the school district to build a new community fitness/wellness complex.
- _____ Expand industrial park

Community Services

19. Please think for a moment about the quality of services provided in DeWitt. Please indicate your level of satisfaction with each of the services listed below. *Please mark (x) the column that best describes your opinion.*

Service	Very Satisfied	Somewhat Satisfied	Somewhat Dissatisfied	Very Dissatisfied	Don't Know
Police protection					
Fire protection					
Ambulance service					
Recreational programs for youth					
Recreational programs for adults					
Street/road maintenance					
Public water and sewer					
Schools					
Health care					
Snow removal					
Internet					
Electrical service					
City Parks					
Cable TV					
Public Library					
Cultural/entertainment opportunities and events					

Community Condition

20. Please think for a moment about the condition of DeWitt. Please indicate your level of satisfaction with each of the items listed below. *Please mark (x) the column that best describes your opinion.*

Condition	Very Satisfied	Somewhat Satisfied	Somewhat Dissatisfied	Very Dissatisfied	Don't Know
Streets					
Sidewalks					
Parks					
Residential properties					
Commercial properties					
Industrial properties					
Agricultural properties					
Recreational areas					
School facilities					
City facilities					

Demographic Information

Please tell us a little about yourself. Your answers will help us understand how different groups of citizens feel about the directions the City of DeWitt might take. Your information will remain confidential.

21. What is your gender?

- ☐ Male
- ☐ Female
- ☐ Other _____

22. Which of the following categories includes your total annual household income before taxes?

- ☐ 0 - \$24,999
- ☐ \$25,000 - \$49,999
- ☐ \$50,000 – \$74,999
- ☐ \$75,000 – \$99,999
- ☐ \$100,000 – \$124,999
- ☐ \$125,000 - \$149,999
- ☐ \$150,000 - \$199,999
- ☐ \$200,000 or more

23. What is the highest level of formal education that you have completed?

- ☐ Less than high school
- ☐ High school diploma or GED certificate
- ☐ Some college or technical school (no degree)
- ☐ Associate's Degree
- ☐ Bachelor's Degree
- ☐ Graduate, Professional or doctorate degree

24. Do you own a business in DeWitt?

- ☐ Yes
- ☐ No

25. Which of the following categories includes your age?

- ☐ 18 or younger
- ☐ 19 to 24
- ☐ 25 to 34
- ☐ 35 to 44
- ☐ 45 to 54
- ☐ 55 to 64
- ☐ 65 or older

26. Which race/ethnicity best describes you?

- ☐ White or Caucasian
- ☐ Black or African American
- ☐ Hispanic or Latino
- ☐ Asian or Asian American
- ☐ American Indian or Alaska Native
- ☐ Native Hawaiian or Pacific Islander
- ☐ Another Race

27. Including yourself, list the number of people in your household.

28. Do you have any children under the age of 18 living at home?

- ☐ Yes
- ☐ No

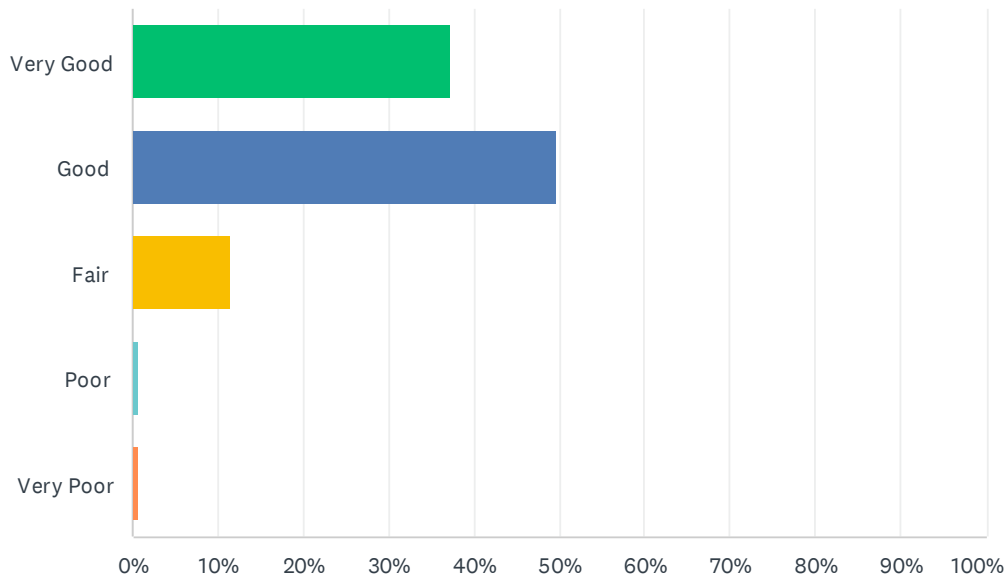
Comments

29. Thank you for participating in our survey. Please provide us with any additional comments on the City of DeWitt or the survey questions.

For more information on the DeWitt Comprehensive Plan, go to https://eciTRANS.org/dewitt_comprehensive_plan/index.php.

Q1 How would you describe the quality of life in DeWitt today?

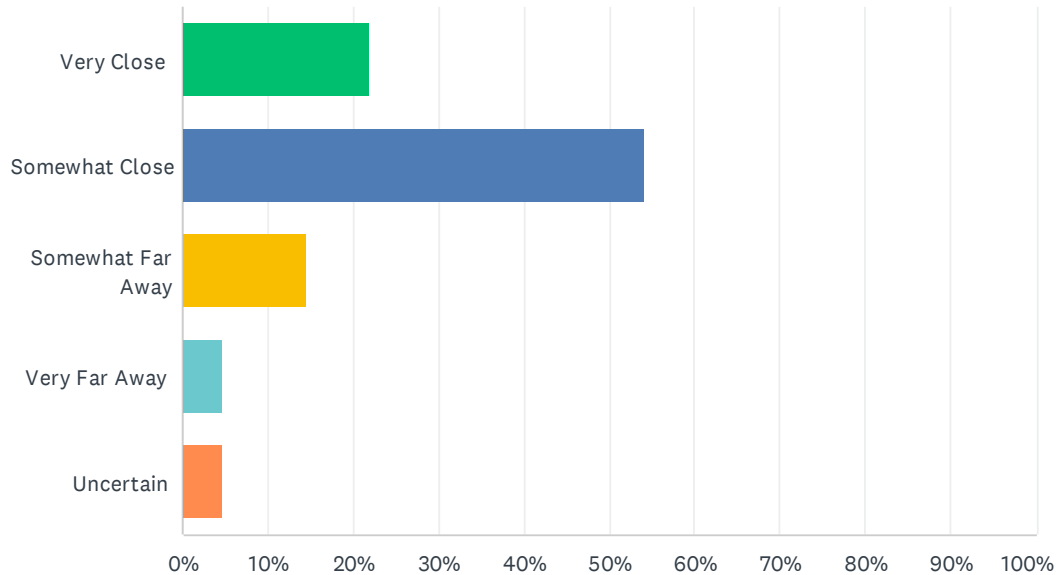
Answered: 284 Skipped: 8



ANSWER CHOICES	RESPONSES	
Very Good	37.32%	106
Good	49.65%	141
Fair	11.62%	33
Poor	0.70%	2
Very Poor	0.70%	2
TOTAL		284

Q2 How far is the DeWitt of today from the ideal DeWitt you envision for the future?

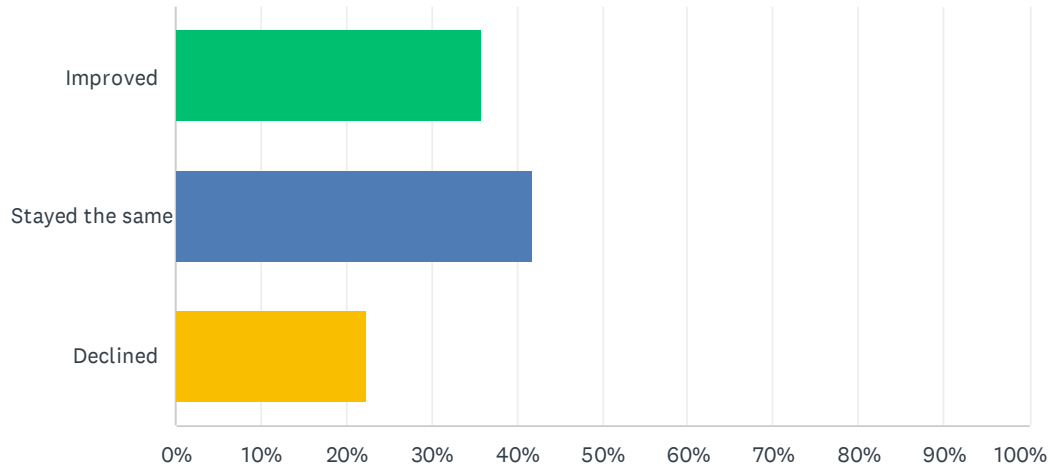
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ANSWER CHOICES	RESPONSES	
Very Close	21.99%	62
Somewhat Close	54.26%	153
Somewhat Far Away	14.54%	41
Very Far Away	4.61%	13
Uncertain	4.61%	13
TOTAL		282

Q3 How would you say the quality of life in DeWitt has changed over the past five years?

