

CASCADE PLANNING & ZONING COMMISSION
AGENDA
THURSDAY, APRIL 4, 2024
6:00PM

NOTICE: Notice is hereby given that the Cascade Planning & Zoning Commission will hold a meeting on Thursday, April 4, 2024 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 March 14, 2024 minutes
5. Open Public Hearing on Proposed Re-Zoning for Four Parcels:
1100 Industrial Court SE, 1101 Industrial Court SE, 133 Industrial Street SE and vacant parcel Tax Parcel ID 1932176019 from AG Agricultural to M-2 Heavy Manufacturing
6. Close Public Hearing
7. Consideration of Recommendation to the City Council on Ordinance #09-24
Rezoning of 1100 Industrial Court SE, 1101 Industrial Court SE, 133 Industrial Street SE and vacant parcel Tax Parcel ID 1932176019 from AG Agricultural to M-2 Heavy Manufacturing
10. Adjournment

PLANNING & ZONING COMMISSION MEETING

March 14, 2024

The Cascade Planning & Zoning Commission met on March 14, 2024, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033.

Present: Moriarity, Conlin, Steffen, Kerper and Moran.

Motion by Kerper, second by Conlin to approve the agenda as presented. Motion carried, all ayes.

Motion Steffen, second Moran to approve the February 20, 2024, minutes. Motion carried, all ayes.

Motion Moran, second Conlin to open the public hearing for the proposed zoning code change for two lots owned by the City for the new library site. Motion carried, all ayes.

City Administrator Kotter explained to the Commission about the two lots on Second Avenue that are currently R-1 Single Family. General Retail C-2 is the downtown zone that allows public buildings like a library. The Board of Adjustment has already approved a variance on these lots due to an internal lot line variance that is needed since these parcels cannot be combined because they are in different TIF Districts.

Motion Steffen, second Moran to close the public hearing.

Motion Moran, second Steffen to recommend to the City Council Ordinance #08-24 a zoning district change on 108 2nd Avenue SW and the Vacant Lot to the East of 108, from R-1 Single Family Residential to C-2 General Retail. Motion carried, all ayes.

Motion Kerper, second Steffen to adjourn at 6:20pm. Motion carried.

Lisa A. Kotter
City Administrator

ORDINANCE #09-24

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CASCADE, IOWA BY REZONING PARCELS 1932176016, 1932176019, 1932176018, AND 1932176013 FROM THE CURRENT ZONING DISTRICT CLASSIFICATION A-1 AGRICULTURAL TO M-2 HEAVY MANUFACTURING IN THE CITY OF CASCADE, IOWA

WHEREAS, pursuant to the requirement of the Cascade Zoning Ordinance, the owners of four lots (1) 1100 Industrial Court SE (Lot 1 Cascade Industrial Park 7th Add, PIN 1932176016), (2) Vacant Lot on Industrial Court (Lot 2 Cascade Industrial Park 8th Add, PIN 1932176019) and (3) 1101 Industrial Court SE, (Lot1 Cascade Industrial Park 8th Add, PIN 1932176018), and (4) 133 Industrial Street SE, (Lot 1 Cascade Industrial Park 4th Add, PIN 1932176013) petitioned for rezoning of these four lots from A-1 Agricultural to M-2 Heavy Manufacturing in the City of Cascade; and,

WHEREAS, pursuant to the duly published notice in the March 27, 2024 edition of the Cascade Pioneer newspaper, the Cascade Planning & Zoning Commission held a public hearing on April 4, 2024 to review, consider and hear public comment on the rezoning request; and,

WHEREAS, pursuant to the duly published notice in the March 27, 2024 edition of the Cascade Pioneer newspaper, the Cascade City Council held a public hearing on April 8, 2024 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 four lots (1) 1100 Industrial Court SE (Lot 1 Cascade Industrial Park 7th Add, PIN 1932176016), (2) Vacant Lot on Industrial Court (Lot 2 Cascade Industrial Park 8th Add, PIN 1932176019) and (3) 1101 Industrial Court SE, (Lot1 Cascade Industrial Park 8th Add, PIN 1932176018), and (4) 133 Industrial Street SE, (Lot 1 Cascade Industrial Park 4th Add, PIN 1932176013); 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 13th day of May, 2024.

