



The Planning and Zoning Commission of the City of Marion, Iowa, will meet **Tuesday, October 13, 2020 at 6:00 p.m.** for their regular monthly meeting. The agenda is as follows:

NOTE: Based on COVID-19 guidance from Linn County Public Health and the State of Iowa to limit the size of groups gathering, this meeting is able to be viewed online. To watch, go to Zoom.com, select Join a Meeting, and enter the Meeting ID # 830 8269 3488. A link is also provided at www.cityofmarion.org. Audio only can be heard by calling 1-646-558-8656 and enter the same Meeting ID listed above.

Anyone who wishes to comment on an agenda item, including public hearings, may submit the question or comment to the Planning Division by 4:00 p.m. on Tuesday, October 13th via phone at 319-743-6320 or email abartlett@cityofmarion.org. Comments can also be provided during the Zoom meeting by clicking the Q&A option and entering your comment. All comments will be acknowledged during the meeting.

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. Planning and Zoning – September 8, 2020
4. CITIZEN PRESENTATIONS
5. DIRECTOR'S REPORT
6. ECHO HILL 4TH ADDITION – COMPREHENSIVE PLAN AMENDMENT & REZONING
 - a. Public hearing regarding an amendment to the Future Land Use Map of the Marion Comprehensive Plan and rezoning request for property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa.
 - b. CPC Resolution No. 20-33 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Single-Family Attached Residential for property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa. (Integrity Custom Homes, Inc.)
 - c. CPC Resolution No. 20-34 recommending approval of a rezoning request from R-2, Medium Density Single Family Residential to SR-4, Suburban Two-Family Residential District for property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa. (Integrity Custom Homes, Inc.)

7. ZONING MAP UPDATE

- a. Public Hearing regarding the update of the Official Marion Zoning Map for property located within Precinct 04 of Ward 1 and Precinct 09 of Ward 3.
- b. CPC Resolution No. 20-35 recommending approval of the Official Marion Zoning Map for property located within Precinct 04 of Ward 1 and Precinct 09 of Ward 3.

8. STREET NAMING – BEALL COURT

- a. Public hearing regarding the naming of an un-named street located south of Highway 151 and west of 62nd Street to Beall Court. (City of Marion)
- b. CPC Resolution No. 20-36 recommending approval of the naming of an un-named street located south of Highway 151 and west of 62nd Street to Beall Court. (City of Marion)

9. OTHER BUSINESS

- a. Discussion regarding non-conforming structure rebuilds after the August 10, 2020 derecho storm.

10. ADJOURN

1. CALL TO ORDER

Moorman called the Planning & Zoning Commission meeting (held via Zoom) to order at 6:00p.m.

2. ROLL CALL

Members Present: Callahan, Wiley, Hastings, Seidl, Monroe, Budde, Moorman, Arenholz, Moomey (6:05)

Members Absent: None

Staff Present: Hockett, Treharne, Bartlett

3. MINUTES

a. Planning and Zoning – July 14, 2020

Motion by Moomey, seconded by Arenholz to approve the July 14, 2020 meeting minutes as submitted.

All “ayes”, motion carried (9-0).

4. CITIZEN PRESENTATIONS

None.

5. DIRECTOR’S REPORT

None.

6. PRELIMINARY & FINAL SITE DEVELOPMENT PLAN – S & S STORAGE (MEDCO & DMFA, LLC)

a. Public hearing regarding a Preliminary Site Development Plan for S & S Storage located south of N. Gateway Drive and west of Partners Avenue.

Hockett presented the staff report on the project, highlighting some of the main items. Nick Glew (MEDCO) and Susan Forinash (Hall and Hall Engineers, Inc.) were present for questions from the Commission.

The public hearing was opened by the chairman.

With no comments, the public hearing closed.

- b. CPC Resolution No. 20-27 recommending approval of a Preliminary Site Development Plan for S & S Storage located south of N. Gateway Drive and west of Partners Avenue. (MEDCO & DMFA, LLC)

Motion by Moomey, seconded by Monroe to recommend approval of CPC Resolution No. 20-27 recommending approval of a Preliminary Site Development Plan for S & S Storage located south of N. Gateway Drive and west of Partners Avenue.

Moomey stated his appreciation of planned landscaping. Moorman thought it was a good use of the space and appreciated the detailed plans.

Roll Call:

Budde	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All “ayes”, motion carried (9-0).

- c. CPC Resolution No. 20-28 recommending approval of a Final Site Development Plan for S & S Storage located south of N. Gateway Drive and west of Partners Avenue. (MEDCO & DMFA, LLC)

Motion by Monroe, seconded by Callahan to recommend approval of CPC Resolution No. 20-28 recommending approval of a Final Site Development Plan for S & S Storage located south of N. Gateway Drive and west of Partners Avenue.

Roll Call:

Budde	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All “ayes”, motion carried (9-0).

7. CENTRAL CORRIDOR REVIEW – MARION PUBLIC LIBRARY

- a. CPC Resolution No. 20-29 recommending approval of the Marion Public Library – Central Corridor Review located at 1101 6th Avenue, Marion, Iowa. (Marion Public Library)

Hockett presented the staff report. Hollie Trenary, Library Director, and Shawn Kelly, Architect were available for questions from the Commission. Moomey requested an update on damage sustained to the current building. Trenary gave a summary of the damage. After review of the site plan, Hockett explained that an exception to the street front landscaping and a variance for the monument sign will be going to the Zoning Board of Adjustments.

Monroe stated concerns about the placement of handicap parking that required people to cross the drive-thru lane and entrance to the main parking lot. Staff confirmed that other options were considered and there may be additional handicap parking on the street. Hockett stated the planned handicap parking complies with current code. Trenary pointed out there will be an area to pull up closer to the building on 6th Avenue for drop off and pick up.

Monroe asked if there is a safe place for weather emergencies in the building. Trenary confirmed that the staff office space on the south side of the building would be a safe space, and that the south wall will be reinforced and has very few windows.

Moorman asked about the size of the canopy over the book drop lane. Shawn Kelly, the Architect, addressed questions concerning the canopy.

Moorman also asked for clarification on the restroom that is close to the entrance. Trenary reviewed considerations about making that part of the facility open to the public outside library hours and answered questions.

Motion by Budde, seconded by Hastings to recommend approval of CPC Resolution No. 20-29 recommending approval of the Marion Public Library – Central Corridor Review located at 1101 6th Avenue, Marion, Iowa.

Roll Call:

Budde	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Abstention
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All “ayes”, motion carried (8-0).

8. PRELIMINARY & FINAL SITE DEVELOPMENT PLAN – AISLES ONLINE PICK UP FACILITY (HY-VEE, INC.)

- a. Public hearing regarding a Preliminary Site Development Plan for Aisles Online Pick Up facility on property located at 3600 Highway 151.

Hockett presented the staff report detailing the project. John Brehm, representing Hy-Vee, was present for questions from the Commission. Hockett stated that with additional landscaping, staff was happy with the plans as presented.

Monroe asked about hours for new facility, Brehm stated they would be the same as the main store.

Callahan raised a concern about added traffic congestion at the west entrance. Staff addressed upcoming changes to the intersection at 7th Avenue – 10th Avenue – 35th Street that may help with traffic in the area.

Commission asked staff if there had been any concerns from adjacent properties owners. Staff confirmed there were no known concerns.

Berhm confirmed they will add more landscaping to the north. Also informed the group that an interior remodel to the main store will be coming soon while an update to the C-Store is not scheduled at this time.

The public hearing opened at 7:13 p.m.

With no comments, the public hearing closed at 7:14 p.m.

