

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000006****APPLICATION DATE: 04/01/2026****PROPERTY OWNER: KEVIN W & JULIE AGAN MONSON****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: TaKaMa Ridge - Farmstead Split****SITE ADDRESS:****PARCEL NUMBER: 1123451002****PROPOSED SUBDIVISION NAME: TaKaMa Ridge****PROPERTY INFORMATION**

| Parcel ID (PPN) | Acres in Parcel | Current zoning classification |
|------------------------|------------------------|--------------------------------------|
| 1123451002 | 35.79 | A - Agricultural |
| 1123377002 | 12.9 | A - Agricultural |

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



March 30, 2026

Mr. Josh Busard
Jo. Co. Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Letter of Intent – TaKaMa Ridge

Dear Josh,

On behalf of Kevin Monson we are submitting a combined Preliminary and Final Plat to facilitate a farmstead split his property located south of Rohret Road in the SW ¼ of the SE ¼ of Section 23, Township 79, Range 7 West. The subdivision will be a portion of lot 1 of the Subdivision of NW 1¼ – SE 1¼, SW 1¼ – SE 1¼, and SE – 1¼ – SW 1¼ Section 23-79-7, in accordance with the Plat thereof Recorded in Book 1 at Page 34 of the Records of the Johnson County Recorder's Office. A Modification of Subdivision Regulations permit request was approved by the Board of Adjustment in relation to this farmstead split to remove the requirement to plat the entirety of a previously platted lot on March 19, 2026 as permit #VAR26-000001.

The subdivision will consist of 1 buildable lot, 5.00 acres in size and 1 outlot, 3.68 acres in size and designated Agricultural. Both are accessed from Rohret Road via an approved ROW Permit via an existing field entrance. The property is currently being used for row crops, a new well and septic system will be installed at building time. Stormwater management has been waived until building permit time, and a full sensitive areas waiver has been approved for this subdivision.

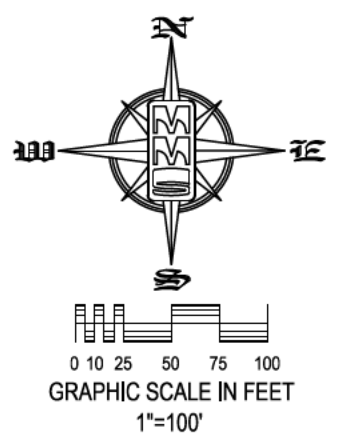
The parent farm consists of the following parcels via the deed recorded in Book 4403, Page 177:

- 1123451002
- 1123377002

Respectfully submitted,

Lacey S. Stutzman
5245-010_Letter of Intent_Farmsplit.docx

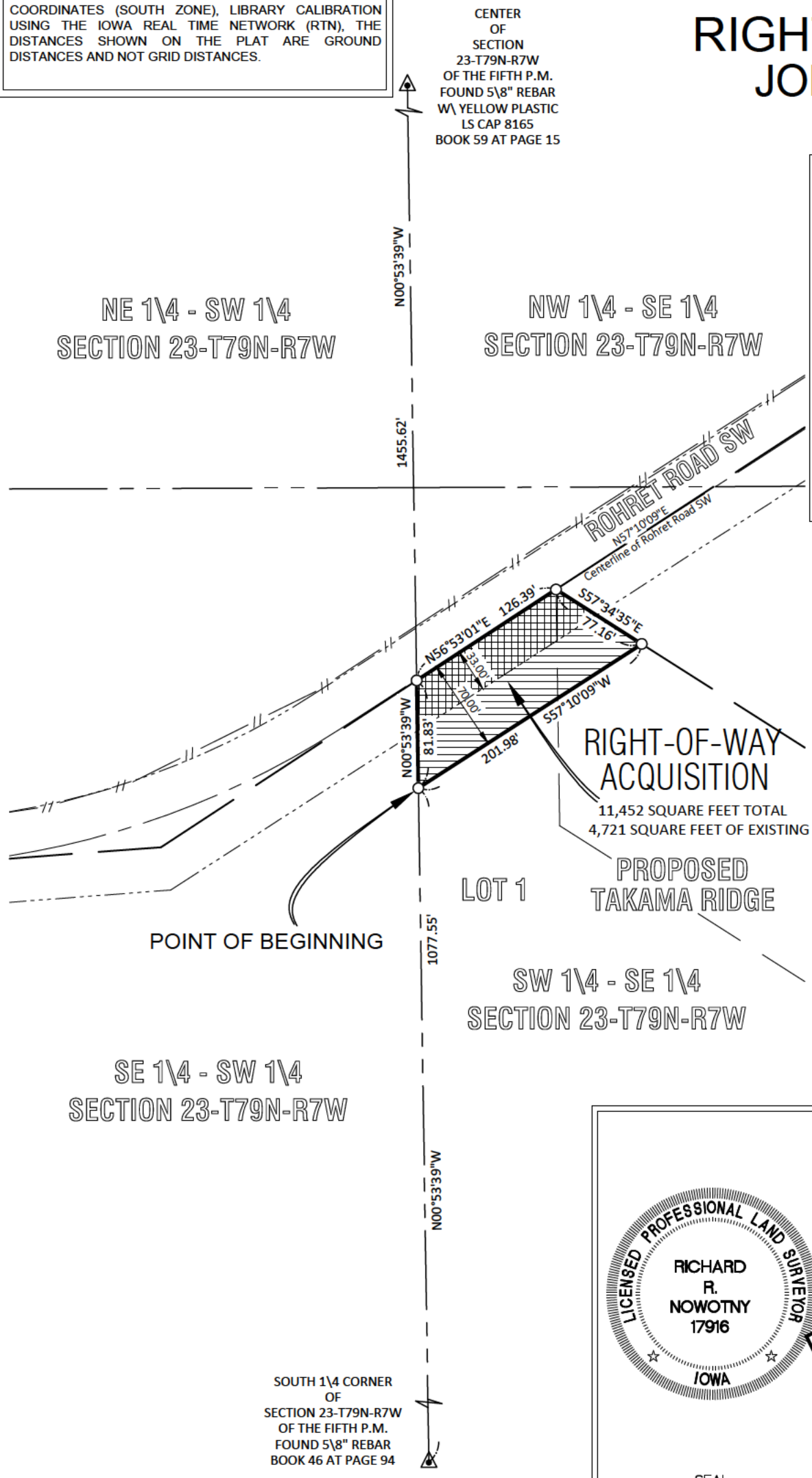
| | |
|---|---|
| LOCATION: A PORTION OF LOT 1 OF THE SUBDIVISION OF NW 1/4-SE 1/4, SW 1/4-SE 1/4, AND SE 1/4-SW 1/4 SEC. 23-79-7, LOCATED IN THE THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 79 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA. | SUBDIVIDER: KEVIN W & JULIE AGAN MONSON 3069 ROHRET ROAD SW IOWA CITY, IOWA 52240 |
| LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282 | SUBDIVIDER'S ATTORNEY: THOMAS GELMAN PHELAN TUCKER LAW LLP 321 E. MARKET STREET P.O. BOX 2150 IOWA CITY, IOWA 52244 |
| DATE OF SURVEY: 02-23-2026 | PROPRIETOR OR OWNER: KEVIN W & JULIE AGAN MONSON 3069 ROHRET ROAD SW IOWA CITY, IOWA 52240 |



FOR COUNTY RECORDER'S USE

NOTE:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

PLAT OF SURVEY RIGHT-OF-WAY ACQUISITION JOHNSON COUNTY, IOWA



| LEGEND AND NOTES | |
|------------------|--|
| | — CONGRESSIONAL CORNER, FOUND |
| | — PROPERTY CORNER(S), FOUND (as noted) |
| | — PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS") |
| | — CUT "X" |
| | — PROPERTY &/or BOUNDARY LINES |
| | — CONGRESSIONAL SECTION LINES |
| | — RIGHT-OF-WAY LINES |
| | — CENTER LINES |
| | — LOT LINES, INTERNAL |
| | — LOT LINES, PLATTED OR BY DEED |
| | — EASEMENT LINES, WIDTH & PURPOSE NOTED |
| | — EXISTING EASEMENT LINES, PURPOSE NOTED |
| | — RECORDED DIMENSIONS |
| | — MEASURED DIMENSIONS |
| | — CURVE SEGMENT NUMBER |

