

CASCADE PLANNING & ZONING COMMISSION MEETING
PUBLIC NOTICE & AGENDA
JANUARY 19, 2023
6:00PM

NOTICE: Notice is hereby given that the Cascade Planning & Zoning Commission will hold a meeting on **Thursday, January 19, 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 as Presented
4. Meeting Minutes – Review & approve the October 6, 2022 minutes
5. Open Public Hearing on Proposed Re-Zoning for 1724 1st Ave E, Lot 1 Cascade Industrial Park 6th Addition, Parcel 1932126017 from M-2 Heavy Industrial to C-1 Highway Commercial.
6. Close Public Hearing
7. Consideration on Recommendation to the City Council on Ordinance #02-23, Proposed Re-Zoning for 1724 1st Ave E, Lot 1 Cascade Industrial Park 6th Addition, Parcel 1932126017 from M-2 Heavy Industrial to C-1 Highway Commercial.
8. Consideration on Recommendation of Resolution #06-23 Final Plat for Parkridge No 3 Subdivision
9. Other Business
10. Adjournment

PLANNING & ZONING COMMISSION MEETING
THURSDAY, OCTOBER 6, 2022
Meeting Minutes

The Cascade Planning & Zoning Commission met on Thursday, October 6, 2022, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033. Present for the meeting and answering roll were: Moriarity, Conlin, Steffen, Kerper, Otting and Moran.

A motion by Moran, second by Conlin to approve the agenda as presented. Motion carried, ayes.

Motion Kerper, second Otting to approve the September 8, 2022 minutes. Motion carried unanimously.

Motion Conlin, second Moran to open the public hearing on the request rezoning of the eastern half of 304 2nd Ave NW, future Lot 2 Takes Place from R-1 Single Family Residential to C-2 to General Retail. Motion carried, all aye.

Herb Manternach, the owner, explained his request and plans to use the storage building for a potential commercial. Kerper expressed concern that this was spot zoning. Kotter explained that the request abuts other C-2 parcels, to the East and South, so even though the rest of the block is R-1 that is not considered spot zoning.

Motion Conlin, second Kerper to close the public hearing as no other citizens attended. Motion carried, all aye.

Motion Otting, second Moran to recommend to the City Council adoption of Draft Ordinance #06-22 rezoning of the eastern half of 304 2nd Ave NW, future Lot 2 Takes Place from R-1 Single Family Residential to C-2 to General Retail. Motion carried, Roll call, four ayes, one nay (Kerper), one abstention (Steffan).

Motion Conlin, second Moran to recommend to the City Council approval of the RJ West Plat at 11 Tyler Street which will help correct a part of a building that is currently sitting on a neighbor's property. Roll call, motion carried, all ayes.

Motion Moran, second Steffan to adjourn at 6:14pm was made by Steffen. Motion carried.



Lisa A. Kotter
City Administrator



Planning and Zoning Commission January 19, 2023 Agenda

To: P&Z Commission Members

From: Lisa Kotter, City Administrator

Date: January 16, 2023

Re: Zoning Change 1724 1st Ave E and Parkridge No 3 Plat

REZONE

I have discovered that the laundromat property is zoned M-2, which does not permit commercial businesses like a laundromat. Before I could reach out to the owner, they approached me about a resale wanting to go in the west end of the existing building. This is also not permitted so I explained the best route is to request a rezoning. I also want the CEDC to consider rezoning the two parcels west of this lot to be commercial. It is usually best to have frontage lots on a main corridor to be commercial and the back industrial park lots to be the M-1 or M-2 zones. The CEDC Board is meeting Thursday at noon to discuss if they are willing to make this request as well. The last lot the CEDC owns, which is labeled at Lot 4, may be purchased by Terry Gravel as he owns the next one to the West. He would like to be able to continue using that lot for his business.

I think we should consider a zoning code change that would allow commercial businesses in M-1 or M-2 as we have some mixed uses at this time.

