PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Subdivision SUBTYPE: Combined

NO. SD26-000024

APPLICATION DATE: 11/04/2026

PROPERTY OWNER: HOTZ FARMS INC

APPLICANT: Scott Ritter

WORK DESCRIPTION: Hotz Corner Subdivision

SITE ADDRESS: 5015 580th St SE

PARCEL NUMBER: 1704226001

PROPOSED SUBDIVISION NAME: Hotz Corner Subdivision

PROPERTY INFORMATION

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
1704226001	39.24	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

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

30 October 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Hotz Corner Subdivision, a Residential Parcel Split, for Hotz Farms, Inc.

Dear Josh:

Attached please find the application and accompanying documents for a Residential Parcel Split application for Hotz Farms, Inc.
At this time the Hotz family would like to perform this Subdivision 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

510 State Street | P.O. Box 560 | Tiffin, IA 52340-0560 | 319-545-7215 | Fax: 319-545-7220 | www.hart-frederick.com | hfc@hart-frederick.com
Engineering | Surveying | Planning

Y:\2026 SURVEYS\267217 Lynn, Barb\drawings\267217.DWG, 11/3/2026 11:41:00 AM

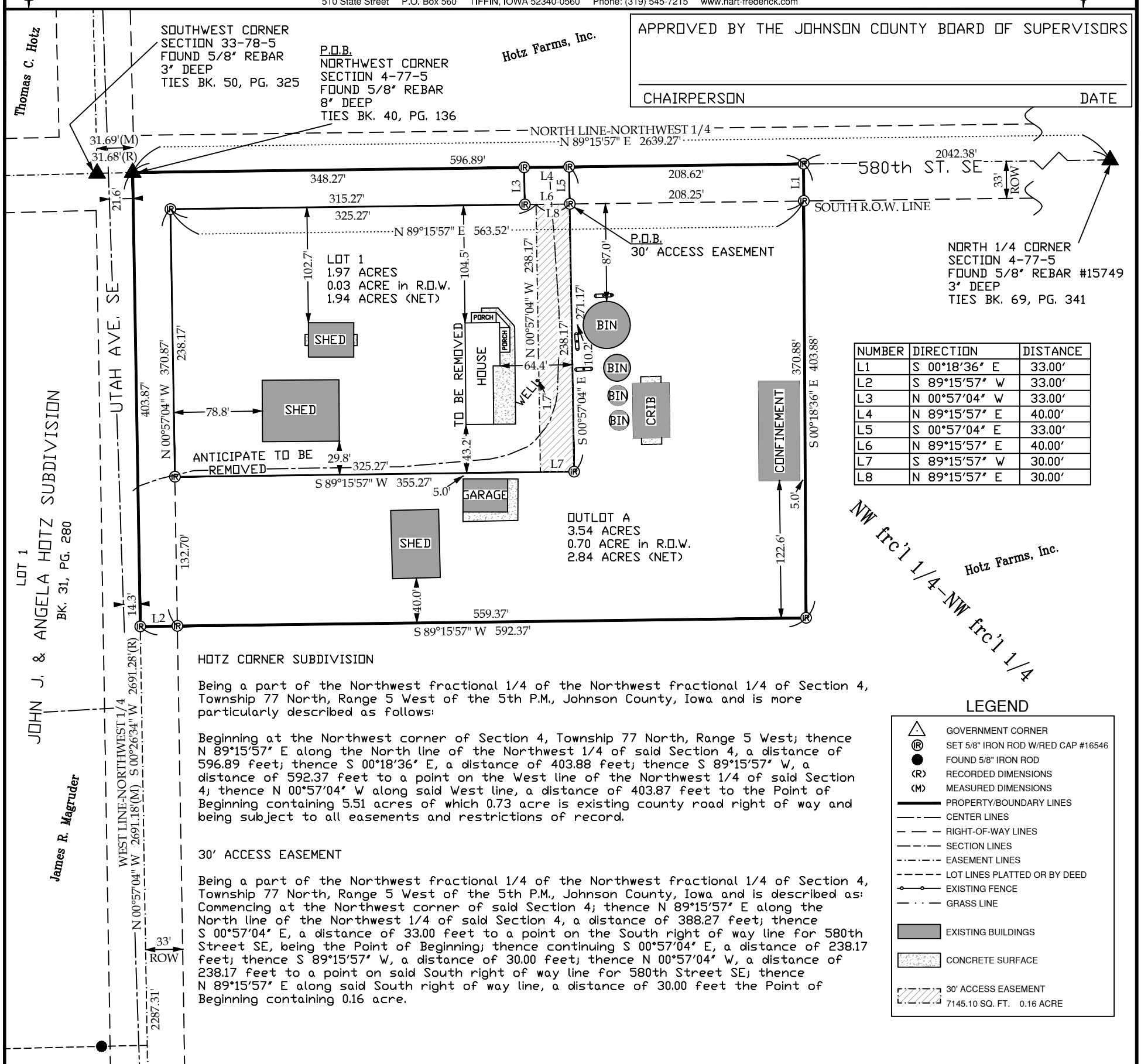
INDEX LEGEND

LOCATION: NORTHWEST 1/4-NORTHWEST 1/4
SECTION 4, T-77-N, R-5-W
REQUESTOR: BARBARA J. LYNN
PROPRIETOR: HOTZ FARMS, INC.
SURVEYOR: J. SCOTT RITTER, PLS #16546
COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340
RETURN TO: sritter@hart-frederick.com (319) 545-7215