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

DESCRIPTION - RIGHT-OF-WAY ACQUISITION

COMMENCING at the South 1/4 Corner of Section 23, Township 79 North, Range 7 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N00°53'39"W, along the West Line of the Southwest Quarter of the Southeast Quarter of said Section 23, a distance of 1077.55 feet, to the POINT OF BEGINNING; Thence continuing N00°53'39"W, along said West Line, 81.83 feet, to its intersection with the North Line of Lot 1 of the Subdivision of NW 1/4 - SE 1/4, SW 1/4 - SE 1/4 and SE 1/4 - SW 1/4 Sec. 23-79-7, in accordance with the Plat thereof Recorded in Book 1 at Page 34 of the Records of the Johnson County Recorder's Office; Thence N56°53'01"E, along said North Line, 126.39 feet; Thence S57°34'35"E, 77.16 feet; Thence S57°10'09"W, along a Line parallel with and 70.00 feet normally distant Southeasterly from the Centerline of Rohret Road SW, 201.98, to the POINT OF BEGINNING. Said Right-of-Way Acquisition contains 11,452 Square Feet, and is subject to easements and restrictions of record.

Including 4,721 square feet of Existing Road Right-of-Way

SEAL

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 Professional Land Surveyor under the laws of the State of Iowa.

_____, 20____

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 03-16-2026
Designed by: RRN
Drawn by: RLW
Checked by: RRN
Project No: IC 5245-010
Sheet No: 1 of 1

PLAT OF SURVEY
RIGHT-OF-WAY ACQUISITION

Date: 03-17-2026
Revision: PER RRN REVIEW - RLW

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net





CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

| Date | Revision |
|------------|----------------------|
| 03-17-2026 | PER RRR REVIEW - RLW |

PRELIMINARY AND FINAL PLAT

TAKAMA RIDGE

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

| | |
|--------------|--------------------------|
| Date: | 03-12-2026 |
| Designed by: | LSS Field Book No: 1430 |
| Drawn by: | RLW Scale: 1"=100' |
| Checked by: | RRN Sheet No: 1 |
| Project No: | IOWA CITY 5245-010 of: 1 |