I would also recommend the rezoning of this lot to make it compliant with hits current use.

PLAT

Maryville is ready to begin Phase 3 of Parkridge subdivision. The Plat is attached. They have already submitted the storm water plans which were approved by our engineer. The plat is included in the packet.



1= request to rezone
 2, 3, 4 owned by CEDC, they meet Thurs. 12pm to discuss rezone of their lots
 4= potential purchase by T. Brand



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

January 5, 2023

Dear Cascade Property Owner:

You are being sent this notice as you own property within 200 feet of 1724 1st Avenue East. The owner of this parcel is requesting a rezoning from M2 Heavy Industrial to C1 Highway Commercial. The laundromat will remain, and a resale shop is proposed in the western portion of the building. The following is the notice:

NOTICE OF TWO PUBLIC HEARINGS ON A REZONING REQUEST

The City has received a rezoning request for 1724 1st Ave East, Lot 1 Cascade Industrial Park 6th Addition, Parcel # 1932126017 from M2 Heavy Manufacturing to C1 Highway Commercial.

Notice is hereby given that on Thursday, January 19, 2023 at 6:00PM the Cascade Planning & Zoning Commission will hold a public hearing at City Hall, 320 1st Ave NW, to consider this rezoning request.

Notice is also given that on Monday, January 23, 2023 at 6:00PM the Cascade City Council will hold a public hearing at City Hall, 320 1st Ave NW, to consider this rezoning request.

At the above designated time and place, an opportunity to be heard will be given on the request.

Sincerely,

Lisa A. Kotter
City Administrator

Summary

Parcel ID 1932126017
Alternate ID
Property Address 1724 1ST AVE E
 CASCADE IA 52033
Sec/Twp/Rng N/A
Brief Tax Description LOT 1 CASCADE INDUSTRIAL PARK 6TH ADD:
 (Note: Not to be used on legal documents)
Deed Book/Page [2017-9503 \(6/5/2019\)](#)
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Class C - COMMERCIAL
 (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 Holder Giant Wash LLC PO Box 336 Dewitt IA 52742	Contract Holder
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Land

Lot Area 1.11 Acres ; 48,439 SF

Commercial Buildings

Building 1: Metal Retail Store - Wood Frame, Metal/ Frm/ Insul (<50' Wide) / Brick Veneer, 1 Story, Built - 2010,
 HVAC - Geo-Thermal/ V-Loop, Roof - Metal/ Frm/ Insul (< 50' Wide), Condition - Normal
Plumbing: 2 - Toilet Room 1 - 3-Fixture Bathroom 1 - Sink-Service (Fiberglass)

Yard Extras

#1 - (1) Paving - Concrete 3,000 SF, Concrete Parking Lots, Average Pricing, Built 2013

Sales

Date	Seller	Buyer	Recording	Sale Co
7/18/2017	WHITEWATER VENTURES LLC	GIANT WASH. LLC	17-9503	Normal
7/29/2010	CASCADE, CITY OF	WHITEWATER VENTURES	10-10549	Sale to/

Lisa A. Kotter
 City Administrator
 City of Cascade
 320 1st Ave W

Lisa Kotter

From: Tatyana T <giantwash20@gmail.com>
Sent: Thursday, January 5, 2023 9:08 AM
To: Lisa Kotter
Subject: Re: Rezoning App

Application for Change of Zoning District Boundaries
City of Cascade

APPLICANT INFORMATION

1. Name and address of applicant: Giant Wash LLC
1724 1st Ave East Cascade
5632105565
(Phone)
2. Location of property to be re-zoned: 1724 1Ave East
(Street Address)
3. Legal description of property: laundromat & resale store
(Lot Number (s), Block Number (s), Subdivision Name)
4. Present and requested zoning classification: M2 C3A
(Example A-1, R-1, C-2, M-1) (Present) (Proposed)
5. Existing and Proposed Uses of the Property:

Laundromat Laundromat resale shop

6. Narrative statement of reasons why present zoning is no-longer valid.

Manufacturing is being built in the S/E

7. Attach a plat showing the location, dimensions, and use of the property and all property within 300 feet thereof including streets, alleys, and other prominent physical features.
8. Attach the names and addresses of all property owners within 300 feet of property to be re-zoned. N/A
9. Signature and date: Job
Tillis JT _____ 01/05/22
(Applicants or Property Owners Signature) (Date)
10. Application Fee \$150 (\$200 effective 1-1-23)

ORDINANCE #02-23

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
CASCADE, IOWA BY REZONING LOT 1 CASCADE INDUSTRIAL PARK 6TH
ADDITION FROM CURRENT ZONING DISTRICT CLASSIFICATION M-2 HEAVY
INDUSTRIAL TO C-1 HIGHWAY COMMERCIAL IN THE CITY OF CASCADE,
IOWA**

WHEREAS, pursuant to the requirement of the Cascade Zoning Ordinance, the owner of 1724 1st Ave East, Cascade, Iowa, petitioned for rezoning of Lot 1 Cascade Industrial Park 6th Addition, Parcel 1932126017 from M-2 Heavy Industrial to C-1 Highway Commercial in the City of Cascade; and,

WHEREAS, pursuant to the duly published notice in the January 11, 2023 edition of the Cascade Pioneer newspaper, the Cascade Planning & Zoning Commission held a public hearing on January 19, 2023 to review, consider and hear public comment on the rezoning request; and,

WHEREAS, pursuant to the duly published notice in the January 11 , 2023 edition of the Cascade Pioneer newspaper, the Cascade City Council held a public hearing on January 23, 2023 to review, consider and hear public comment on the rezoning request; and,

WHEREAS, the Cascade Planning & Zoning Commission has approved the rezoning request and recommends to the Cascade City Council and the Cascade City Council concurs with the Planning & Zoning Commissions recommendation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Cascade, Iowa, as follows:

Section I. That the Zoning Code of the City of Cascade, Iowa, is hereby amended by rezoning Lot 1 Cascade Industrial Park 6th Addition, Parcel 1932126017 from M-2 Heavy Industrial to C-1 Highway Commercial in the City of Cascade; and,

Section II. The City Clerk is hereby directed to make the above change on the Official Zoning Map of the City of Cascade, publish the ordinance in the Cascade Pioneer newspaper and submit the Ordinance and the attached map to the Dubuque County Recorder.

Section III. This ordinance shall take effect immediately upon publication as provided by law.

PASSED, APPROVED AND ADOPTED this 23rd day of January, 2023.

Steven Knepper, Mayor

Kathy Goerdts, City Clerk

First, Second and Third Readings all January 23, 2023.

RESOLUTION #06-23

A RESOLUTION APPROVING FINAL PLAT OF PARKRIDGE NO. 3 IN DUBUQUE COUNTY, IOWA

WHEREAS, there has been filed with the City of Cascade, Iowa, a final plat of survey of Parkridge No. 3 is a subdivision consisting of Lot 7 of Parkridge No 2 in Dubuque County and Part of Lot 1 of the Subdivision of all that part of the N 1/2 , NE ¼ of Section 6, T86N, R1W Lying North of the River Except Parcel 97-140 Thereof and Except Parcel 2011-31 Thereof in Jones County All in the City of Cascade, Iowa; and,

WHEREAS, this final plat of survey has been examined by the Planning & Zoning Commission of Cascade, Iowa, and the Commission found the same conforms to the Cascade Zoning Code and recommends approval to the Cascade City Council; and,

WHEREAS, the City Council has examined the final plat of survey and finds the same conforms to the Ordinances relating thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASCADE, IOWA;

Section I. That the above described final plat is hereby approved by the Cascade City Council.

Section II. That the Mayor and City Clerk are hereby authorized and directed to sign the approval of the City of Cascade upon said plat.