- b. CPC Resolution No. 20-30 recommending approval of a Preliminary Site Development Plan for Aisles Online Pick Up facility on property located at 3600 Highway 151. (Hy-Vee, Inc.)

Motion by Monroe, seconded by Budde to recommend approval of CPC Resolution No. 20-30 recommending approval of a Preliminary Site Development Plan for Aisles Online Pick Up facility on property located at 3600 Highway 151.

Moomey appreciated that the canopy will cover the entire drive-up area.

Roll Call:

Budde	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All “ayes”, motion carried (9-0).

- c. CPC Resolution No. 20-31 recommending approval of a Final Site Development Plan for Aisles Online Pick Up facility on property located at 3600 Highway 151. (Hy-Vee, Inc.)

Motion by Seidl, seconded by Callahan to recommend approval of CPC Resolution No. No. 20-31 recommending approval of a Final Site Development Plan for Aisles Online Pick Up facility on property located at 3600 Highway 151.

Roll Call:

Budde	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All “ayes”, motion carried (9-0).

9. FREILINGER ADDITION

- a. CPC Resolution No. 20-32 recommending approval of Freilinger Addition Final Plat located at 2692 E. Robins Road, Marion, Linn County, Iowa. (Jean E. Freilinger)

Hockett presented the staff report. He explained the need for the annexation agreement.

Motion by Budde, seconded by Monroe to recommend approval of CPC Resolution No. 20-32 recommending approval of Freilinger Addition Final Plat located at 2692 E. Robins Road, Marion, Linn County, Iowa.

Roll Call:

Budde	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All “ayes”, motion carried (9-0).

10. OTHER BUSINESS

- a. None.

11. ADJOURNMENT

- a. Adjourned at 7:40p.m.

Respectfully Submitted,

Dale Monroe, Secretary



Planning Division
1225 6th Avenue, Suite 210
Marion, Iowa 52302
www.cityofmarion.org

commission memo

DATE: October 7, 2020

TO: Planning & Zoning Commission

FROM: David N. Hockett, AICP
Principal Planner

RE: ECHO HILL 4TH ADDITION – COMPREHENSIVE PLAN AMENDMENT & REZONING

- a. Public hearing regarding an amendment to the Future Land Use Map of the Marion Comprehensive Plan and rezoning request for property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa.
- b. CPC Resolution No. 20-33 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Single-Family Attached Residential for property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa. (Integrity Custom Homes, Inc.)
- c. CPC Resolution No. 20-34 recommending approval of a rezoning request from R-2, Medium Density Single Family Residential to SR-4, Suburban Two-Family Residential District for property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa. (Integrity Custom Homes, Inc.)

The applicant, Integrity Custom homes is seeing an amendment to the Future Land Use Map of the Marion Comprehensive Plan and a request to rezone property located north of Echo Hill Road and west of Ridge Stone Lane consisting of 5.34 acres. The applicant is seeking to construct duplex condominiums, which they identified as housing need not currently available in the vicinity and requested by potential homebuyers.

CPC Resolution No. 20-33 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Single-Family Attached Residential for property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa. (Integrity Custom Homes, Inc.)

The applicant is requesting to amend the Future Land Use Map from Single Family Detached Residential to Single Family Attached Residential. The intent of the Single Family Attached residential is intended to permit the development of multi-tenant structures of townhomes, duplexes and some types of condominiums. The proposed. Single Family Attached Residential is a typical land when adjacent to single family homes and is considered identical to pre-existing land uses or totally compatible. Development should be designed consistent with good planning practice.



Figure 1: Vicinity Map

The applicant is requesting to amend the Future Land Use Map from Business Parks/Office to Multi-Family Residential. Multi-family residential land uses are often used as a transitional area between lower intense residential and commercial/office uses. Even though the property is not directly adjacent to the lower intense residential, it does offer a use that transitions from the Corridor Commercial uses along the south side of Oakbrook Drive to the less intensive uses northeast of Oakbrook Drive and East Post Road.

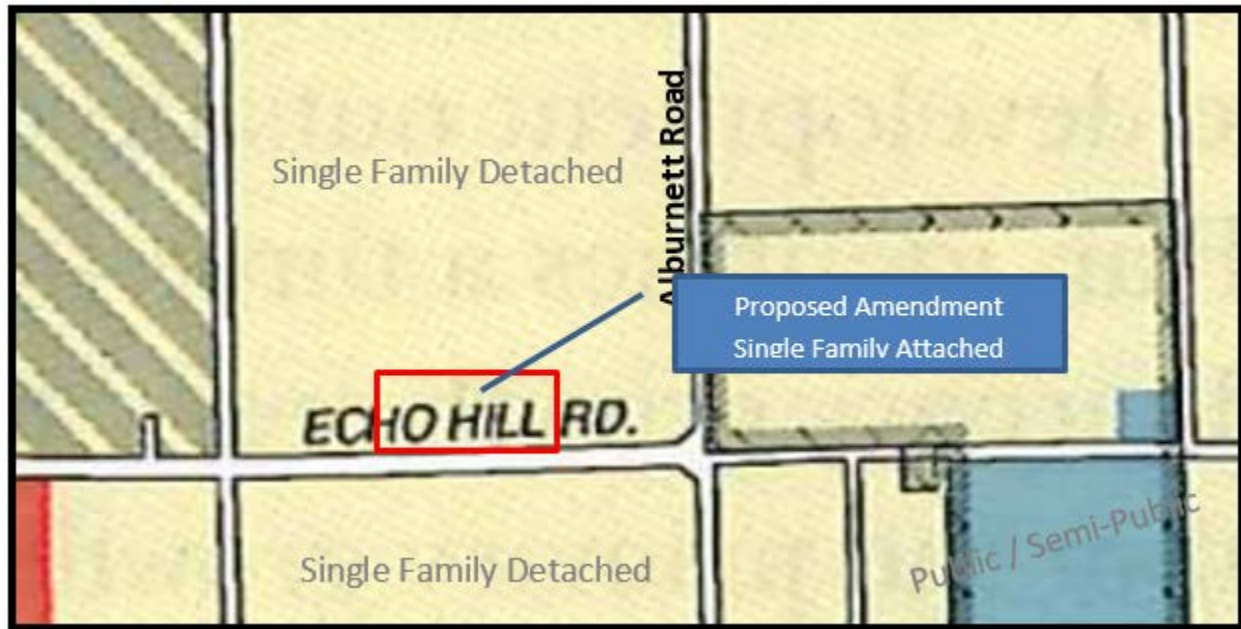


Figure 2: Future Land Use Map

Staff has no concerns regarding the proposed future land use map amendment, as attached residential land use is an appropriate land use adjacent to single family attached residential land uses zoning. Staff Recommends **APPROVAL** of CPC Resolution No. 20-33 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Single-Family Attached Residential for property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa

CPC Resolution No. 20-34 recommending approval of a rezoning request from R-2, Medium Density Single Family Residential to SR-4, Suburban Two-Family Residential District for property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa. (Integrity Custom Homes, Inc.)

The current, R-2, Medium Density Single Family residential only permits traditional single family residential. The applicant initially request R-3, Two Family Residential but the district tis being phased out with for the new districts, so the request has been amended to SR-4, Suburban Two-Family Residential which is intended and designed for “certain medium density residential areas of the City free from other uses except those which are both compatible with and convenient to the residents of such a district. SR-4 District is characterized by two-family dwellings”

The applicant has preliminary platted single-family lots for the entire development in 2016, but has indicated a changing market and a request by builders and potential buyers seeking additional housing

options. The applicant is proposing seven duplex condominiums (14 total units) with a density of 2.62 units per acre, which is compatible with traditional single-family detached homes.

