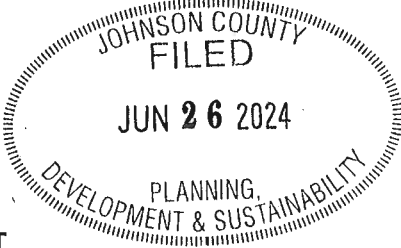


Office Use Only	6/26/24	\$1500 <sup>00</sup>	FUM-24-28544
	Date Filed	Fee	Application Number



**JOHNSON COUNTY, IOWA**  
**APPLICATION FOR: FUTURE LAND USE MAP AMENDMENT**

Application is hereby made to amend the Johnson County Future Land Use Map, changing the designation of the following property:

0630127001, 0630151001 & 0630177002  
 \_\_\_\_\_  
 List parcel number(s) to be changed (or attach a full legal description on a separate sheet)

Street Address (if applicable): 2367 Highway 6 NW

**Current Future Land Use Map Designation:** A-Agricultural & Conservation Development

**Requested Future Land Use Map Designation:** R-Residential

*\*\*If property or properties have more than one current or requested designation, please attach an additional sheet indicating the current and requested designation for each parcel number or legal description.*

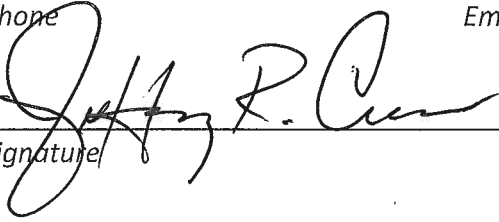
See the adopted Future Land Use Map Amendment Procedures Policy Sheet (attached) for the complete list required submission items.

THE UNDERSIGNED AFFIRM(S) THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT.

Jeff Carew  
 \_\_\_\_\_  
 Name of Applicant(s)

2905 W Penn St. North Liberty, IA. 52317  
 \_\_\_\_\_  
 Street Address (including City, State, Zip)

319-936-0866 \_\_\_\_\_ jeffcarew63@gmail.com  
 Phone \_\_\_\_\_ Email

  
 \_\_\_\_\_  
 Signature \_\_\_\_\_ Signature (if necessary)

**Applications are accepted only between June 1 and June 30. Fee is due at the time of application.**

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov) and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)**



### **Future Land Use Map Amendment Procedures:**

The following standards and procedures have been adopted by resolution by the Board of Supervisors (Board) in order to ensure fair and efficient consideration of requests to change the adopted Future Land Use Map.

1. In accordance with the requirements set forth in the Johnson County 2018 Comprehensive Plan, Future Land Use Map amendment applications are considered once annually. It is the intent of the Board to hold public hearing for all requests for the year at the same meeting or subsequent formal meetings as needed.
2. Complete applications will be accepted by the Planning, Development and Sustainability office between June 1 and June 30 of every calendar year. If the 30th falls on a weekend, the deadline is the first business day thereafter. Applications must include the following to be considered complete:
  - A PDF and a printed copy of this application form with all information completed.
  - The application fee of \$1500 (NOTE: All fees are non-refundable once public notice has been sent for publication for the first meeting where public hearing will be held on the application).
  - A PDF and a printed copy of a narrative describing why the change is being requested.
    - The narrative should address how the requested designation fits the goals and strategies of the 2018 Comprehensive Plan (including the development guidelines contained in Chapter 5 – Land Use) as well as how it addresses the elements listed under Evaluation Requests for Map Amendments in section 6.4 – Plan Maintenance.
3. Complete applications submitted within the submittal window will be placed on the Planning and Zoning Commission (P&Z Commission) agenda for public hearing at the August meeting. Public hearing and recommendation by the P&Z Commission is required prior to public hearing by the Board.
4. The P&Z Commission shall forward recommendation to the Board within 45 days of the initial public hearing on the application. Any application that exceeds the 45-day limit will automatically be forwarded to the Board with no recommendation from the P&Z Commission.
5. Upon receipt of P&Z Commission recommendation, the Board shall set a public hearing for consideration of the request at an upcoming formal meeting.

#### General Timeline for consideration:

- June 1 – June 30: Applications accepted.
- July: Staff reviews applications; P&Z Commission agenda is set, and notice is sent for publication.
- August: P&Z Commission meeting, initial public hearing on all applications.
- September BOS meeting: Public hearing before the Board.
  - NOTE: If any requests are deferred at the P&Z Commission meeting, they will be reconsidered at the next P&Z Commission meeting. In these cases, *all* applications will have public hearing before the Board following the second P&Z Commission meeting in accordance with item 1 above regardless of how many applications were deferred by the P&Z Commission.



June 18, 2024

APPLICATION FOR: FUTURE LAND USE MAP AMENDMENT

Re: Carew Enterprises, LLC

To Whom it may concern,

The Applicant, Carew Enterprises, LLC, has proposed to change the Property classification in the Johnson County FLUM from Agricultural to Residential, with limits on the area of disruption within buildable lot zones. Sensitive areas are to be protected under this Rezoning change as set forth in the UDO.

The Applicant desires to work with Johnson County to impose restrictions on the Property as a condition of this approval process, including limits on the number of lots, limits on the area of disturbance, statutory requirements for protected areas and preservation, and other similar matters. The sensitive area outlots will be subjected to statutory requirements that will fully preserve the property.

If you have any questions or comments please feel free to contact Mr. Carew or myself.

