

**CASCADE ZONING BOARD OF ADJUSTMENT MEETING
PUBLIC NOTICE & AGENDA
THURSDAY, MAY 4, 2023**

6:00 P.M.

COUNCIL CHAMBERS, 320 1ST AVE WEST

NOTICE: Notice is hereby given that the Cascade Zoning Board of Adjustment will hold a meeting on Thursday, May 4, 2023 at 6:00 PM in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033. Any visual or hearing- impaired persons or persons with special accessibility needs should contact the City Clerk at 563-852-3114 prior to the meeting.

1. Call to Order.
2. Roll Call.
3. Approve the Agenda
4. Open Public Hearing – Aquin Little Angels Daycare-Use of Single Family R1 Lot for a Daycare-401 3rd Ave NW
5. Close Public Hearing
6. Consideration to Approve Special Exception 401 3rd Avenue NW for use of a Daycare Facility
7. Adjournment.

Board of Adjustment Hearing Application
City of Cascade

Hearing No.: 2023-01
Hearing Fee: \$200 pd 4/4/23
chk 10480

1. Name and address of applicant: Aquin Educational System
608 3rd Ave NW
Cascade IA 52033
(Phone Number)

2. Nature of the Request: Interpretation and review of decision of zoning administrator.
(Check which applies) (Complete Section I of Application)
 Special Use or Exception Permit as required by the Zoning
Ordinance. (For Solar Energy Systems)
(Complete Section II of Application)
 Variance to a requirement of the Zoning Ordinance.
(Complete Section III of Application)

3. Location and dimensions of property: 401 3rd Ave NW
(Street Address)
120x120 / 14400 sq ft.
(Width, Depth, and Area in sq. ft.)

4. Legal description of property: Lot 1 and 2 Block 13 West Cascade
(Lot Number (s), Block Number (s), Subdivision Name)

5. Present zoning classification: R-1 Single Family Res
(Example A-1, R-1, C-2, M-1)

6. Existing and Proposed Uses of the Property: Vacant lot after house
moving. Backyard, fenced-in, play area for
Aquin Little Angels is proposed

7. Attach a plat showing the location, dimensions, and use of the property and all property within 200 feet thereof including streets, alleys, and other prominent physical features.

6. Attach the names and addresses of all property owners within 200 feet of property to be re-zoned.

7. Signature and date: Mark J. Oberg 4-4-2023
(Applicants or Property Owners Signature) (Date)

8. Application Fee \$200

SECTION II

REQUEST FOR SPECIAL EXCEPTION as required by Section RI(D) of the Cascade Zoning Ordinance.

1. What is the proposed Special Exception (attached plat plan)? City code requires day nurseries and pre-schools to obtain a special except.
The property is vacant and we wish to extend the back fence onto this lot to make a bigger play area. The fence will be no taller than 6 ft per code

2. How will the proposed Special Exception be compatible with adjacent properties and other properties in the zoning classification district?

The adjoining daycare already exists with a play yard.
This will just give more outdoor space for the children.

NOTE: we will combine the two lots after approval to allow the new fence to go over the current lot line.

3. The Special Exception will not be detrimental to the character of the neighborhood because:

the ~~yard~~^{extended} yard is just adding more space,
not changing any new use in the neighborhood.



1836-430023

1836-431005

1836-431004

1836-431003

1836-431007

1836-431008

1836-431016

1836-431012

LINCOLN ST NW

Colonial Manor
Apartments

1836-432002

1836-432006

136

3RD AVE NW

1836-480005

1836-480020

Cascade Post Office

1836-

Cascade Hall

1836-490021

Ohirwa

1836-50011

1836-432005

1836-477019

1836-477018

1836-477017

1836-477016

1836-477015

1836-477012

1836-477017

1836-476003

1836-476002

1836-476007

1836-454001

1836-454006

1836-454012

54016

GRANT ST NW

54016



Summary

Parcel ID 1836477003
 Alternate ID
 Property Address 401 3RD AVE NW
 CASCADE IA 52033
 Sec/Twp/Rng N/A
 Brief Tax Description LOT 1 & 2 BLOCK 13 WEST CASCADE (ORIG TOWN);
 (Note: Not to be used on legal documents)
 Deed Book/Page 2019-12266 (10/10/2019)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District CASWD - CASCADE CITY/WESTERN DBQ SCH
 School District WESTERN DUBUQUE SCHOOL DISTRICT