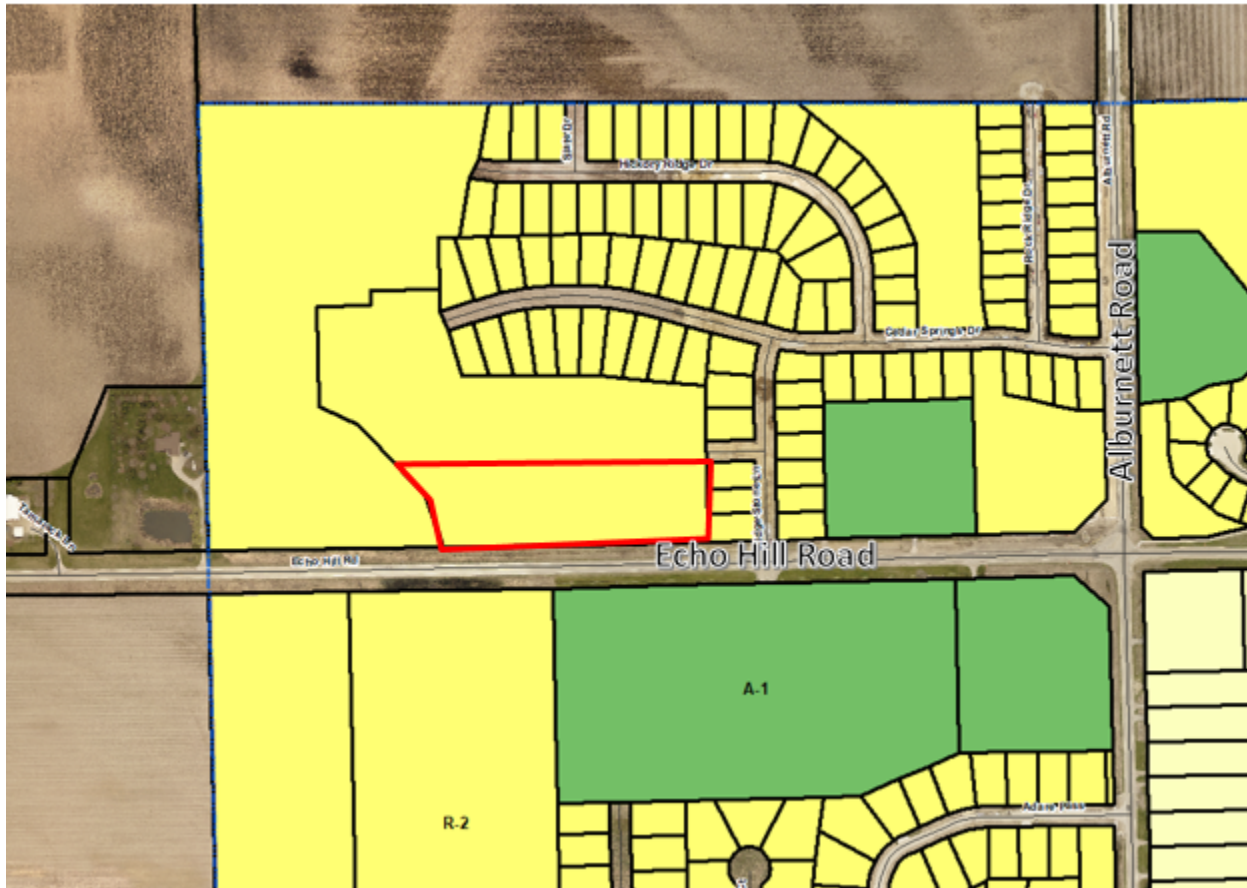


Figure 3: Zoning Map

The property to the north / east / west is currently zoned R-2, Medium Density Single Family Residential and is proposed SR-2, Suburban Residential 2, which replaces the R-2 district with the zoning map update. The property to the south is currently zoned A-1, Rural Restricted and R-2, which per the proposed zoning map update will remain AG, Agricultural and SR-1, Suburban Residential-1, the proposed zoning classification would be consistent with both the current and future adjacent zoning districts.



REAR ELEVATION



FRONT ELEVATION

SHEET #

1 of 6

JOB #

2321-0319

SCALE: 1/8" = 1'-0"

March 23, 2020

DESIGN BY: MIKE PRULL

PROJECT NAME

JASON JOHANNES

CAMDEN FARMS 2-2 - 70'