Thank You,

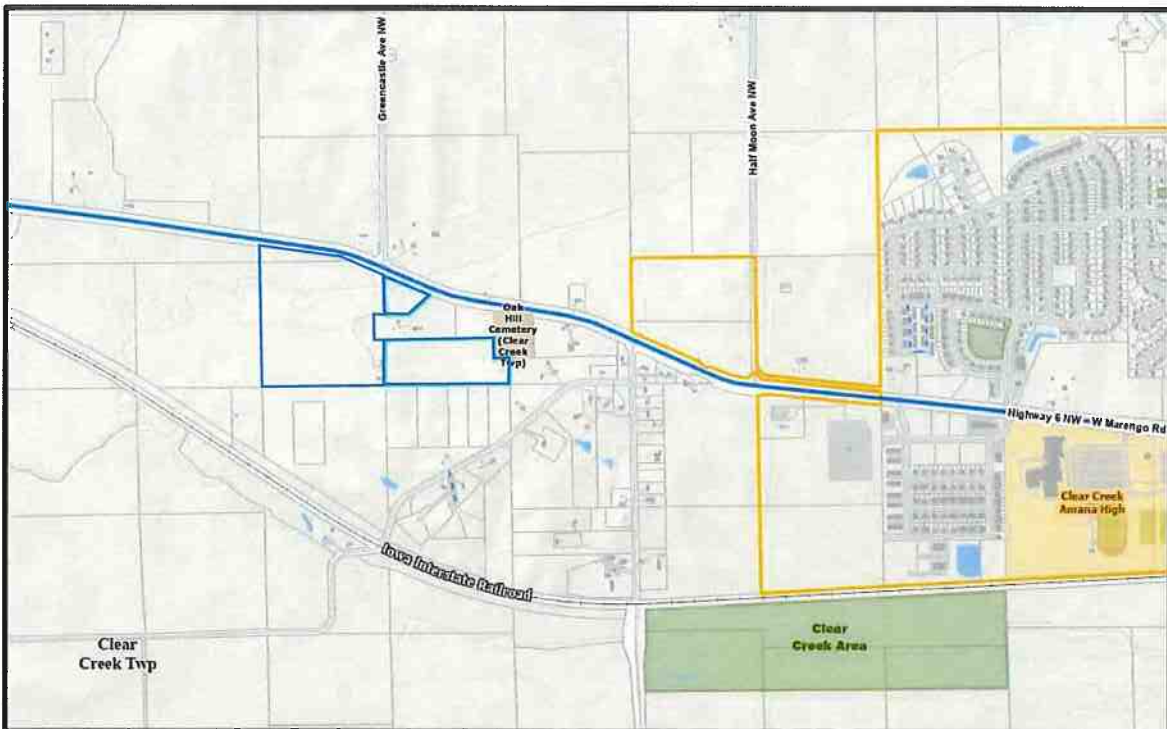
Scott Ritter

cc: HFCfile #247051  
Dillon Carew

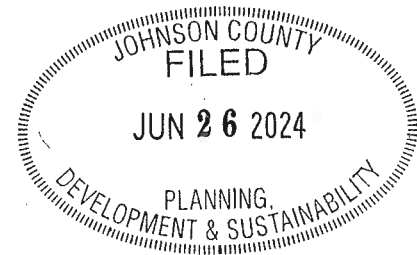
**510 State Street, P.O. Box 560, Tiffin, IA 52340**  
**(319) 545-7215 • [www.hart-frederick.com](http://www.hart-frederick.com) • [hfc@hart-frederick.com](mailto:hfc@hart-frederick.com)**



## REQUEST FOR LAND USE MAP AMENDMENT



The area outlined in blue is property proposed for land use amendment.



**Table of Contents**

**Executive Summary..... 2**

**Section 6 Review Considerations..... 3**

**Sustainability ..... 5**

**Local Economic Impact ..... 6-7**

**Infrastructure and Amenities ..... 7**

**Land Use and Map ..... 8**

**Figure 1: Existing parcels & Proposed**



**EXECUTIVE SUMMARY**



**Purpose**

Jeff and Dillon Carew, Applicants, on behalf of Carew Enterprises LLC., request to change the zoning designation of approximately 56.25 acres (“the Property”) from Agricultural to Residential, subject to conditional use restrictions, preservation goals, and the County’s Unified Development Ordinance (UDO).

The purpose of this application is to request a Land Use Map Amendment for parcels 0630127001, 0630151001, and 0630177002 (highlighted on Figures 1, 2, 4, & 6) to be changed from a land use designation of “Agricultural” to “Residential” (see **Figure 3** in Appendix). This request will comply with all zoning and subdivision regulations, public health regulations, and environmental impacts. It will also comply with paved road development elements and emergency services requirements.

**Figure 2: Property Location**



**Location**

The west edge of Tiffin is 0.25 miles east of the east edge of the property on U.S. Highway 6. The Property is 3.1 miles from the I-80 east-bound exit access (see **Figure 4** in Appendix). The Property is in an immediate growth area of the contiguous metro

#237 which is 1.1 mile from the north & south-bound I-380/US 218 in Appendix). The Property is in an immediate growth area of the



cities of Iowa City, Coralville, North Liberty, and Tiffin. The 2020 Tiffin census population of 4,512 people, an increase in growth of 132% from 2010.

**Current Use**

The parcels are currently being used as agricultural land. There is a 3-bedroom home (address 2367 Hwy 6 NW, Tiffin) on parcel # 0630151001, the western parcel (see **Figure 1**).

**SECTION 6 REVIEW CONSIDERATIONS**

**1. The character of the adjacent parcels.**

There are individual and grouped residential properties (shown in yellow on **Figure 3** in Appendix) east and south of the Carew Enterprises property. These residential lots outside the city limits of Tiffin, are zoned “R”, indicating a minimum lot size of 0.25ac. The City zoned lots to the north

of these rural residential lots consist of mixed residential zoning plus Community Business District along Highway 6. Lots adjacent to the Carew property are zoned Ag.

**2. Suitability of uses allowed under current zoning designation**

The property is currently designated as “Agriculture” in the 2018 Comprehensive Plan (see **Figure 5** in Appendix). Although the land is suitable for this use, the proposed land use designation of “Residential” offers a more appropriate use considering the recent population growth and housing surge of Tiffin plus its geographic proximity to the surrounding Corridor area and nearby cities. Portions of the property have been used for conventional agriculture for many years. The tillable area of the property has a relatively low CSR2 rating, the weighted average is 48 (47.6). The average for Johnson County as a whole is 65. Any CSR2 rating below 65 is considered to be “low” and indicates the soil has properties which limit yields. Of

all the soil types on the property, only two have CSR2 ratings over 65; 3.7ac of Bertrand silt loam and 16ac of Nodaway silt loam.

**High** - CSR2 higher than 83: Very productive soils. The average yield for this group in the state is 193 bu/ac.

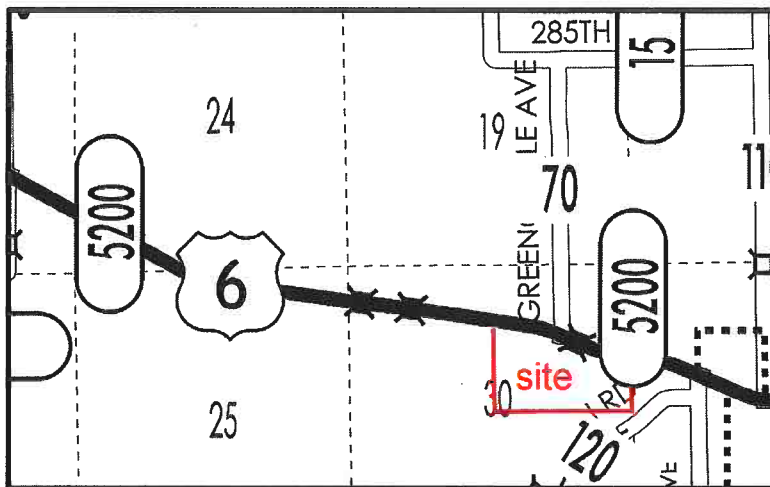
**Medium** - CSR2 65-82: Productive soils with some properties that limit yield to remain below the excellent ones. The average yield for this group in the state is 188 bu/ac.

**Low** - CSR2 below 65: Productive soils with some properties that limit yield to remain below the excellent ones. The average yield for this group in the state is 176 bu/ac.

This area is suitable for the uses allowed under the current zoning district (agricultural).

### 3. Potential positive and negative impacts on adjacent properties

A likely positive result of a rezoning of the Carew Enterprises property would be an increase



in property values of nearby residential and agricultural parcels. A negative result would be the increase in traffic on Highway 6. The 2022 traffic counts for US Highway 6 near this location

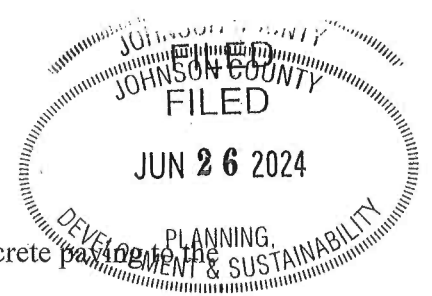
**Figure 6: Local Traffic Counts on**

are shown in **Figure 6** on page 5. The increase in daily trips to/from the proposed subdivision was calculated to be 283 additional trips per day; this would be an increase of 5% on US Highway 6.

