

**CASCADE PLANNING & ZONING COMMISSION**  
**AGENDA**  
**THURSDAY, APRIL 24, 2025**  
**6:00PM**

NOTICE: Notice is hereby given that the Cascade Planning & Zoning Commission will hold a meeting on Thursday, April 24, 2025 at 6:00 PM in the Cascade City Hall Council Chambers, 320 1<sup>st</sup> 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 August 15, 2024 minutes
5. Review and Approve Final Plat of RJ Farm No. 2
6. Review and Approve Final Plat of Oak Hill No. 19
7. Adjournment

## **PLANNING & ZONING COMMISSION MEETING**

August 15, 2024

The Cascade Planning & Zoning Commission met on August 15, 2024, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1<sup>st</sup> Ave W, Cascade, IA 52033.

Present: Moriarity, Steffen, Walter, Mehrl, Moran, Conlin and Kerper

Motion by Steffen, second by Moran to approve the agenda as presented. Motion carried, all ayes.

Motion Moran, second Steffen to approve the May 23, 2024 meeting minutes. Motion carried, all ayes.

Motion Steffen, second Moran to open the public hearing for the proposed zoning Code Change to allow front unenclosed porches to be considered for a special exception if between 19 and 25 ft setback in R-1 and R-2. Motion carried, all ayes.

City Administrator Kotter explained that there have been some requests for porches. This would allow an extra, up to 6 feet to be closer to the lot line in the front in R-1 and R-2 Districts. Brad Bofelli and Scott Casey spoke in favor of the change. Clay Gavin and Linda Hoffmann, from the Board of Adjustment, didn't think this was the best way to handle porches. They wanted to see either the variance method used or change the setbacks all together.

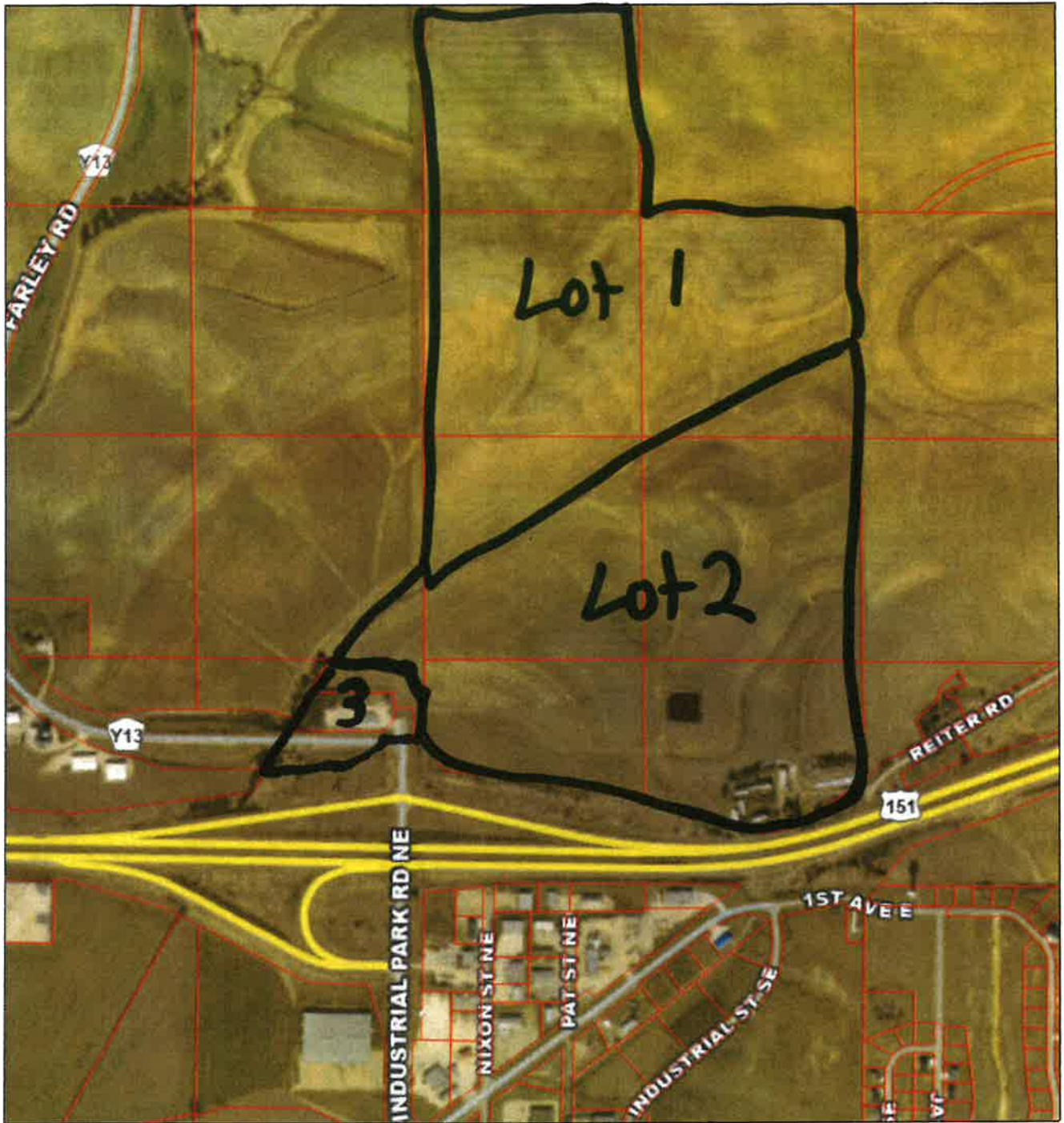
Motion Steffen, second Moran to close the public hearing.