SHEET DESCRIPTION

FRONT & REAR
ELEVATION

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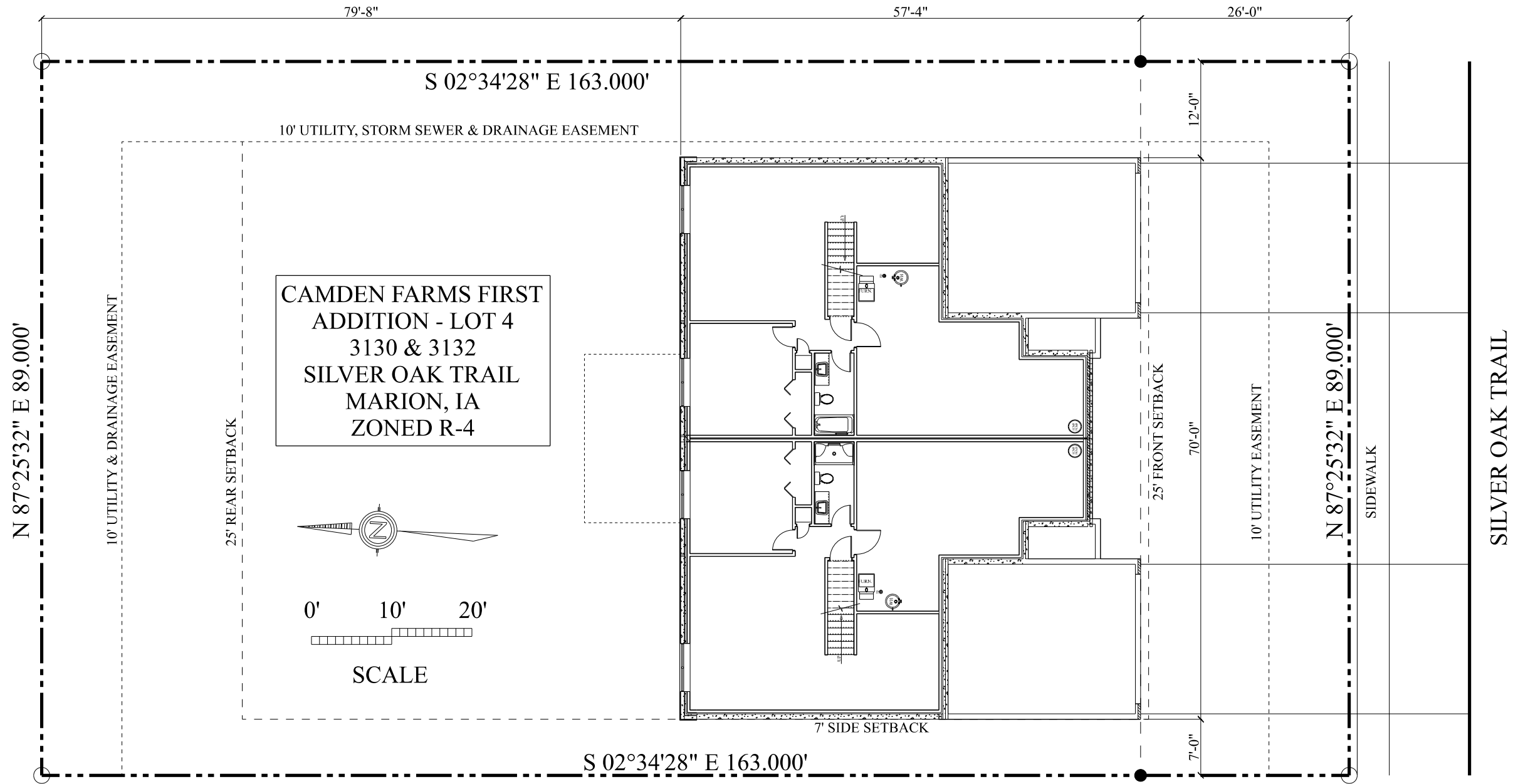
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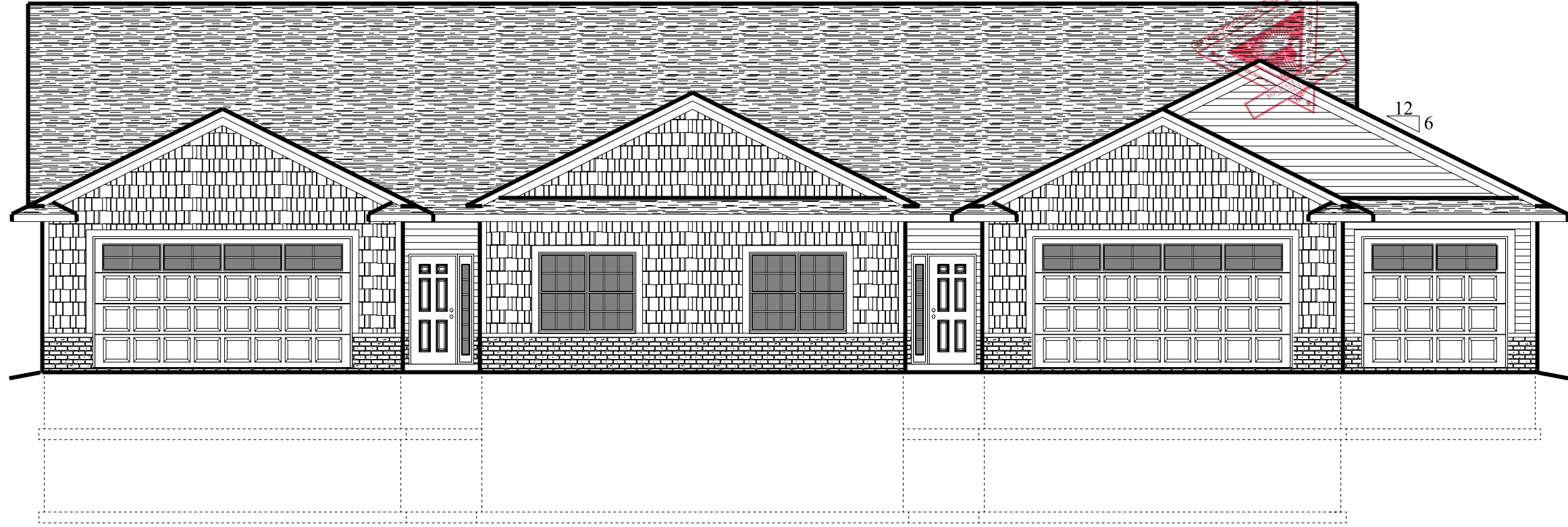
CERTIFIED PROFESSIONAL BUILDING DESIGNER





8'-0"

9'-1 1/8"



FRONT ELEVATION

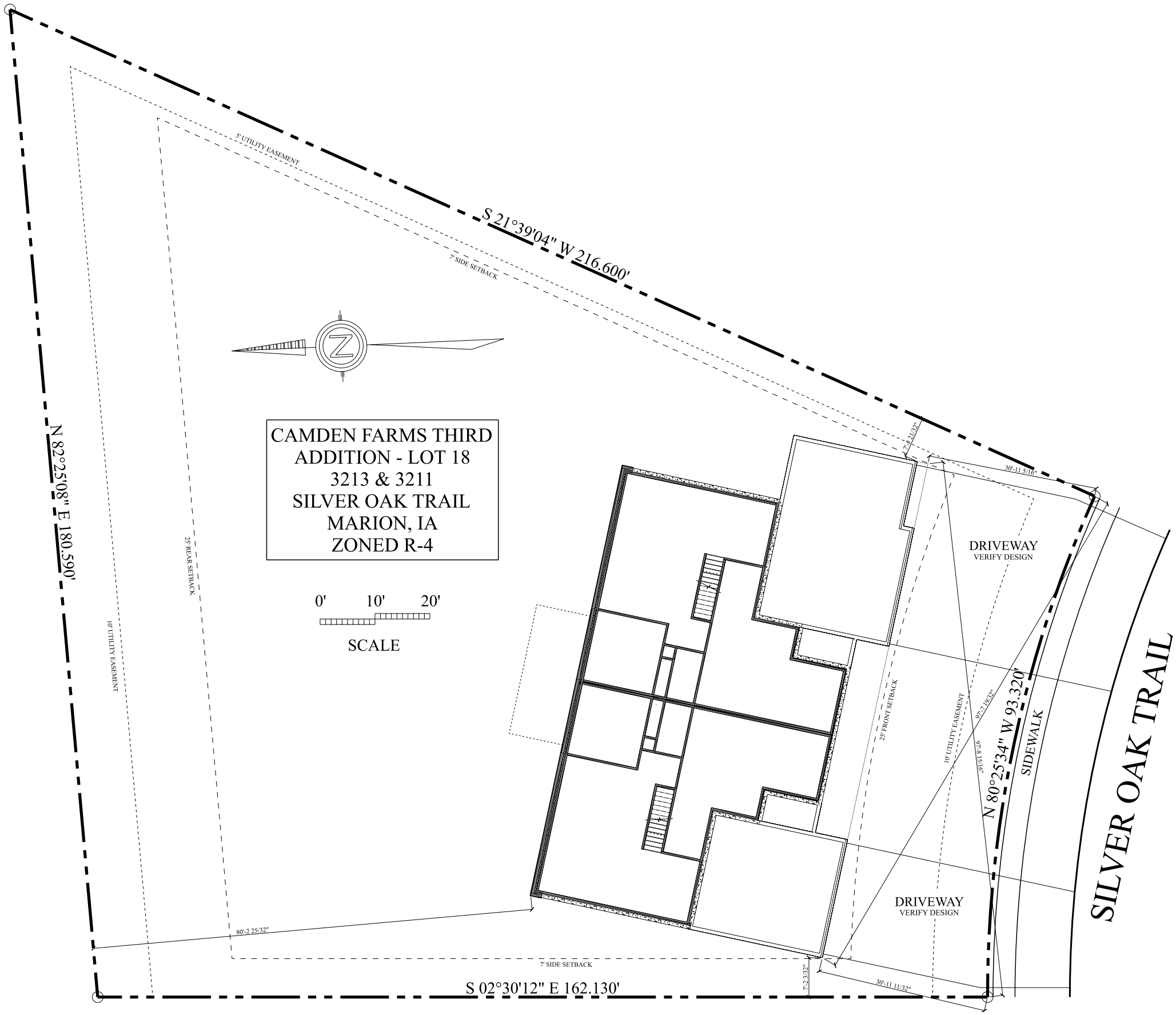
8'-0"

9'-1 1/8"



REAR ELEVATION





commission memo

DATE: October 6, 2020
TO: Planning & Zoning Commission
FROM: David N. Hockett, AICP
Principal Planner
RE: ZONING MAP UPDATE

- a. Public Hearing regarding the update of the Official Marion Zoning Map for property located within Precinct 04 of Ward 1 and Precinct 09 of Ward 3.
- b. CPC Resolution No. 20-35 recommending approval of the Official Marion Zoning Map for property located within Precinct 04 of Ward 1 and Precinct 09 of Ward 3.