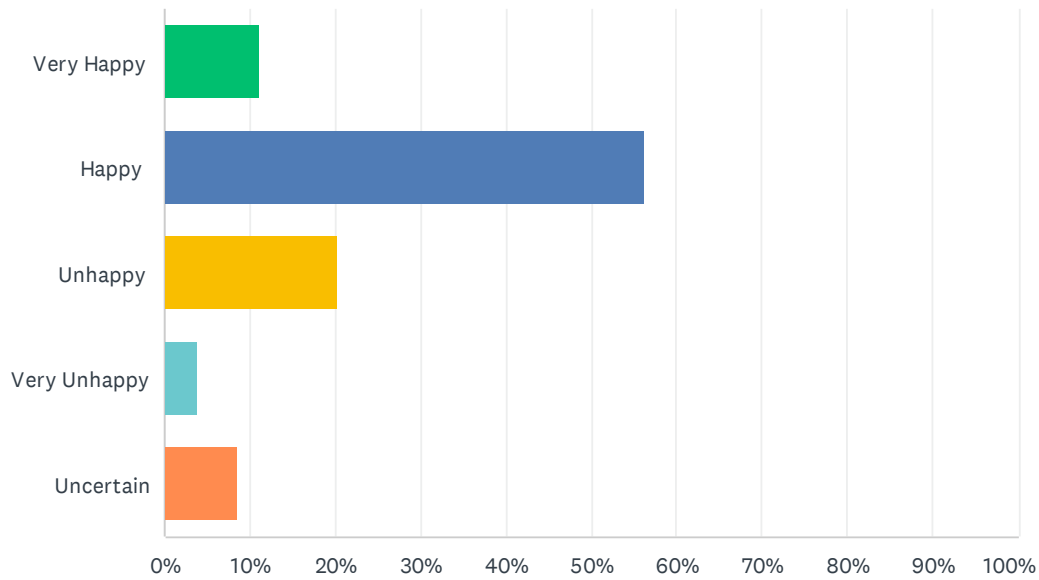
Answered: 282 Skipped: 10



ANSWER CHOICES	RESPONSES	
Improved	35.82%	101
Stayed the same	41.84%	118
Declined	22.34%	63
TOTAL		282

Q4 How happy are you with current economic conditions in DeWitt?

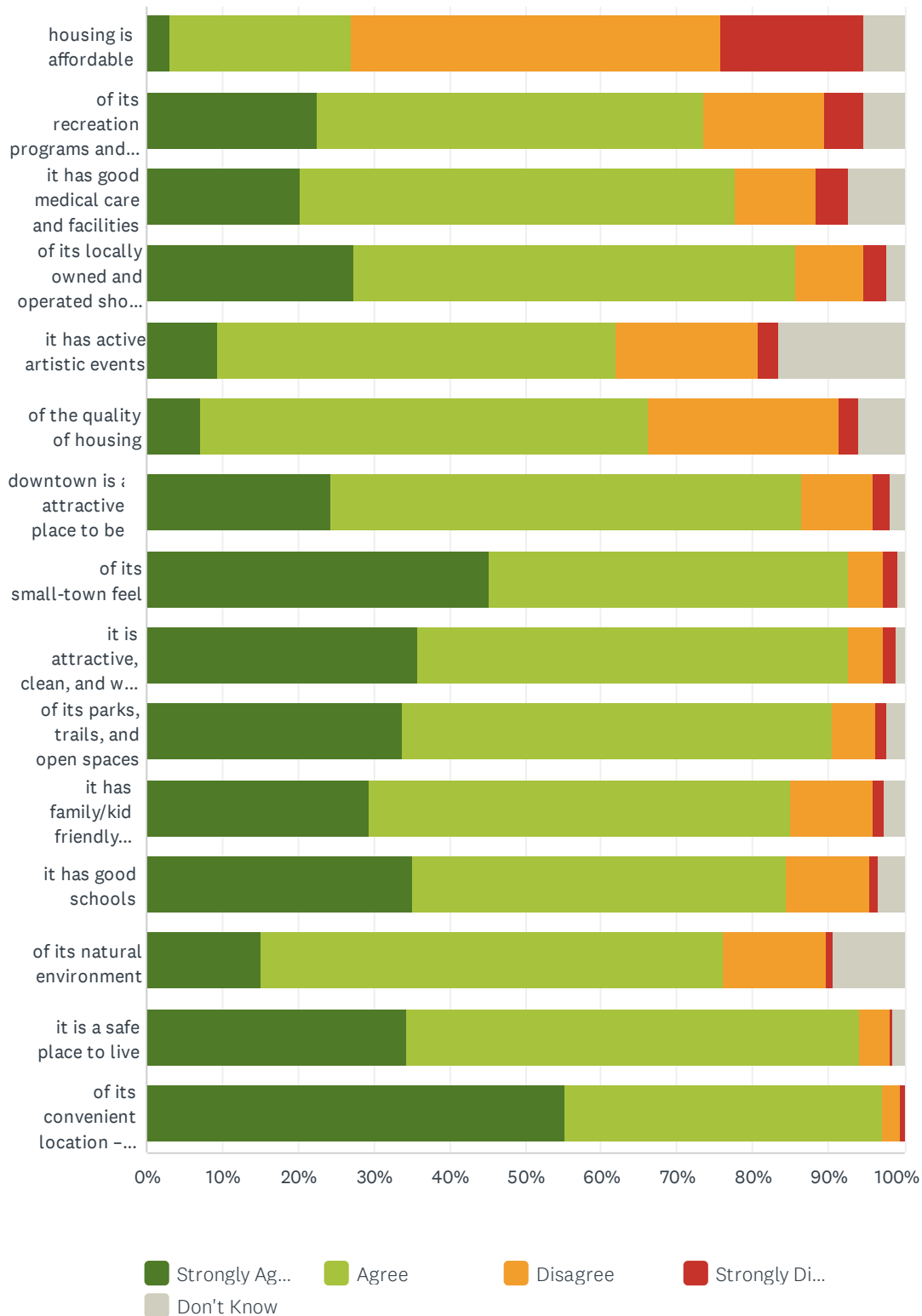
Answered: 281 Skipped: 11



ANSWER CHOICES	RESPONSES	
Very Happy	11.03%	31
Happy	56.23%	158
Unhappy	20.28%	57
Very Unhappy	3.91%	11
Uncertain	8.54%	24
TOTAL		281

Q7 Please indicate how much you agree or disagree with the following statements. Please select the option that best describes your opinion. DeWitt stands out when compared to other towns because...

Answered: 270 Skipped: 22

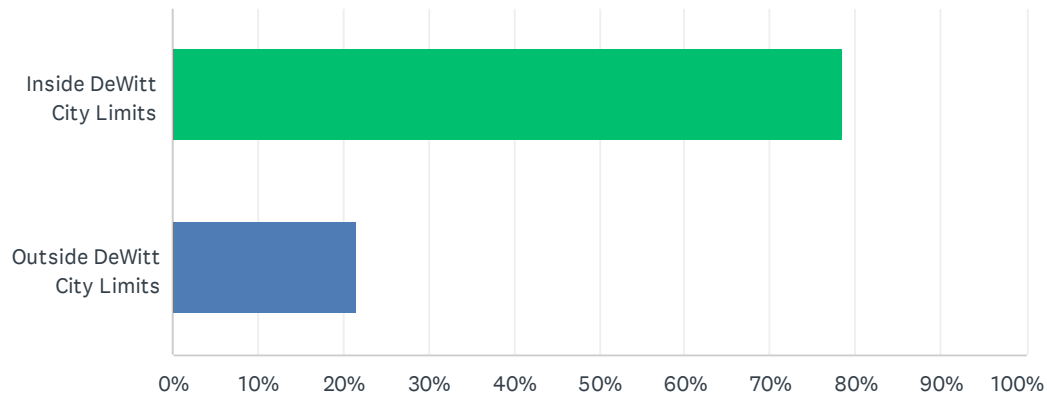


DeWitt Community Survey

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	DON'T KNOW	TOTAL
housing is affordable	3.01% 8	24.06% 64	48.87% 130	18.80% 50	5.26% 14	266
of its recreation programs and services	22.56% 60	51.13% 136	15.79% 42	5.26% 14	5.26% 14	266
it has good medical care and facilities	20.15% 54	57.46% 154	10.82% 29	4.10% 11	7.46% 20	268
of its locally owned and operated shops and restaurants	27.34% 73	58.43% 156	8.99% 24	3.00% 8	2.25% 6	267
it has active artistic events	9.43% 25	52.45% 139	18.87% 50	2.64% 7	16.60% 44	265
of the quality of housing	7.12% 19	59.18% 158	25.09% 67	2.62% 7	5.99% 16	267
downtown is an attractive place to be	24.34% 65	62.17% 166	9.36% 25	2.25% 6	1.87% 5	267
of its small-town feel	45.19% 122	47.41% 128	4.81% 13	1.85% 5	0.74% 2	270
it is attractive, clean, and well maintained	35.69% 96	56.88% 153	4.83% 13	1.49% 4	1.12% 3	269
of its parks, trails, and open spaces	33.71% 90	56.93% 152	5.62% 15	1.50% 4	2.25% 6	267
it has family/kid friendly activities	29.48% 79	55.60% 149	10.82% 29	1.49% 4	2.61% 7	268
it has good schools	35.09% 93	49.43% 131	10.94% 29	1.13% 3	3.40% 9	265
of its natural environment	15.15% 40	60.98% 161	13.64% 36	0.76% 2	9.47% 25	264
it is a safe place to live	34.44% 93	59.63% 161	4.07% 11	0.37% 1	1.48% 4	270
of its convenient location – highway access	55.19% 149	41.85% 113	2.59% 7	0.37% 1	0.00% 0	270

Q8 Where do you live?