Motion Steffen, second Moran to recommend to the City Council Ordinance #18-24 to allow unenclosed porches to have an additional six foot setback in R-1 Single Family and R-2 Mixed Family. Motion carried, all ayes.

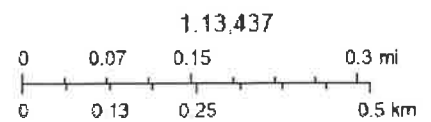
Motion Steffen, second Moran to adjourn at 7:11pm. Motion carried.

Lisa A. Kotter  
City Administrator

# ArcGIS Web Map



3/24/2025, 8 10 18 AM



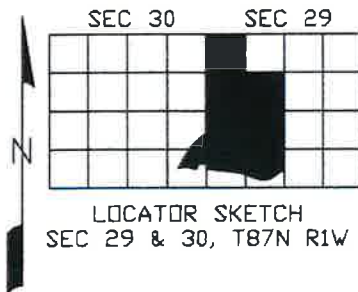
Ottawa County GIS

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

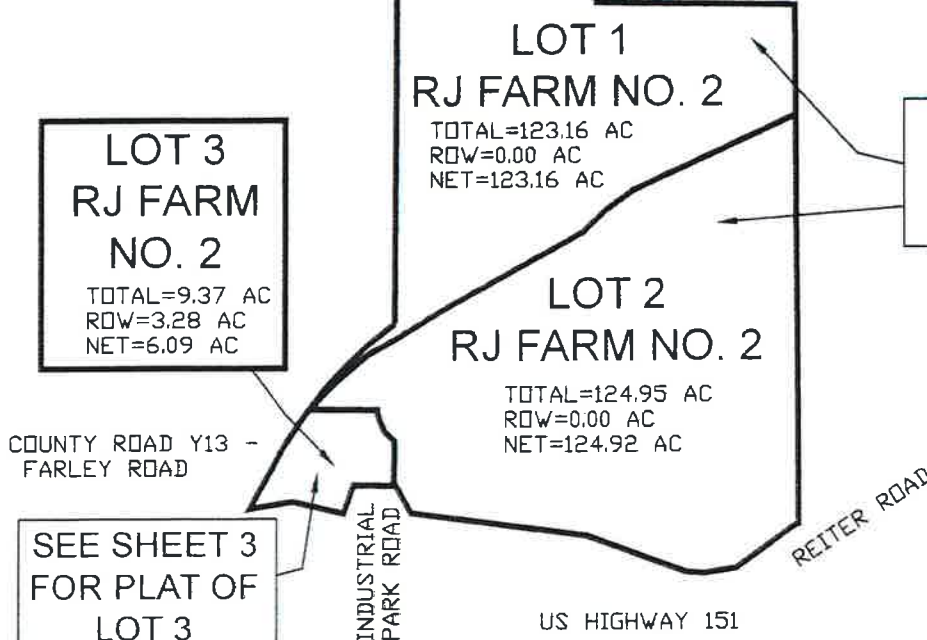
Index Legend

Location: RJ FARM NO. 2, Sec. 29 & 30, T87N R1W  
Requestor: JERALD A. REITER  
Proprietor: REITER HOLDINGS, LLC & McDERMOTT PROPANE, LLC  
Surveyor: Michael J. Weber  
Surveyor Company: Weber Surveying, LLC  
& Return To: 26789 46th AVE,  
Bernard, IA 52032