PRELIMINARY AND FINAL PLAT TAKAMA RIDGE (A FARMSTEAD SPLIT) JOHNSON COUNTY, IOWA

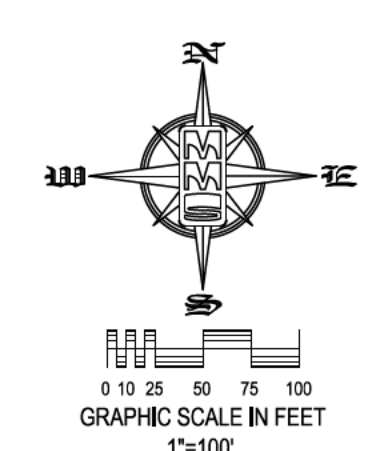
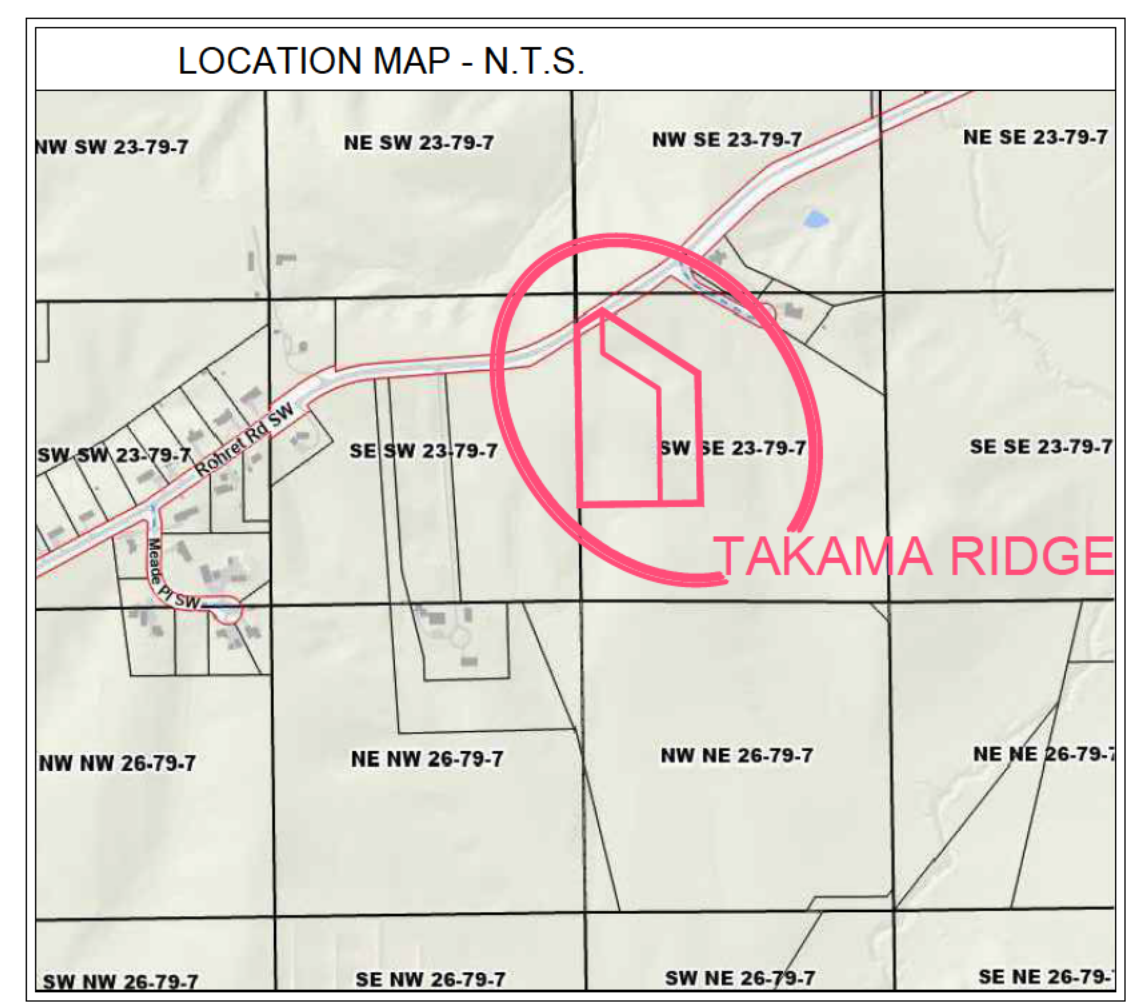
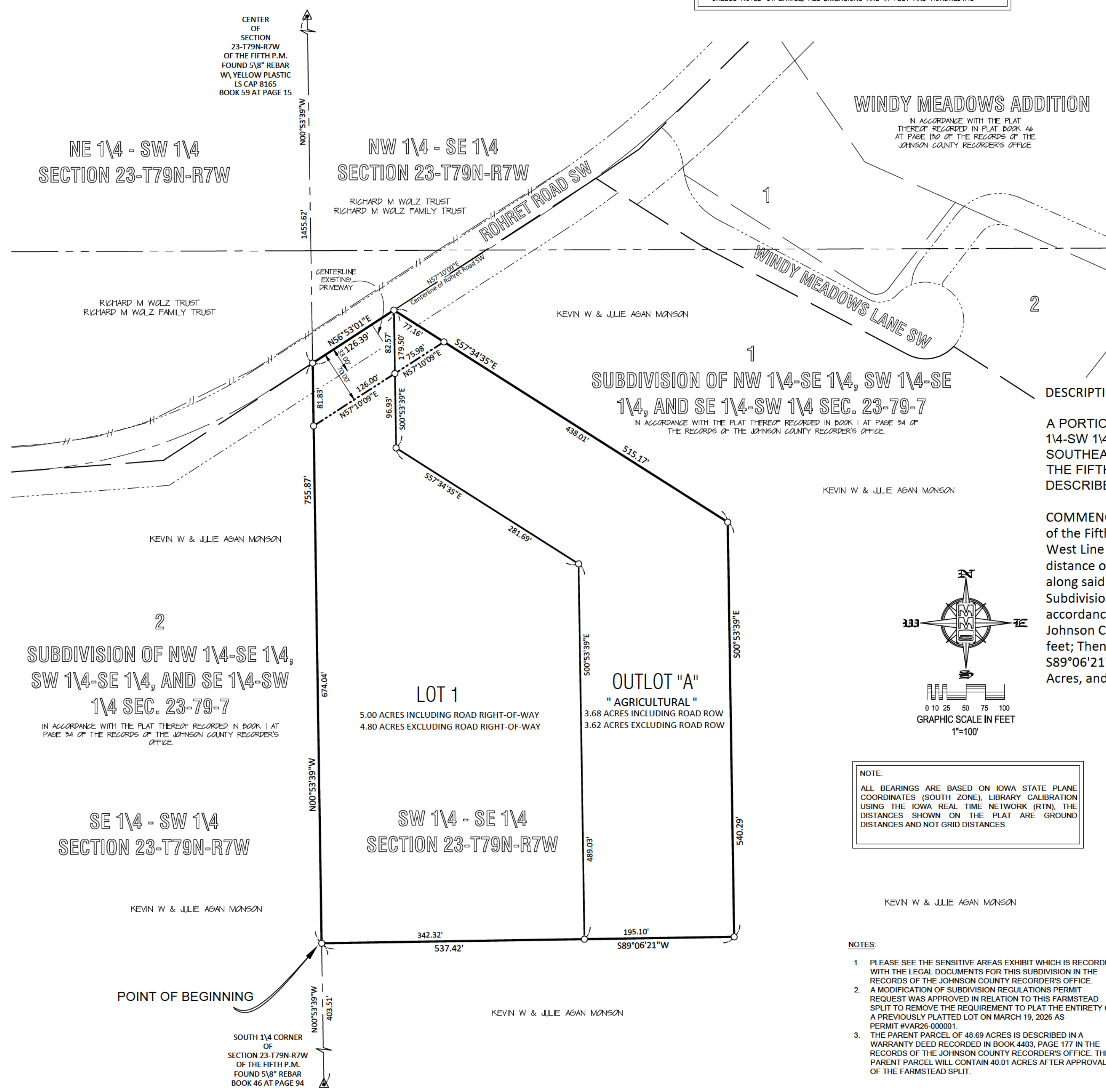
LEGEND AND NOTES