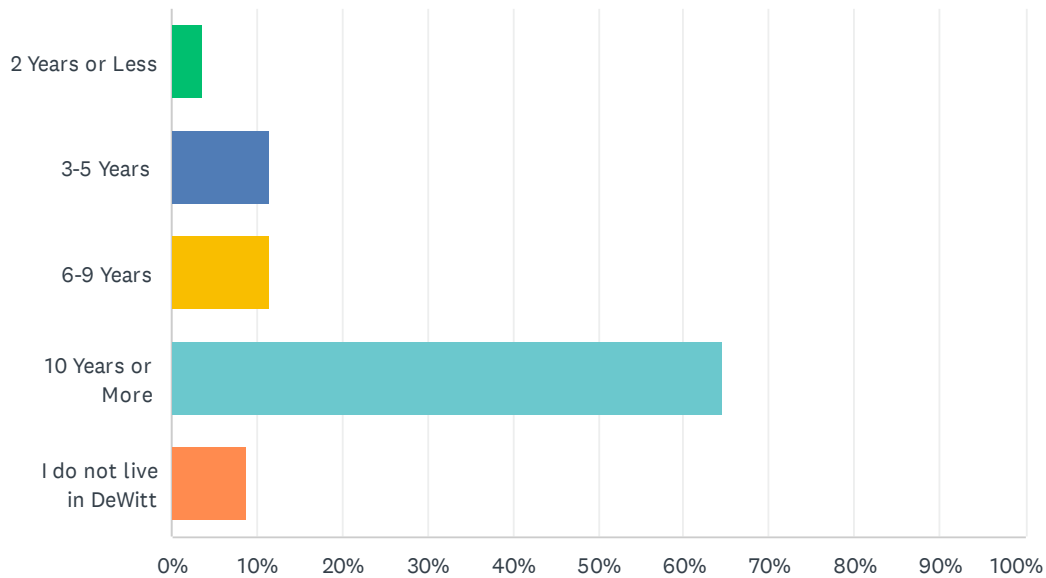
Answered: 255 Skipped: 37



ANSWER CHOICES	RESPONSES	
Inside DeWitt City Limits	78.43%	200
Outside DeWitt City Limits	21.57%	55
TOTAL		255

Q9 If you live in DeWitt, how many years have you lived here?

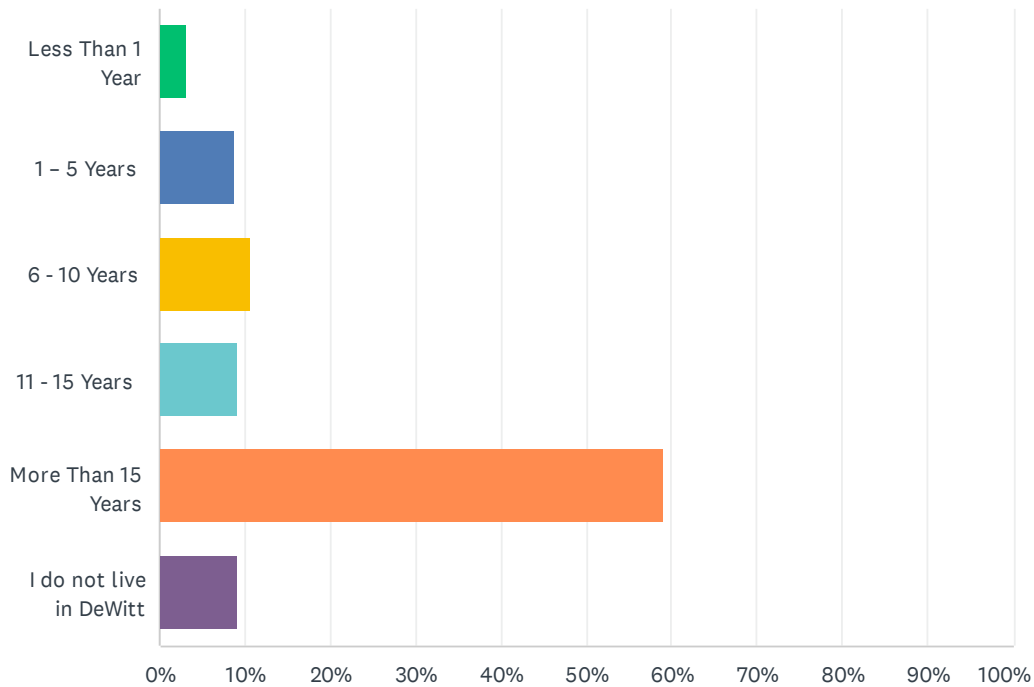
Answered: 252 Skipped: 40



ANSWER CHOICES	RESPONSES	
2 Years or Less	3.57%	9
3-5 Years	11.51%	29
6-9 Years	11.51%	29
10 Years or More	64.68%	163
I do not live in DeWitt	8.73%	22
TOTAL		252

Q10 If you live in DeWitt, how long do you see yourself living here?

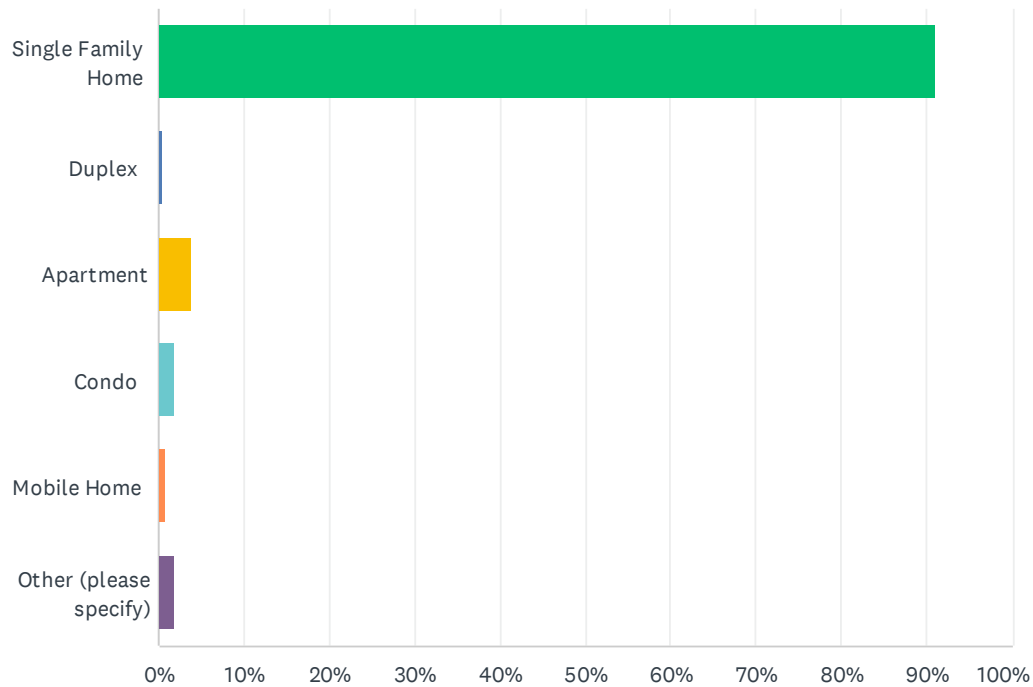
Answered: 251 Skipped: 41



ANSWER CHOICES	RESPONSES	
Less Than 1 Year	3.19%	8
1 – 5 Years	8.76%	22
6 - 10 Years	10.76%	27
11 - 15 Years	9.16%	23
More Than 15 Years	58.96%	148
I do not live in DeWitt	9.16%	23
TOTAL		251

Q11 What type of housing do you currently occupy?