FINAL PLAT of RJ FARM NO. 2,  
in Dubuque County, Iowa

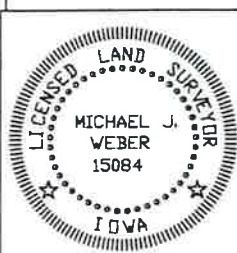


NOTE: RJ FARM No. 2 is a subdivision comprised of Lot 1 and Lot 2 of RJ FARM located in Section 30, T87N R1W of the 5th P.M. of Dubuque County, Iowa as shown in Plat Document No. 2016-63 of the Dubuque County Recorder's Office, the SW 1/4, the West 1/2 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 29, T87N R1W of the 5th P.M. of Dubuque County, Iowa, Except that part taken by Condemnation Proceedings for Highway purposes, Instr. No. 15439-99 & 18018-99 and Deeds Land Book 65 Page 273 et seq. of the Dubuque County Recorder's Office.



SEE SHEET 2 FOR  
PLAT OF LOT 1 & 2

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.  
3. TOTAL AREA SURVEYED IS 257.48 ACRES



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* March 24, 2025  
MICHAEL J. WEBER (DATE)  
LICENSE NUMBER 15084

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL: Sheets 1, 2, 3, 4 & 5

WEBER SURVEYING, LLC  
26789 46TH AVE  
BERNARD, IA 52032  
PH: (563) 590-4993  
mjweber1@bernardtel.com

DRAWN BY: MJW

SURVEY DATE: 3/20/2025

DWG. 24145

SHEET 1 OF 13

▲ UNITED STATES PUBLIC LAND  
CORNER PLACED 5/8" DIA. REROD  
W/DRANGE CAP NO. 15084 UNLESS  
OTHERWISE NOTED

● PLACED 5/8" DIA. REROD  
W/DRANGE CAP NO. 15084

▼ FOUND 5/8" DIA. REROD  
W/ALUM. IDOT CAP UNLESS  
OTHERWISE NOTED

■ FOUND 5/8" DIA. REROD  
W/DRANGE CAP NO. 15084  
UNLESS OTHERWISE NOTED

⊗ FOUND "X" IN CONCRETE  
UNLESS OTHERWISE NOTED

—— SURVEYED LINE  
--- EASEMENT LINE  
- - - EXISTING PARCEL LINE  
( ) RECORDED DIMENSION  
ROW RIGHT OF WAY  
AC ACRES

0' 300' 600'



SCALE IN FEET  
SCALE: 1" = 600'

TOTAL=9.37 AC  
ROW=3.28 AC  
NET=6.09 AC

N 51°07'36" E 217.06'  
(N 50°49'27" E 217.14')

N 47°09'53" E 204.67'  
(N 46°49'27" E 204.60')

N 42°08'35" E 204.60'  
(N 41°49'27" E 204.60')

N 37°08'39" E 153.00'

SEE SHEET  
3 FOR PLAT  
OF LOT 3

LOT 3  
RJ FARM NO. 2

LOT 2  
RJ FARM

US HIGHWAY 151 RIGHT OF WAY  
CONDEMNATION INSTR. NO. 15439-99 & 18018-99

S 89°20'40" E 1273.80'

NW COR.,  
SEC. 29,  
T87N R1W OF  
THE 5TH P.M.

NE COR.,  
NW-NW, SEC.  
29, T87N R1W  
OF THE 5TH P.M.

WEST 1/4  
OF THE NW 1/4  
SEC. 29, T87N R1W

LOT 1  
RJ FARM NO. 2  
TOTAL=123.16 AC  
ROW=0.00 AC  
NET=123.16 AC

WEST 1/4 COR., SEC.  
29, T87N R1W OF THE  
5TH P.M., FOUND FOUND  
ALUM. MON/MAGNETIC  
CAP PER COR CERT.  
DOC. NO. 2018-3369

NE-NW  
SEC. 29  
T87N R1W

S 89°04'52" E 1281.42'

NW COR.,  
SE-NW, SEC. 29,  
T87N R1W OF  
THE 5TH P.M.