HART-FREDERICK CONSULTANTS P.C.
www.hart-frederick.com
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON DATE



NUMBER	DIRECTION	DISTANCE
L1	S 00°18'36" E	33.00'
L2	S 89°15'57" W	33.00'
L3	N 00°57'04" W	33.00'
L4	N 89°15'57" E	40.00'
L5	S 00°57'04" E	33.00'
L6	N 89°15'57" E	40.00'
L7	S 89°15'57" W	30.00'
L8	N 89°15'57" E	30.00'

LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- EXISTING FENCE
- GRASS LINE
- EXISTING BUILDINGS
- CONCRETE SURFACE
- 30' ACCESS EASEMENT
  7145.10 SQ. FT. 0.16 ACRE

HOTZ CORNER SUBDIVISION

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 more particularly described as follows:

Beginning at the Northwest corner of Section 4, Township 77 North, Range 5 West; thence N 89°15'57" E along the North line of the Northwest 1/4 of said Section 4, a distance of 596.89 feet; thence S 00°18'36" E, a distance of 403.88 feet; thence S 89°15'57" W, a distance of 592.37 feet to a point on the West line of the Northwest 1/4 of said Section 4; thence N 00°57'04" W along said West line, a distance of 403.87 feet to the Point of Beginning containing 5.51 acres of which 0.73 acre is existing county road right of way and being subject to all easements and restrictions of record.

30' ACCESS EASEMENT

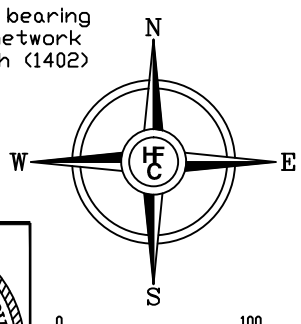
Being a part of the Northwest fractional 1/4 of the Northwest fractional 1/4 of Section 4, Township 77 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as: Commencing at the Northwest corner of said Section 4; thence N 89°15'57" E along the North line of the Northwest 1/4 of 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 30.00 feet; 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 30.00 feet the Point of Beginning containing 0.16 acre.

OWNER/SUBDIVIDER: Hotz Farms, Inc.
C/O Donna Sessler
2008 Winston Place
Waterloo, IA. 50701
O.B.O. Barbara J. Lynn & Dawn L. Cooksley
1730 Stone Creek Cir.
North Liberty, IA. 52317

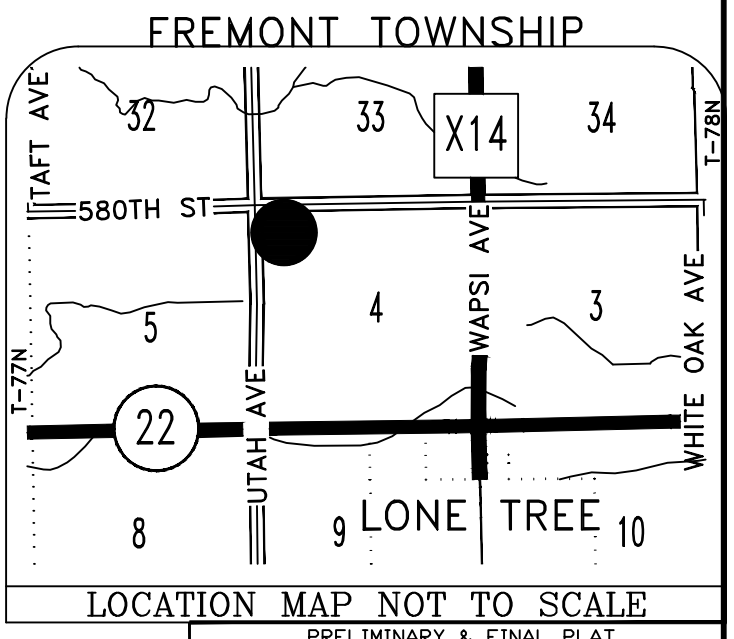
ATTORNEY: Abby Wessel
514 Main St.
Reinbeck, IA. 50669

PLAT PREPARED BY: Hart-Frederick Consultants PC
510 State St. P.O. Box 560
Tiffin, IA. 52340

Basis for bearing is IARTN network Iowa South (1402)



0 100 200
Scale: 1" = 100'



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.

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

PROFESSIONAL LAND SURVEYOR
J. SCOTT RITTER
16546
IOWA

PRELIMINARY & FINAL PLAT
HOTZ CORNER SUBDIVISION
A RESIDENTIAL PARCEL SPLIT
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	

PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: October 13, 2026
To: Hart-Frederick Consultants; Attn. Chuck Schmidt
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 1704226001

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision, PPN 1704226001. 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.

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