- ▲ - CONGRESSIONAL CORNER, FOUND
- - PROPERTY CORNER(S), FOUND (as noted)
- - PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- ⊗ - CUT "X"
- - PROPERTY &/or BOUNDARY LINES
- - - CONGRESSIONAL SECTION LINES
- — — RIGHT-OF-WAY LINES
- — — CENTER LINES
- — — LOT LINES, INTERNAL
- — — LOT LINES, PLATTED OR BY DEED
- - - EASEMENT LINES, WIDTH & PURPOSE NOTED
- - - EXISTING EASEMENT LINES, PURPOSE NOTED
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- C22-1 - CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

| | |
|--|---|
| LOCATION: A PORTION OF LOT 1 OF THE SUBDIVISION OF NW 1/4-SE 1/4, SW 1/4-SW 1/4 SEC. 23-79-7, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 79 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA. | SUBDIVIDER: KEVIN W & JULIE AGAN MONSON 3069 ROHRET ROAD SW IOWA CITY, IOWA 52240 |
| LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282 | SUBDIVIDER'S ATTORNEY: THOMAS GELMAN PHELAN TUCKER LAW LLP 321 E. MARKET STREET P.O. BOX 2150 IOWA CITY, IOWA 52244 |
| DATE OF SURVEY: 02-23-2026 | PROPRIETOR OR OWNER: KEVIN W & JULIE AGAN MONSON 3069 ROHRET ROAD SW IOWA CITY, IOWA 52240 |