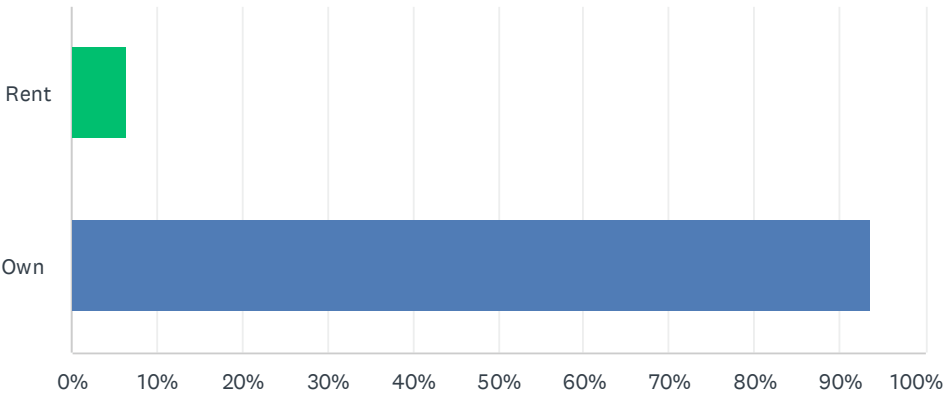
Answered: 254 Skipped: 38



ANSWER CHOICES	RESPONSES	
Single Family Home	90.94%	231
Duplex	0.39%	1
Apartment	3.94%	10
Condo	1.97%	5
Mobile Home	0.79%	2
Other (please specify)	1.97%	5
TOTAL		254

Q12 Do you own or rent your current place of residence?

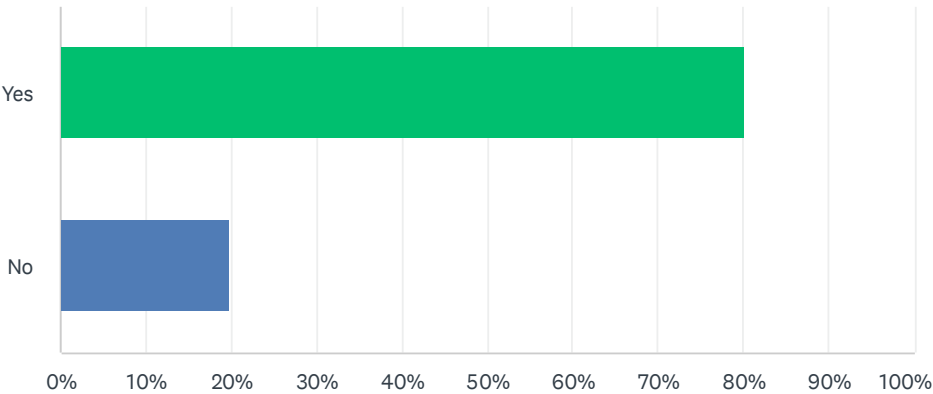
Answered: 253 Skipped: 39



ANSWER CHOICES		RESPONSES	
Rent		6.32%	16
Own		93.68%	237
TOTAL			253

Q13 Are you satisfied with your current housing situation?

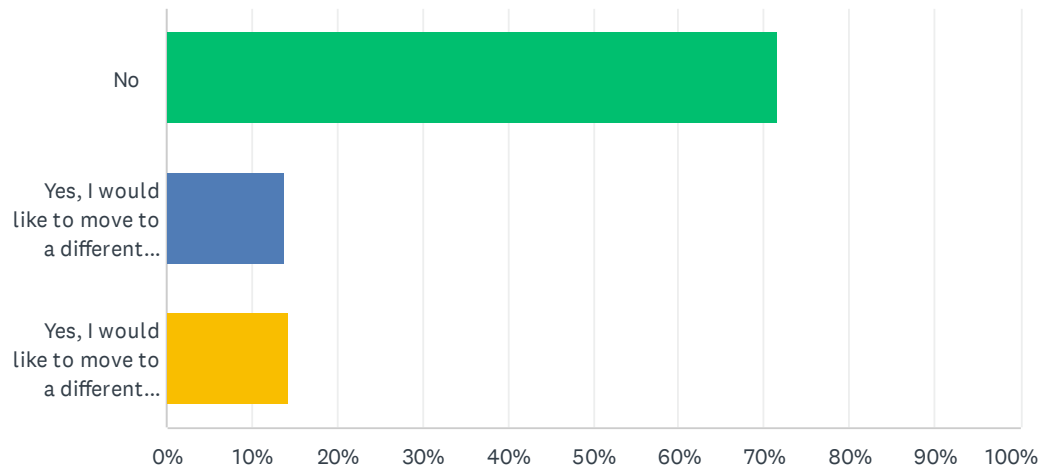
Answered: 253 Skipped: 39



ANSWER CHOICES	RESPONSES	
Yes	80.24%	203
No	19.76%	50
TOTAL		253

Q14 Would you like to move to a different house or apartment?

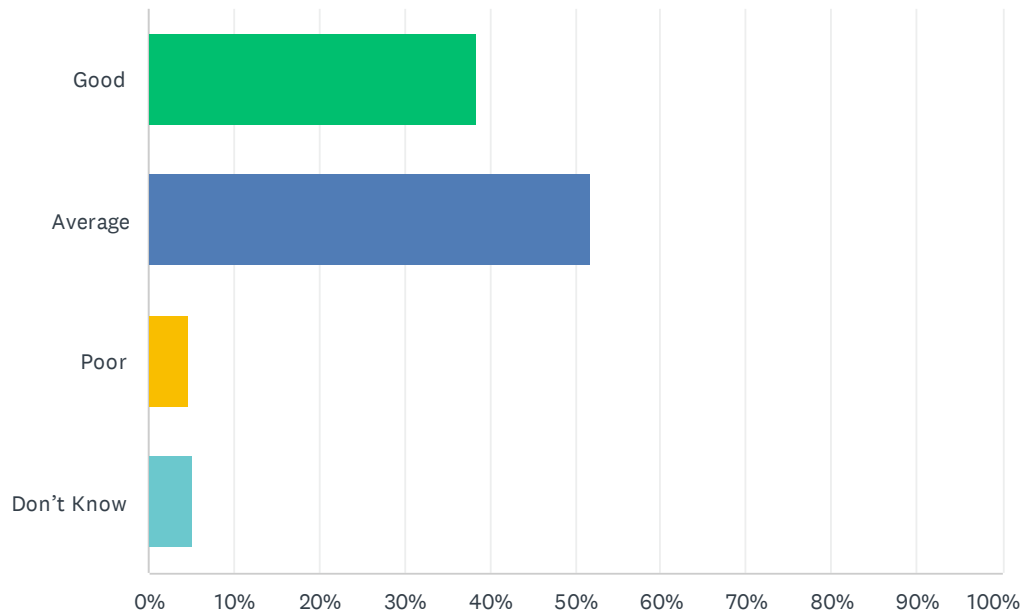
Answered: 251 Skipped: 41



ANSWER CHOICES	RESPONSES	
No	71.71%	180
Yes, I would like to move to a different house or apartment in DeWitt.	13.94%	35
Yes, I would like to move to a different house or apartment outside of DeWitt.	14.34%	36
TOTAL		251

Q16 How would you rate the quality of housing in DeWitt overall?

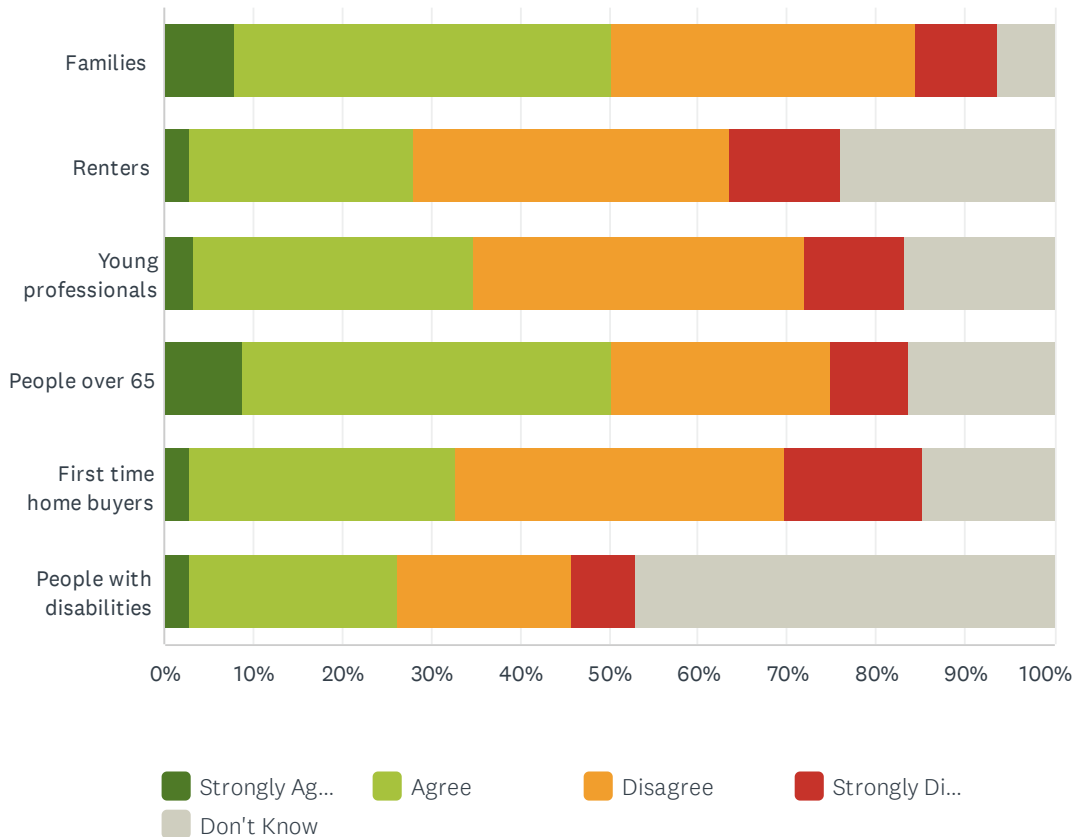
Answered: 253 Skipped: 39



ANSWER CHOICES	RESPONSES	
Good	38.34%	97
Average	51.78%	131
Poor	4.74%	12
Don't Know	5.14%	13
TOTAL		253

Q17 Please think for a moment about the mix of housing in DeWitt today. Please indicate how much you agree or disagree with the following statements. Please select the option that best describes your opinion. DeWitt has good quality, affordable housing options for...

