

**PLANNING APPLICATION COVER SHEET****PROJECT TYPE: Rezoning****NO. REZ26-000004****APPLICATION DATE: 06/03/2026****PROPERTY OWNER: TAYLOR & STEPHANIE GETTING****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: 1 Lot Historic Residential Split****SITE ADDRESS: 1784 255th St NW****PROPERTY INFORMATION**

<b>Parcel ID (PPN)</b>	<b>Acres in Parcel</b>	<b>Current zoning classification</b>	<b>Proposed zoning district classification</b>
0510401001	1.7	A - Agricultural	R - Residential

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



**MMS Consultants, Inc.**  
*Experts in Planning and Development Since 1975*

1917 S. Gilbert Street  
Iowa City, Iowa 52240

**319.351.8282**

mmsconsultants.net  
mms@mmsconsultants.net

June 3<sup>rd</sup>, 2026

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

RE: Taylor Getting 1 Lot Subdivision – Rezoning

Dear Josh,

On behalf of Taylor Getting, we are submitting a rezoning application to rezone 1.70 acres around his existing home located at 1784 255<sup>th</sup> Street NW, Oxford from A – Agriculture to R- Residential. The existing home was built prior to December 1, 2000 meeting the requirements of an established historic residential use in the A-Agricultural Future Land Use Category. The 1.70 acre rezoning will translate to the boundary of a proposed 1 lot subdivision which is anticipated to be submitted on July 1<sup>st</sup>, 2026.

Please let us know if you have any questions, concerns or need any additional information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lacey S. Stutzman', is written over a light blue topographic map background.

Lacey S. Stutzman

12445-001Letter of Intent\_Waivers.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



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LAND PLANNERS  
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ENVIRONMENTAL SPECIALISTS  
1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
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Date	Revision
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### REZONING EXHIBIT

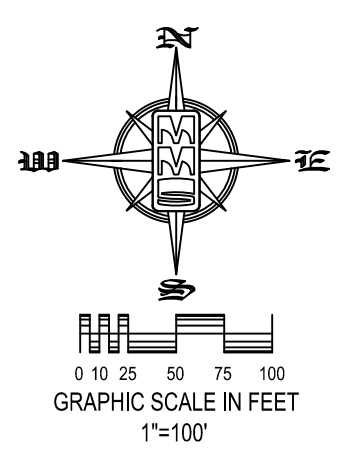
A PORTION OF THE NE 1/4 -  
SE 1/4 OF SEC. 10-T81N-R8W  
OF THE 5TH P.M.  
CITY  
JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

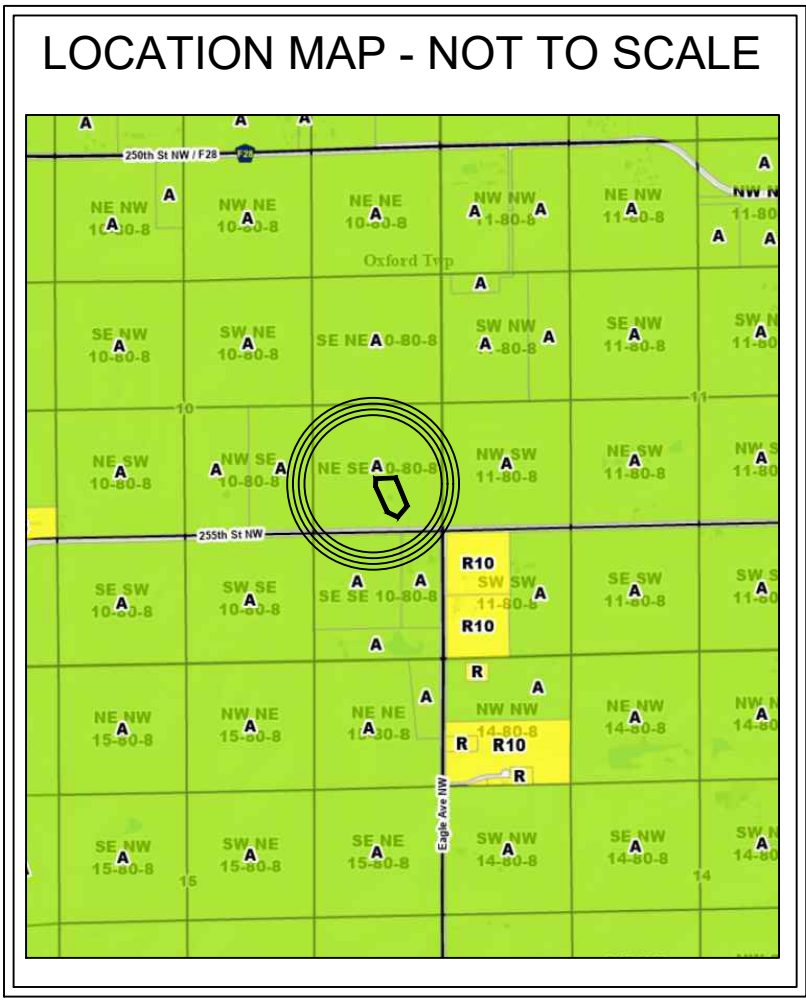
Date:	6/02/2026
Surveyed by:	LSS/RRN
Field Book No:	1443
Drawn by:	LSS
Scale:	1"=100'
Checked by:	RRN
Sheet No:	1
Project No:	12445-001
of:	1