FOR COUNTY RECORDER'S USE



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- NOTES:**
- PLEASE SEE THE SENSITIVE AREAS EXHIBIT WHICH IS RECORDED WITH THE LEGAL DOCUMENTS FOR THIS SUBDIVISION IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
 - A MODIFICATION OF SUBDIVISION REGULATIONS PERMIT REQUEST WAS APPROVED IN RELATION TO THIS FARMSTEAD SPLIT TO REMOVE THE REQUIREMENT TO PLAT THE ENTIRETY OF A PREVIOUSLY PLATTED LOT ON MARCH 19, 2026 AS PERMIT #VAR26-000001.
 - THE PARENT PARCEL OF 48.69 ACRES IS DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 4403, PAGE 177 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. THE PARENT PARCEL WILL CONTAIN 40.01 ACRES AFTER APPROVAL OF THE FARMSTEAD SPLIT.

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 Professional Land Surveyor under the laws of the State of Iowa.

RICHARD R. NOWOTNY
P.L.S. Iowa No. 17916
My license renewal date is December 31, 20____.

Page(s) of sheets covered by this seal: _____

SEAL

Signed before me this ____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON _____ DATE _____



PLANNING, DEVELOPMENT AND SUSTAINABILITY

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

PLANNING DIVISION

WAIVER RESPONSE

Date: April 1, 2026
To: MMS Consultants; Attn. Lee Swank
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 1123451002

Recently, your firm submitted a request to waive the Sensitive Areas requirements for a farmstead split subdivision, PPN 1123451002. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Sensitive Areas: Approved

- Waiver has been requested and approved for all sensitive areas.
- This subdivision is exempt from the Historic Properties Requirements.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

| | | |
|--------------------|------------|--------------------|
| Office Use Only | | |
| | Date Filed | Application Number |



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: Farmstead Split

Street Address or Layman's Description: The SW 1/4, SE1/4, Sec.23-T79N-R7W

Parcel Number(s): 1123451002

Please check all sensitive areas for which waiver is being requested:

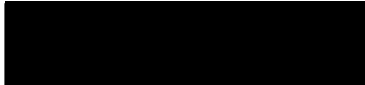
- | | | | | |
|---|--|--|--|---|
| <input type="checkbox"/> Critical Wildlife Habitat | <input type="checkbox"/> Historic Properties | <input type="checkbox"/> Prairie & Prairie Remnant | <input type="checkbox"/> Savanna & Savanna Remnant | <input type="checkbox"/> Significant Slopes |
| <input type="checkbox"/> Stream Corridors, Watercourses, and Surface Water Bodies | <input type="checkbox"/> Floodplain & Floodway | <input type="checkbox"/> Wetlands | <input type="checkbox"/> Woodlands | |

Justification for granting this waiver request should be attached hereto. See back of this page.

The undersigned hereby requests waiver from the Sensitive Areas Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this waiver being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Lee Swank

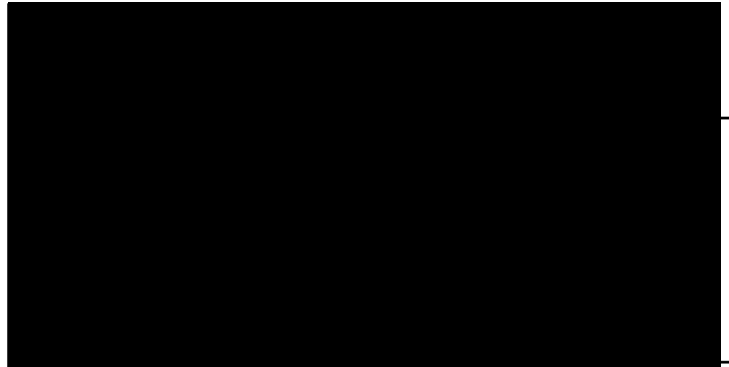
Name of Applicant



Applicant Phone

Kevin Monson

Name of Owner (if different)



Owner Email Address

3069 Rohret Rd SW, Iowa IA 52246

Owner Mailing Address (include City, State, Zip)

03/27/2026

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION:

APPROVE

PARTIAL APPROVAL**

DENY

4/1/2026

ADMINISTRATIVE OFFICER

DATE

**See accompanying letter for explanation for specific requirements.

Initial or check each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.