### 4. Potential benefits to the County

The increase in traffic on Highway 6 can also have positive results by increasing traffic passing local businesses. The rezoning to “Residential” will potentially increase traffic to the area, stimulating local business and overall economic status. The increase in residential lots





available will also stimulate local construction trade activity; from concrete paving to the housing trades. The change from Agricultural to Residential will increase the tax revenue paid to the County.

#### **5. Impact on public infrastructure & facilities**

No impact on public infrastructure & facilities is anticipated. Water wells and wastewater treatment systems will be onsite and not hooked-up to municipal infrastructure. Storm water will also be managed onsite by stormwater detention ponds, rain gardens, or another form of stormwater management.

### **COMPREHENSIVE PLAN GOALS**

#### **SUSTAINABILITY**

The preservation of natural resources is specified by the current Unified Development Ordinance regulations, specifically those which govern the preservation of sensitive areas (8:3 Environmental Regulations). **Figure 7** in the Appendix shows the projected sensitive areas within the property. These areas will not be disturbed or modified during or after construction. A platted & recorded outlot will protect sensitive environmental areas from development. Approximately 16.4ac (29% of total acres) are within the property will be protected and preserved as part of this subdivision proposal.

##### **1. Hazard Mitigation**

This property is located close to Tiffin (.25miles) as well as interchange I-380 (approximately 4.2 miles), and is serviced by a 28E County-City Law Enforcement Services Agreement with the City of Tiffin, for the Johnson County Sheriff to provide law enforcement services through Fiscal Year 2029. The proposed subdivision would be served



by the Johnson County Ambulance Service out of Iowa City and the City of Tiffin Fire Department (2.1 miles).”

## **2. Stormwater Management**

The proposed project plans to meet and exceed all of the county’s stormwater management requirements. These requirements are intended to control runoff and improve water quality through the use of stormwater management facilities and protect water bodies from development activities. A change in zoning from Ag to Residential will reduce nutrient runoff from ag fields into Buffalo Creek. The Iowa Stormwater Management Manual (ISWMM) provides guidance and resources to Johnson County which allow for the adoption of ordinances and policies which set requirements best practices for stormwater management such as Permeable Pavement, Constructed Stormwater Wetlands, Dry Detention Basins, and Wet Detention Ponds.

## **LOCAL ECONOMIC IMPACT**

The current proposal would be to have the property subdivided into lots of between 1.0 and 1.1 acres. This is the style of development called for in the Comp Plan, and the type of development staff would recommend should the Board decide to designate the Tiffin area as a new growth area. The availability of the proposed lot types, these smaller style lots under one acre, serves to benefit Johnson County’s economic growth and its residents by offering diverse rural housing options in addition to other larger lot subdivision options. Strong market demand and low inventory exists for higher density options offering these features. General expansion of the Tiffin growth area would serve this demographic and especially benefit residents seeking to be located near the Cedar Rapids / Iowa City corridor.



The proposed residential subdivision has easy access to Tiffin, the greater Iowa City area, and the corridor (via I80/380). As stated earlier, an increase in the local Tiffin population will boost local business turnout and revenue. A change in zoning from Ag to Residential will result in an increase in the number of building permits issued by the County PDS Building Division, increasing Johnson County revenue.

## **INFRASTRUCTURE & AMENITIES**

### **1. Open spaces**

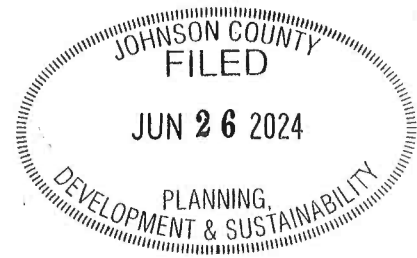
The proposed subdivision as planned will provide open spaces of approximately 16.4ac (29%) in the form of sensitive areas which will be protected from development. Also planned as open spaces are four open lots (outlots) which will accommodate shared onsite wastewater treatment and stormwater treatment.

### **2. Amenities**

The proposed Johnson County off-street multi-use Trail is very close to the property; the trail will be .5 miles west of the property and 1 mile east off Half Moon Avenue.

### **3. Location**

The proposed area is directly off Highway 6 west of Tiffin (see **Figure 4** in Appendix). The property has direct access to cities along Highway 6, including Coralville, Tiffin, and Oxford. A well-traveled highway can be significant in the development, acceptance, and lot sales of a new residential subdivision. The Property is 3.1 miles from the I-80 east/west-bound exit #237 which is 1.1 mile from the I-380/US 218 access.



## LAND USE

### 1. Proposed land use

Local Development Patterns Suggest a Change in the Map is Warranted. As a growing county-wide demand for residential housing has remained steady, having adequate growth areas available to meet that housing demand is important.

While housing development west of Tiffin is unlikely to directly address the Comprehensive Plan (see **Figure 5** in Appendix)), the goals related to affordable and diverse housing types may open more land for conventional entry level and/or affordable housing in cities where amenities and services (e.g. transit, child care, schools, etc.) are more readily available. When considering commutes of county residents, this property is located in close proximity to Iowa City/Coralville, as well as the I-380 interchange.

### 2. Fringe Area

The State Code of Iowa grants "extraterritorial jurisdiction" to incorporated cities, in which the cities have the authority to review subdivisions within two miles of city limits. In these "fringe areas," Johnson County and its cities have entered into cooperative agreements addressing mutual concerns about land use planning.

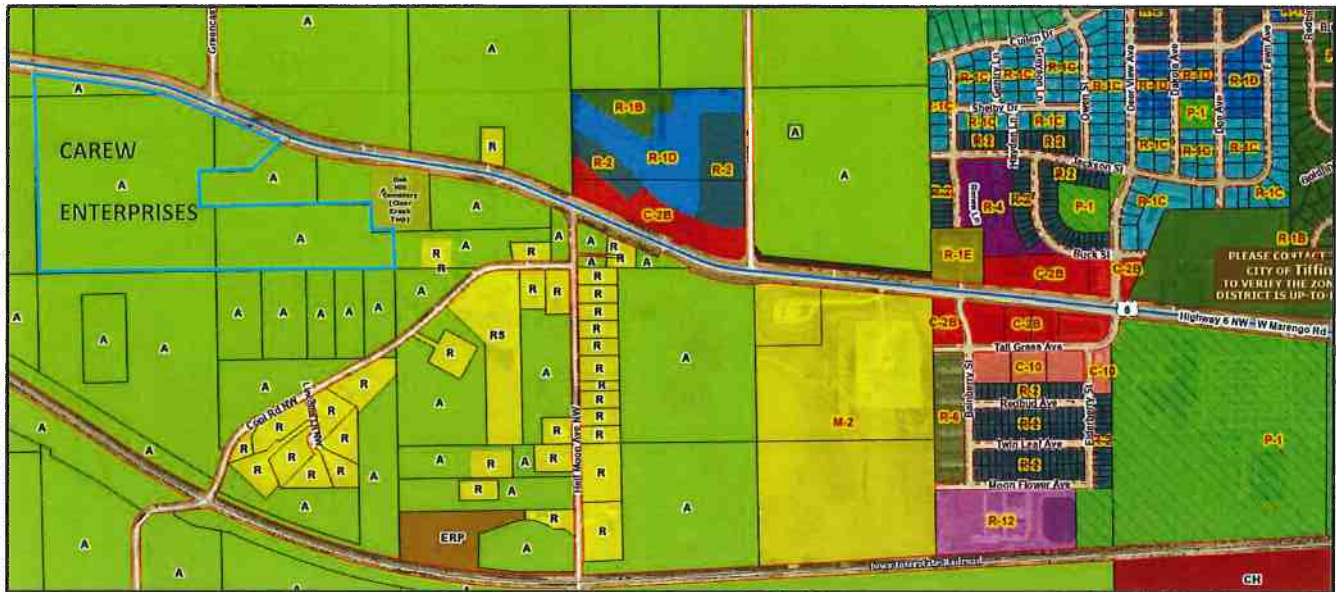
The previous fringe area agreement between Johnson County and the City of Tiffin was approved on June 6, 1997, and expired on June 30, 2006. A replacement agreement has not been adopted. Without an adopted 28E fringe area agreement, the City's review is limited to subdivisions (per Iowa Code) and Conditional Use Permits (per the Johnson County Unified Development Ordinance).

