

**CASCADE PLANNING & ZONING COMMISSION MEETING**  
**PUBLIC NOTICE & AGENDA**  
**THURSDAY, FEBRUARY 16, 2023**  
**6:00PM**

NOTICE: Notice is hereby given that the Cascade Planning & Zoning Commission will hold a meeting on Thursday, February 16, 2023 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 the January 19, 2023 minutes
5. Open Public Hearing on Proposed Re-Zoning Requests
  - a. Parkridge Subdivision Phases 1, 2 and 3
  - b. CEDC First Avenue East Parcels 1932126004 and 1932126016
6. Close Public Hearing
7. Consideration on Recommendation to the City Council on Ordinance #03-23, Proposed Re-Zoning the CEDC Parcels 1932126004 and 1932126016 from M-2 Heavy Industrial to C-1 Highway Commercial.
8. Consideration on Recommendation to the City Council on Ordinance #04-23, Proposed Re-Zoning the Parkridge Phase 1, 2 and 3 Parcels from A-1 Agricultural to R-1 Single Family Residential
9. Other Business
10. Adjournment

**PLANNING&: ZONING COMMISSION MEETING**  
**THURSDAY, JANUARY 19, 2023**  
Meeting Minutes

The Cascade Planning& Zoning Commission met on Thursday, January 19, 2023, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 p<sup>t</sup> Ave W, Cascade, IA 52033. Present: Moriarity, Conlin, Steffen, Kerper, Otting and Moran.

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

Motion Kerper, second Otting to approve the October 6, 2022 minutes with the Steffen name spelling correction. Motion carried unanimously.

Motion Conlin, second Moran to open the public hearing on the request to rezone 1724 p<sup>t</sup> Ave East from M 2 Heavy Industrial to C 1 Highway Commercial. Motion carried, all aye.

No one from the public appeared at the hearing. Kotter explained that this is part of the plan to have most properties along the 1<sup>st</sup> Avenue corridor. The Cascade Economic Development Corporation owns the two properties to the west of this one, and intends to turn in an application to rezone those two from M 2 to C 1.

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

Motion Moran, second Conlin to recommend to the City Council adoption of Draft Ordinance #02 23 rezoning of the 1724 p<sup>c</sup> Avenue East from M 2 Heavy Industrial to C 1 Highway Commercial. Motion carried, Roll call, all ayes.

Motion Conlin, second Moran to recommend Resolution #06 23 to the City Council which is approval of the Parkridge Phase 3 Subdivision Plat. Roll call, motion carried, all ayes.

