

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000013****APPLICATION DATE: 08/05/2026****PROPERTY OWNER: BRANDON PRATT****APPLICANT: JON MARNER****WORK DESCRIPTION: WEC ESTATES****SITE ADDRESS: 3036 Highway 1 NE 4****PARCEL NUMBER: 0830226003****PROPOSED SUBDIVISION NAME: WEC ESTATES****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0830226003	4.97	R - Residential
0830226002	13.25	R - Residential

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



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August 5, 2026

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

RE: WEC ESTATES Preliminary and Final Plat

On behalf of Brandon Pratt, we are submitting a two lot subdivision Preliminary and Final Plat. The property located at 3036 Highway 1 NE is currently zoned CH – Highway Commercial, but an application for Rezoning to R – Residential is currently scheduled for consideration by the Board of Supervisors.

There is an existing home on the property which will remain in place on the proposed Lot 1 until such time that an application for a building permit for a new structure is completed. The existing septic system on the proposed Lot 2 will remain in place to serve the existing home on Lot 1 until such time that an application for a building permit for a new structure for Lot 2 is completed, at which point a new septic system will be installed to serve Lot 1. The proposed Lot 2 will have a new septic system installed as part of construction of a new residence. The existing well on the proposed Lot 2 will remain in place to serve the existing home on Lot 1 until such time that an application for a building permit for a new structure for Lot 2 is completed, at which point a new well will be installed to serve Lot 1. The proposed Lot 2 will have a new well installed as part of construction of a new residence. The existing driveway access will remain in place for use by the new lots, with a shared access easement.

Stormwater Management has been waived until Building Permit time, and a Sensitive Areas Report has been provided with this application.

Please let us know if you have any questions or concerns.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jon D. Marner'.

Jon D. Marner

12043-003Letter of Intent_Final.docx