A waiver request fee of \$50 due at time of submittal.



A written narrative explaining the request.



Supporting documentation to justify waiver approval for each sensitive area for which waiver is being requested (see below).

Examples of supporting information for each of the sensitive areas is listed below. Information additional to this may be necessary to sufficiently illustrate the absence of sensitive areas. If provided information does not confirm the absence of the sensitive area(s), the waiver request will be denied. The list below is meant to illustrate *potential* supporting information, and should not be construed as a complete list, or that including the provided items will guarantee waiver approval. **Please initial or check each sensitive area for which material has been provided in support of the waiver request.**



Critical Wildlife Habitat: documentation, such as aerial photographs, showing absence of potential habitat for Threatened and Endangered species.



Floodplain and Floodway: FEMA map showing absence of floodplain and floodway.



Historic Properties: letter from the Office of the State Archaeologist indicating that survey is not warranted. Residential subdivisions which propose no more than one buildable lot and no more than three outlots are exempt from Historic Properties requirements.



Prairie and Prairie Remnant: aerial photographs showing history of row crops.



Savanna and Savanna Remnant: aerial photographs showing absence of open-grown trees.



Significant Slopes: soil survey map showing absence of soils characterized by excessive slopes and/or contour map showing slopes less than 25%.



Stream Corridors, Watercourses, and Surface Water Bodies: U.S. Geological Survey Quadrangle Map showing absence of a blue line river, stream, or drainageway, and aeriels showing the absence of watercourses and surface water bodies.



Wetlands: National Wetlands Inventory (NWI) map showing absence of wetlands, soil survey map showing absence of hydric soils, and contour map showing absence of a geomorphic setting supportive of wetlands (e.g. depression, drainageway, surface water body, etc.).



Woodlands: aerial photographs showing absence or sparse distribution of trees.



PLANNING, DEVELOPMENT AND SUSTAINABILITY

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

PLANNING DIVISION

WAIVER RESPONSE

Date: March 25, 2026
To: MMS Consultants; Attn. Lacey Stutzman
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 1123451002

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision, PPN 1123451002, located off Rohret Road SW. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Stormwater Management: **With Building Permit**
Stormwater management planning will be required with any future building permit.

Please contact me at khutchinson@johnsoncountyia.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

| | | |
|--------------------|-------------------|---------------------------|
| Office Use Only | | |
| | <i>Date Filed</i> | <i>Application Number</i> |



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Storm-water Management Requirements

Type of Development Application: Farmstead Split

Street Address or Layman's Description: The SW 1/4 - SE 1/4 of Sec. 23-T79N-R7W

Parcel Number(s): 1123451002

A written narrative explaining justification for granting this waiver request should be attached hereto.

The undersigned hereby requests waiver from the Stormwater Management Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this waiver being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

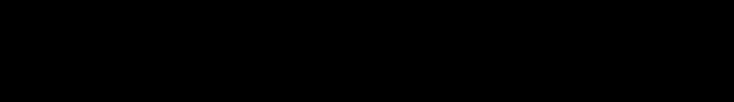
Lee Swank



Name of Applicant


Applicant Email Address

Applicant Phone
Kevin Monson



Name of Owner (if different)

Owner Email Address

3069 Rohret Rd SW, Iowa IA 52246

Owner Mailing Address (include City, State, Zip)

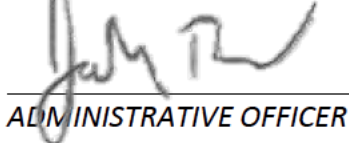


03/27/2026

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION: APPROVE WITH BUILDING PERMIT** DENY


 ADMINISTRATIVE OFFICER

3/25/2026

DATE

**Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future building permits on this site.

Initial each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

LSS A waiver request fee of \$50 due at time of submittal.

LSS A written narrative explaining the request.