Staff will begin the process of updating the citywide zoning map to reflect the newly adopted zoning districts and phase out the existing zoning districts that have been in used since 1972. The newly adopted zoning regulations reflect modern development trends and land uses. The proposed map updates within Ward 2 are primarily residential zoning with some commercial / multi-family uses along 7th Avenue and 44th Street.

The last citywide update to the zoning map occurred in 1972 with the adoption of the new code. The City updated the Comprehensive Plan in 2010 using extensive community feedback. It is important that the City's zoning code aligns with and supports the goals and objectives of the Marion Comprehensive Plan.

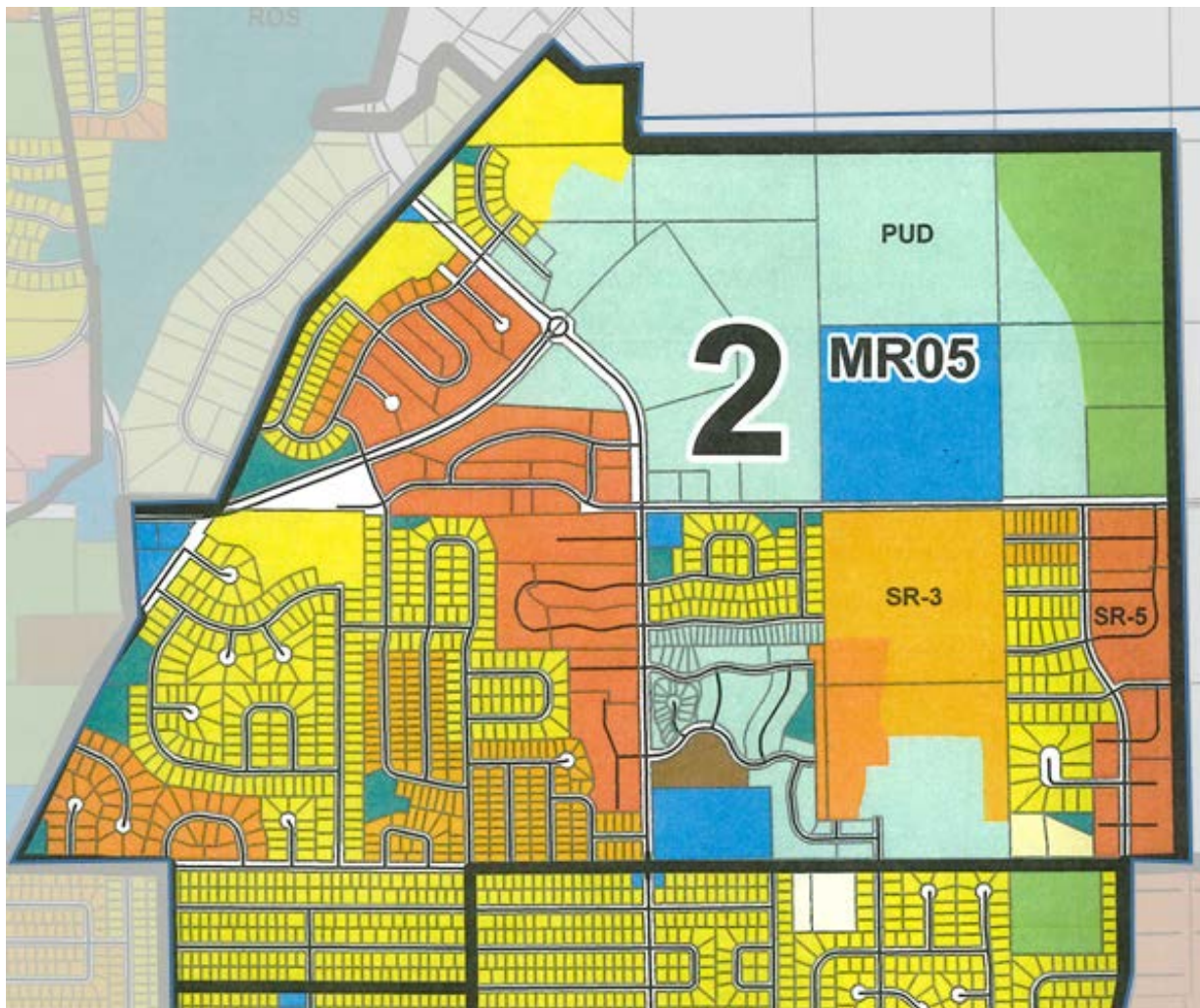
Existing Zoning Map and Proposed zoning Map
www.cityofmarion.org/zoningmapupdate

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Precinct 5

A significant portion of the property has been developed and fully built out. The proposed zoning reflects the existing land use or the approved preliminary plats for lot sizes and land uses.

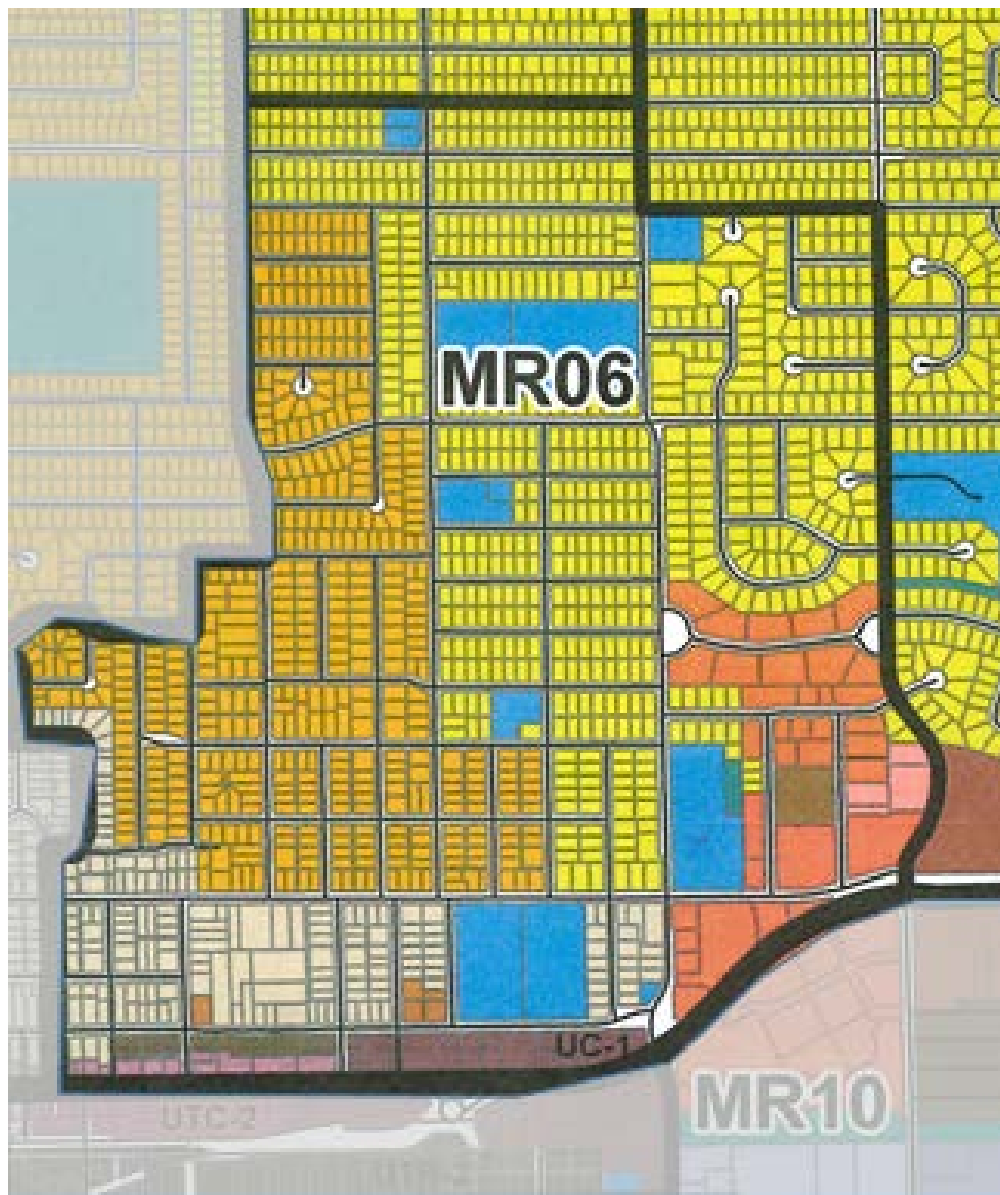
The properties zoned PUD have been left in place as the land is largely undeveloped and specific design standards were in adopted as part of the approval and staff at this time feels that the specific design standards (including setbacks) need to be maintained to keep the structures legally conforming that would permit rebuild should the structures receive significant damages. With traditional zoning, those properties would be difficult to permit rebuild. A portion of un-platted / un-planned property east of 24th Street has been zoned AG, Agriculture as it was located outside of the Neighborhood at Indian Creek design guidelines.