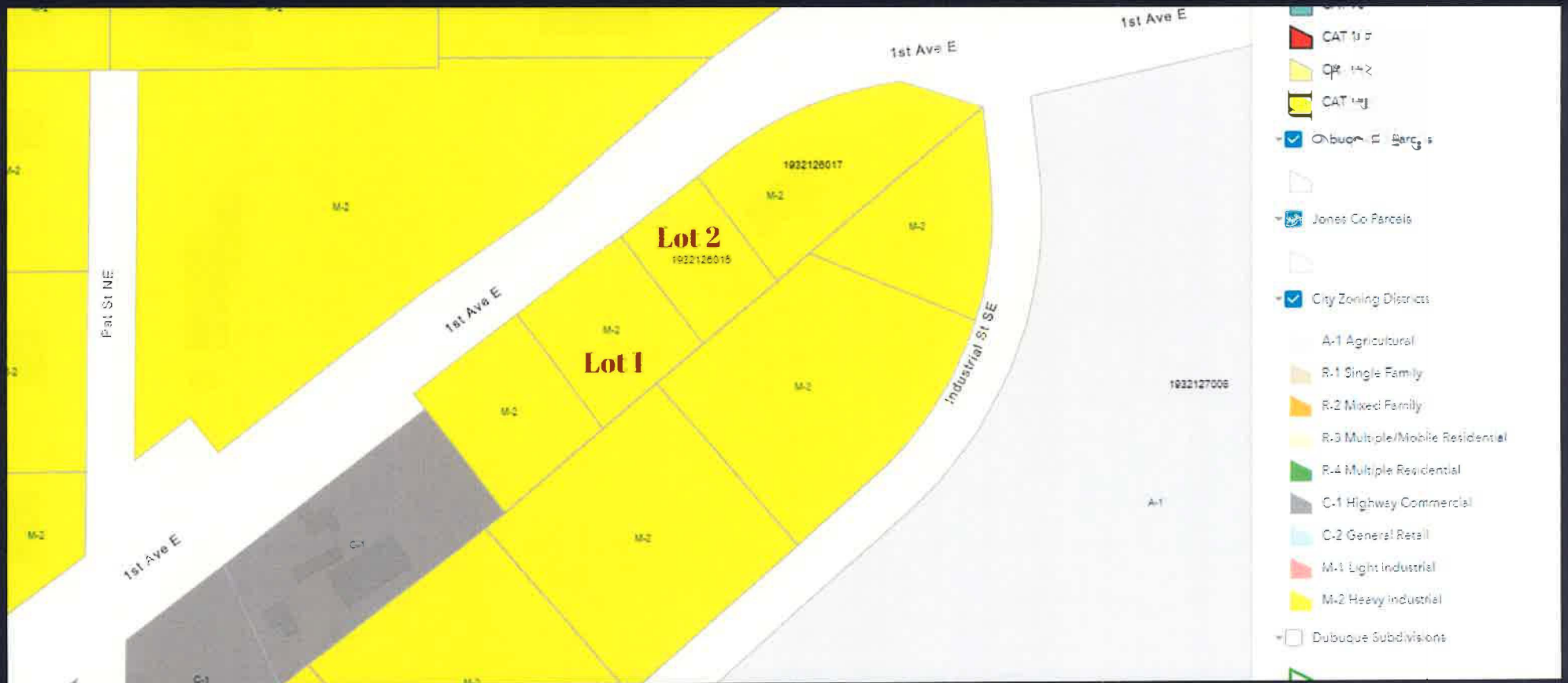
Kotter explained to the Commission that she will be bringing forward a large rezoning request for lots in all three phases of Parkridge Subdivision. It has been discovered that all lots within the three phases were never rezoned from A<sub>g</sub> riculture to R 1 Single family at the time of platting. The members concurred this is good to proceed with this action and get the issue corrected.

Motion Moran, second Steffen to adjourn at 6:23pm was made by Steffen. Motion carried.

Next meeting February 16

Lisa A. Kotter  
City Administrator

# CITY OF CASCADE REZONING CEDDC LOTS



**M2 HEAVY INDUSTRIAL TO C1 HIGHWAY COMMERCIAL**

Application for Change of Zoning District Boundaries  
City of Cascade

APPLICANT INFORMATION

1. Name and address of applicant: CASDCADE ECONOMIC DEV CORP  
PO BOX65  
CASCADE, IA 52033 563-590-7056  
(Phone)

2. Location of property to be re-zoned: 1st AVE WEST  
(Street Address)

3. Legal description of property: **Lot 2 of Cascade Industrial Park, and Lot 2 of Cascade Industrial Park 6<sup>th</sup> Addition, in the City of Cascade, Iowa,**

4. Present and requested zoning classification: M-1 C1  
(Example A-1, R-1, C-2, M-1) (Present) (Proposed)

5. Existing and Proposed Uses of the Property:

Development of Commercial property

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

We would like the development of these lots to comply with C1 zoning requirements

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.

9. Signature and date: *Brad Ludwig* 2-3-23  
(Applicants or Property Owners Signature) (Date)

10. Application Fee \$150 (\$200 effective 1-1-23)  
*Brad Ludwig, CEDC, President*

*\$200pd  
CHK#  
1684*

**ORDINANCE #03-23**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF  
CASCADE, IOWA BY REZONING TWO LOTS ON FIRST AVE EAST 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 Parcels 1932126004, LOT 2 CASCADE INDUSTRIAL PARK and 1932126016, LOT 2 CASCADE INDUSTRIAL PARK 6TH ADD; on p<sup>t</sup> Avenue East, Cascade, Iowa, petitioned for rezoning 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 February 8, 2023 edition of the Cascade Pioneer newspaper, the Cascade Planning & Zoning Commission held a public hearing on February 16, 2023 to review, consider and hear public comment on the rezoning request; and,