NE COR., SE-NW,  
SEC. 29, T87N  
R1W OF THE  
5TH P.M.

SE 1/4 OF THE NW 1/4  
SEC. 29, T87N R1W

S 54°00'34" W 225.67'

S 85°02'08" W 1155.50'

NW COR., SW-SE,  
SEC. 29, T87N  
R1W OF THE 5TH  
P.M., FOUND 5/8"  
DIA. REROD  
W/DRANGE CAP  
NO. 15487 PER  
COR CERT. DOC.  
NO. 2018-3515

LOT 2  
RJ FARM NO. 2  
TOTAL=124.95 AC  
ROW=0.00 AC  
NET=124.95 AC

SEE SHEET 4  
FOR ACCESS  
EASEMENT

SW-NE  
SEC. 29  
T87N R1W

NW-SE  
SEC. 29  
T87N R1W

LOT 1  
CONLIN FARMS  
(PLAT DOC. NO.  
2017-15689)

FOUND 5/8"  
DIA. REROD  
W/DRANGE  
CAP NO.  
15487

REITER  
ROAD

US HIGHWAY 151 RIGHT OF WAY  
CONDEMNATION DEEDS LAND BOOK 65  
PAGE 273 et seq. PARCEL NO. 11

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	178.60'	2898.00'	178.57'	S 55°30'15" W	3°31'52"

SHEET 2 OF 13



▲ UNITED STATES PUBLIC LAND  
CORNER PLACED 5/8" DIA. REROD  
W/ORANGE CAP NO. 15084 UNLESS  
OTHERWISE NOTED

● PLACED 5/8" DIA. REROD  
W/ORANGE CAP NO. 15084

✕ FOUND 5/8" DIA. REROD  
W/ALUM. IDOT CAP UNLESS  
OTHERWISE NOTED

■ FOUND 5/8" DIA. REROD  
W/ORANGE CAP NO. 15084  
UNLESS OTHERWISE NOTED

⊗ FOUND "X" IN CONCRETE  
UNLESS OTHERWISE NOTED

— SURVEYED LINE  
- - - EASEMENT LINE  
- - - EXISTING PARCEL LINE  
( ) RECORDED DIMENSION  
ROW RIGHT OF WAY  
AC ACRES

0' 100' 200'  
SCALE IN FEET  
SCALE: 1" = 200'

LOT 1  
RJ FARM NO. 2

LOT 2  
RJ FARM NO. 2

LOT 3  
RJ FARM NO. 2

TOTAL=9.37 AC  
ROW=3.28 AC  
NET=6.09 AC

LOT 2, RJ FARM  
(PLAT DOC. NO.  
2016-63)

EASEMENT FOR  
PUBLIC HIGHWAY  
LINE PER VACATION  
INSTR. NO. 2015-14481

PUBLIC ACCESS FOR  
LOT 3 OF RJ FARM  
NO. 2 IS EXISTING  
ENTRANCE AT 1179  
INDUSTRIAL PARK RD.

CENTERLINE 30  
FEET WIDE  
ACCESS EASEMENT

COUNTY ROAD Y13 - FARLEY ROAD  
DUB. CO. ROW

US HIGHWAY 151 RIGHT OF WAY  
INSTR. NO. 15439-99 & 18018-99

LINE	BEARING	DISTANCE
L1	N 00°42'19" E	187.06'
L2	N 33°24'59" W	10.34'
L3	N 89°13'02" W	98.40'
L4	S 35°50'49" W	10.08'
L5	S 00°42'17" W	56.03'
L6	S 43°18'28" W	103.44'
L7	N 89°11'06" W	563.22'
L8	S 89°46'43" E	64.54'

AREA OF LOT 1 OF RJ FARM  
IN LOT 3 OF RJ FARM NO. 2  
TOTAL=5.72 AC, ROW=2.58 AC,  
NET=3.14 AC

AREA OF LOT 2 OF RJ FARM  
IN LOT 3 OF RJ FARM NO. 2  
TOTAL=3.65 AC, ROW=0.70 AC,  
NET=2.95 AC

SHEET 3 OF 13



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:

the SW 1/4, the West 1/2 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 29, T87N R1W of the 5th P.M. of Dubuque County, Iowa, Except that part taken by Condemnation Proceedings for Highway purposes, Instr. No. 15439-99 & 18018-99 and Deeds Land Book 65 Page 273 et seq. of the Dubuque County Recorder's Office.