# REZONING EXHIBIT

## A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10-T80N-R8W JOHNSON COUNTY, IOWA



LOCATION: A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	APPLICANT: TAYLOR AND STEPHANIE GETTING 1784 255TH STREET NW OXFORD, IOWA 52322
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: SEAN W. WANDRO 327 2ND STREET, SUITE 300 CORALVILLE, IOWA 52241
DATE OF SURVEY: 05-14-2026	PROPRIETOR OR OWNER: TAYLOR AND STEPHANIE GETTING 1784 255TH STREET NW OXFORD, IOWA 52322
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR



### LEGEND AND NOTES

	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- 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

#### REZONING DESCRIPTION - "A" TO "R"

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION SAID SECTION 10; THENCE S00°19'42"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1308.35 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S88°37'53"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 501.33 FEET; THENCE N13°55'10"W, 135.45 FEET, TO THE POINT OF BEGINNING; THENCE N53°21'33"W, 86.00 FEET; THENCE N24°15'48"W, 265.00 FEET; THENCE N00°53'59"E, 70.00 FEET; THENCE N55°27'22"E, 41.71 FEET; THENCE S88°32'43"E, 167.21 FEET; THENCE S21°27'24"E, 267.78 FEET; THENCE S42°39'58"W, 181.00 FEET, TO THE POINT OF BEGINNING.

SAID REZONING PARCEL CONTAINS 1.70 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

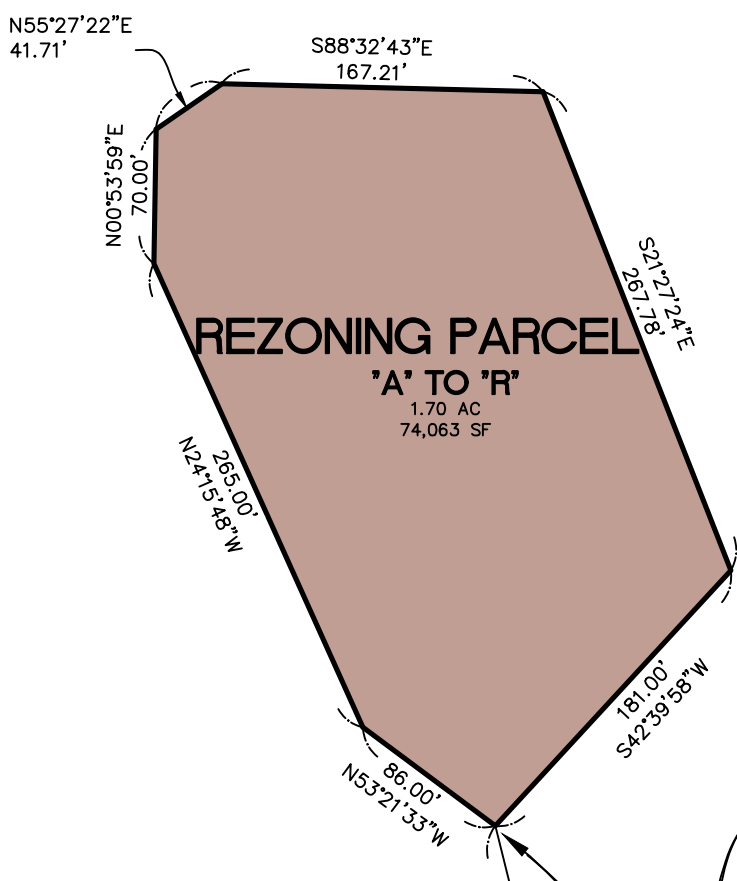
#### POINT OF COMMENCEMENT

EAST 1/4 CORNER OF SECTION 10-T80N-R8W OF THE FIFTH P.M. FOUND CONCRETE POST AS SHOWN ON CORNER CERTIFICATE BOOK 51, PAGE 23

NE 1/4 - SE 1/4  
SEC. 10-T80N-R8W

NW 1/4 - SW 1/4  
SEC.  
11-T80N-R8W

NW 1/4 - SE 1/4  
SEC. 10-T80N-R8W



TAYLOR GETTING  
STEPHANIE GETTING  
CURRENT ZONING = AG

TAYLOR GETTING  
STEPHANIE GETTING  
CURRENT ZONING = AG

SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10-T80N-R8W OF THE FIFTH P.M. FOUND 5/8" REBAR W/ YELLOW MMS CAP, LS NUMBER ILLEGIBLE BOOK 58, PAGE 127

SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10-T80N-R8W OF THE FIFTH P.M. SET 5/8" REBAR IN CENTER OF 255TH STREET NW W/ YELLOW LS CAP 17916

TAYLOR GETTING  
STEPHANIE GETTING  
CURRENT ZONING = AG

#### POINT OF BEGINNING

SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10-T80N-R8W OF THE FIFTH P.M. FOUND 5/8" REBAR ±5" DEEP IN INTERSECTION OF 255TH STREET NW AND EAGLE AVE NW

BRITTANY BRONEMANN  
STERLING BRONEMANN  
CURRENT ZONING = AG

LOT 1  
WIELAND  
SUBDIVISION

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 30 AT PAGE 219 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SOUTHEAST CORNER OF SECTION 10-T80N-R8W OF THE FIFTH P.M. FOUND 5/8" REBAR ±4" DEEP IN EAGLE AVE NW BOOK 44, PAGE 242

SW 1/4 - SE 1/4  
SEC. 10-T80N-R8W

SE 1/4 - SE 1/4  
SEC. 10-T80N-R8W

LOT 1  
HARNEY SUBDIVISION

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 31 AT PAGE 108 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

BRITTANY BRONEMANN  
STERLING BRONEMANN  
CURRENT ZONING = AG