Owners

Deed AQUIN EDUCATIONAL SYSTEM
 608 3RD AVE NW
 CASCADE IA 52033
 Mail To AQUIN EDUCATIONAL SYSTEM
 608 3RD AVE NW
 CASCADE IA 52033

Land

Lot Area 0.33 Acres ; 14,400 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/1/2019	ST MATTHIAS CHURCH	AQUIN EDUCATIONAL SYSTEM	19-12266	Sale to/by Government/Exempt Organization	Deed		\$100,000.00

Includes sales on or after 1/1/2003

Valuation

	2022	2021	2020
Classification	Residential	Residential	Residential
+ Assessed Land Value	\$31,920	\$31,920	\$29,640
+ Assessed Building Value	\$0	\$0	\$0
+ Assessed Dwelling Value	\$96,610	\$96,610	\$102,198
= Gross Assessed Value	\$128,530	\$128,530	\$131,838
- Exempt Value	(\$31,920)	(\$31,920)	(\$29,640)
= Net Assessed Value	\$96,610	\$96,610	\$102,198

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022
= Taxable Value	\$52,295	\$57,649
x Levy Rate (per \$1000 of value)	27.06157	27.44385
= Gross Taxes Due	\$1,415.18	\$1,582.11
- Credits	\$0.00	\$0.00
= Net Taxes Due	\$1,416.00	\$1,582.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$708	Yes	9/29/2022	117459
	September 2022	\$708	Yes	9/29/2022	
2020	March 2022	\$791	Yes	8/30/2021	819521
	September 2021	\$791	Yes	8/30/2021	
2019	March 2021	\$0	No		736153
	September 2020	\$0	No		

Show Deed/Contract

[Show Deed/Contract](#)

Annis
PO Box 241
Cascade, IA 52033

Aquin Educational System
PO Box 460
Cascade, IA 52033

Bries
PO Box 74
Cascade, IA 52033

Cigrand
PO Box 333
Cascade, IA 52033

Claus
19504 Eagle Rd
Cascade, IA 52033

Colonial Rental
18503 Skahill Rd
Cascade, IA 52033

Decker
PO Box 895
Cascade, IA 52033

Fangmann
PO Box 742
Cascade, IA 52033

Grob
PO Box 26
Cascade, IA 52033

Hughes
203 N Main St
Maquoketa, IA 52060

Jaeger
PO Box 753
Cascade, IA 52033

Knepper
617 1st Ave W
Cascade, IA 52033

Koppes
PO Box 685
Cascade, IA 52033

Manternach
1108 3rd Ave SE
Cascade, IA 52033

Nauman
PO Box 863
Cascade, IA 52033

O'Brien
307 Johnson Street NW
Cascade, IA 52033

Otting
7382 244th ST
Cascade, IA 52033

Reiter
PO Box 763
Cascade, IA 52033

St Matthias
PO Box 699
Cascade, IA 52033

Stevenson
PO Box 252
Cascade, IA 52033

Stoll
PO Box 76
Cascade, IA 52033

Strang
PO Box 591
Cascade, IA 52033

Ohnward BT
PO Box 790
Cascade, IA 52033



A Place We Call Home

City of Cascade
320 1st Avenue West
P.O. Box 400
Cascade, Iowa 52033
Ph. 563-852-3114
admin@citycascade.com

*You are receiving this notice as you are within 200 feet of the property
at 401 3rd Avenue NW.*

NOTICE OF PUBLIC HEARING

Cascade Zoning Board of Adjustment
Thursday, May 4, 2023, 6:00 p.m.
Special Exception – 401 3rd Ave NW

A Public Hearing of the Board of Adjustments will be held Thursday, May 4, 2023 at 6:00 p.m. at the Cascade City Hall, 320 1st Avenue West for a Special Exception. The request is from Aquin Little Angels to use the lot at 401 3rd Avenue NW for a fenced-in, back yard play area for the day care center. The application is available for review at City Hall. At the above listed time and place, the public will be given the opportunity to comment on this request. Written opinions on the application can be made at City Hall or by email at admin@citycascade.com.

Lisa A. Kotter, City Administrator

SHOP LOCAL, BUY LOCAL