PASSED AND APPROVED this 23rd day of January, 2023.

Steven Knepper, Mayor

ATTEST:

Kathy Goerd, City Clerk

PREPARED BY: MICHAEL J. WEBER, WEBER SURVEYING, LLC, 26789 46TH AVE, BERNARD, IA 52032 (563) 879-4173

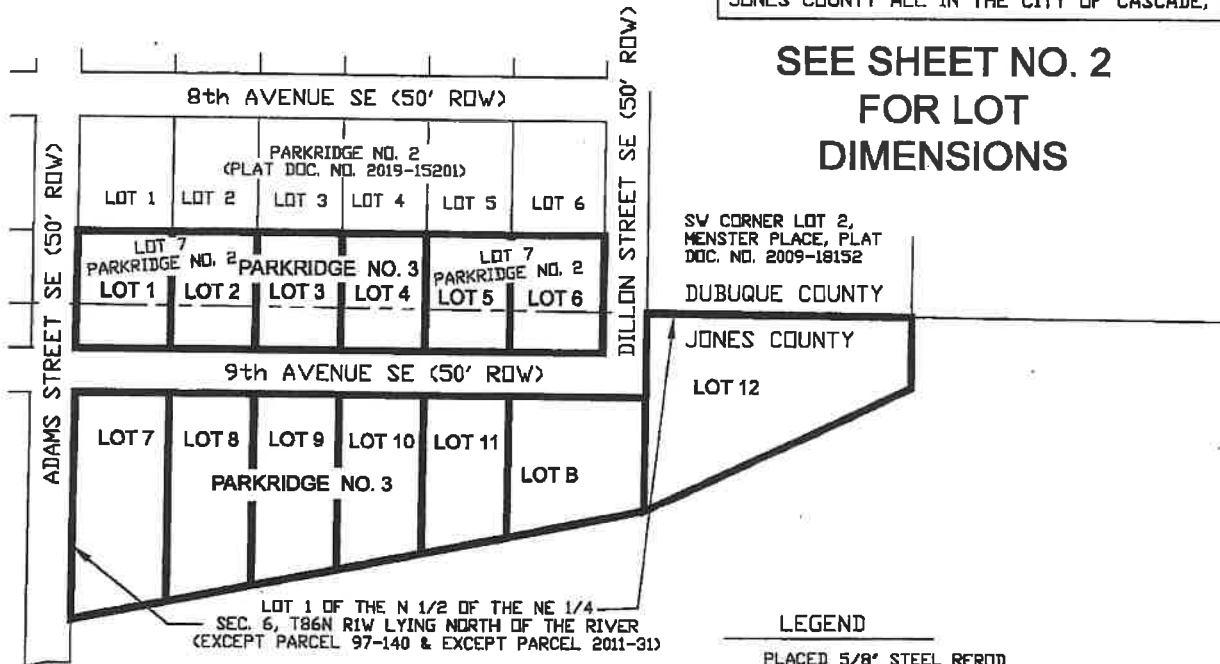
Index Legend

Location: Lot 7, Parkridge No. 2 in Dubuque County and Part of Lot 1, North 1/2, NE 1/4, Sec. 6, T86N R1W of the 5th P.M. Lying North of the River in Jones County all in the City of Cascade, Iowa
 Requestor: Jared Althoff
 Proprietor: Maryville Family Partnership LP
 Surveyor: Michael J. Weber
 Surveyor Company: Weber Surveying, LLC
 & Return To: 26789 46th AVE, Bernard, IA 52032
 mjweber1@bernardtel.com 563-590-499

**Final Plat of
 PARKRIDGE NO. 3
 in the City of Cascade, Iowa**

NOTE: PARKRIDGE NO. 3 IS A SUBDIVISION OF LOT 7 OF PARKRIDGE NO. 2 IN DUBUQUE COUNTY AND PART OF LOT 1 OF THE SUBDIVISION OF ALL THAT PART OF THE N 1/2, NE 1/4 OF SEC. 6, T86N R1W LYING NORTH OF THE RIVER EXCEPT PARCEL 97-140 THEREOF AND EXCEPT PARCEL 2011-31 THEREOF IN JONES COUNTY ALL IN THE CITY OF CASCADE, IOWA.