**LIST OF FIGURES**

**LOCATION**



1	PARCELS	BODY
2	LOCATION OF PARCELS	BODY
3	CURRENT ZONING	APPENDIX
4	LOCAL ROAD SYSTEM	APPENDIX
5	FUTURE LAND USE MAP	APPENDIX
6	TRAFFIC COUNTS ON HWY 6	BODY
7	LIKELY SENSITIVE AREAS	APPENDIX



**Zoning (Rural)**

Zoning

Class

	A - Agricultural
	AR - Agricultural Residential
	AG-T Agri Tourism
	C-AG - Agri-Business
	C - Commercial
	CH - Highway Commercial
	ML - Light Industrial
	MH - Heavy Industrial
	P - Public
	R - Residential (min 1/4 ac/lot)
	R2 - Residential (min 2 ac/lot)
	R3 - Residential (min 3 ac/lot)
	R5 - Residential (min 5 ac/lot)
	R10 - Residential (min 10 ac/lot)
	R20 - Residential (min 10 ac/lot)
	RUA - Urban Residential
	RUB - Urban Residential
	RTF - Two-Family Residential
	RMF - Multi-Family Residential
	RMH - Manufactured Housing Residential
	RC - Rural Conservation
	ERP - Environmental Resource Preservation

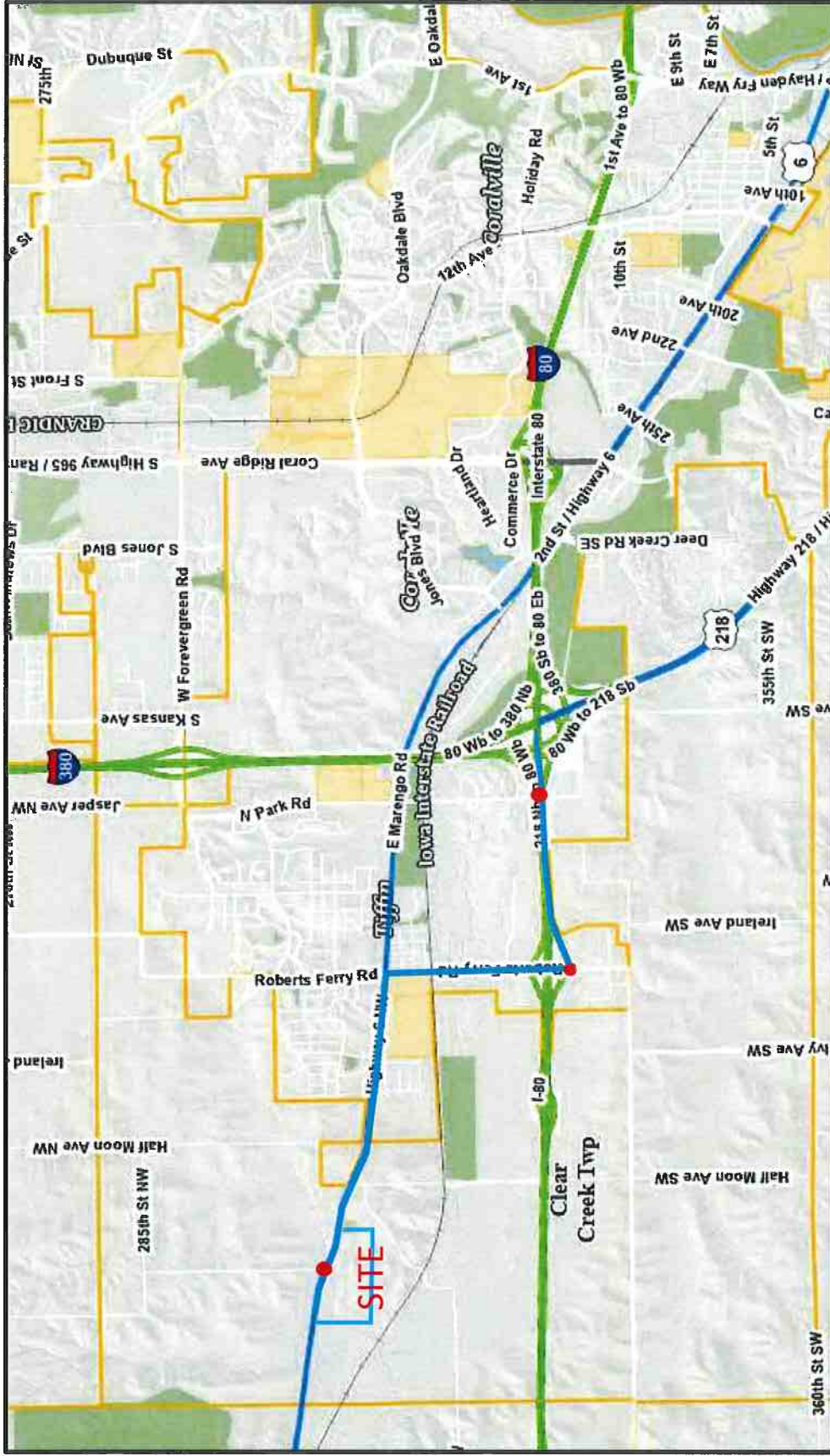
**Zoning (Some Cities)**

Tiffin

	R-M Single Family, Manufactured
	R-1A Single Family, 18,000 SF min
	R-1A Single Family, 18,000 SF min OPD
	R-1B Single Family, 14,000 SF min
	R-1C Single Family, 10,000 SF min
	R-1D Single Family, 7,000 SF min
	R-1D Single Family, 7,000 SF min OPD
	R-1E Estate Family
	R-2 Two-Family
	R-2 Two-Family, OPD
	R-4 Multi-Family, 3 or 4-Plex
	R-4 Multi-Family, 3 or 4-Plex OPD
	R-6 Multi-Family, 5 or 6-Plex
	R-8 Multi-Family, 7 or 8-Plex
	R-12 Multi-Family, 9 thru 12-Plex
	R-12 Multi-Family, 9 thru 12-Plex OPD
	C-1B Neighborhood Business District
	C-1B Neighborhood Business District OPD
	C-2B Community Business District
	C-10 Restricted Office District
	C-20 Office & Research District
	C-1S Downtown Center District
	M-1 Light Industrial
	M-2 Heavy Industrial
	P-1 Public Uses
	NA