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Precinct 6

Precinct 6 has been fully developed primarily with single-family homes and condominium / townhouse units with commercial activity along 7th Avenue. A majority of the property has been designated SR-2 and SR-3 to reflect the single-family homes on varying lot sizes. In addition to the SR districts, older portions of the community will be zoned TR-1 and TR-2, both traditional zoning districts that allow for reduced setbacks often found in the older residential neighborhoods. Portions of 7th Avenue has been previously rezoned last year with the adoption of corridor zoning districts.



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Precinct 7

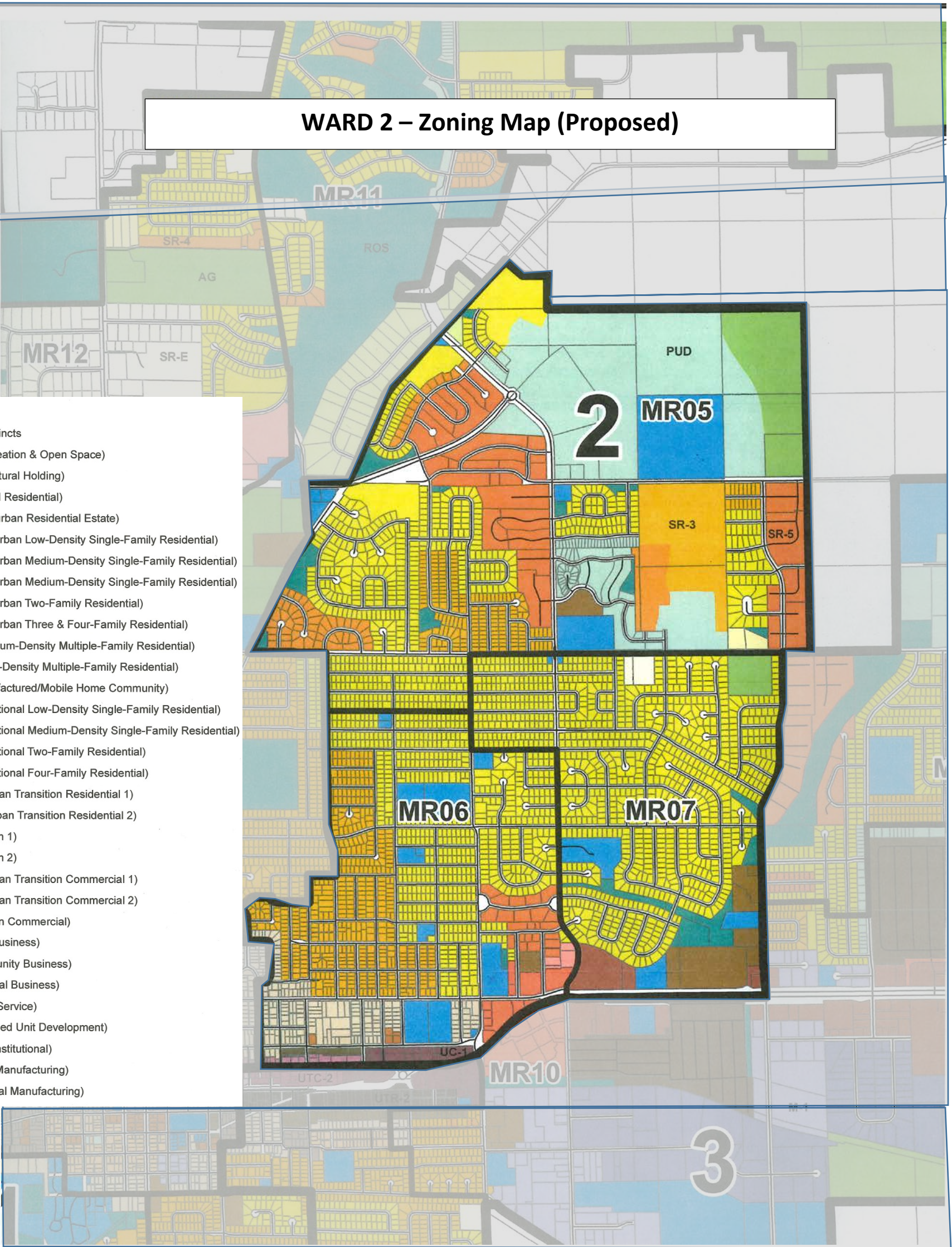
The property within Precinct 7 has been fully built out with single-family homes and a mix of commercial / Office and multi-family allocated along Highway 151 and portions of 44th Street. The only property zoned AG, is located south of 29th Avenue and west of 44th Street and will be the responsibility of the landowner to request rezoning based on submitted concept plan or preliminary plat at time of development.



