PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Rezoning

NO. REZ26-000013

APPLICATION DATE: 11/04/2026

PROPERTY OWNER: JOHN W MARTIN

APPLICANT: Lacey Stutzman

WORK DESCRIPTION: 1 Lot Historic Residential Split

SITE ADDRESS: 6140 Wapello Ave SE

PROPERTY INFORMATION

Parcel ID (PPN)	Acres in Parcel	Current zoning classification	Proposed zoning district classification
1712326001	40	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: 1922 Highway 1 NE – Lot 2 Yakish Second Subdivision – Rezoning

Dear Josh,

On behalf of Casey Beaver, we are submitting a rezoning application to rezone 3.67 acres at 1922 Highway 1 NE, Solon from A – Agriculture to R – Residential, also known as Lot 2 of Yakish Second Subdivision. The property is currently a mixed zoning of Agriculture and Residential, the intent is to make all of Lot 2 the same, Residential zoning. The property is located in the fringe area of Solon designated as "Area 1 – City Development Area". This rezoning will be accompanied by a combined Preliminary and Final Plat to resubdivide said Lot 2 from one lot into two buildable lots..

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

Respectfully submitted,



Lacey S. Stutzman

12547-001Letter of Intent_Rezone.docx

REZONING EXHIBIT
JOHNSON COUNTY, IOWA

LOCATION:	SUBDIVIDER:
LOT 2 OF YAKISH SECOND SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA	CASEY BEAVER 807 PLUM STREET SOLON, IOWA 52333
LAND SURVEYOR:	SUBDIVIDER'S ATTORNEY:
RICHARD R. NOWOTNY P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	RYAN J. PRAHM 425 E, OAKDALE BLVD., SUITE 201 CORALVILLE, IOWA 52241
	PROPRIETOR OR OWNER:
	REYNOLD W & JULIE M UHLENKAMP PO BOX 117 SOLON IA 52333-0117
DATE OF SURVEY:	DOCUMENT RETURN INFORMATION:
10-15-2026	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
- (R) – RECORDED DIMENSIONS
- (M) – MEASURED DIMENSIONS
- C22-1 – CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

