

CASCADE PLANNING & ZONING COMMISSION
AGENDA
THURSDAY, SEPTEMBER 4, 2025
6:00PM

NOTICE: Notice is hereby given that the Cascade Planning & Zoning Commission will hold a meeting on Thursday, September 4, 2025 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 April 24, 2025 minutes
5. Review and Approve Final Plat of Locher Rec Area
6. Adjournment

The Cascade Planning & Zoning Commission met on April 24, 2025, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033.

Present: Moriarity, Steffen, Mehrl, Moran, Conlin and Kerper. Walter was absent.

Motion by Kerper , second by Steffen to approve the agenda with moving item 6 before item 5. Motion carried, all ayes.

Motion by Steffen, second Moran to approve the August 15, 2024 meeting minutes. Motion carried, all ayes.

The Commission reviewed a final plat of survey for RJ Farm No. 2. This plat is necessary to allocate additional land for tank storage, as depicted by Lot 3. Motion by Steffen to decline approving this final plat, no second, Motion fails.

Motion by Conlin, second by Moriarity to approve the final plat for RJ Farm No. 2 and recommend approval to city council. Motion carried, Ayes: Moriarity, Mehrl, Conlin and Moran. Nays: Steffen and Kerper. Motion carries.

The Commission reviewed a final plat of survey for Oak Hill No. 19. Mike Beck, the developer, was present. He plans on making additional residential lots available. Motion by Conlin, second by Moran to approve the final plat for Oak Hill No. 19 and recommend approval to city council. Motion carried, all ayes.

Motion by Steffen, second by Moran to adjourn at 6:12pm. Motion carried.

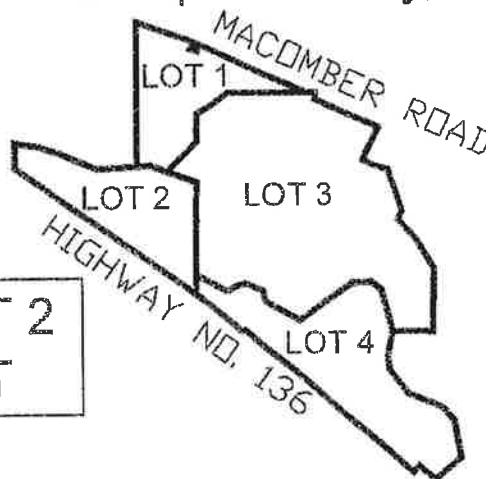
Deanna McCusker
City Administrator

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

Index Legend

Location: LOCHER REC AREA, SEC. 25 & 26, T87N R2W
Requestor: EASTERN IOWA CONSERVATION FOUNDATION, LTD
Proprietor: SAUSER FARMS, INC, JOHN & SHEILA BERINGER;
GUDENKAUF FAMILY FARM, LLC & EASTERN IOWA CONSERVATION
FOUNDATION, LTD
Surveyor: MICHAEL J. WEBER
Surveyor Company: WEBER SURVEYING, LLC
& Return To: 26789 46th AVE, Bernard, IA 52032
mjweber1@bernardtel.com, 563-590-4993

FINAL PLAT of
LOCHER REC AREA
in Dubuque County, Iowa



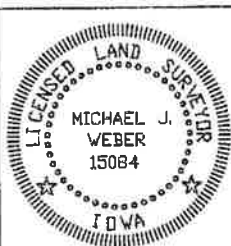
SEE SHEET 2
FOR PLAT

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 235.78 ACRES.

NOTE: THIS PLAT IS A CONSOLIDATION AND DIVISION OF THE FOLLOWING PARCELS:

1. LOT 1 OF SAUSER ADDITION AS SHOWN IN PLAT DDC. NO. 2008-5002 (PARCEL NO. 1825352001)
2. LOT 1 OF SAUSER ADDITION NO. 3 AS SHOWN IN PLAT DDC. NO. 205-7061 (PARCEL NO. 1836126001)
3. THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 87 NORTH, RANGE 2 WEST OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA, LYING NORTH AND EASTERLY OF HIGHWAY (PARCEL NO. 1826476001)
4. LOT 1 OF THE NORTH HALF OF THE SOUTH EAST 1/4, EXCEPT THE PORTION THEREOF DEEDED TO ROBERT CIGRAND AND GRACE CIGRAND, HUSBAND AND WIFE, IN BOOK OF LANDS #58, PAGE 519, IN SECTION 26, TOWNSHIP 87 NORTH, RANGE 2 WEST OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA (PARCEL NO. 1826426001)
5. LOT 2 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 25, TOWNSHIP 87 NORTH, RANGE 2 WEST OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA, (PARCEL NO. 182510004)
6. LOT 2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 26, TOWNSHIP 87 NORTH, RANGE 2 WEST OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA, (PARCEL NO. 1826200008)
7. LOT 1 OF LOT 3 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 87 NORTH, RANGE 2 WEST OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA, (PARCEL NO. 1826400003)
8. THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 87 NORTH, RANGE 2 WEST OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA, (PARCEL NO. 1825300001)
9. LOT 1 OF LOCHER ADDITION AS SHOWN IN PLAT DDC. NO. 2001-486 (PARCEL NO. 1825351002)
10. LOT 4 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 87 NORTH, RANGE 2 WEST OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA, (PARCEL NO. 1825351002).