WARD 2 – Zoning Map (Proposed)

































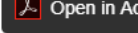
Legend

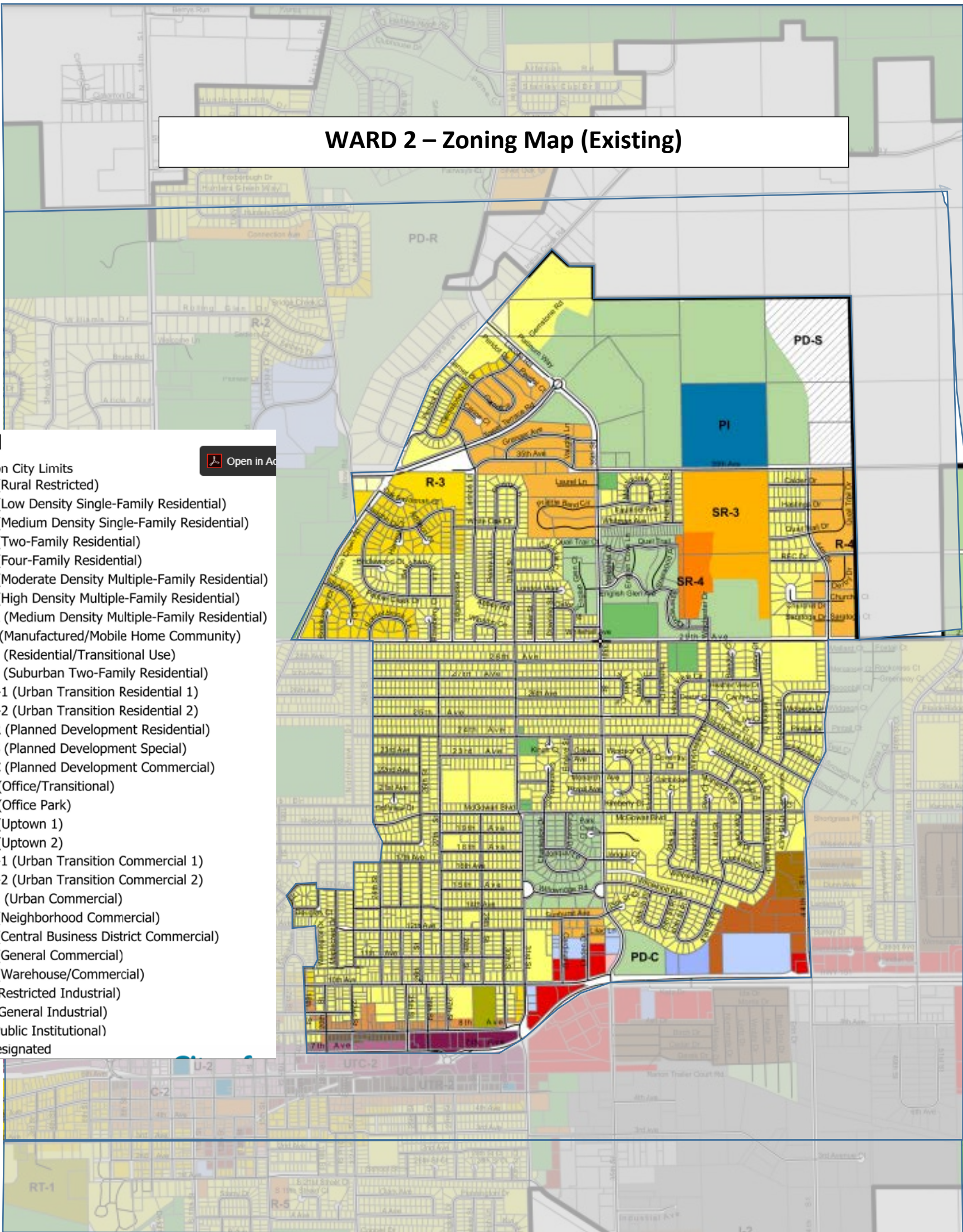
- Voting Precincts
- ROS (Recreation & Open Space)
- AG (Agricultural Holding)
- RR-1 (Rural Residential)
- SR-E (Suburban Residential Estate)
- SR-1 (Suburban Low-Density Single-Family Residential)
- SR-2 (Suburban Medium-Density Single-Family Residential)
- SR-3 (Suburban Medium-Density Single-Family Residential)
- SR-4 (Suburban Two-Family Residential)
- SR-5 (Suburban Three & Four-Family Residential)
- MR-1 (Medium-Density Multiple-Family Residential)
- MR-2 (High-Density Multiple-Family Residential)
- R-M (Manufactured/Mobile Home Community)
- TR-1 (Traditional Low-Density Single-Family Residential)
- TR-2 (Traditional Medium-Density Single-Family Residential)
- TR-3 (Traditional Two-Family Residential)
- TR-4 (Traditional Four-Family Residential)
- UTR-1 (Urban Transition Residential 1)
- UTR-2 (Urban Transition Residential 2)
- U-1 (Uptown 1)
- U-2 (Uptown 2)
- UTC-1 (Urban Transition Commercial 1)
- UTC-2 (Urban Transition Commercial 2)
- UC-1 (Urban Commercial)
- BL (Local Business)
- BC (Community Business)
- BR (Regional Business)
- OS (Office/Service)
- PUD (Planned Unit Development)
- PI (Public Institutional)
- M-1 (Light Manufacturing)
- M-2 (General Manufacturing)



WARD 2 – Zoning Map (Existing)

Legend

-  Marion City Limits
-  A-1 (Rural Restricted)
-  R-1 (Low Density Single-Family Residential)
-  R-2 (Medium Density Single-Family Residential)
-  R-3 (Two-Family Residential)
-  R-4 (Four-Family Residential)
-  R-5 (Moderate Density Multiple-Family Residential)
-  R-6 (High Density Multiple-Family Residential)
-  R-6A (Medium Density Multiple-Family Residential)
-  R-M (Manufactured/Mobile Home Community)
-  RT-1 (Residential/Transitional Use)
-  SR-4 (Suburban Two-Family Residential)
-  UTR-1 (Urban Transition Residential 1)
-  UTR-2 (Urban Transition Residential 2)
-  PD-R (Planned Development Residential)
-  PD-S (Planned Development Special)
-  PD-C (Planned Development Commercial)
-  O-1 (Office/Transitional)
-  O-2 (Office Park)
-  U-1 (Uptown 1)
-  U-2 (Uptown 2)
-  UTC-1 (Urban Transition Commercial 1)
-  UTC-2 (Urban Transition Commercial 2)
-  UC-1 (Urban Commercial)
-  C-1 (Neighborhood Commercial)
-  C-2 (Central Business District Commercial)
-  C-3 (General Commercial)
-  C-4 (Warehouse/Commercial)
-  I-1 (Restricted Industrial)
-  I-2 (General Industrial)
-  PI (Public Institutional)
-  Undesignated
-  Open in ArcGIS



commission memo

DATE: October 6, 2020

TO: Planning & Zoning Commission

FROM: David N. Hockett, AICP
Principal Planner

RE: 8. Street Naming

- a. Public hearing regarding the naming of an un-named street located south of Highway 151 and west of 62nd Street to Beall Court (City of Marion)
- b. CPC Resolution No. _____ recommending approval of the naming of an un-named street located south of Highway 151 and west of 62nd Street to Beall Court (City of Marion)

With the recent construction of the Kwik Star facility located at the southeast corner of Highway 13 and Highway 151 the city received the gravel frontage road the State of Iowa. Kwik Star is making improvements to the frontage road that is a dedicated street. The frontage road while located within the State of Iowa Highway right-of-way was never officially named. With future additional development to the west of the Kwik Star property that will be accessed via this frontage road it should be given a name for address purposes. To name a street outside of a final plat per Chapter 144 (Naming Streets) of the Marion Code of Ordinances new street names shall be approved by resolution following a review and recommendation by the Planning and Zoning Commission.



9th Avenue would be the numbered avenue that this street aligns with and would normally be named, however 9th Avenue does not exist east of 22nd Street and staff would not recommend 9th Avenue when it is not continuous through the community as a street name. The street name is required to be a court per Section 175.06-5L as it is not a through street and terminates at private property.