**SEE SHEET NO. 2
 FOR LOT
 DIMENSIONS**



SW CORNER LOT 2, MENSTER PLACE, PLAT DOC. NO. 2009-18152

DUBUQUE COUNTY

JONES COUNTY

LOT 12

LOT 1 OF THE N 1/2 OF THE NE 1/4 SEC. 6, T86N R1W LYING NORTH OF THE RIVER (EXCEPT PARCEL 97-140 & EXCEPT PARCEL 2011-31)

LEGEND

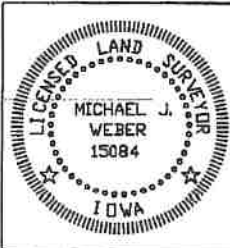
- PLACED 5/8" STEEL ROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084"
- FOUND 5/8" STEEL ROD W/ORANGE PLASTIC CAP NO. 15084 UNLESS OTHERWISE NOTED
- () RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- ROW RIGHT OF WAY
- SF SQUARE FEET

0' 100' 200'

SCALE IN FEET
 SCALE: 1" = 200'

NOTES:
 1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
 2. THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.

- SURVEYED LINE
- - - - - UTILITY EASEMENT LINE
- EXISTING PROPERTY LINE
- - - - - COUNTY LINE



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL J. WEBER (DATE)
 LICENSE NUMBER 15084
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 SHEETS COVERED BY THIS SEAL: SHEET 1, 2 & 3

