

CASCADE PLANNING & ZONING COMMISSION
AGENDA
THURSDAY, MAY 23, 2024
6:00PM

NOTICE: Notice is hereby given that the Cascade Planning & Zoning Commission will hold a meeting on Thursday, May 23, 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 –None
5. Open Public Hearing on Proposed Re-Zoning for Parcel Tax Parcel ID 1931426012 Lot 1 CMU Place (Parking Lot South of 109 Adams Street) from R-1 Single Family Residential to M-1 Light Manufacturing
6. Close Public Hearing
7. Consideration of Recommendation to the City Council on Ordinance #12-24 Rezoning of Tax Parcel ID 1931426012 (Lot 1 CMU Place) from R-1 Single Family Residential to M-1 Light Manufacturing
10. Adjournment

Application for Change of Zoning District Boundaries
City of Cascade

APPLICANT INFORMATION

1. Name and address of applicant: Jason Conrad
109 Montrose Dr. Fort Myers, FL. 33919
553-580-0766 (Phone)
2. Location of property to be re-zoned: 109 Adams St SE Cascade, IA. 52033
(Street Address)
3. Legal description of property: _____ LOT 1 CMU PLACE; Parcel #1931426012
(Lot Number (s), Block Number (s), Subdivision Name)
4. Present and requested zoning classification: RES M1
(Example A-1, R-1, C-2, M-1) (Present) (Proposed)
5. Existing and Proposed Uses of the Property: Parking lot for 109 Adams St SE businesses.

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

When I purchased the property from the city it was presented to me as commercial zoning M1, which the building is but parking lot isn't. I just want to have zoning to match the building.

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: Jason Conrad 4/30/24
(Applicants or Property Owners Signature) (Date)

10. Application Fee \$200 effective 1-1-23

Line1

Line2

PRM STORAGE, LLP
CASCADE LUMBER & MANUFACTURING
BILOANI LLC
KAUDER, BART J & HEATHER
WEBBER METAL PRODUCTS INC
SAUNDERS, RODNEY R & THRESA M
JESS STREET PROPERTIES LLC
CONRAD, JASON M & JILL A
WEBBER WAREHOUSING LLC
CASCADE, CITY OF

501 BUCHANAN ST SW
1000 1ST AVE E BOX 220
1017 2ND AVE SE
808 1ST AVE W
PO BOX 10
1101 2ND AVE SE
PO BOX 494
109 MONTROSE DR
120 INDUSTRIAL PARK RD
320 1ST AVE W BOX 400



City of Cascade
320 1st Avenue West
P.O. Box 400
Cascade, Iowa 52033
Ph. 563-852-3114
admin@citycascade.com

NOTICE OF REZONING REQUEST

You are receiving this notice as you own property within 200 feet of the zoning change being requested.

The City is planning to hold a public hearing regarding the vacant lot south of 109 and 111 Adams Street SE to rezone it from R-1 Single Family Residential to M-1 Light Industrial for purposes of a parking lot used with the northern businesses.

Notice is hereby given that on Thursday, May 23, 2024 at 6:00PM the Cascade Planning & Zoning Commission will hold a public hearing at City Hall, 320 1st Ave NW, to consider the rezoning request.

Notice is also given that on Tuesday, May 28, 2024 at 6:00PM the Cascade City Council will hold a public hearing at City Hall, 320 1st Ave NW, to consider the same rezoning request.

Note: This lot has been used as a parking lot for a commercial or industrial business for many years. However, it was recently discovered that it was zoned residential. Therefore, the request is being made to have the correct zoning.

At the above designated time and place, an opportunity to be heard will be given on the request. If you have any questions, please reach out at (563) 852-3114 or admin@citycascade.com .