Answered: 252 Skipped: 40

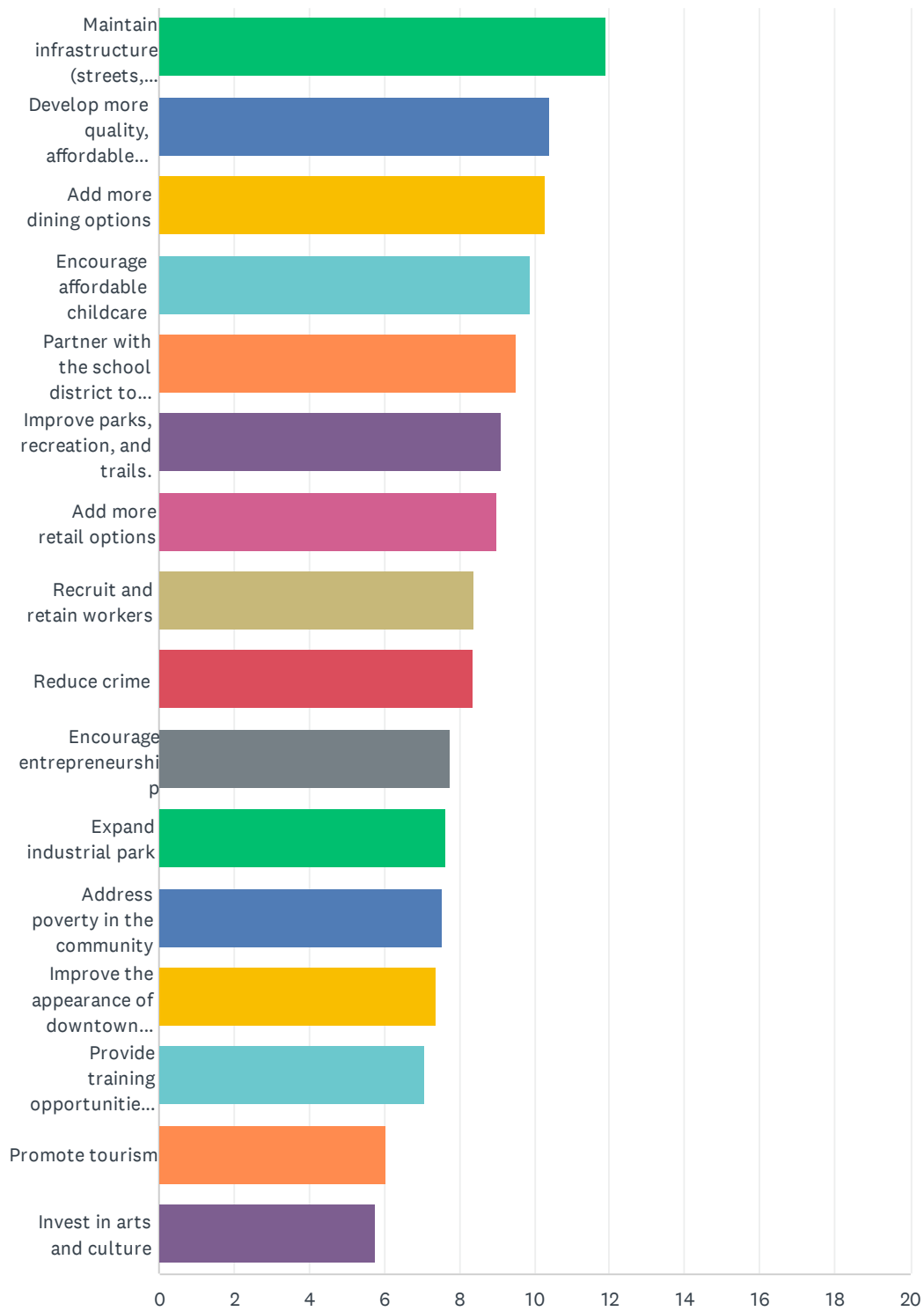


	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	DON'T KNOW	TOTAL
Families	7.94% 20	42.46% 107	34.13% 86	9.13% 23	6.35% 16	252
Renters	2.80% 7	25.20% 63	35.60% 89	12.40% 31	24.00% 60	250
Young professionals	3.20% 8	31.60% 79	37.20% 93	11.20% 28	16.80% 42	250
People over 65	8.80% 22	41.60% 104	24.40% 61	8.80% 22	16.40% 41	250
First time home buyers	2.79% 7	29.88% 75	37.05% 93	15.54% 39	14.74% 37	251
People with disabilities	2.81% 7	23.29% 58	19.68% 49	7.23% 18	46.99% 117	249

Q18 Please think for a moment about what you want the community to focus on in the future. Rank the following items based on their importance to the future growth and development of the community. Rank the following items from 1 to 16. 1 is the most important and 16 is the least important.