and

Lot 1 and Lot 2 of RJ FARM in Section 30, T87N R1W of the 5<sup>th</sup> P.M., Dubuque County, Iowa as shown in Plat Document No. 2016-63 of the Dubuque County Recorder's Office

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **RJ FARM NO. 2** in Dubuque County, 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  
Michael J. Weber  
Licensed Land Surveyor  
License No. 15084

March 24, 2025  
Date

License Renewal Date: 12/31/25



Owner's Consent

Cascade, Iowa

March 25, 2025


The foregoing **FINAL PLAT of RJ FARM NO. 2** in Dubuque County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of the following real estate;

the SW 1/4, the West 1/2 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 29, T87N R1W of the 5th P.M. of Dubuque County, Iowa, Except that part taken by Condemnation Proceedings for Highway purposes, Instr. No. 15439-99 & 18018-99 and Deeds Land Book 65 Page 273 et seq. of the Dubuque County Recorder's Office.

and

Lot 1 of RJ FARM in Section 30, T87N R1W of the 5th P.M., Dubuque County, Iowa as shown in Plat Document No. 2016-63 of the Dubuque County Recorder's Office

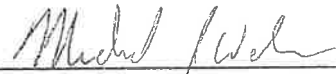
REITER HOLDINGS, LLC

  
Jerald A. Reiter, Member

  
Richard G. Reiter, Member

State of Iowa       )  
                              ) ss:  
County of Dubuque )

On this 25 day of March, AD 2025, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Jerald A. Reiter, Member of Reiter Holdings, LLC and Richard G. Reiter, Member of Reiter Holdings, LLC, to me personally known, who, being duly sworn did say that they, acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

  
Notary Public in and for the State of Iowa



Owner's Consent

Cascade, Iowa

March 24, 2025

The foregoing **FINAL PLAT of RJ FARM NO. 2** in Dubuque County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of the following real estate;

Lot 2 of RJ FARM in Section 30, T87N R1W of the 5<sup>th</sup> P.M., Dubuque County, Iowa as shown in Plat Document No. 2016-63 of the Dubuque County Recorder's Office

MCDERMOTT PROPANE, LLC

  
Jason McDermott, Member

State of Iowa            )  
                                  ) ss:  
County of Dubuque )

On this 24 day of March, AD 2025, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Jason McDermott, Member of McDermott Propane, LLC, to me personally known, who, being duly sworn did say that they, acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.



Notary Public in and for the State of Iowa



**CASCADE PLANNING & ZONING COMMISSION**  
**AGENDA**  
**THURSDAY, APRIL 24, 2025**  
**6:00PM**

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2. Roll Call
3. Approve the Agenda as Presented
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6. Adjournment

