**PLANNING APPLICATION COVER SHEET**

**PROJECT TYPE: Rezoning**

**NO. REZ26-000014**

**APPLICATION DATE: 11/04/2026**

**PROPERTY OWNER: HOTZ FARMS INC**

**APPLICANT: Scott Ritter**

**WORK DESCRIPTION: Rezone from A to R (Hotz)**

**SITE ADDRESS: 5015 580th St SE**

**PROPERTY INFORMATION**

| Parcel ID (PPN) | Acres in Parcel | Current zoning classification | Proposed zoning district classification |
|---|---|---|---|
| 1704226001 | 39.24 | 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**

HFC
HART-FREDERICK CONSULTANTS P.C.
ENGINEERS & SURVEYORS

30 October 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezone from A-Agriculture to R-Residential, for Hotz Farms, Inc.

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for Hotz Farms, Inc.
At this time the Hotz family would like to perform this Rezoning for a portion of ground owned by themselves. They are going to raise the existing house and build a new house and septic system at that time, the well is in place. Access will be to 580th Street SE.

If you have questions or if you require further information you may contact myself, Abby Wessel: attorney or Barb Lynn.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

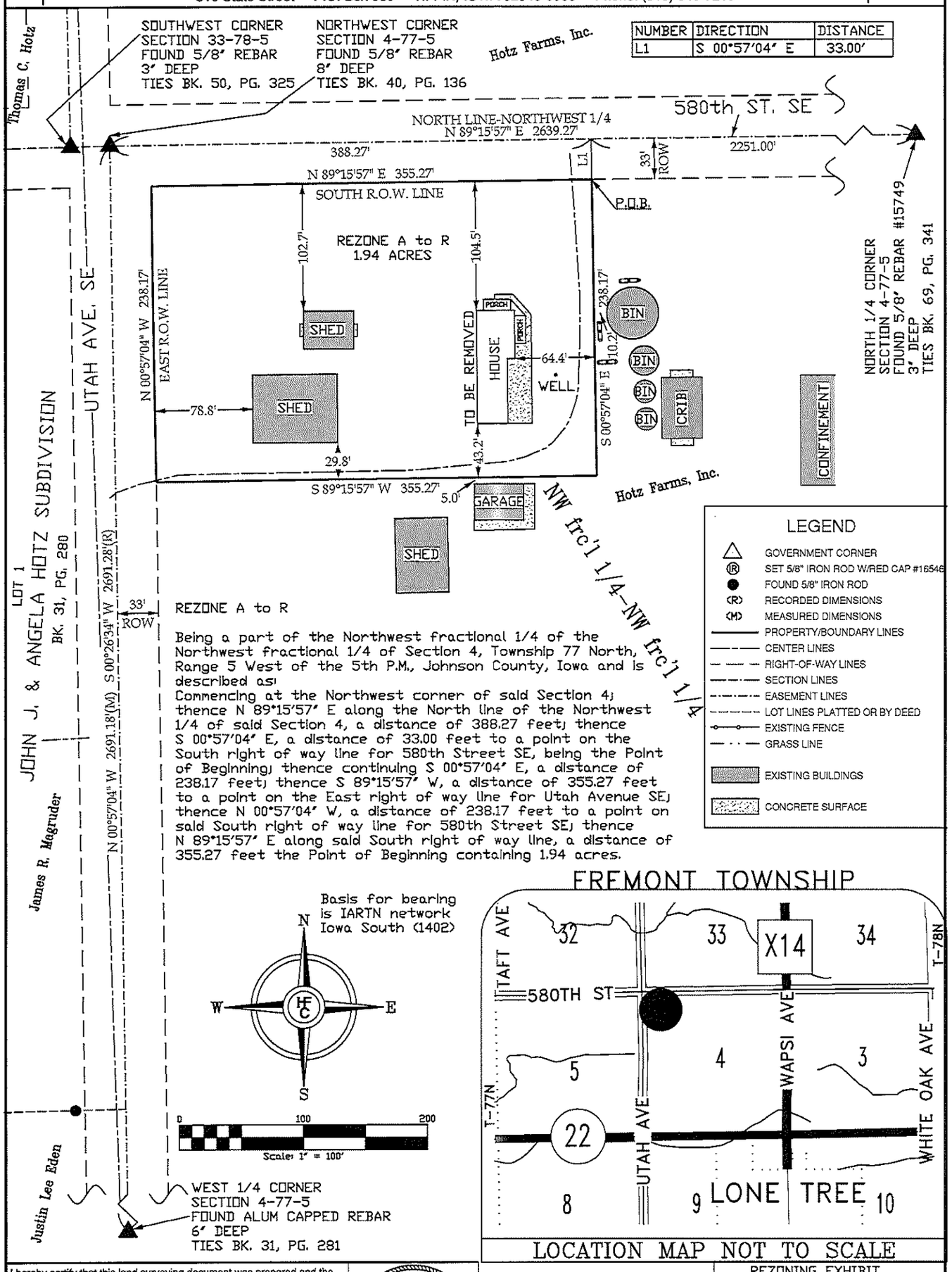
C: Ms. Barb Lynn
Ms. Abby Wessel
HFCfile

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# HFC HART-FREDERICK CONSULTANTS P.C.

www.hart-frederick.com

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215


REZONE A to R

Being a part of the Northwest fractional 1/4 of the Northwest fractional 1/4 of Section 4, Township 77 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as:

Commencing at the Northwest corner of said Section 4; thence N 89°15'57" E along the North line of the Northwest 1/4 of said Section 4, a distance of 388.27 feet; thence S 00°57'04" E, a distance of 33.00 feet to a point on the South right of way line for 580th Street SE, being the Point of Beginning; thence continuing S 00°57'04" E, a distance of 238.17 feet; thence S 89°15'57" W, a distance of 355.27 feet to a point on the East right of way line for Utah Avenue SE; thence N 00°57'04" W, a distance of 238.17 feet to a point on said South right of way line for 580th Street SE; thence N 89°15'57" E along said South right of way line, a distance of 355.27 feet the Point of Beginning containing 1.94 acres.







LOCATION MAP NOT TO SCALE

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.

PROFESSIONAL LAND SURVEYOR
J. SCOTT RITTER
16546
IOWA

J. Scott Ritter, P.L.S. Date
Iowa License Number: 16546
My license renewal date is December 31, 2026.
Pages covered by this seal: THIS SHEET ONLY

REZONING EXHIBIT
REZONE A to R
PART OF THE NW 1/4-NW 1/4
OF SECTION 4, T-77-N, R-5-W
JOHNSON COUNTY, IOWA

| DATE: 10/26 | DRN: JSR | APP: |
|---|---|---|
| FLD BK: GPS | PROJ. NO: 267217 | |