PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Subdivision SUBTYPE: Combined

NO. SD26-000022

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

PARCEL NUMBER: 1712326001

PROPOSED SUBDIVISION NAME: Herman Subdivision

PROPERTY INFORMATION

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
1712326001	40	A - Agricultural

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

November 2nd, 2026

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

RE: 6140 Wapello Ave SE – Herman Subdivision

Dear Josh,

On behalf of John Martin, we are submitting a 1-lot, 1-outlot subdivision totaling 5.98 acres. A rezoning application is also being submitted in conjunction to rezone the proposed boundary of Lot 1 from A to R. The existing home was constructed prior to December 1, 2000, meeting the requirements of an established historic residential use within the A – Agricultural Future Land Use Category.

The existing home on proposed Lot 1 will remain. The well serving the home will also remain. The applicant is working with Public Health to install a new permitted septic system, the new septic is located within the bounds of Lot 1 and serves the existing home. The existing access point and driveway onto Wapello Ave SE will continue to be utilized.

Stormwater management has been deferred until building permit review and a full sensitive areas waiver has been submitted on the subdivision.

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

Respectfully submitted,



Lacey S. Stutzman

12542-001Letter of Intent_Subd.docx

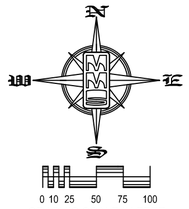
PRELIMINARY AND FINAL PLAT
HERMAN SUBDIVISION
JOHNSON COUNTY, IOWA

LOCATION:	APPLICANT:
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 77 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	JOHN W. MARTIN 6140 WAPELLO AVE SE LONE TREE, IOWA 52755
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	MATTHEW E. EVANS 568 HIGHWAY 1 W IOWA CITY, IOWA 52246
DATE OF SURVEY:	PROPRIETOR OR OWNER:
10-09-2026 & 10-16-2026	JOHN W. MARTIN 6140 WAPELLO AVE SE LONE TREE, IOWA 52755
	DOCUMENT RETURN INFORMATION:
	LAND SURVEYOR