JOHNSON COUNTY  
FILED  
JUN 26 2024  
PLANNING,  
DEVELOPMENT & SUSTAINABILITY

FIGURE 3: RURAL AND CITY ZONING



Site to E-bound exit 237 = 3.1 miles  
 Site to N-bound exit to I-380 = 4.2 miles

FIGURE 4: ROAD ACCESS



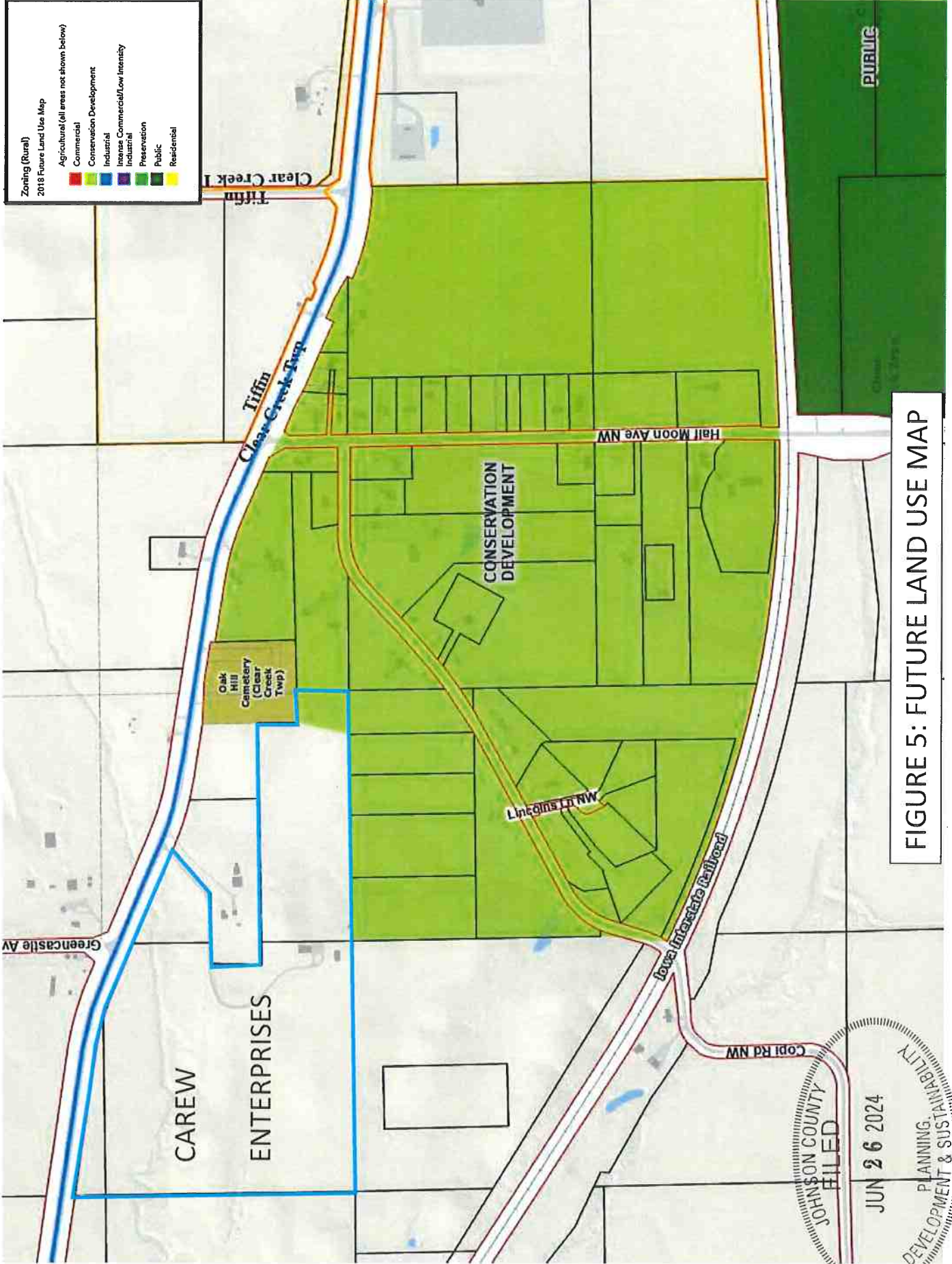


FIGURE 5: FUTURE LAND USE MAP



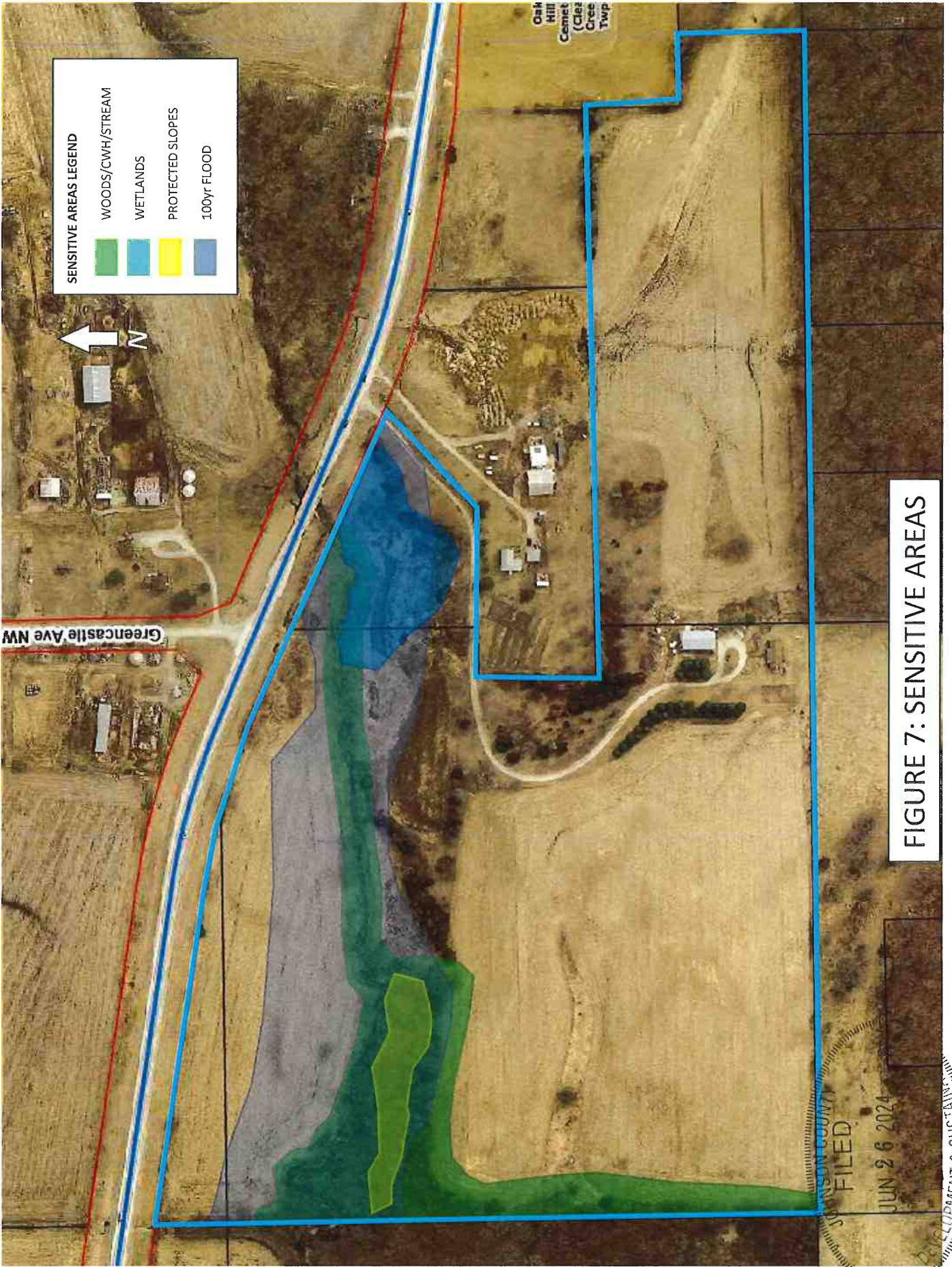
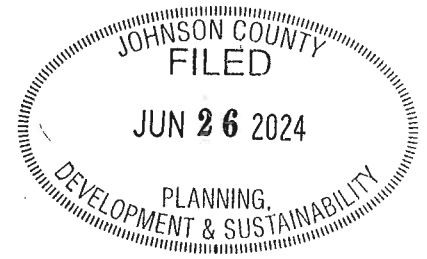