Sincerely,

Lisa A. Kotter
City Administrator

SHOP LOCAL, BUY LOCAL

ORDINANCE #12-24

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CASCADE, IOWA BY REZONING PARCEL 1931426012 FROM THE CURRENT ZONING DISTRICT CLASSIFICATION R-1 SINGLE FAMILY TO M-1 LIGHT MANUFACTURING IN THE CITY OF CASCADE, IOWA

WHEREAS, pursuant to the requirement of the Cascade Zoning Ordinance, the owner of Parcel 1931426012 (Lot 1 CMU Place) in Dubuque County, petitioned for rezoning of these two lots from R-1 Single Family to M-1 Light Manufacturing in the City of Cascade for the purpose of constructing a new public library; and,

WHEREAS, pursuant to the duly published notice in the May 8, 2024 edition of the Cascade Pioneer newspaper, the Cascade Planning & Zoning Commission held a public hearing on May 23, 2024 to review, consider and hear public comment on the rezoning request; and,

WHEREAS, pursuant to the duly published notice in the May 8, 2024 edition of the Cascade Pioneer newspaper, the Cascade City Council held a public hearing on May 28, 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 1931426012 (Lot 1 CMU Place) from R-1 Single Family Residential to M-1 Light Manufacturing 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 28th day of May, 2024.

Steven Knepper, Mayor

Kathy Goerd, City Clerk

First Reading
Third Reading
American Legal

Second Reading
Publication



WASHINGTON ST SE

ADAMS ST SE

CMU PLACE
2019 1931426012

426



Parcel numbers and lot identifiers visible on the map:

- 1931426009 (Lot 4)
- 1931426011 (Lot 3)
- 1931426010 (Lot 2)
- 1931426012 (Lot 1, marked with pink X)
- 1931426005 (Lot 2)
- 1931426002 (Lot 5)
- 1931426001 (Lot 10)
- 1931426002 (Lot 17)
- 1931426006 (Lot 5)
- 1931426007 (Lot 7)
- 1931426008 (Lot 8)
- 1931426009 (Lot 1)
- 1931426010 (Lot 2)
- 1931426011 (Lot 3)
- 1931426012 (Lot 1, marked with pink X)
- 1931426013 (Lot 2)
- 1931426014 (Lot 3)
- 1931426015 (Lot 4)
- 1931426016 (Lot 5)
- 1931426017 (Lot 6)
- 1931426018 (Lot 7)
- 1931426019 (Lot 8)
- 1931426020 (Lot 9)
- 1931426021 (Lot 10)
- 1931426022 (Lot 11)
- 1931426023 (Lot 12)
- 1931426024 (Lot 13)
- 1931426025 (Lot 14)
- 1931426026 (Lot 15)
- 1931426027 (Lot 16)
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- 1931426100 (Lot 89)
- 1931426101 (Lot 90)
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- 1931426109 (Lot 98)
- 1931426110 (Lot 99)
- 1931426111 (Lot 100)

M-1 LIGHT INDUSTRIAL DISTRICT

A. Statement of Intent. The "M-1" Light Industrial District is intended principally for manufacturing, processing, storage, wholesaling, distribution and related uses that are generally contained within a building. It is further the intent of this district to accommodate such uses in appropriate locations which will not adversely affect 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 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

10. Feed milling.	or faction thereof.
11. Veterinarian's office, kennel, and stable.	1 off-street loading space for each 5,000 sq. ft. of floor area or faction thereof.
12. Truck and freight terminal.	1 off-street loading space for each 5,000 sq. ft. of floor area or faction thereof.
13. Welding and machine shop.	1 off-street loading space for each 5,000 sq. ft. of floor area or faction 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 faction 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 faction thereof.
16. Zero-lot line buildings.	1 off-street loading space for each 5,000 sq. ft. of floor area or faction thereof.

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. 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.
2. 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-foot horizontal clearance and 12.5-foot 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.

E. MINIMUM LOT AREA, WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
None.	Front25-feet Rear25-feet Side.....20-feet Side Street, Corner Lot20-feet.	60-feet.
Zero-lot line buildings: None.	Front25-feet Rear25-feet Interior side 0-foot Exterior side20-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 Regulation (Section 165.12).

G. SPECIAL REQUIREMENTS.

1. See Supplementary District Regulations (Section 165.12).