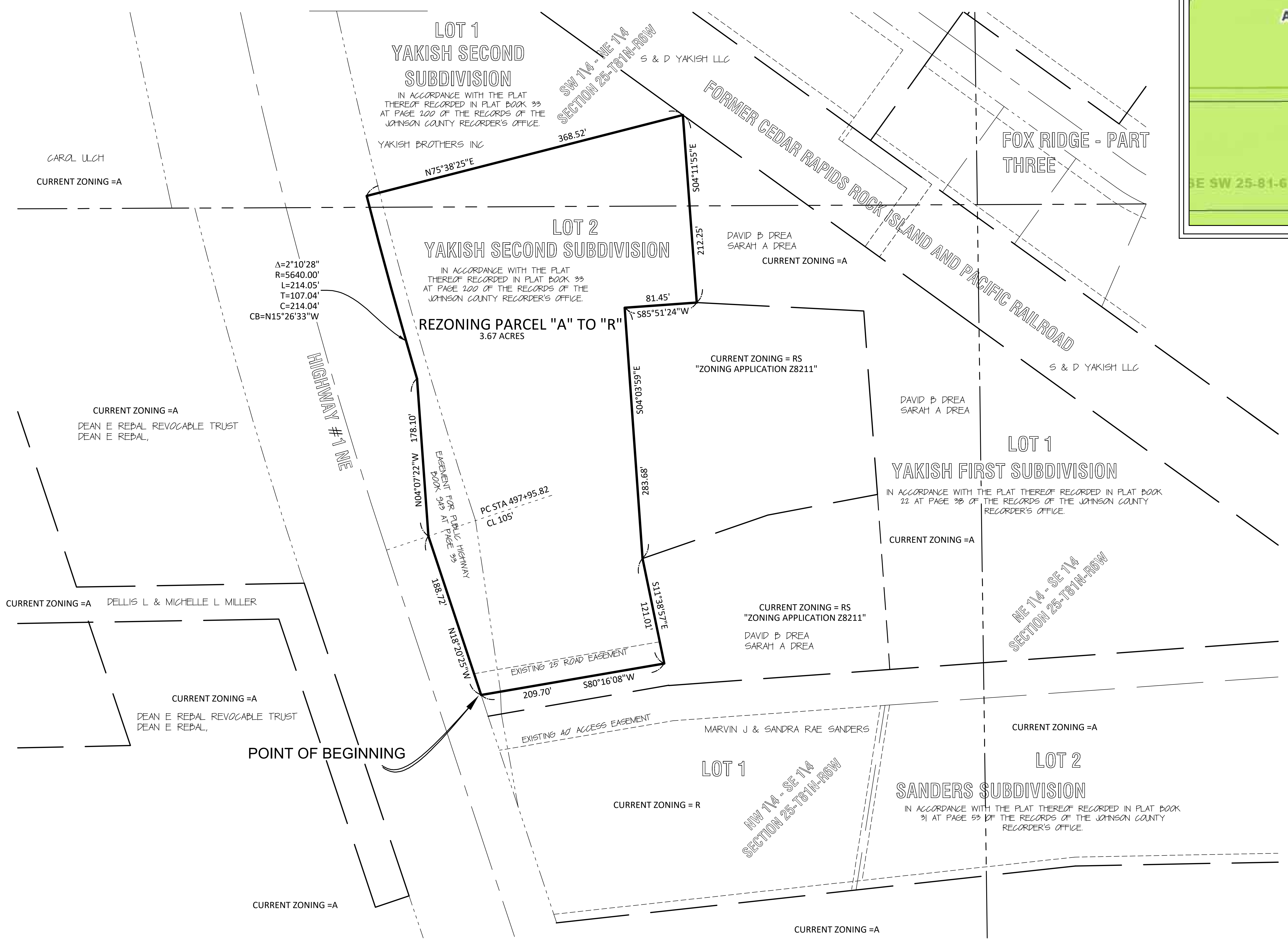
NOTE:

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.

0 10 25 50 75 100
GRAPHIC SCALE IN FEET
1"=100'

LOCATION MAP - NOT TO SCALE





DESCRIPTION - REZONING PARCEL "A" TO "R"

BEGINNING at the Southwest Corner of Lot 2 of Yakish Second Subdivision, in accordance with the Plat thereof Recorded in Plat Book 33 at Page 200 of the Records of the Johnson County Recorder's Office; Thence N18°20'25"W, along the West Line of said Lot 2, a distance of 188.72 feet; Thence N04°07'22"W, along said West Line, 178.10 feet; Thence Northwesterly, 214.05 feet, along said West Line on a 5640.00 foot radius curve, concave Northeasterly, whose 214.04 foot chord bears N15°26'33"W, to the Northwest Corner of said Lot 2; Thence N75°38'25"E, along the north Line of said Lot 2, a distance of 368.52 feet, to the Northeast Corner of said Lot 2; Thence S04°11'55"E, along the East Line of said Lot 2, a distance of 212.25 feet; Thence S85°51'24"W, 81.45 feet; Thence S04°03'59"E, 283.68 feet, to a Point on the South Line of said Lot 2; Thence S11°38'57"E, along said South Line, 121.01 feet; Thence S80°16'08"W, along said South Line, 209.70 feet, to the POINT OF BEGINNING.

Said Rezoning Parcel contains 3.67 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
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Date	Revision
10/29/2026	PER LSS REVIEW

REZONING EXHIBIT

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 10-21-2026	
Designed by: JDM	Field Book No: 1452
Drawn by: RLW	Scale: 1"=100'
Checked by: RRN	Sheet No: 1
Project No: IOWA CITY 12547-001	of: 1