WEBER SURVEYING, LLC
 26789 46TH AVE
 BERNARD, IA 52032
 PH: (563) 879-4173
 FAX: (563) 879-4199

DRAWN BY: MJW
 SURVEY DATE: 1/04/23
 DWG. 22089-PARKRIDGE NO-3-FP

SHEET 1 OF 8

FINAL PLAT of PARKRIDGE NO. 3

PARCEL 97140
INSTR. NO. 97 98 2930
PLAT BK M, PG 153

SE CORNER LOT 7,
PARKRIDGE NO. 2

LOT 1
10' UTILITY
EASEMENT

LOT 2
10' UTILITY
EASEMENT

LOT 3
12,350 SF

LOT 4
12,350 SF

LOT 5
12,350 SF

LOT 6
13,650 SF

LOT 7
25,952 SF

LOT 8
21,613 SF

LOT 9
19,805 SF

LOT 10
17,998 SF

LOT 11
16,190 SF

LOT 12
45,413 SF

LOT 13
22,534 SF

LOT 14
4,752 SF

LOT 15
4,752 SF

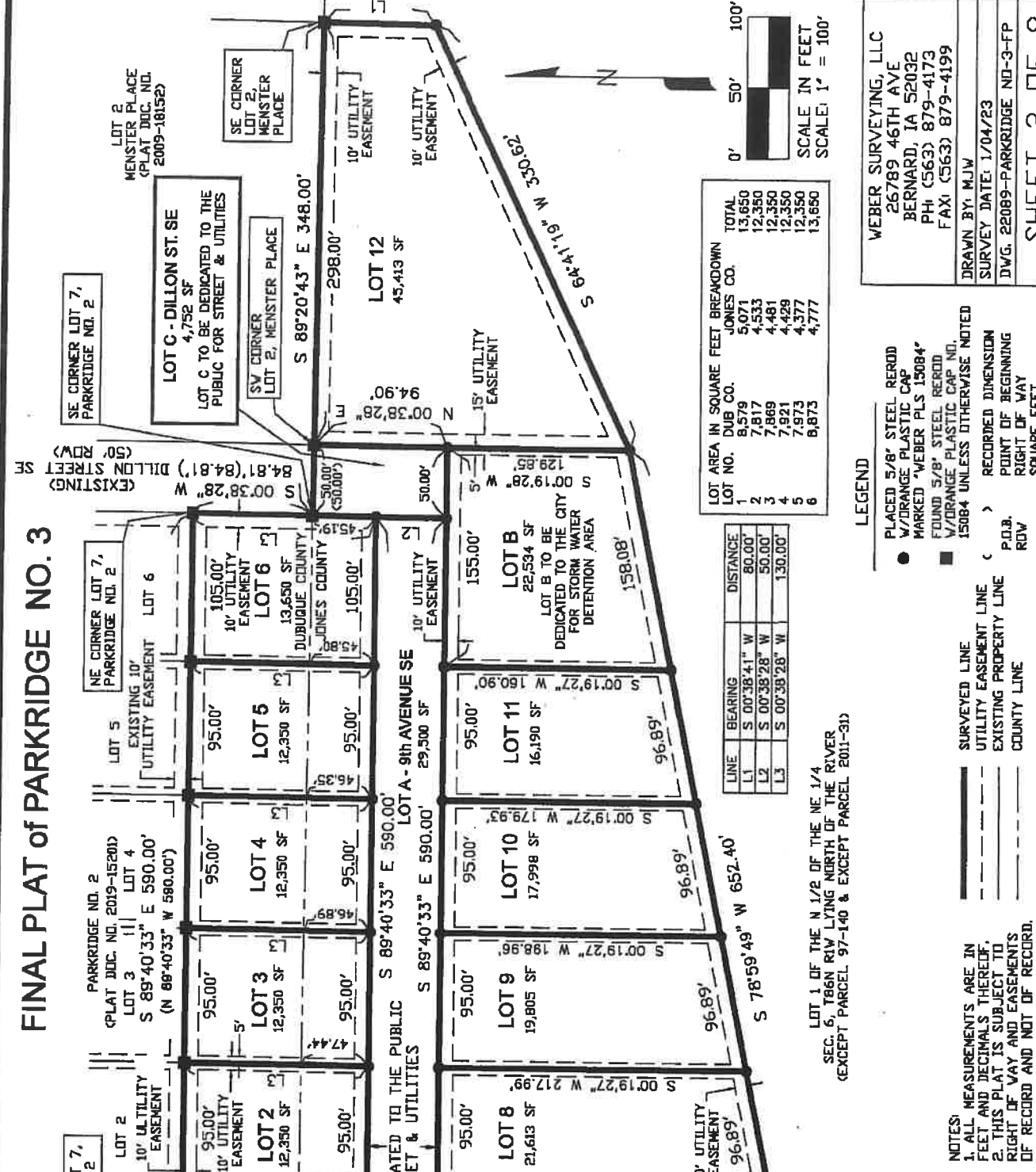
LOT 16
4,752 SF

LOT 17
4,752 SF

LOT 18
4,752 SF

LOT 19
4,752 SF

LOT 20
4,752 SF



ADAMS STREET SE (50' RDW)
(EXISTING) SE
DILLON STREET SE
(50' RDW)

SE CORNER LOT 7,
PARKRIDGE NO. 2

LOT C - DILLON ST. SE
4,752 SF
LOT C TO BE DEDICATED TO THE
PUBLIC FOR STREET & UTILITIES

SE CORNER
LOT 2, MENSTER PLACE

LOT 12
45,413 SF

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LOT 2, MENSTER PLACE

LOT 12
45,413 SF

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LOT 12
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ADAMS STREET SE (50' RDW)
(EXISTING) SE
DILLON STREET SE
(50' RDW)