WHEREAS, pursuant to the duly published notice in the February 8, 2023 edition of the Cascade Pioneer newspaper, the Cascade City Council held a public hearing on February 27, 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 Parcels 1932126004, LOT 2 CASCADE INDUSTRIAL PARK and 1932126016, LOT 2 CASCADE INDUSTRIAL PARK 6TH ADD; on p<sup>t</sup> Avenue East, Cascade, Iowa, from M-2 Heavy Industrial to C-1 Highway Commercial in the City of Cascade

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 to the Dubuque County Recorder.

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

PASSED, APPROVED AND ADOPTED this 27<sup>th</sup> day of March, 2023.

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Steven Knepper, Mayor

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Kathy Goerd, City Clerk

First Reading 2/27/23, Second Reading 3/13/23 and Third Reading 3/27/23

Application for Change of Zoning District Boundaries  
City of Cascade

APPLICANT INFORMATION

1. Name and address of applicant: Maryville Family Partnership  
1000 1st Ave E  
Cascade, Ia 52033 563-852-3232  
(Phone)

2. Location of property to be re-zoned: Park Ridge Ph 1 + 2 + 3  
(Street Address)

3. Legal description of property: \_\_\_\_\_  
(Lot Number (s), Block Number (s), Subdivision Name)

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

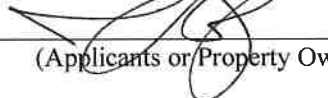
5. Existing and Proposed Uses of the Property:

Single Family Homes

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

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.

9. Signature and date:  1/28/23  
(Applicants or Property Owners Signature) (Date)

10. Application Fee \$150 (\$200 effective 1-1-23)

**ORDINANCE #04-23**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF  
CASCADE, IOWA BY REZONING ALL LOTS IN PARKRIDGE SUBDIVISION  
PHASES 1, 2 AND 3 FROM THE CURRENT ZONING DISTRICT CLASSIFICATION  
A-1 AGRICULTURAL TO R-1 SINGLE FAMILY RESIDENTIAL IN THE CITY OF  
CASCADE, IOWA**

WHEREAS, pursuant to the requirement of the Cascade Zoning Ordinance, the City and Maryville Family Partnership LP, Cascade, Iowa, jointly petitioned for rezoning from A-1 Agricultural to R-1 Single Family Residential in the City of Cascade for the following parcels in Phases 1, 2 and 3 of the Parkridge Subdivision:

1931481006	1931458002	1931459002	1931459008	1931484004
1931481007	1931458003	1931459003	1931459009	1931484005
1931482004	1931458004	1931459004	1931459010	1931484006
1931482005	1931458005	1931459005	1931459011	1931484007
1931482006	1931458006	1931459006	1931459012	1931484008
				1931484009
1931458001	1931459001	1931459007	1931484003	0406220019

; and,

WHEREAS, pursuant to the duly published notice in the February 8, 2023 edition of the Cascade Pioneer newspaper, the Cascade Planning & Zoning Commission held a public hearing on February 16, 2023 to review, consider and hear public comment on the rezoning request; and,

WHEREAS, pursuant to the duly published notice in the February 8, 2023 edition of the Cascade Pioneer newspaper, the Cascade City Council held a public hearing on February 27, 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 parcels

1931481006	1931458002	1931459002	1931459008	1931484004
1931481007	1931458003	1931459003	1931459009	1931484005
1931482004	1931458004	1931459004	1931459010	1931484006
1931482005	1931458005	1931459005	1931459011	1931484007
1931482006	1931458006	1931459006	1931459012	1931484008
				1931484009
1931458001	1931459001	1931459007	1931484003	040620019

Cascade, Iowa, from A-1 Agricultural to R-1 Single Family Residential in the City of Cascade

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 to the Dubuque and Jones County Recorder.

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

PASSED, APPROVED AND ADOPTED this 27<sup>th</sup> day of March, 2023.