FIGURE 7: SENSITIVE AREAS

FILED JUN 26 2024  
DEVELOPMENT & SUSTAINMENT

6/7/2024

CAREW ENTERPRISES WEST  
C/O ANTHONY D FREDERICK  
HART-FREDERICK CONSULTANTS P.C.  
510 STATE STREET  
PO BOX 560  
TIFFIN, IA 52340



Project Description: BFE Determination – For a proposed residential development. (Buffalo Creek)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 41.7122/-91.7053; Johnson County

Iowa DNR Project ID Number: 2024-0552

Dear ANTHONY D FREDERICK:

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the existing structure / property identified on your application. The Flood Insurance Rate Map (FIRM) for Johnson County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we estimate the current existing condition 100-year flood elevation to be 708.1', NAVD88 at the location referenced above. You may download additional copies, or verify the Iowa DNR Flood Plain and Dam Safety Section (Department) official response document(s) for this project at the Iowa DNR Flood Plain PERMT website using the tracking number above. (PERMT Website Address: <https://programs.iowadnr.gov/permt/>)

Please be aware when planning future construction that elevating beyond the required 1 foot above the BFE will not only reduce flood risk, but might also result in lower flood insurance rates.

Please contact me by phone at 515-304-0982 or by email at [graham.young@dnr.iowa.gov](mailto:graham.young@dnr.iowa.gov) with any questions.

Sincerely,

 Digitally signed by  
Graham Young  
Date: 2024.06.07  
11:37:39 -05'00'

Graham Young  
Flood Plain Management and Dam Safety Section

CC: Carew Enterprises West; 2367 Highway 6 NW, Tiffin, IA, 52340, [tfrederick@hart-frederick.com](mailto:tfrederick@hart-frederick.com)  
Josh Busard; County Administration Bldg, 913 S Dubuque St Ste 204, Iowa City, IA, 52240-4273,  
[jbusard@co.johnson.ia.us](mailto:jbusard@co.johnson.ia.us)

6/7/2024

CAREW ENTERPRISES EAST  
C/O ANTHONY D FREDERICK  
HART-FREDERICK CONSULTANTS P.C.  
510 STATE STREET  
PO BOX 560  
TIFFIN, IA 52340



Project Description: BFE Determination – For a proposed residential development. (Buffalo Creek)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 41.7121/-91.7002; Johnson County

*Iowa DNR Project ID Number: 2024-0551*

Dear ANTHONY D FREDERICK,

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the existing structure / property identified on your application. The Flood Insurance Rate Map (FIRM) for Johnson County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we estimate the current existing condition 100-year flood elevation to be 711.7', NAVD88 at the location referenced above. You may download additional copies, or verify the Iowa DNR Flood Plain and Dam Safety Section (Department) official response document(s) for this project at the Iowa DNR Flood Plain PERMT website using the tracking number above. (PERMT Website Address: <https://programs.iowadnr.gov/permt/>)

Please be aware when planning future construction that elevating beyond the required 1 foot above the BFE will not only reduce flood risk, but might also result in lower flood insurance rates.

Please contact me by phone at 515-304-0982 or by email at [graham.young@dnr.iowa.gov](mailto:graham.young@dnr.iowa.gov) with any questions.

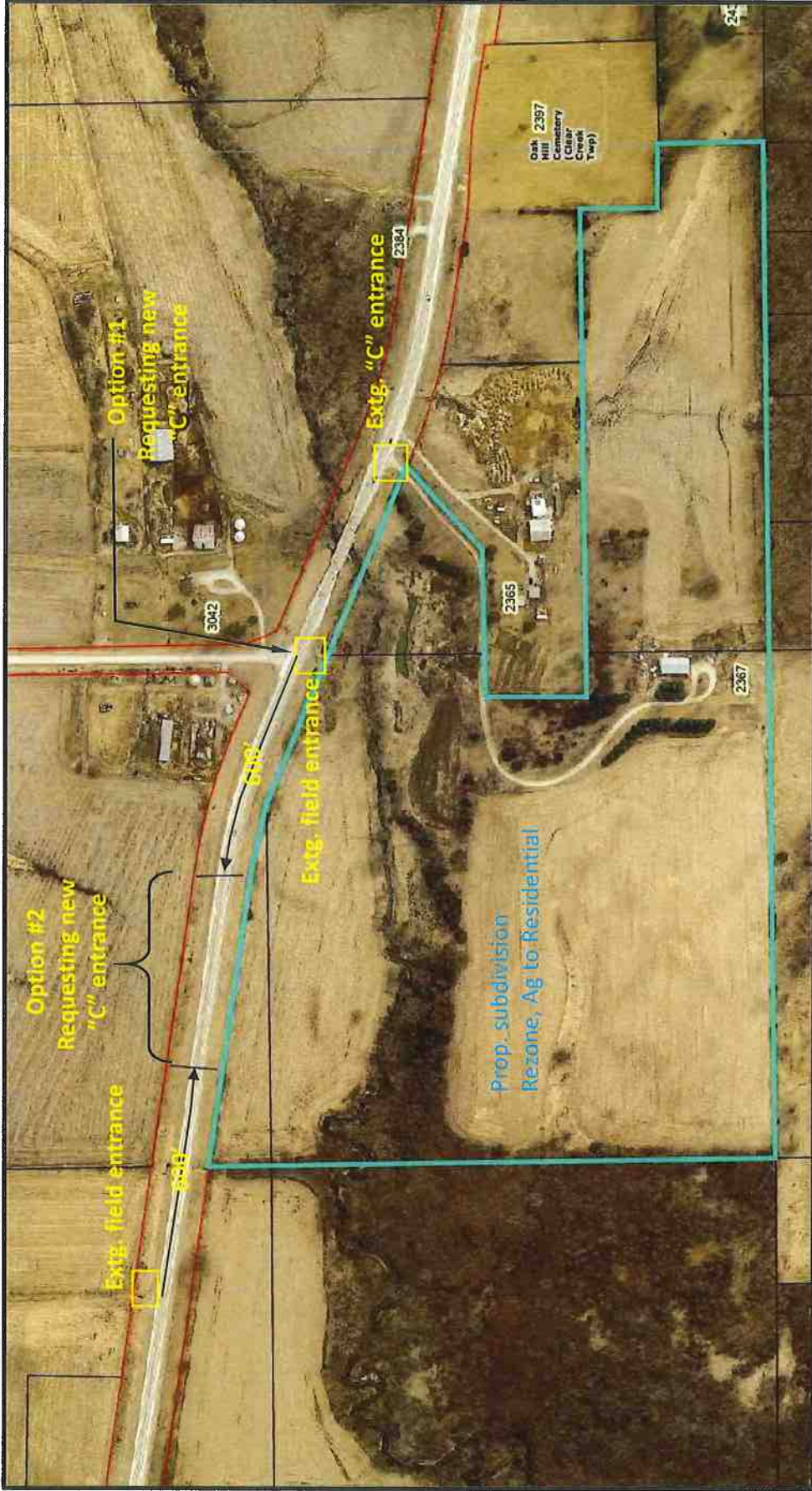
Sincerely,

A handwritten signature in blue ink that appears to read "Graham Young".