Answered: 243 Skipped: 49

DeWitt Community Survey



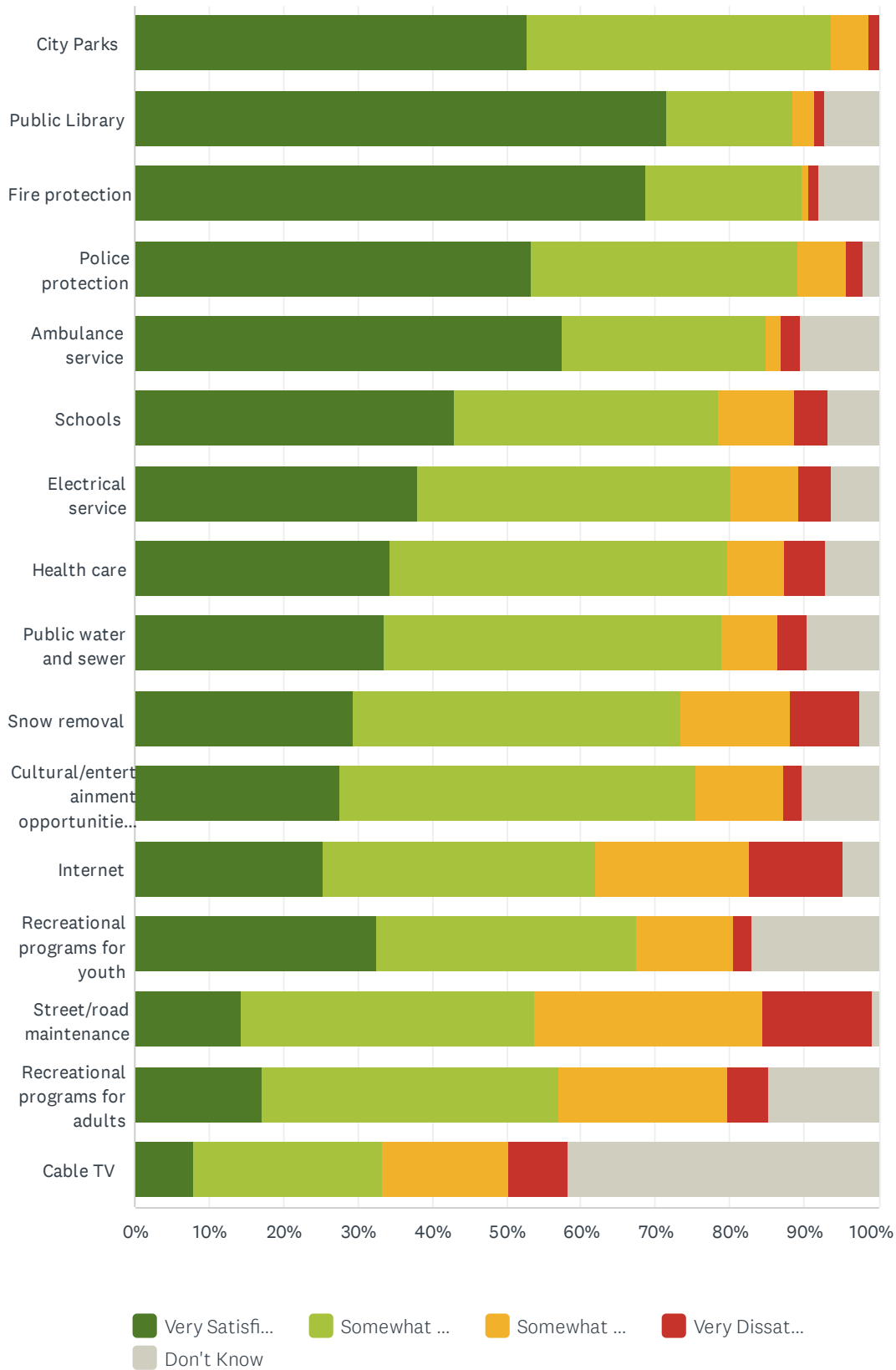
DeWitt Community Survey

	1	2	3	4	5	6	7	8	9	10	11	12
Maintain infrastructure (streets, water, sewer)	24.28% 59	9.88% 24	13.99% 34	8.23% 20	7.41% 18	6.17% 15	5.35% 13	1.23% 3	4.94% 12	4.94% 12	2.47% 6	2.47% 6
Develop more quality, affordable housing	14.40% 35	13.99% 34	6.17% 15	7.82% 19	7.41% 18	7.00% 17	3.70% 9	7.41% 18	4.53% 11	4.53% 11	2.47% 6	4.53% 11
Add more dining options	11.52% 28	7.41% 18	5.35% 13	11.52% 28	9.47% 23	7.82% 19	8.23% 20	5.76% 14	6.17% 15	5.35% 13	4.94% 12	4.53% 11
Encourage affordable childcare	7.00% 17	9.47% 23	13.58% 33	7.00% 17	7.41% 18	4.12% 10	9.05% 22	7.00% 17	3.70% 9	4.94% 12	4.53% 11	4.53% 11
Partner with the school district to build a new community fitness/wellness complex.	14.40% 35	8.23% 20	8.64% 21	4.12% 10	9.47% 23	3.29% 8	3.70% 9	6.58% 16	6.58% 16	4.12% 10	3.70% 9	3.70% 9
Improve parks, recreation, and trails.	3.29% 8	9.88% 24	4.12% 10	9.05% 22	8.64% 21	7.00% 17	6.17% 15	9.47% 23	7.00% 17	5.35% 13	6.17% 15	5.35% 13
Add more retail options	4.94% 12	8.64% 21	6.58% 16	5.35% 13	5.76% 14	7.82% 19	7.82% 19	7.82% 19	5.35% 13	6.58% 16	8.64% 21	7.82% 19
Recruit and retain workers	2.06% 5	2.47% 6	6.58% 16	8.23% 20	7.41% 18	7.82% 19	7.82% 19	6.17% 15	9.47% 23	9.05% 22	5.76% 14	5.76% 14
Reduce crime	6.58% 16	6.17% 15	7.00% 17	8.23% 20	5.35% 13	4.94% 12	3.29% 8	4.94% 12	7.41% 18	5.35% 13	4.53% 11	4.53% 11
Encourage entrepreneurship	2.47% 6	3.70% 9	4.53% 11	3.29% 8	6.17% 15	6.17% 15	11.93% 29	5.35% 13	5.76% 14	9.88% 24	7.41% 18	7.41% 18
Expand industrial park	2.06% 5	5.76% 14	4.12% 10	4.94% 12	4.94% 12	6.17% 15	7.82% 19	7.00% 17	6.58% 16	6.17% 15	7.41% 18	7.41% 18
Address poverty in the community	2.06% 5	5.35% 13	5.76% 14	5.35% 13	5.76% 14	7.00% 17	4.53% 11	7.82% 19	3.70% 9	5.35% 13	9.05% 22	5.76% 14
Improve the appearance of downtown storefronts	3.29% 8	2.47% 6	3.70% 9	4.12% 10	6.58% 16	5.35% 13	5.76% 14	3.70% 9	8.64% 21	8.64% 21	11.52% 28	8.64% 21
Provide training opportunities for workers	0.00% 0	2.06% 5	4.53% 11	2.88% 7	3.29% 8	9.47% 23	6.17% 15	7.41% 18	9.47% 23	7.00% 17	8.23% 20	8.23% 20
Promote tourism	0.82% 2	1.23% 3	3.70% 9	4.53% 11	2.88% 7	4.53% 11	4.12% 10	7.82% 19	5.35% 13	7.41% 18	6.58% 16	6.58% 16
Invest in arts and culture	0.82% 2	3.29% 8	1.65% 4	5.35% 13	2.06% 5	5.35% 13	4.53% 11	4.53% 11	5.35% 13	5.35% 13	6.58% 16	6.58% 16

Q19 Please think for a moment about the quality of services provided in DeWitt. Please indicate your level of satisfaction with each of the services listed below. Please select the option that best describes your opinion.

Answered: 238 Skipped: 54

DeWitt Community Survey

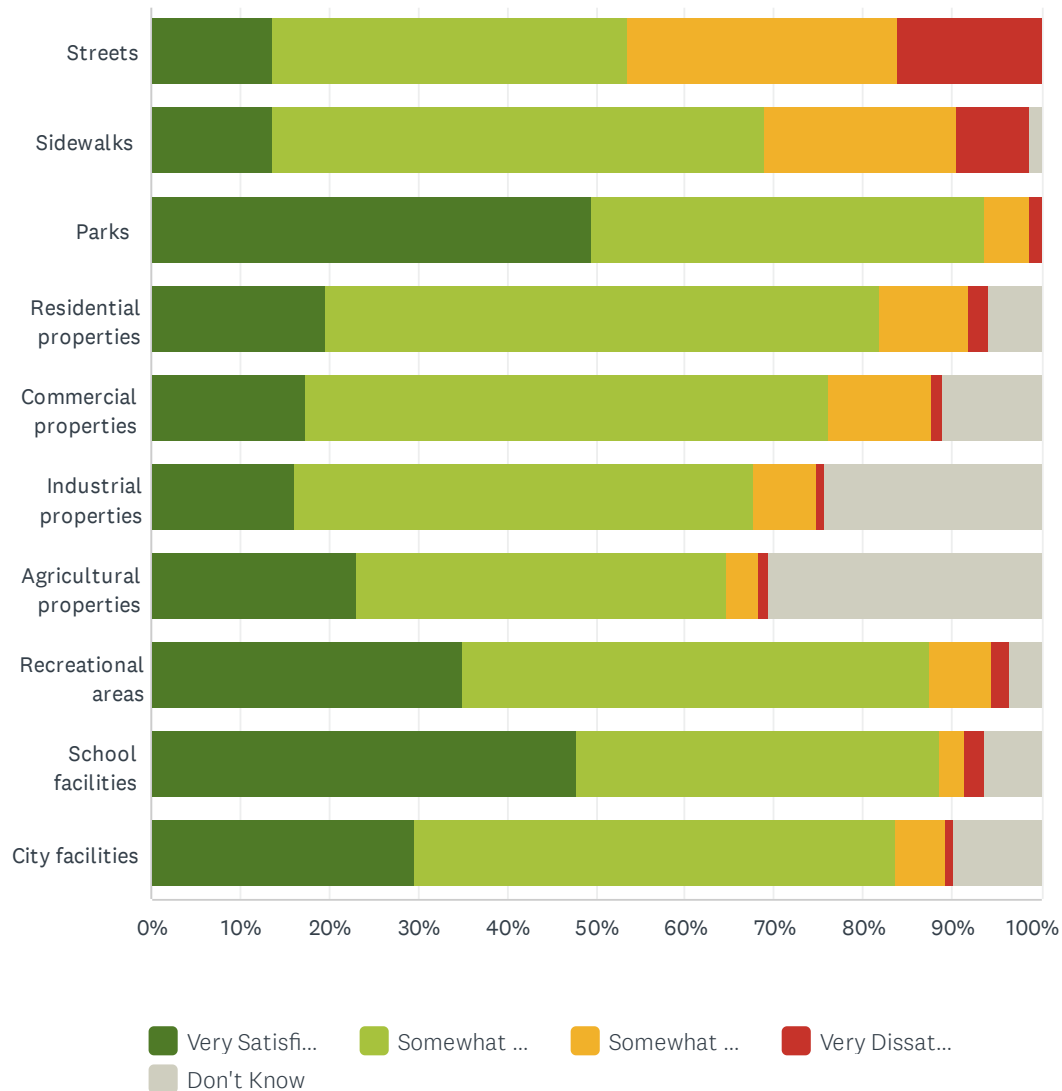


DeWitt Community Survey

	VERY SATISFIED	SOMEWHAT SATISFIED	SOMEWHAT DISSATISFIED	VERY DISSATISFIED	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
City Parks	52.74% 125	40.93% 97	5.06% 12	1.27% 3	0.00% 0	237	1.55
Public Library	71.49% 168	17.02% 40	2.98% 7	1.28% 3	7.23% 17	235	1.56
Fire protection	68.64% 162	21.19% 50	0.85% 2	1.27% 3	8.05% 19	236	1.59
Police protection	53.36% 127	35.71% 85	6.72% 16	2.10% 5	2.10% 5	238	1.64
Ambulance service	57.56% 137	27.31% 65	2.10% 5	2.52% 6	10.50% 25	238	1.81
Schools	42.86% 102	35.71% 85	10.08% 24	4.62% 11	6.72% 16	238	1.97
Electrical service	37.97% 90	42.19% 100	9.28% 22	4.22% 10	6.33% 15	237	1.99
Health care	34.45% 82	45.38% 108	7.56% 18	5.46% 13	7.14% 17	238	2.05
Public water and sewer	33.61% 80	45.38% 108	7.56% 18	3.78% 9	9.66% 23	238	2.11
Snow removal	29.54% 70	43.88% 104	14.77% 35	9.28% 22	2.53% 6	237	2.11
Cultural/entertainment opportunities and events	27.54% 65	47.88% 113	11.86% 28	2.54% 6	10.17% 24	236	2.20
Internet	25.42% 60	36.44% 86	20.76% 49	12.71% 30	4.66% 11	236	2.35
Recreational programs for youth	32.49% 77	35.02% 83	13.08% 31	2.53% 6	16.88% 40	237	2.36
Street/road maintenance	14.29% 34	39.50% 94	30.67% 73	14.71% 35	0.84% 2	238	2.48
Recreational programs for adults	17.23% 41	39.92% 95	22.69% 54	5.46% 13	14.71% 35	238	2.61
Cable TV	8.02% 19	25.32% 60	16.88% 40	8.02% 19	41.77% 99	237	3.50

Q20 Please think for a moment about the condition of DeWitt. Please indicate your level of satisfaction with each of the items listed below. Please select the option that best describes your opinion.