SE CORNER LOT 7,
PARKRIDGE NO. 2

LOT C - DILLON ST. SE
4,752 SF
LOT C TO BE DEDICATED TO THE
PUBLIC FOR STREET & UTILITIES

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LOT 2, MENSTER PLACE

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LOT 12
45,413 SF

LOT NO.	DUB CO.	JONES CO.	TOTAL
1	8,579	5,071	13,650
2	7,817	4,533	12,350
3	7,869	4,481	12,350
4	7,821	4,429	12,350
5	7,973	4,377	12,350
6	6,673	4,777	13,650

LINE	BEARING	DISTANCE
L1	S 00°38'41" W	80.00'
L2	S 00°38'28" W	50.00'
L3	S 00°38'28" W	130.00'

WEBER SURVEYING, LLC
26789 46TH AVE
BERNARD, IA 52032
PH (563) 879-4173
FAX (563) 879-4199

DRAWN BY: MJW
SURVEY DATE: 1/04/23
DWG. 22089-PARKRIDGE ND-3-FP

SHEET 2 OF 8

LEGEND

- PLACED 5/8" STEEL REERD
- W/ORANGE PLASTIC CAP
- MARKED "WEBER PLS 15084"
- FOUND 5/8" STEEL REERD
- W/ORANGE PLASTIC CAP NO.
- 15084 UNLESS OTHERWISE NOTED

NOTES:

- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
- THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.

LOT 1 OF THE N 1/2 OF THE NE 1/4
SEC. 6, T86N R14W LYING NORTH OF THE RIVER
(EXCEPT PARCEL 97-140 & EXCEPT PARCEL 2011-31)

NOTES:

- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
- THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.

PARCEL 2011-31
INSTR. NO. 2011 1128,
PLAT BK T, PG 209

Surveyor's Certificate

I, Michael J. Weber, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me, To Wit:

PARKRIDGE NO. 3 in the City of Cascade, Iowa being comprised of Lot 7 of Parkridge No. 2 in Dubuque County in the City of Cascade, Iowa as shown in Plat Document No. 2019-15201 of the Dubuque County Recorder's Office and part of Lot 1 of the North 1/2 of the NE 1/4 of Section 6, T86N R1W of the 5th P.M., Lying North of the River in Jones County in the City of Cascade, Iowa, Excepting Parcel 97-140 as shown in Instrument No. 97 98 2930, Plat Book M Page 153 of the Jones County Recorder's Office and Excepting Parcel 2011-31 as shown in Instrument No. 2011 1128, Plat Book T Page 209 of the Jones County Recorder's Office being more particularly described as follows: Commencing at the NW corner of the said Lot 7 being the point of beginning; thence S 89°40'33" E (assumed bearing), 590.00' along the North line of said Lot 7 to the NE corner of said Lot 7; thence S 00°38'28" W, 84.81' along the East line of said Lot 7 to the SE corner of said Lot 7 also being the North line of Lot 1 of the North 1/2 of the NE 1/4 of Section 6, T86N R1W of the 5th P.M., Lying North of the River in Jones County; thence S 89°20'43" E, 348.00' along said North line to the SE corner of Lot 2 of Menster Place as shown in Plat Document No. 2009-18152 of the Dubuque County Recorder's Office; thence S 00°38'41" W, 80.00'; thence S 64°41'19" W, 330.62'; thence S 78°59'49" W, 652.40' to the East line of said Parcel 2011-31; thence N 00°15'21" E, 257.99' along said East line to the SE corner of said Parcel 97-140; thence N 00°38'28" E, 180.00' along the East line of said Parcel 97-140 and the West line of said Lot 7 of Parkridge No. 2 to the point of beginning, containing 6.44 acres and subject to easements of record and not of record.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **PARKRIDGE No. 3** in the City of Cascade, Iowa, subject to easements and right of ways of record and not of record, the plat of which is attached and made a part of this certificate. All monuments are placed or will be placed within one year from the date this plat is recorded

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed land surveyor under the laws of the State of Iowa.

BY _____

Michael J. Weber
Licensed Land Surveyor
License No. 15084

_____ Date

License Renewal Date: 12/31/23