Steven Knepper, Mayor

Kathy Goerd, City Clerk

First Reading
Third Reading

Second Reading
Publication

American Legal

Application for Change of Zoning District Boundaries
City of Cascade

APPLICANT INFORMATION

1. Name and address of applicant: Premium Plant NORPAR IA LLC
11044 Hwy 37, Hibbing MN 55746
888-549-1869
(Phone)

2. Location of property to be re-zoned: 133 Industrial Street SE
(Street Address)

3. Legal description of property: LOT 1 CASCADE INDUSTRIAL PARK 4TH ADD;
PIN 1932176013

4. Present and requested zoning classification: AG1 M2
(Example A-1, R-1, C-2, M-1) (Present) (Proposed)

5. Existing and Proposed Uses of the Property:

The property was purchased, and the plant was built in 2018. At that time, it was not discovered that the property was zoned Agricultural. Since this AG zoning does not allow for industrial buildings, we are requesting this rezoning action to correct what should have occurred prior to the construction.

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

Same as above in #5, the Agricultural zoning district does not permit industrial type buildings.

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.
Attached

8. Attach the names and addresses of all property owners within 300 feet of property to be re-zoned. Attached

9. Signature and date: _____
(Applicants or Property Owners Signature) (Date)

10. Application Fee \$200 effective 1-1-23 PAID BY BECK CONSTRUCTION IN ONE ACTION

Application for Change of Zoning District Boundaries
City of Cascade

APPLICANT INFORMATION

1. Name and address of applicant: Beck Construction Inc
PO Box 98 Cascade, IA 52033
(563) 852-7686
(Phone)

2. Location of property to be re-zoned: 1100 and 1101 Industrial Ct SE and Vacant Parcel West of 1101 (PINS 1932176019, 1932176016, 1932176018)
(Street Address)

3. Legal description of property: 1100=Lot 1 Cascade Industrial Park 7th Add, Vacant=Lot2 Cascade Industrial Park 8th Add and 1101= Lot1 Cascade Industrial Park 8th Add
(Lot Number (s), Block Number (s), Subdivision Name)

4. Present and requested zoning classification: AG1 M2
(Example A-1, R-1, C-2, M-1) (Present) (Proposed)

5. Existing and Proposed Uses of the Property:

When the building permits were issued in 2020-2022, it was not discovered that the property was still zoned Agricultural. Since this AG zoning does not allow for industrial buildings, we are requesting this rezoning action to correct what should have occurred prior to the construction on two of the three parcels.

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

The answer here would be the same as is listed in #5 above.

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.
Attached

8. Attach the names and addresses of all property owners within 300 feet of property to be re-zoned. Attached

9. Signature and date:  3-19-24
(Applicants or Property Owners Signature) (Date)

10. Application Fee \$200 effective 1-1-23 one Fee of \$200 paid for these three parcels and Premium Plant Services

Find address or place

Layer List

- CAT 142
- CAT 153
- Dubuque County TIF Boundaries
- Dubuque Co Parcels
- Jones Co Parcels
- City Zoning Districts
 - A-1 Agricultural
 - R-1 Single Family
 - R-2 Mixed Family
 - R-3 Multiple Mobile Residential
 - R-4 Multiple Residential
 - C-1 Highway Commercial
 - C-2 General Retail
 - M-1 Light Industrial
 - M-2 Heavy Industrial
 - Dubuque Subdivisions
- Dubuque Co Sections
- Jones Co Sections



Select or search for a feature in the map

X Q

1932176016



Apply a search distance

300 Feet

Addressee Layer:

Ownership Parcels

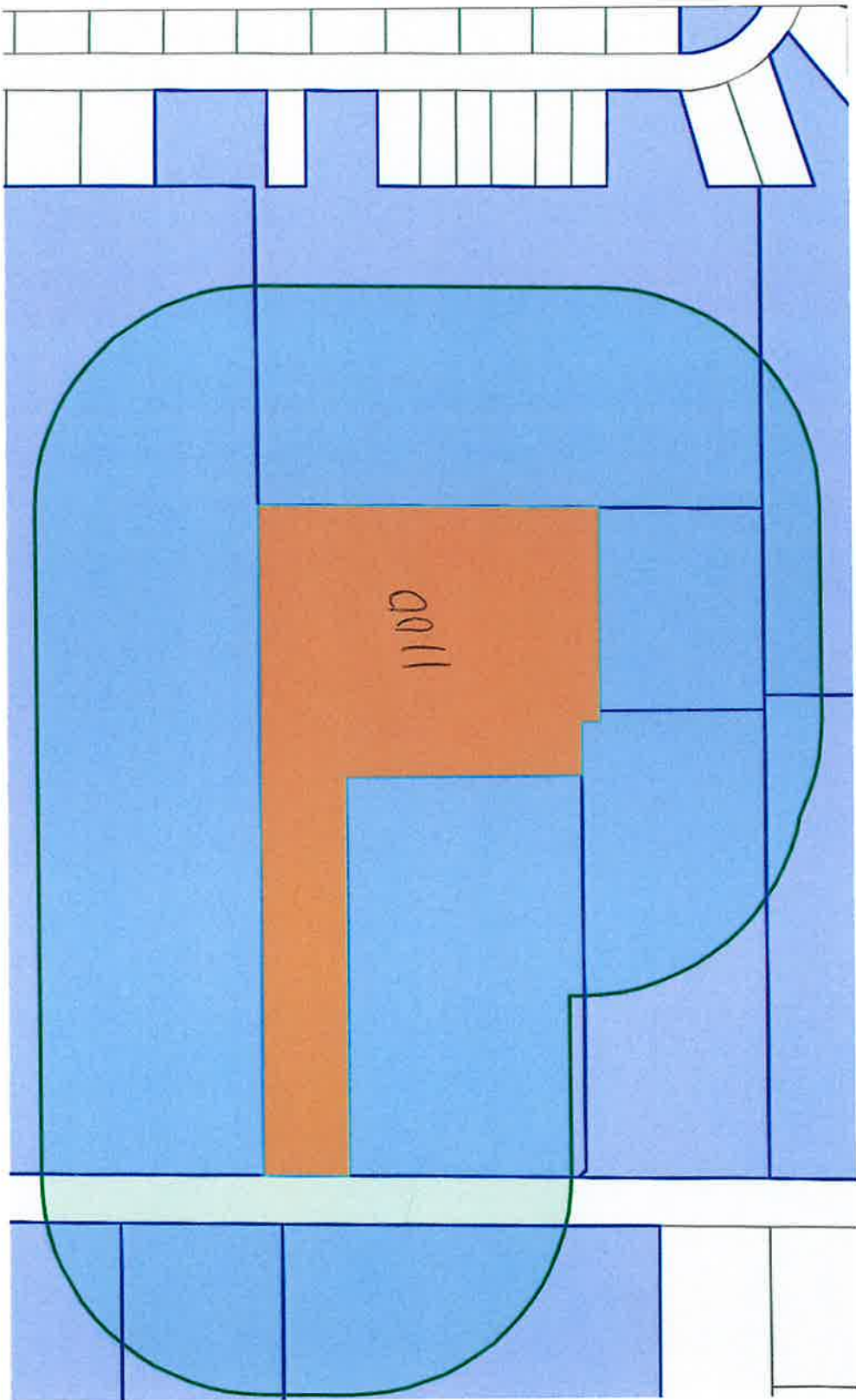
Format

Comma-separated values (CSV)

!0 addresses found, do you want to continue?