Answered: 235 Skipped: 57

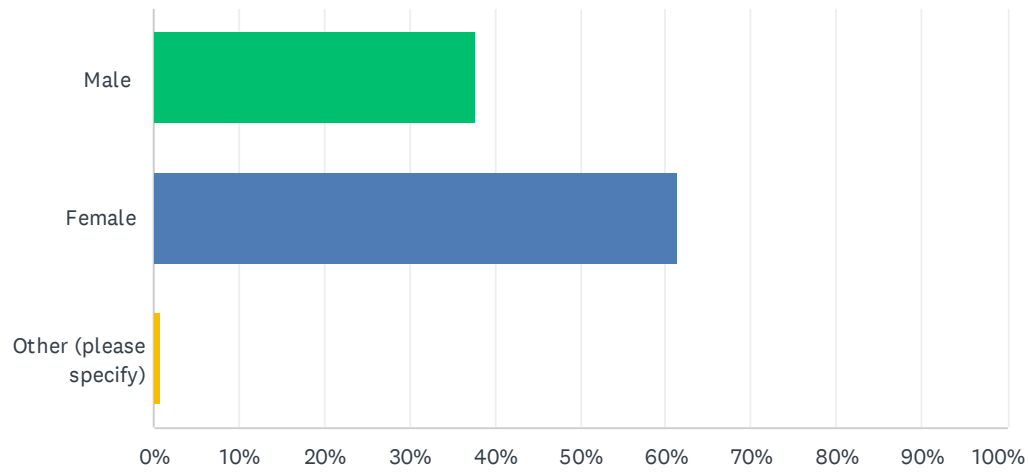


DeWitt Community Survey

	VERY SATISFIED	SOMEWHAT SATISFIED	SOMEWHAT DISSATISFIED	VERY DISSATISFIED	DON'T KNOW	TOTAL
Streets	13.62% 32	40.00% 94	30.21% 71	16.17% 38	0.00% 0	235
Sidewalks	13.62% 32	55.32% 130	21.70% 51	8.09% 19	1.28% 3	235
Parks	49.57% 116	44.02% 103	5.13% 12	1.28% 3	0.00% 0	234
Residential properties	19.57% 46	62.13% 146	10.21% 24	2.13% 5	5.96% 14	235
Commercial properties	17.45% 41	58.72% 138	11.49% 27	1.28% 3	11.06% 26	235
Industrial properties	16.17% 38	51.49% 121	7.23% 17	0.85% 2	24.26% 57	235
Agricultural properties	23.08% 54	41.45% 97	3.85% 9	0.85% 2	30.77% 72	234
Recreational areas	35.04% 82	52.56% 123	6.84% 16	2.14% 5	3.42% 8	234
School facilities	47.86% 112	40.60% 95	2.99% 7	2.14% 5	6.41% 15	234
City facilities	29.61% 69	54.08% 126	5.58% 13	0.86% 2	9.87% 23	233

Q21 What is your gender?

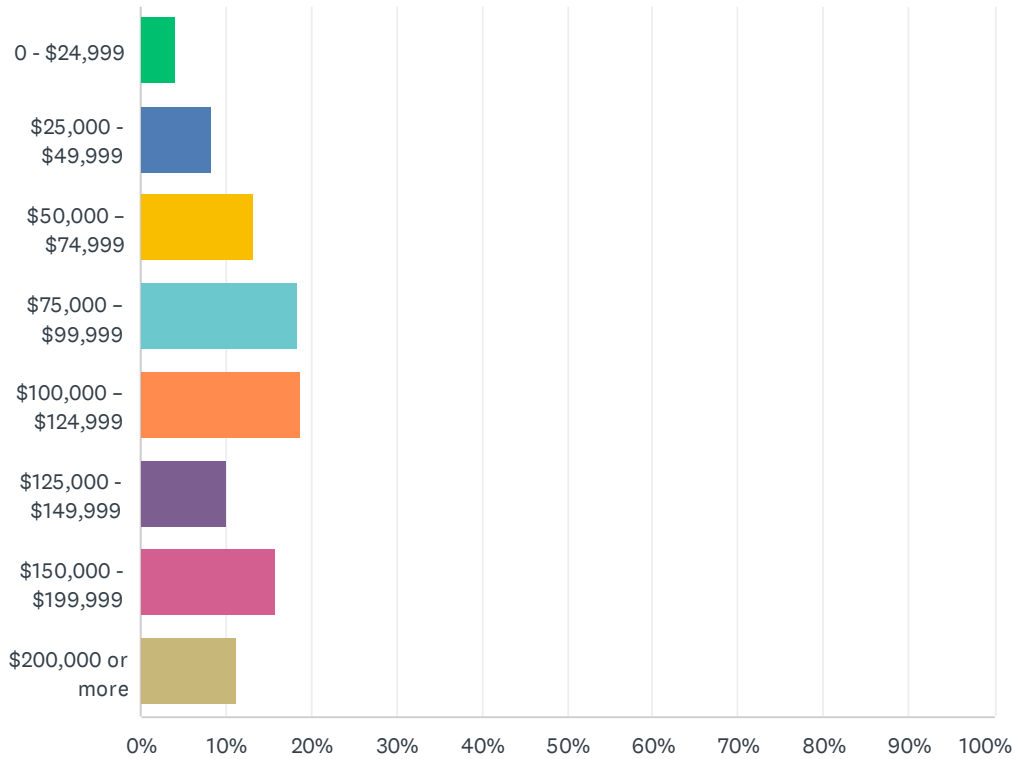
Answered: 236 Skipped: 56



ANSWER CHOICES	RESPONSES	
Male	37.71%	89
Female	61.44%	145
Other (please specify)	0.85%	2
TOTAL		236

Q22 Which of the following categories includes your total annual household income before taxes?

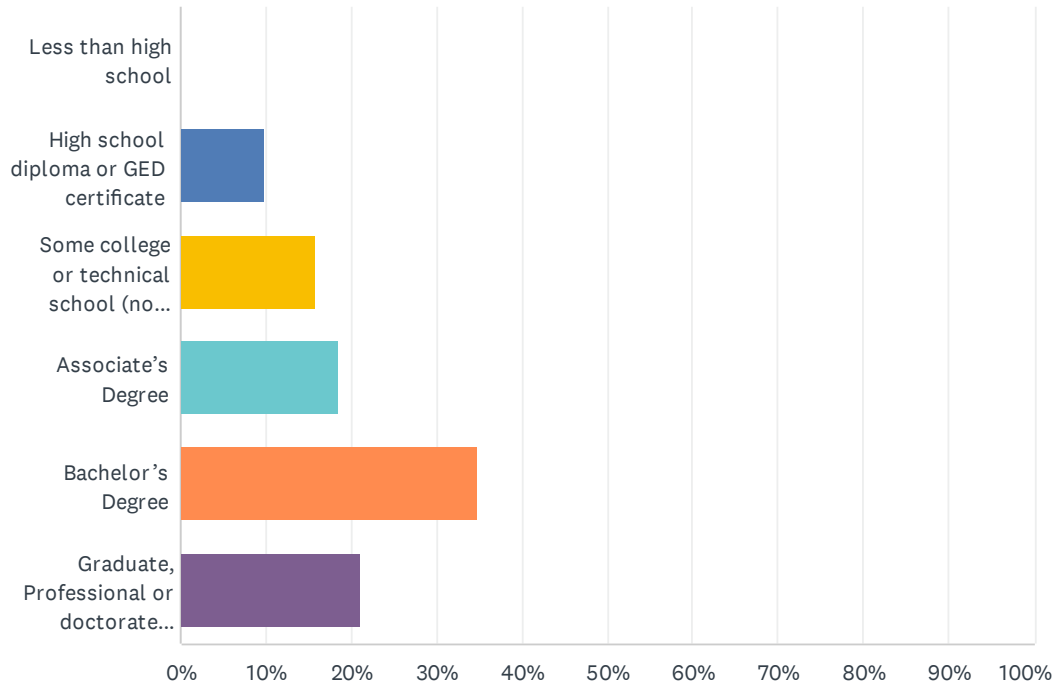
Answered: 228 Skipped: 64



ANSWER CHOICES	RESPONSES	
0 - \$24,999	3.95%	9
\$25,000 - \$49,999	8.33%	19
\$50,000 – \$74,999	13.16%	30
\$75,000 – \$99,999	18.42%	42
\$100,000 – \$124,999	18.86%	43
\$125,000 - \$149,999	10.09%	23
\$150,000 - \$199,999	15.79%	36
\$200,000 or more	11.40%	26
TOTAL		228

Q23 What is the highest level of formal education that you have completed?