Digitally signed by  
Graham Young  
Date: 2024.06.07  
11:14:34 -05'00'

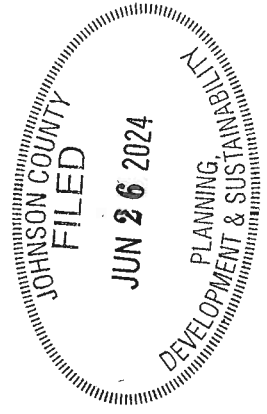
Graham Young  
Flood Plain Management and Dam Safety Section

CC: Carew Enterprises East; 2367 Highway 6 NW, Tiffin, IA, 52340, [tfrederick@hart-frederick.com](mailto:tfrederick@hart-frederick.com)  
Josh Busard; County Administration Bldg, 913 S Dubuque St Ste 204, Iowa City, IA, 52240-4273, [jbusard@co.johnson.ia.us](mailto:jbusard@co.johnson.ia.us)



Request to IDOT for additional "C" entrance into residential subdivision along US Highway 6.

Option #1: change field entrance to type "C"  
Option #2: new "C" entrance



**cschmidt@hart-frederick.com**

---

**From:** sheila.lee@iowadot.us  
**Sent:** Thursday, April 18, 2024 12:00 PM  
**To:** cschmidt@hart-frederick.com  
**Cc:** sheila.lee@iowadot.us; michelle.burke@iowadot.us; jeffcarew63@gmail.com; Jan.Laaser-Webb@iowadot.us; Mike.Clayton@iowadot.us; Electronic.Permitting@iowadot.us  
**Subject:** Confirmation - Iowa DOT Entrance Request - Number 13927



## Entrance Permit Request Confirmation

---

**STATUS**

**Submitted**

**Date requested:** 04/18/2024  
**Request #:** 13927  
**Requestor:** **charles d schmidt**  
510 state street  
tiffin IA 52340  
cschmidt@hart-frederick.com  
319-545-7215  
**Owner:** **CAREW ENTERPRISES, LLC**  
2343 Mehaffey Bridge Rd NE  
north liberty IA 52317  
jeffcarew63@gmail.com  
319-338-0866  
**Contact:** **Jeff Carew**  
2905 W Penn St.  
north liberty IA 52317  
jeffcarew63@gmail.com  
319-338-0866  
**Request (details)** Highway: US 6 E  
County: Johnson  
Type: New  
Use: Access to a residential or farm property  
Reference Post 241 Offset 0.7015  
**Attachments:** None



---

**DOT(contact)** **Sheila L Lee**  
8723 NW BLVD  
DAVENPORT IA 52806  
sheila.lee@iowadot.us  
563-391-4643

Your request has been successfully submitted to the Iowa Department of Transportation (DOT). The DOT representative above will contact you directly within 5 business days to collect additional information and

arrange a field review. Please reference the request number when discussing this request.

**Please note:** This request is in the initial review stage. You must receive full DOT approval prior to commencing any activities within the DOT right-of-way. This confirmation does not imply approval of your request.

You can access the permit by clicking this link: [Click here to go to your permit request](#)



**cschmidt@hart-frederick.com**

---

**From:** Burke, Michelle <Michelle.Burke@iowadot.us>  
**Sent:** Tuesday, May 28, 2024 2:25 PM  
**To:** cschmidt@hart-frederick.com  
**Subject:** RE: 2367 Hwy 6 NW, Tiffin



Hi Chuck!

Remind me again what you are proposing to do with this parcel of land?

Thank you,  
Michelle

**From:** cschmidt@hart-frederick.com <cschmidt@hart-frederick.com>  
**Sent:** Tuesday, May 28, 2024 2:07 PM  
**To:** Burke, Michelle <Michelle.Burke@iowadot.us>  
**Subject:** RE: 2367 Hwy 6 NW, Tiffin

**CAUTION:**

This email originated from outside the Iowa Department of Transportation.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michell.

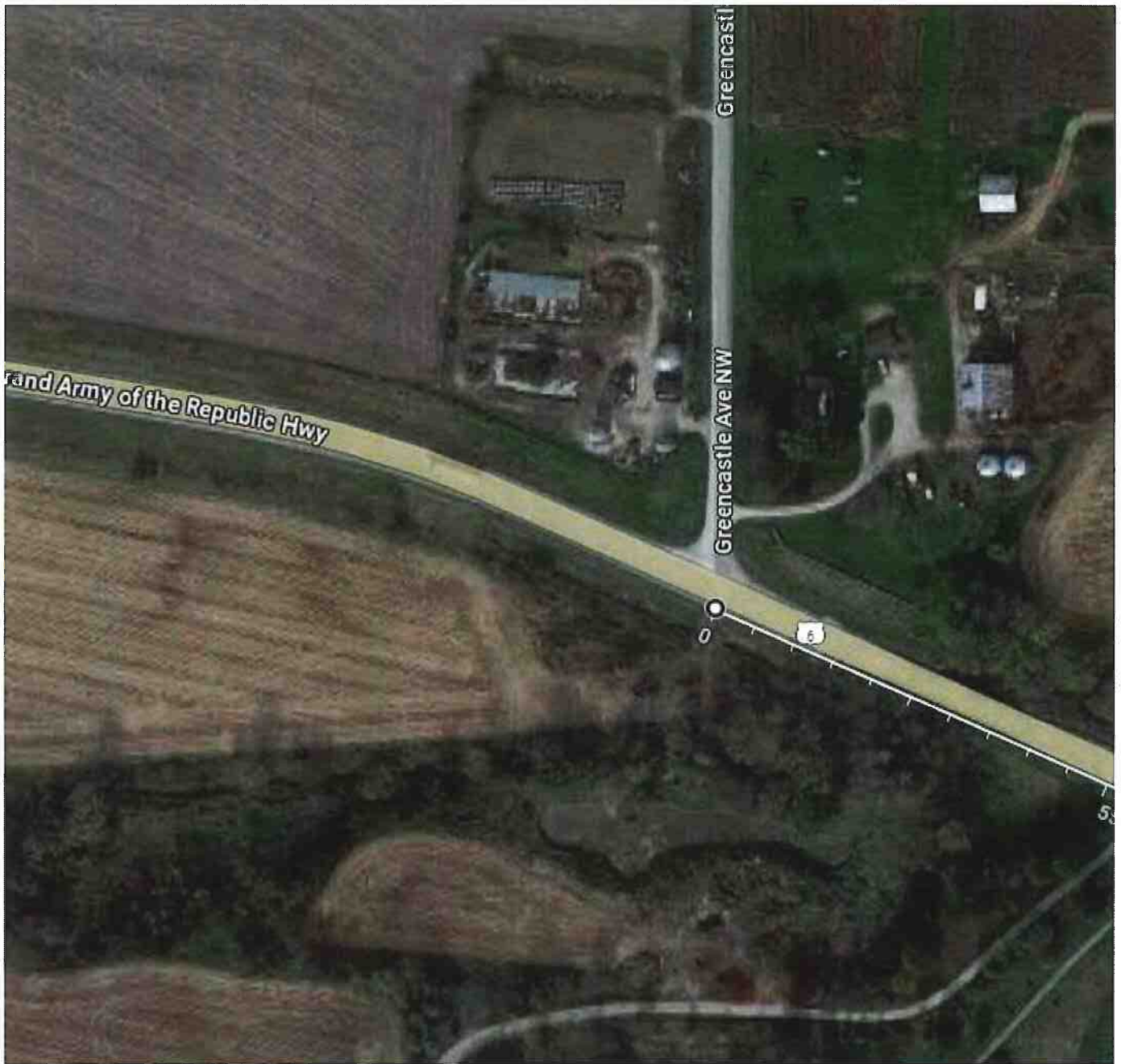
This entrance (across from Greencastle Ave) currently serves as a IDOT approved field entrance (Sta 67+67). We were planning on upgrading this entrance to a Class C entrance.  
Thank you for your time on this.  
Chuck

