PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Rezoning

NO. REZ26-000012

APPLICATION DATE: 11/04/2026

PROPERTY OWNER: MICHELLE FORBES DAUFELDT

APPLICANT: Lacey Stutzman

WORK DESCRIPTION: 1 Lot Historic Residential Split (Daufeldt)

SITE ADDRESS: 5254 500th St SE

PROPERTY INFORMATION

Parcel ID (PPN)	Acres in Parcel	Current zoning classification	Proposed zoning district classification
1610376001	1.38	A - Agricultural	R - Residential
1610351002	0.14	A - Agricultural	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

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

Environmental Specialists
Landscape Architects
Land Planners
Land Surveyors
Civil Engineers

October 28th, 2026

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

RE: 5254 500th Street - Butte Acres – Rezoning

Dear Josh,

On behalf of Michelle Daufeldt, we are submitting a rezoning application to rezone 1.52 acres around the existing home located at 5254 500th Street SE, Iowa City 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 1.52 acres rezoning will translate to the boundary of the proposed Lot 1 of Butte Acres which has also been submitted.

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

Respectfully submitted,



Lacey S. Stutzman

12396-002Letter of Intent_Rezone.docx

REZONING EXHIBIT

JOHNSON COUNTY, IOWA

LOCATION:	APPLICANT:
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER BOTH OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	MICHELLE FORBES DAUFELDT 1336 ELDER AVENUE WEST LIBERTY, IOWA 52776
LAND SURVEYOR:	APPLICANT'S ATTORNEY:
RICHARD R. NOWOTNY P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	MICHAEL J. PUGH 425 E. OAKDALE BLVD. CORALVILLE, IOWA 52241
DATE OF SURVEY:	PROPRIETOR OR OWNER:
10-23-2026	MICHELLE FORBES DAUFELDT 1336 ELDER AVENUE WEST LIBERTY, IOWA 52776
	DOCUMENT RETURN INFORMATION:
	LAND SURVEYOR

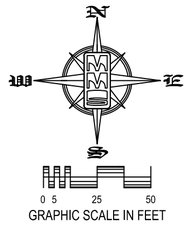
NOTE:

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.

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
- (R) – RECORDED DIMENSIONS
- (M) – MEASURED DIMENSIONS
- C22-1 – CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



GRAPHIC SCALE IN FEET
1"=50'

LOCATION MAP - NOT TO SCALE



DESCRIPTION - REZONING "A" TO "R"

A portion of the Southwest Quarter of the Southwest Quarter and a portion of the Southeast Quarter of the Southwest Quarter both of Section 10, Township 78 North, Range 5 West, of the Fifth Principal Meridian more particularly described as:

BEGINNING at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 10, Township 78 North, Range 5 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S89°11'06"W, along the South Line of the Southwest Quarter of the Southwest Quarter of said Section 10, a distance of 29.66 feet; Thence N01°47'58"W, 224.25 feet; Thence N89°11'24"E, 297.66 feet; Thence S00°58'21"E, 224.21 feet, to a Point on the South Line of the Southeast Quarter of the Southwest Quarter of said Section 10; Thence S89°11'24"W, along said South Line, 264.76 feet, to the POINT OF BEGINNING.

Said Rezoning Parcel contains 1.52 Acres, and is subject to easements and restrictions of record.

PLAT APPROVED BY:	
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE

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

REZONING EXHIBIT

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 10-27-2026	
Designed by: LLS	Field Book No: 1446
Drawn by: RLW	Scale: 1"=50'
Checked by: RRN	Sheet No: 1
Project No: IOWA CITY 12396-002	of: 1