Review

Download



OwnerName	Line1	City State PostalCode
BECK CONSTRUCTION INC	PO BOX 98	CASCADE ,IA 52033
BECK, MIKE	PO BOX 98	CASCADE ,IA 52033
CASCADE ECONOMIC DEVELOPMENT C	PO BOX 695	CASCADE ,IA 52033
CASCADE, CITY OF	320 1ST AVE W BOX 400	CASCADE ,IA 52033
CENTRO INC	ONE CENTRO WAY	NORTH LIBERTY ,IA 52317
CO HAN PROPERTIES LLC	PO BOX 571	CASCADE ,IA 52033
GSD ENTERPRISES LLC	1851 CREEKWOOD DR	DUBUQUE ,IA 52003
H & J REAL ESTATE LLC	1108 3RD AVE	CASCADE ,IA 52033
MACC PROPERTIES LLC	3150 22ND AVE	MARION ,IA 52302
NORPAR IA LLC	11044 HWY 37	HIBBING ,MN 55746
R & D VASKE LLC	14002 NOLAN LN	PEOSTA ,IA 52068
Webber	PO Box 322	Cascade IA 52033

M-2 HEAVY INDUSTRIAL DISTRICT

- A. Statement of Intent. The "M-2" Heavy Industrial District is intended to accommodate general manufacturing and related uses of a heavy industrial character while providing protection from harmful effects to existing and future land uses in other districts.

B. PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1. Farm implement sales, service, repair, and assembly.	1 space/300 sq. ft. of sales service or office floor area.
2. Automotive and truck sales, service and repair.	1 space/300 sq. ft. of sales service or office floor area.
3. Automobile paint and body shop.	1 space/300 sq. ft. of sales service or office floor area.
4. Building material sales and storage.	1 space/300 sq. ft. of sales service or office floor area.
5. Manufacturing, assemble and processing uses, but not including the manufacture, processing or blending of fertilizers, pesticides, insecticides or other chemicals, fuels or petroleum products that are combustible, explosive or of toxic nature.	1 space/employee plus 1/vehicle used by the industry.
6. Concrete products manufacture and central mixing and proportioning plant.	1 space/employee plus 1/vehicle used by the industry.
7. Wholesaling, warehousing or storage but not including the bulk storage of liquid fertilizer, agricultural chemical or petroleum products.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
8. Contractor's office, shop and storage yard.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
9. Grain elevator and storage bins.	1 off-street loading

10. Feed milling.	space for each 5,000 sq. ft. of floor area or fraction thereof. 1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
11. Veterinarian's office and kennel.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
12. Truck and freight terminal.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
13. Welding and machine shop.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
14. Plumbing, heating, air conditioning and sheet metal shop.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
15. Railroads and public utilities including storage and maintenance yards and buildings.	1 off-street loading space for each 5,000 sq. ft. of floor area or fraction thereof.
16. Drive-in eating or drinking establishments.	5 spaces plus 1 space/50 sq.ft. of floor area.
17. Mini warehouse.	Adequate parking and driveway areas shall be provided around the building's perimeter, subject to approval.

