PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Subdivision SUBTYPE: Combined

NO. SD26-000023

APPLICATION DATE: 11/04/2026

PROPERTY OWNER: MICHELLE FORBES DAUFELDT

APPLICANT: Lacey Stutzman

WORK DESCRIPTION: Butte Acres - 1 Lot Historic Residential Split

SITE ADDRESS: 5254 500th St SE

PARCEL NUMBER: 1610376001

PROPOSED SUBDIVISION NAME: Butte Acres

PROPERTY INFORMATION

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
1610376001	40	A - Agricultural
1610351002	30	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

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 and Hailey Himmelshue, we are submitting a 1-lot, 1-outlot subdivision totaling 3.88 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 has installed a new septic system and is working with Public Health to properly permit it, the septic is located within the bounds of Lot 1 and serves the existing home. The existing access point and driveway onto 500th Street will continue to be utilized. A 25.00 foot wide access easement has been provided across Lot 1 to provide continued access to Outlot "A".

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

12396-002Letter of Intent_Subd.docx

PRELIMINARY AND FINAL PLAT

BUTTE ACRES

SUBDIVISION OF AMENDED AUDITORS PARCEL 2016063

JOHNSON COUNTY, IOWA

LOCATION:	SUBDIVIDER:
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE 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:	SUBDIVIDER'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

FOR COUNTY RECORDER'S USE

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

	PROPERTY MONUMENTATION TABLE
LABEL	DESCRIPTION
①	1\2" REBAR W\ ORANGE PLASTIC LS CAP 15981
②	1\2" REBAR W\ ILLEGIBLE ORANGE PLASTIC LS CAP
③	1\2" REBAR W\O LS CAP

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.

LOCATION MAP - NOT TO SCALE



DESCRIPTION - BUTTE ACRES

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 134.70 feet, to the Southwest Corner of Amended Auditors Parcel 2016063, in accordance with the Plat thereof Recorded in Plat Book 69 at Page 47 of the Records of the Johnson County Recorder's Office; Thence N03°31'40"W, along the West Line of said Amended Auditors Parcel 2016063, a distance of, 351.56 feet, to the Northwest Corner of said Amended Auditors Parcel 2016063; Thence N89°11'18"E, along the Northerly perimeter of said Amended Auditors Parcel 2016063, a distance of, 145.47 feet; Thence N01°46'26"W, along said Northerly perimeter, 123.32 feet; Thence N89°01'43"E, along said Northerly perimeter, 135.28 feet; Thence S52°00'53"E, along said Northerly perimeter, 175.04 feet, to the Northeast Corner of said Amended Auditors Parcel 2016063; Thence S00°58'21"E, along the East Line of said Amended Auditors Parcel 2016063, a distance of 365.17 feet, to the Southeast Corner of said Amended Auditors Parcel 2016016, and 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 Butte Acres contains 3.88 Acres, and is subject to easements and restrictions of record.

DESCRIPTION - COMMON ACCESS EASEMENT

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:

COMMENCING 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, 33.00 feet, to a Point on the North Right-of-Way Line of 500th Street SE, and the POINT OF BEGINNING; Thence N01°47'58"W, 191.24 feet; Thence N89°11'24"E, 126.87 feet; Thence S00°48'36"E, 20.00 feet; Thence S89°11'24"W, 45.48 feet; Thence Southwesterly, 95.28 feet, along a 60.00 foot radius curve, concave Southeasterly, whose 85.58 foot chord bears S43°41'43"W; Thence S01°47'58"E, 110.19 feet, to a Point on the North Right-of-Way Line of 500th Street SE; Thence s89°11'06"W, along said North Right-of-Way Line, 20.00 feet, to the POINT OF BEGINNING.

Said Common Access Easement contains 0.16 Acres, and is subject to easements and restrictions of record.

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.

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

ACRES

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
10/29/2026	PER LSS REVIEW

PRELIMINARY AND FINAL PLAT

BUTTE ACES

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

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, PPNs 1610376001 & 1610351002

Recently, your firm submitted a request to waive the Sensitive Areas requirements for a subdivision, PPNs 1610376001 & 1610351002. 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

Kasey Hutchinson
Environmental Regulations Coordinator

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

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

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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, PPNs 1610376001 & 1610351002

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision, PPN PPNs 1610376001 & 1610351002. 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

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

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