MARION

Community Development

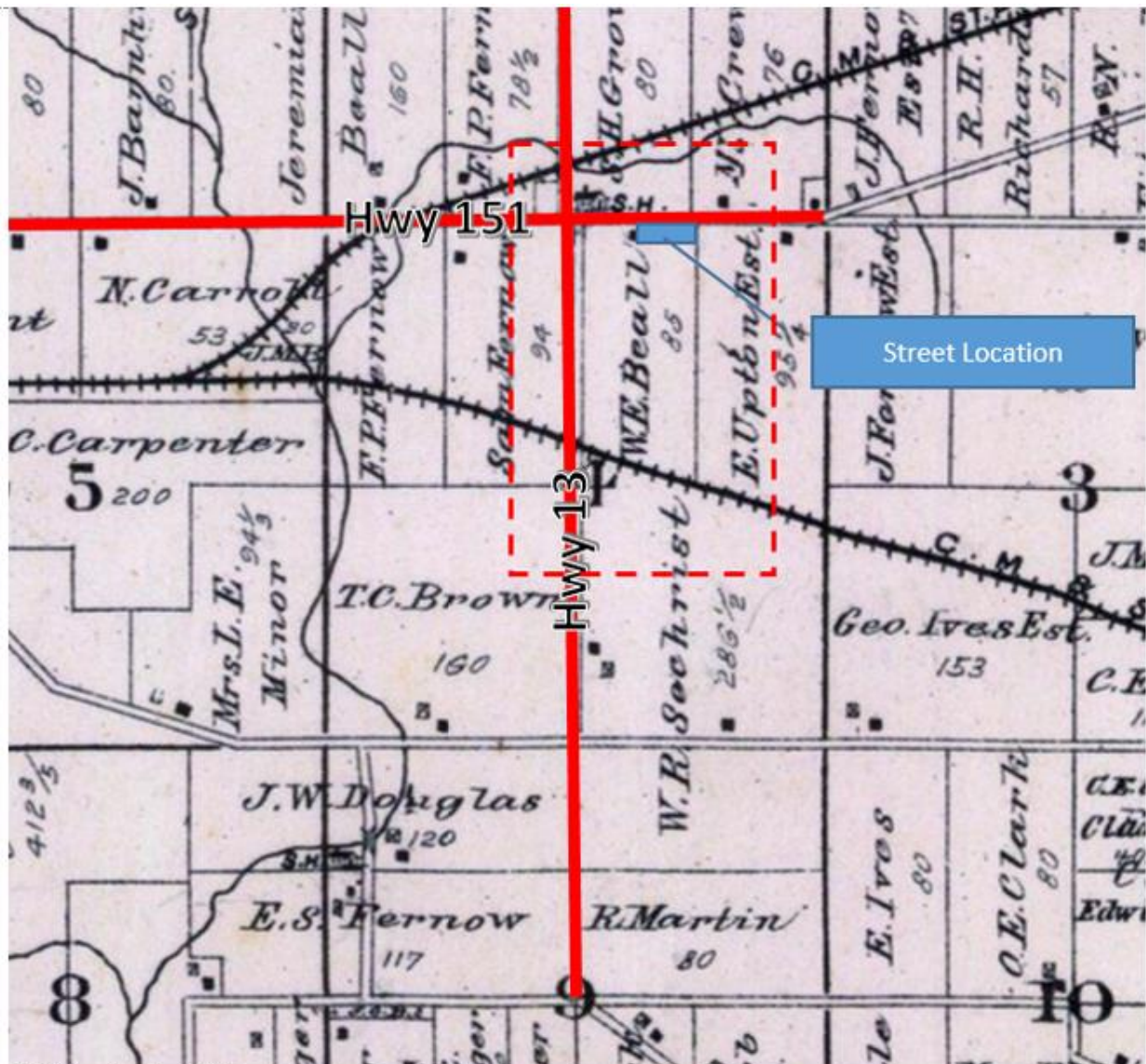
Planning Division

1225 6th Avenue, Suite 210

Marion, Iowa 52302

www.cityofmarion.org

Staff is recommending at this time the name of **Beall Court**. The Beall family (See attached Biography of W.E. Beall) owned portions of this property per the 1895 plat map and were very early settlers to Linn County



1895 Linn County Plat Map

WILLIAM E. BEALL From the History of Linn County, Iowa Volume II (1911)

William E. Beall, a representative of one of the old and prominent pioneer families of Linn county, was born here February 18, 1850, his parents being James and Dorcas (Martin) Beall, both of whom were natives of Ohio. The mother came to Linn county with her parents in 1839 when Iowa was still under territorial rule, the work of progress and improvement having been scarcely begun in this section at that time. James Beall also arrived in this county in the fall of 1839, and they were married in August, 1844. At the time of their arrival in Linn county there were but two houses in Marion and one in Cedar Rapids. He entered land from the government here and begun the development of a farm from a tract of wild prairie on which not a furrow had been turned or an improvement made. With characteristic energy he carried on the work of the fields and was identified with the farming interests of the county up to the time of his death which occurred in 1887. His wife survived until the 6th of January, 1903, and was seventy-seven years of age at the time of her demise. In their family were six children but only two are now living: Jacova and W. E. Beall.

Upon the old home farm Mr. Beall of this review was reared and there remained until thirty-three years of age. In the meantime he acquired his education in the district schools and after putting aside his text-books gave his undivided time and attention to the cultivation of the old home farm, so that he was well qualified by broad practical experience for farm work when he started out in life for himself. He was married at the age of thirty-three years to Miss Delia M. Upton, who was born in New Hampshire, in 1850, and is a daughter of Elijah and Mary A. (Hills) Upton, the former a native of the old Granite state and the latter a native of Maine. They remained residents of New England until 1856 when they came with their family to Iowa and here spent their remaining days, both passing away on the farm which is now the property of W. E. Beall. They had but two children, the younger being the son, George Upton, who died at the age of sixteen years. Mr. Upton served as a soldier in the Civil war with the rank of sergeant.

Following his marriage W. E. Beall purchased a farm in Marion township and has since made it his home. He here owns a tract of one hundred and ninety acres and makes a specialty of raising and feeding stock in addition to cultivating the cereals best adapted to the soil and climate. The farm is a well improved property, equipped with all modern accessories and conveniences and in its attractive appearance indicates the careful supervision and progressive methods of the owner.

In 1900 Mr. Beall was called upon to mourn the loss of his wife, who died on the 25th of October of that year, her death being deeply regretted by many friends as well as her immediate family. She was laid to rest in Oak Shade cemetery at Marion and her memory is yet cherished by many who knew her. By her marriage she had become the mother of seven children : Oca, who is a graduate of the Marion high school of the class of 1903 and of the state normal school at Cedar Falls and has been engaged in teaching for two years; Pearl, who was graduated from the Marion high school with the class of 1905 and is now in Lincoln, Nebraska; Jay, living on a farm at Carpenter, Wyoming; Ray, still at home; Myrtle, the wife of Alford M. Sheibley, now of Minneapolis; Lucy, who died in October, 1893; and Mary E., who is a student in the Marion high school.

Mr. Beall and his family are members of the Methodist Episcopal church and he is ever loyal to its teachings and its principles and he endeavors at all times to live at peace with his fellowmen and is respected for his straightforward conduct in all business matters. His political support is given to the democratic party and he has served as township trustee and school director. Mr. Beall is a stockholder and one of the directors of the Farmers and Merchants Bank. He belongs to the Masonic fraternity, holding membership in Marion Lodge, No. 6, A. F. & A. M. ; Marion Chapter, No. 10, R. A. M. ; and Patmos Commandery, No. 27, Knights Templar. He has filled all of the chairs in the blue lodge and is a worthy exemplar of the craft. The entire period of his life, covering sixty years, has been spent in Linn county and that he has ever lived so as to merit the esteem and confidence of all is indicated by the fact that those who have known him longest are numbered among his staunchest friends.