C. PERMITTED ACCESSORY USES AND STRUCTURES.

1. Uses and structures clearly incidental and necessary to the permitted principal uses of this district.

2. Temporary buildings used in conjunction with construction provided such buildings are removed promptly upon completion of the construction work.
 3. Dwelling units for watchmen or caretakers employed on the premises provided that an open yard of at least 2,400 sq. ft. is reserved and maintained for use by the occupants.
 4. Satellite receivers.
- D. SPECIAL EXCEPTION USES AND STRUCTURES. Subject to Section 165.34(2) and other requirements contained herein, the Board of Adjustment may permit the following:
1. Stockyards, loading pens, slaughter houses and handling or processing of animal by-products, poultry processing plants, buying stations and/or sale barns and yards, provided that it is not closer than one fourth (1/4) mile to any dwelling unit other than that of the owner or operator, or any park, school, church or place of public assembly; that the provisions for drainage, sanitation, waste disposal, and fly control are approved by the County Health Officer; that it is located so that prevailing winds will not cause dust or odors to create a nuisance for developed properties in the vicinity; and that one (1) parking space for each employee and 1 space for each vehicle used by the industry be provided. An additional 25 parking spaces shall be provided for sale barns.
 2. Bulk storage of petroleum products, liquid fertilizers, and agricultural chemicals provided that such use is not closer than 300 feet to a dwelling or place of public assembly and that one parking space for each vehicle used by the industry be provided.
 3. The following uses provided that they are not closer than 1000 feet to any dwelling unit other than that of the owner or operator, or any park, school, church or place of public assembly; that 1 off-street parking space for every 2 employees and 1 off-street space for each company vehicle shall be provided.
 - a. Chemical plants.
 - b. Explosive manufacture or storage.
 - c. Fertilizer blending and manufacture.
 - d. Garbage, offal, or dead animal reduction.
 - e. Refining of petroleum and natural gas and their products.
 4. Auto wrecking and junkyards on sites of 5 acres or more provided that the front yard be maintained as an open

- space free of weeds and debris; that the site be enclosed with a 6 foot high fence or a suitable landscape planting that must screen the operation from the view of adjacent public streets and places of public assembly, parks, recreation areas, and residential properties; and that a minimum of 1 off-street parking space for each employee and 1 off-street space for each vehicle used by the facility be provided.
5. Communications stations and towers provided that they are not closer to a dwelling or place of public assembly than a distance equal to one-half their height, that will not interfere with the operation of any airport or landing strip, and that 1 off-street space for each vehicle used by the facility be provided.
 6. An on-site free-standing business identification sign up to 75-feet in height provided the sign is a distance equal to one-half its height from neighboring buildings, maintains 7.5-feet horizontal clearance and 12.5-feet vertical clearance from overhead power lines, and the sign is designed and built to withstand 100-mph winds. Applicant must demonstrate a clear and compelling need for the special exception.
 7. An adult-oriented establishment provided the establishment is not in or within sixteen hundred (1,600) feet of the borders of a residential district; any church, synagogue, mosque, temple, or other place of religious worship; any public or private school offering general education for students between the years of Kindergarten and Twelfth grade; of any daycare home or daycare business; any public park or playground. For purposes of this section, bike paths, trails, waterways, and boat launches shall not be deemed a public park; any other adult entertainment business; or any existing establishment selling alcoholic beverages for consumption on premises. The above cited distances shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed adult entertainment business is to be located, to the nearest point of the parcel of property or zoning district boundary line from which the proposed adult entertainment business is to be separated. The definitions of adult-oriented establishments in Chapter 124.02 of the Cascade Code of Ordinances are hereby incorporated by reference.

E. MINIMUM LOT AREA, WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
None.	Front 25-feet Rear 25-feet Side 20-feet Side Street, corner Lot ... 20-feet.	60-feet.

F. PERMITTED SIGNS.

1. Billboards and advertising signs provided:
 - a) That they are not within 75 feet of a highway intersection, highway structure, residence, park, school, cemetery, public or semi-public building.
 - b) That they are not within 150 feet of another billboard or advertising sign.
 - c) That they do not exceed 300 sq. ft. in area.
2. Trade, business or industry identification signs for the firm located on the site provided that:
 - a) Free standing signs shall not exceed 150 square feet in area or 25 feet in height.
 - b) Signs mounted flush on the wall of a building shall not exceed 10% of the area of the wall of the building on which they are located or 200 square feet, whichever is smaller.
 - c) Overhanging signs, attached to a building shall not project above the height of the building, or more than four (4) feet from the wall of the building and shall not have more than 100 square feet of area.
3. All signs shall be maintained in a neat and presentable condition and in the event that they shall become illegible or their use shall cease, they shall be removed promptly and the area occupied restored to a condition free from refuse and debris.
4. See Supplementary District Regulations (Section 165.12).

G. SPECIAL REQUIREMENTS.

1. Supplementary District Regulations (Section 165.12).