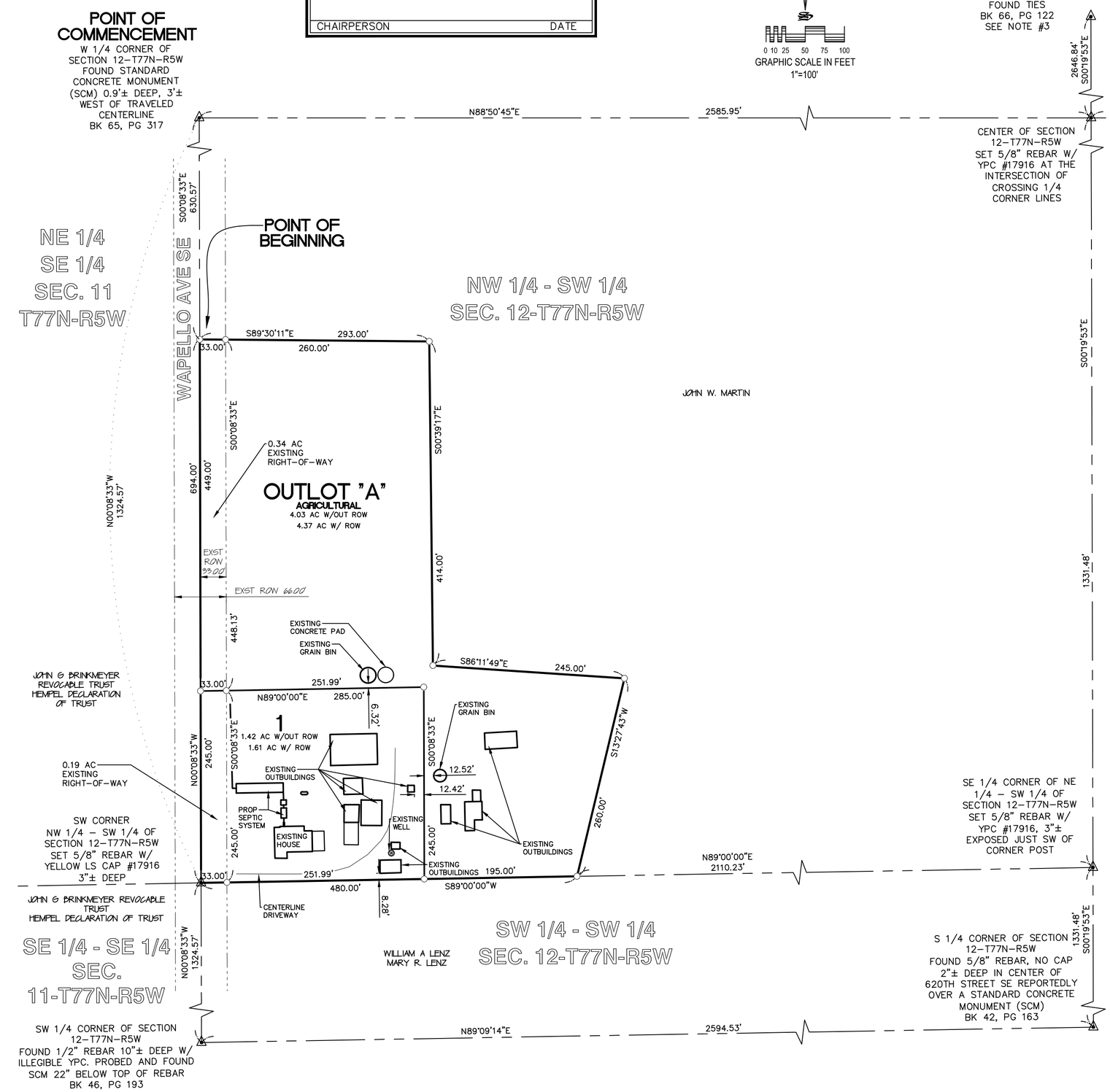
FOR COUNTY RECORDER'S USE

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

NOTES:
1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
2) DISTANCES SHOWN HEREON FROM A BUILDING CORNER OR SIDE TO THE ADJACENT LOT LINE ARE FROM THE CLOSEST PART OF THE BUILDING TO SAID LOT LINE.
3) COMPUTED THE LOCATION OF THE N 1/4 BASED ON FOUND TIES NOTED ON THE IDOT CORNER CERTIFICATE RECORDED IN BOOK 66, PAGE 122 FOR USE IN SURVEY COMPUTATIONS. HIGHWAY 22 HAD BEEN RECENTLY RESURFACED AND NEW MONUMENTATION HAD YET TO BE SET.



GRAPHIC SCALE IN FEET
1"=100'



DESCRIPTION - HERMAN SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 77 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE S00°08'33"E, ALONG THE WEST SECTION LINE OF SAID SECTION 12, 630.57 FEET TO THE POINT OF BEGINNING; THENCE S89°30'11"E, 293.00 FEET; THENCE S00°39'17"E, 414.00 FEET; THENCE S86°11'49"E, 245.00 FEET; THENCE S13°27'43"W, 260.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE S89°00'00"W, ALONG SAID SECTION LINE, 480.00 FEET, TO THE WEST SECTION LINE OF SAID SECTION 12; THENCE N00°08'33"W, ALONG SAID WEST SECTION LINE, 694.00 FEET, TO THE POINT OF BEGINNING.

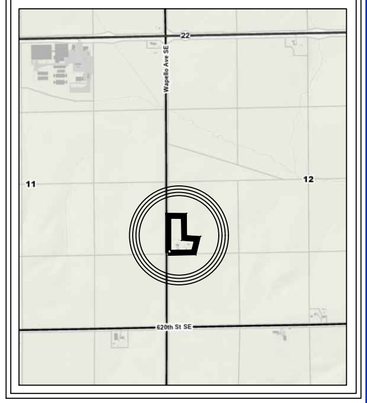
SAID HERMAN SUBDIVISION CONTAINS 5.98 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

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.

_____ 20___

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916

My license renewal date is December 31, 20___.

Pages or sheets covered by this seal:

LICENSED PROFESSIONAL LAND SURVEYOR
RICHARD R. NOWOTNY 17916 IOWA
SEAL

DRAFT

Signed before me this _____ day of _____ ,20___ .

_____
Notary Public, in and for the State of Iowa.

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

PRELIMINARY AND FINAL PLAT

A PORTION OF THE NW 1/4 SW 1/4 OF SEC.12-T77N-R5W OF THE 5TH P.M.

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	10/28/2026
Surveyed by: LSS/RRN	Field Book No: 1451
Drawn by: LSS	Scale: 1"=100'
Checked by: RRN	Sheet No: 1
Project No: 12542-001	of: 1

PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: November 2, 2026
To: MMS Consultants; Attn. Lee Swank
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 1712326001

Recently, your firm submitted a request to waive the Sensitive Areas requirements for a subdivision, PPN 1712326001. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Sensitive Areas: **Approved**

- Waiver has been requested and approved for all sensitive areas.
- This subdivision is exempt from the Historic Properties requirements.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

913 SOUTH DUBUQUE STREET, SUITE 204 , IOWA CITY, IA 52240-4273

PHONE: (319) 356-6083 FAX: (319) 356-6084

www.johnson-county.com

PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: October 20, 2026
To: MMS Consultants; Attn. Lacey Stutzman
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 1712326001

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision, PPN 1712326001. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Stormwater Management: **With Building Permit**

Stormwater management planning will be required with any future building permit.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson

Kasey Hutchinson
Environmental Regulations Coordinator

913 SOUTH DUBUQUE STREET, SUITE 204 , IOWA CITY, IA 52240-4273

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