## **PLANNING & ZONING COMMISSION MEETING**

August 15, 2024

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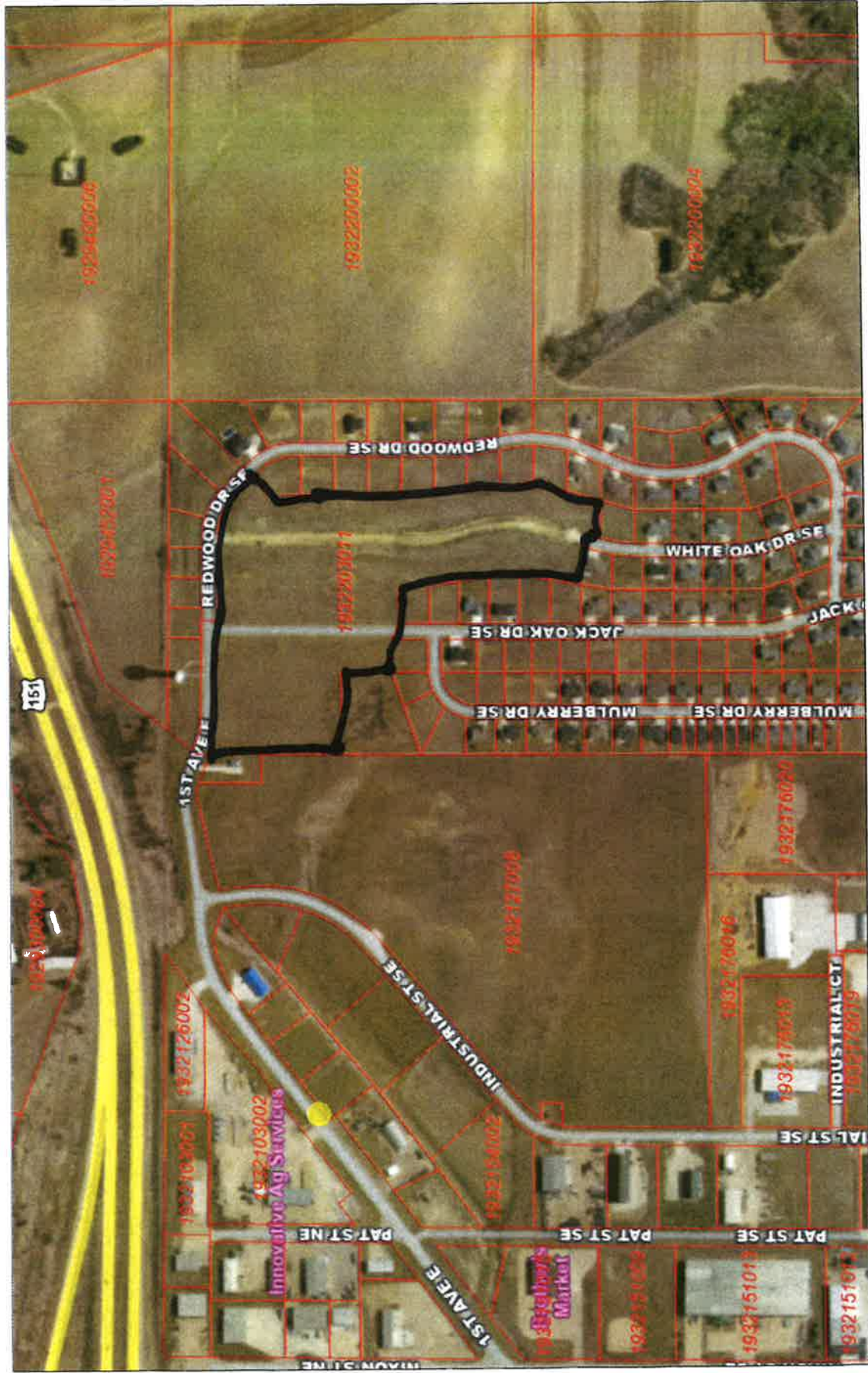
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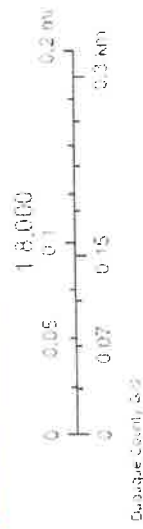
Motion Steffen, second Moran to adjourn at 7:11pm. Motion carried.

Lisa A. Kotter  
City Administrator

## ArcGIS Web Map



4/15/2025, 12:22:05 PM





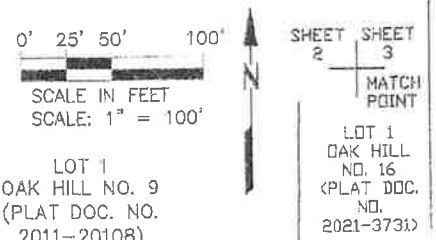
SHEET 1 OF 8



FINAL PLAT of  
OAK HILL NO. 19

SHEET 2 OF 8

UTILITY EASEMENT NOTE:  
EACH LOT IN THIS SUBDIVISION HAS  
UTILITY EASEMENTS OF 15 FEET WIDE  
ALONG ALL LOT LINES FRONTING PUBLIC  
STREETS AND 15 FEET WIDE ALONG ALL  
REAR LOT LINES, 5 FEET WIDE ALONG ALL  
SIDE LOT LINES UNLESS OTHERWISE NOTED.  
UTILITY EASEMENTS ARE FOR THE  
OWNERS/MAINTAINERS OF THE UTILITY  
SYSTEMS FOR SANITARY SEWER, STORM  
SEWER, WATER MAIN, TELEPHONE, ELECTRIC,  
GAS, CABLE TV AND OVERLAND DRAINAGE.