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, 20251

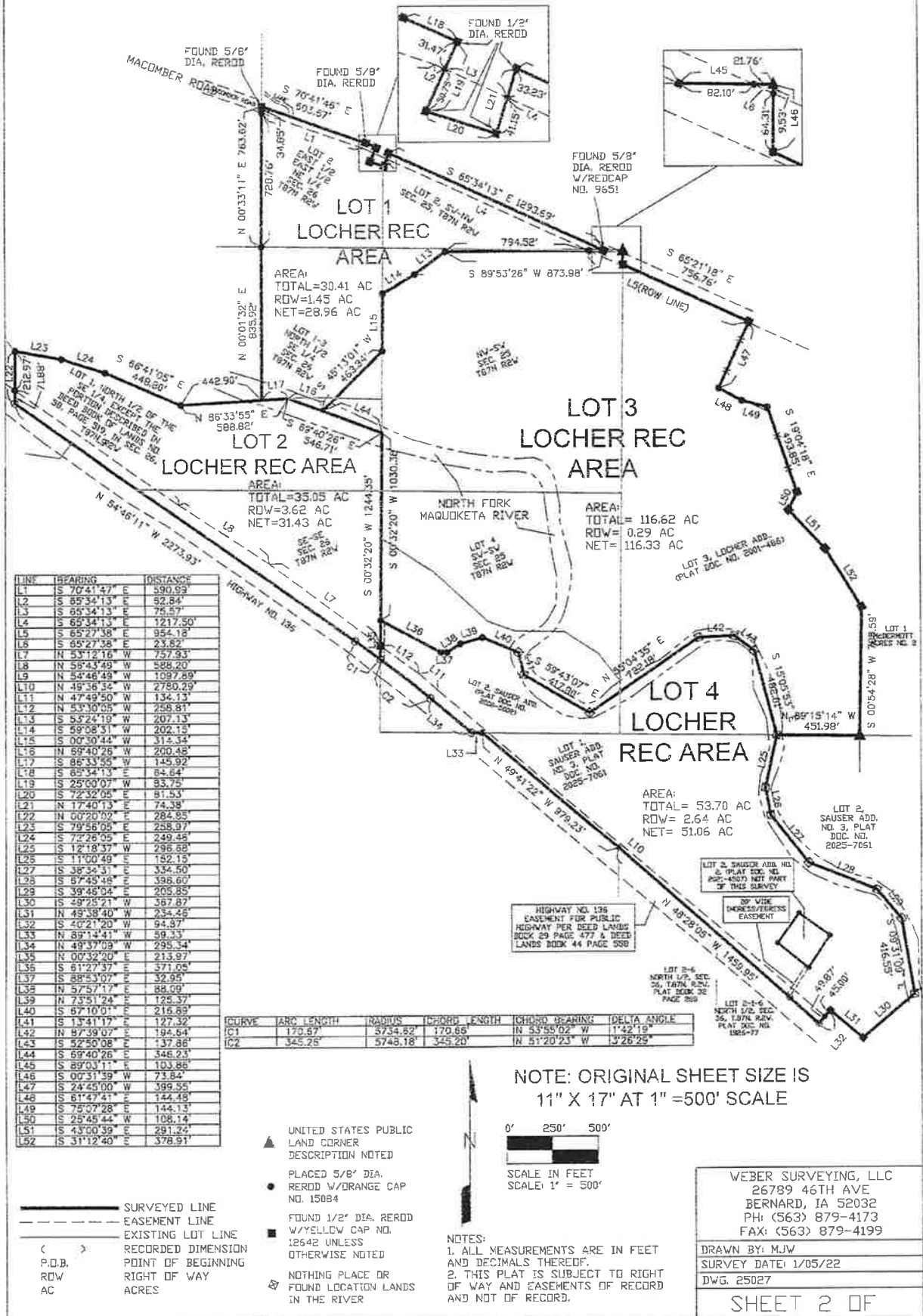
SHEETS COVERED BY THIS SEAL 1

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

DRAWN BY: MJW
SURVEY DATE: 8/26/2025
DWG. 25027-BASE

SHEET 1 OF

LOCHER REC AREA SECTION 25 & 26, T87N R2W OF THE 5TH P.M., DUBUQUE COUNTY, IOWA



The Final Plat of **LOCHER REC AREA** in Dubuque County, Iowa is hereby approved by the Cascade Planning and Zoning Commission and approval of said plat by the City Council of the City of Cascade, Iowa is hereby recommended.

Cascade Planning and Zoning Commission

Chairperson

City of Cascade, Iowa

Cascade, Iowa

_____, 2025

The undersigned, Mayor and Clerk of the City of Cascade, Iowa, do hereby certify that Final Plat of **LOCHER REC AREA** in Dubuque County, Iowa, as appears heretofore has been filed in the office of the City Clerk of Cascade, Iowa and that by Resolution No. _____ the Cascade City Council approved said plat.

Mayor of the City Cascade

Clerk of the City of Cascade