**From:** Burke, Michelle <Michelle.Burke@iowadot.us>  
**Sent:** Tuesday, May 28, 2024 10:48 AM  
**To:** cschmidt@hart-frederick.com  
**Cc:** jeffcarew63@gmail.com  
**Subject:** 2367 Hwy 6 NW, Tiffin

Good morning, Charles!

I am reviewing your application in preparation for a site visit to this location sometime this week. Just to clarify, you are wanting this entrance as a field entrance only, correct? This road classification is Rural 600, which means that each entrance (including side roads) must be 600' or more in between each other. As shown in the picture (below) the existing field entrance does not meet that criteria – it also must be 600' away from Greencastle Avenue. The newly constructed entrance will need to be moved to the west at least 600+ feet. You will also need to stay 600' away from the field entrance (circled in red in bottom picture below) to the north.

Existing entrance to the east is not 600' away, and must be 600' from Greencastle Ave.



JOHNSON COUNTY  
FILED  
JUN 26 2024  
PLANNING,  
DEVELOPMENT & SUSTAINABILITY

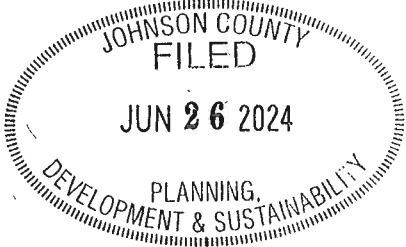




Please let me know if you have any questions, or would like to be present when I do my field visit this week.

Thank you!

**Michelle L. Burke**  
**Engineering Operations Technician**  
Iowa Department of Transportation  
5455 Kirkwood Blvd SW  
Cedar Rapids, IA 52404  
319-730-1533 (office)  
515-686-0034 (cellular phone)  
[michelle.burke@iowadot.us](mailto:michelle.burke@iowadot.us)  
[iowadot.gov](http://iowadot.gov)



OUTLOT A

STATE OF IOWA  
WARRANTY DEED BK 243, PG 23

OUTLOT B

OUTLOT E

AUDITOR'S PARCEL 2006055  
BK 53, PG 225

AUDITOR'S PARCEL 2020007  
BK 64, PG 195

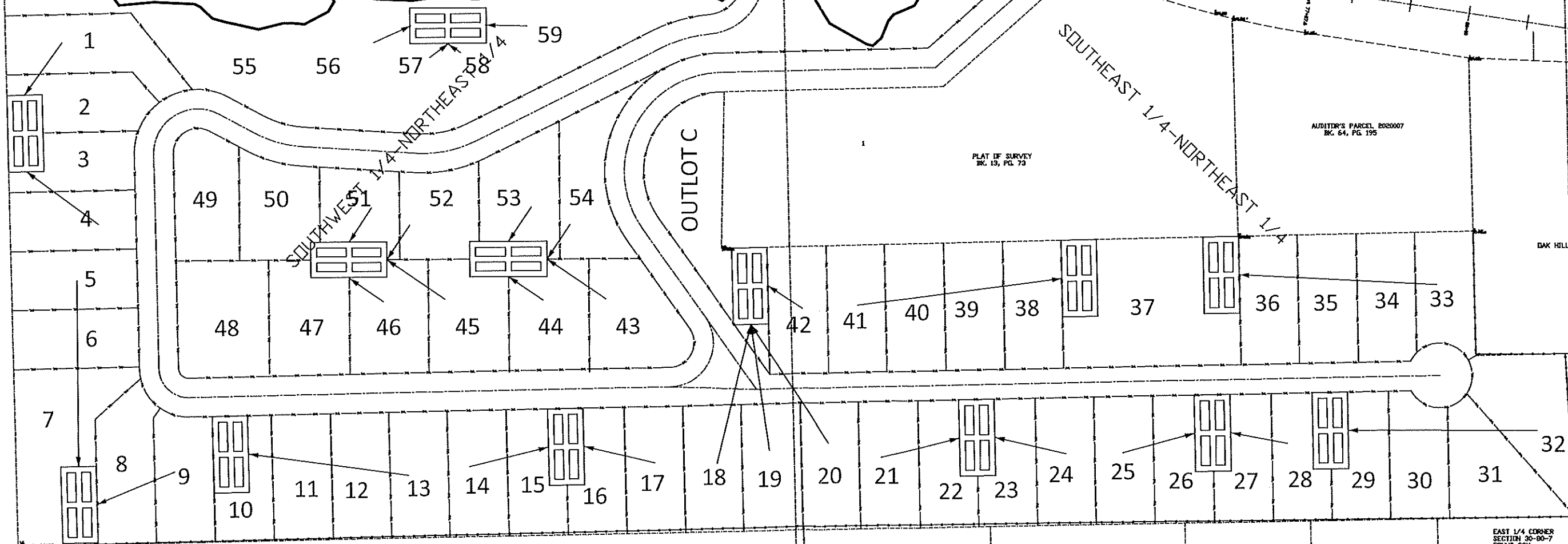
PLAT OF SURVEY  
BK 13, PG 73

SOUTHWEST 1/4-NORTHEAST 1/4  
SOUTHEAST 1/4-NORTHEAST 1/4

DAK HILL CEMETERY

LOT A  
REIGHARD'S SUBDIVISION  
BK 30, PG 172

EAST 1/4 CORNER  
SECTION 20-80-7  
FOUND SCH  
6" EXPOSED  
TIES BK 37, PG 105



CENTER  
SECTION 20-80-7  
FOUND 5/8" REBAR #8165  
6" EXPOSED

DEWSE I. YODER

CAROL HEADE POTTER

CAROL HEADE POTTER

DEWSE I. YODER

JOSEPH N. HEADE TRUST