LOT F  
CASCADE  
INDUSTRIAL PARK  
(PLAT DOC. NO. 2008-6692)

1ST AVENUE EAST

LOT 1  
CASCADE  
INDUSTRIAL PARK  
2ND ADD.  
(PLAT  
DOC. NO.  
2012-18467)

LOT A  
AREA = 0.68 AC -  
1ST AVENUE EAST (60' ROW)

60 FEET WIDE 1ST AVENUE  
ROW DEDICATED TO  
THE PUBLIC FOR  
STREET & UTILITIES

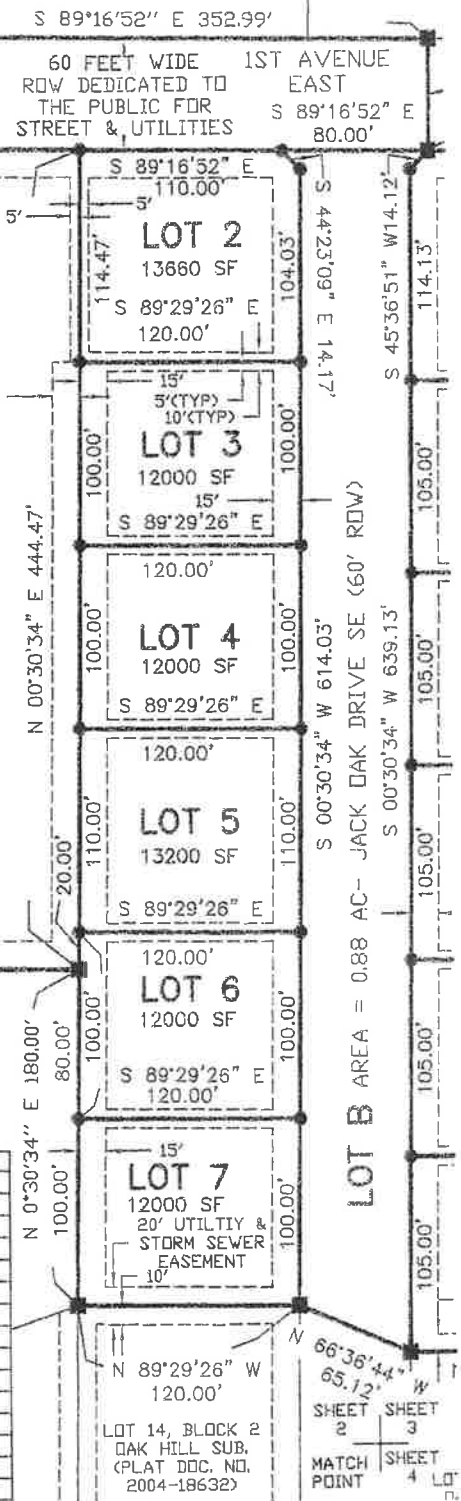
OAK HILL  
NO. 19

LOT 1  
AREA = 3.10 AC

LOT 25  
OAK HILL NO. 16  
(PLAT DOC. NO. 2021-3731)

LOT B  
OAK HILL SUB.  
(PLAT DOC. NO. 2004-18632)

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	129.11'	270.00'	127.89'	S 75°34'54" E	27°23'56"
C2	127.03'	175.00'	124.26'	N 65°10'53" W	41°35'27"
C3	30.93'	475.00'	30.93'	S 18°38'38" W	3°43'52"
C4	141.41'	330.00'	140.33'	S 77°00'18" E	24°33'08"
C5	27.96'	475.00'	27.96'	N 18°49'23" E	3°22'23"
C6	107.58'	525.00'	107.39'	N 14°38'21" E	11°44'28"
C7	111.91'	475.00'	111.66'	N 10°23'12" E	13°29'58"
C8	120.32'	525.00'	120.05'	N 02°12'13" E	13°07'50"
C9	110.46'	475.00'	110.21'	N 03°01'29" W	13°19'26"
C10	97.80'	525.00'	97.65'	N 09°41'53" W	10°40'23"
C11	44.34'	475.00'	44.32'	N 12°21'38" W	5°20'53"
C12	57.26'	225.00'	57.11'	S 07°44'38" E	14°34'53"
C13	24.12'	175.00'	24.10'	S 11°05'08" E	7°53'54"
C14	23.35'	175.00'	23.34'	S 03°18'49" E	7°38'45"
C15	3.78'	225.00'	3.78'	S 00°01'41" W	0°57'46"







Notary Public in and for the State of Iowa