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Steven Knepper, Mayor

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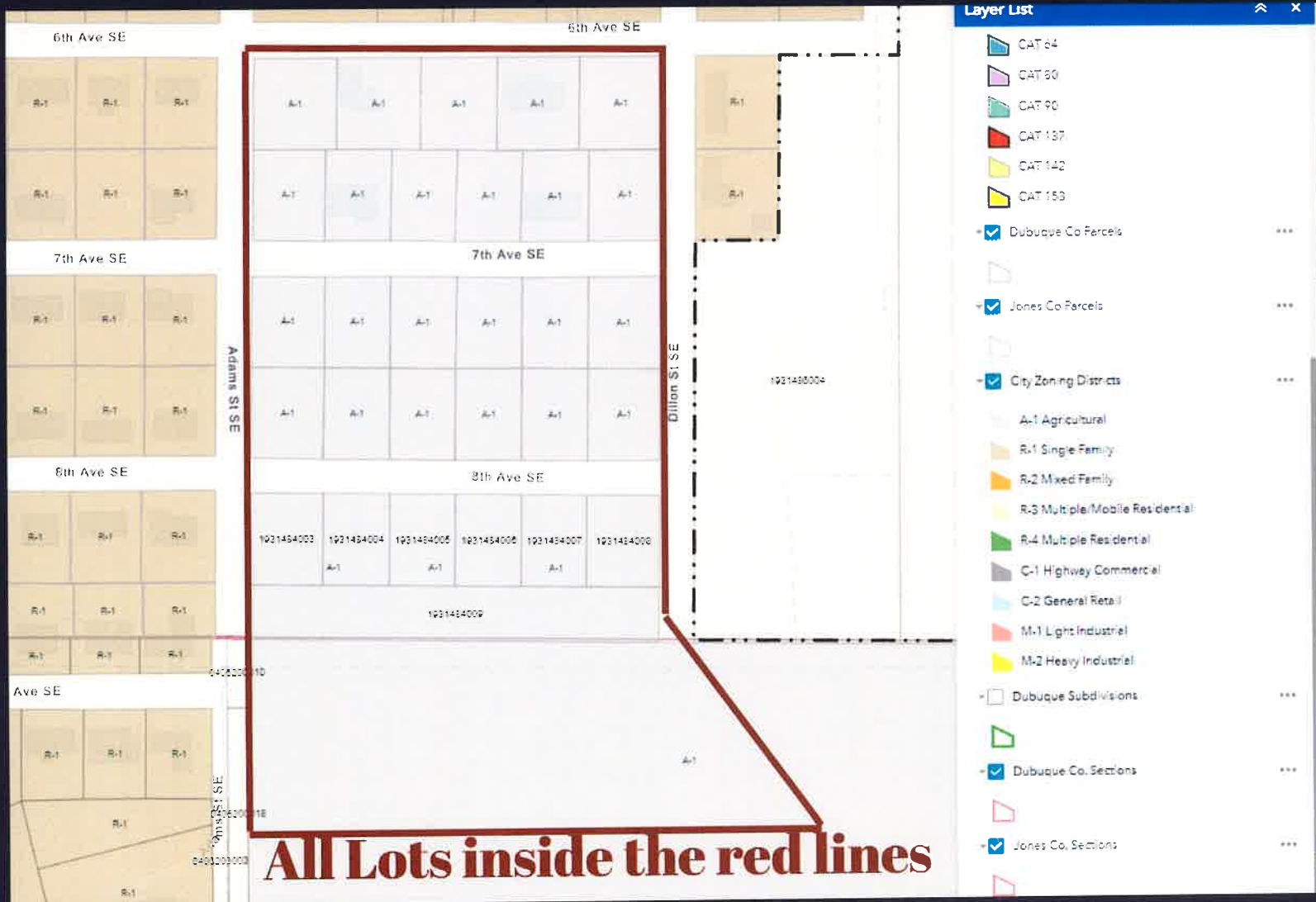
Kathy Goerd, City Clerk

First Reading 2/27/23, Second Reading 3/13/23 and Third Reading 3/27/23



# CITY OF CASCADE

# REZONING PARKRIDGE 1, 2, 3



**All Lots inside the red lines**

**A-1 AGRICULTURAL TO R-1 SINGLE FAMILY RESIDENTIAL**