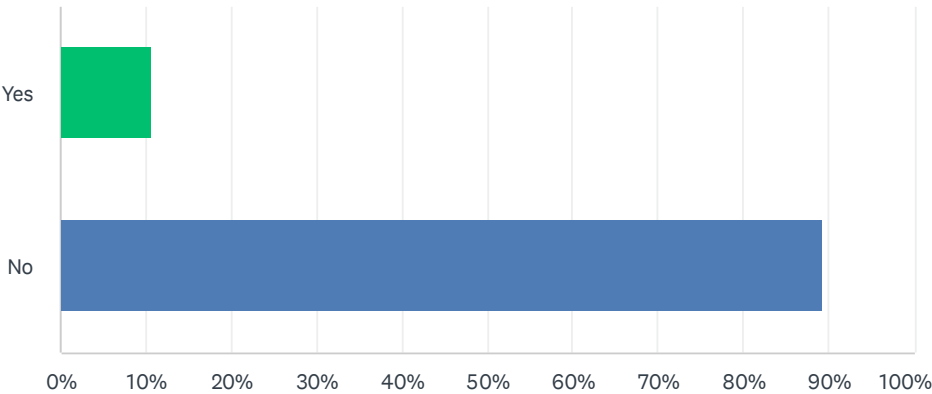
Answered: 236 Skipped: 56



ANSWER CHOICES	RESPONSES	
Less than high school	0.00%	0
High school diploma or GED certificate	9.75%	23
Some college or technical school (no degree)	15.68%	37
Associate's Degree	18.64%	44
Bachelor's Degree	34.75%	82
Graduate, Professional or doctorate degree	21.19%	50
TOTAL		236

Q24 Do you own a business in DeWitt?

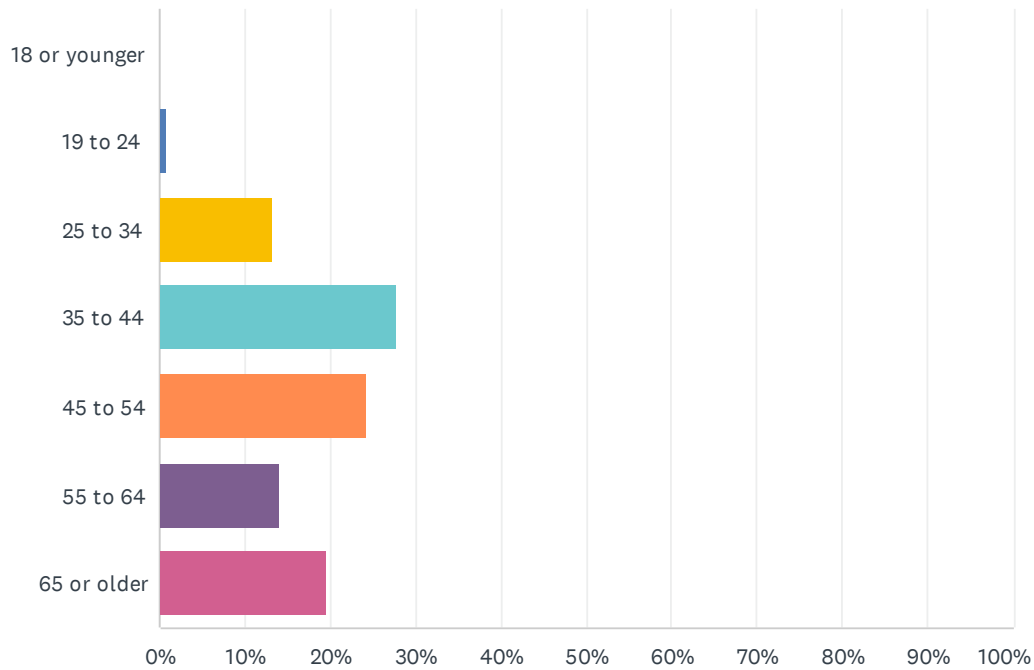
Answered: 236 Skipped: 56



ANSWER CHOICES	RESPONSES	
Yes	10.59%	25
No	89.41%	211
TOTAL		236

Q25 Which of the following categories includes your age?

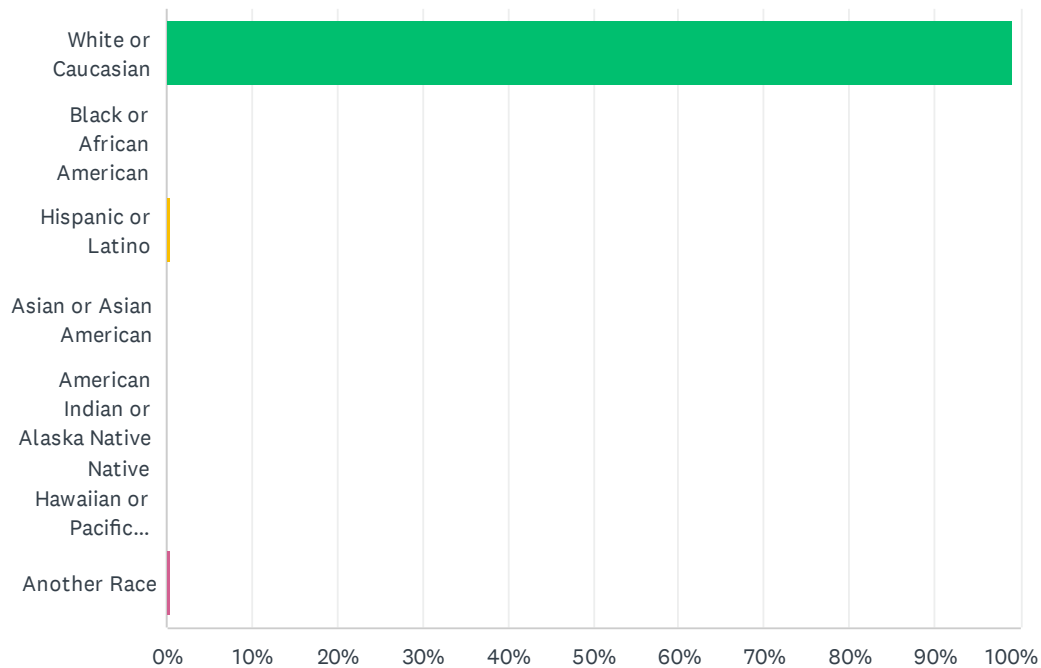
Answered: 234 Skipped: 58



ANSWER CHOICES	RESPONSES	
18 or younger	0.00%	0
19 to 24	0.85%	2
25 to 34	13.25%	31
35 to 44	27.78%	65
45 to 54	24.36%	57
55 to 64	14.10%	33
65 or older	19.66%	46
TOTAL		234

Q26 Which race/ethnicity best describes you?

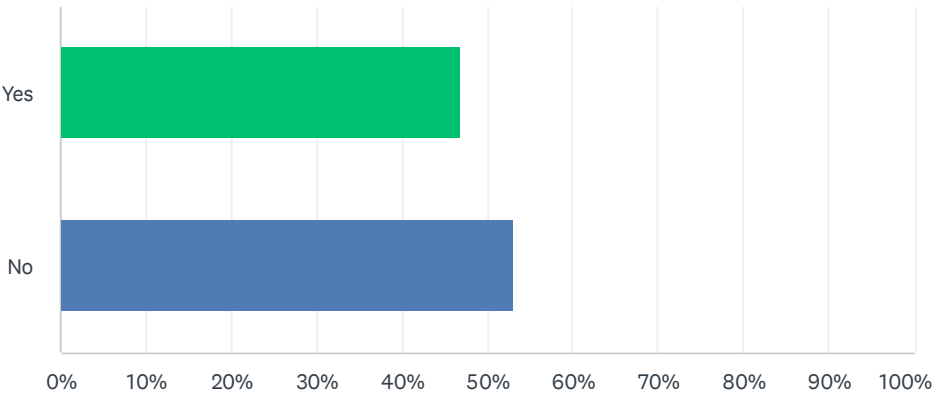
Answered: 233 Skipped: 59



ANSWER CHOICES	RESPONSES	
White or Caucasian	99.14%	231
Black or African American	0.00%	0
Hispanic or Latino	0.43%	1
Asian or Asian American	0.00%	0
American Indian or Alaska Native	0.00%	0
Native Hawaiian or Pacific Islander	0.00%	0
Another Race	0.43%	1
TOTAL		233

Q28 Do you have any children under the age of 18 living at home?

Answered: 237 Skipped: 55



ANSWER CHOICES	RESPONSES	
Yes	46.84%	111
No	53.16%	126
TOTAL		237