



Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov

Jones County Zoning
Special Permitted Use Application

For Office Use Only		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ Signature of Jones County Land Use Administrator		

The Board of Adjustment will review the proposal and deny or approve.

Fee: **\$250.00 (non-refundable)** payable to Jones County, with the completed application

Date Application Filed: 9/20/23 check

Owner Information			
Name on property: <u>Colin A. & Carol Stiffler and Stiffler Brothers, LLC</u>			
Address to receive mail:	House Number & Street: <u>11162 CO Rd X28</u>		Apartment/Unit
	City: <u>Anamosa</u>	State: <u>IA</u>	Zip Code: <u>52205</u>
Phone: <u>(319) 310-5681</u>	E-mail Address: <u>cstiffler@alterfer.com</u>		

Applicant Information			
Name: (If different from above.) <u>Dan & Judy Lubben</u>			
Address to receive mail:	House Number & Street: <u>2720 Copper Dr</u>		Apartment/Unit
	City: <u>Marion</u>	State: <u>IA</u>	Zip Code: <u>52302</u>
Phone: <u>(319) 491-4739</u>	E-mail Address: <u>Lubbenwines@gmail.com</u>		

Parcel Information			
Township: <u>85</u>	Section: <u>36</u>	Property Address: <u>13504 Highway 151</u>	
Zoning District: <u>C1</u>		County Parcel ID(s), if known: <u>0536400001</u>	

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Additional information regarding the parcel(s), if any:

Proposed Use

Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.

Attach a copy of the entrance access permit from the County Engineer, if any.

Attach a narrative providing the following information:

- Expected traffic volumes, including the impact on local roads and access to hard surface roads.
- Noise impact on surrounding property owners, residents, and livestock.
- Provisions for sanitary services (permanent and/or temporary waste disposal plans).

The narrative shall include any additional information required in the Zoning Ordinance for the specific permitted use requested.

Additional information and regulations may be required of properties located in a Critical Resource Area Overlay (Section 9 of Article V).

Additional information may be requested by the County to assist the Board of Adjustment in considering the application.

A and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 2. D.

- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels and Animal Shelter Requirements subject to Article XXI.
- Public and private stables.
- Quarry and Extraction Uses subject to Article X.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Quarry and Extraction Uses subject to Article X.

R - Residential District Special Permitted Uses Article V – Section 3. D.

- Animal shelters subject to Article XXI.
- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Home-based industries subject to Article VII.
- Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
- Schools (public and private), educational institutions, preschools, and day care facilities.
- Wind Energy Conversion System (WECS) – Small subject to Article XV.

RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.

- Home-based industries subject to Article VII.

C1 - Commercial District Special Permitted Uses Article V – Section 5. D.

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.

C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.

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- Communication towers subject to Article XIV.
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- Wineries and other Value Added Agricultural Products.
- Adult entertainment uses subject to Article XII.

I1 - Industry District Special Permitted Uses Article V – Section 7. D.

- Adult entertainment uses subject to Article XII.
- Communication towers subject to Article XIV.
- Quarry and Extraction Uses subject to Article X.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.

The land parcel(s) must comply with the minimum lot area, front, rear, and side yard setbacks, and maximum height restrictions in the applicable district, as described in the Jones County Zoning Ordinance. The Jones County Zoning Ordinance is available in the office of the Jones County Auditor, or on-line at www.jonescountyiowa.gov.

The applicant is responsible for reviewing the provisions of the Jones County Zoning Ordinance prior to submitting this application.

DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or contact Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

Special Permitted Use applications are submitted to the Jones County Board of Adjustment for consideration and approval or denial. The Board of Adjustment may apply additional conditions for approval, as may be warranted to mitigate any deleterious effects of the proposed use. The decision of the Board of Adjustment may be appealed by filing a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

This development is subject to, and shall be required, as a condition of final development approval, to comply with the Code of Iowa and all Jones County ordinances, requirements, and standards that are in effect at the time of final development approval.

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

<u>Don Loble</u> Applicant Signature	<u>9/19/23</u> Date	<u>Col. Ott</u> owner	<u>9-20-23</u> Date
<u>Scott Sutt</u> Owner Signature (if different than above)	<u>9-20-23</u> Date	<u>Carol Sutt</u> owner	<u>9/20/23</u> Date

QUESTIONS

WHO TO CONTACT

Flood Plain Determination	Flood Plain Coordinator 319-462-4386 – Brenda Leonard
Access Permit for Drive	County Engineer 319-462-3785 – Derek Snead
911 Address	911 Coordinator 319-462-2735 – Gary Schwab 9-1 Mon - Wed
Well and Septic	Environmental Services 319-462-4715 – Paula Hart
Electrical Permits/Inspections	https://iowaelectrical.gov/ – ggrant@dps.state.ia.us Greg Grant 319-350-2404

10/10/10

We, Dan and Judy Lubben, are requesting to apply for a Special Use Permit on a portion of the property located at 13504 Highway 151, Anamosa, IA 52205. We are requesting to run the Special Use Permit in parallel with the Rezoning Application as they are tied together. We require the Rezoning for the Event Center and the Special Use Permit for the Winery.

Below is the narrative we submitted for the Rezoning Application:

We are in the process of purchasing the West 20 Acres of the 40 Acre parcel located at the mentioned address. We plan to transfer our current Winery and tasting room, located in Marion, IA, to the site. We are planning to build a shouse that will include our primary residence, a tasting room, and a 200-person event center on the main level with the winery located in the lower level. There will be an outdoor patio on the SE side of the building, to host events. During There will also be an approximately 30ft x 40ft accessory building located on the property to house equipment for tending the grapes we plan to plant on the property. There will be a drive which leads into a parking area and then a loop drive up to the shouse with a few parking places available in front of the building. The tasting room will be open on Friday – Sunday from 11am – 9pm. We plan to host 1-2 weddings per month. weddings, we will require the event to conclude by 10:30pm.

We are currently working with Twenty40 for building the structures and AllTrans for the Civil Engineering. AllTrans will perform all engineering according to State and County requirements. All structures will be located outside the required building setbacks. A well and septic will be installed according to IaDNR requirements. AllTrans is currently working with the IaDOT to complete a traffic study which will require us to construct turn lanes for both the Southbound and Northbound lanes. The turn lanes will be constructed prior to opening the commercial establishment.



REZONING LEGAL DESCRIPTION

A parcel of land located in the NW ¼ SE ¼ of Section 36, Township 85 North, Range 4 West described as follows:

Beginning at the Center of said Section 36-T85N-R4W;

Thence N88°58'15"E along the North line of said NW ¼ SE ¼ a distance of 343.30 feet to the Point of Beginning, said point also being a corner on the Southeasterly Right-of-Way of U.S. 151;

Thence N88°58'15"E continuing along said North line of said NW ¼ SE ¼ a distance of 321.15 feet to a point on said North line;

Thence S01°04'11"E a distance of 205.81 feet;

Thence S46°42'48"W a distance of 508.06 feet;

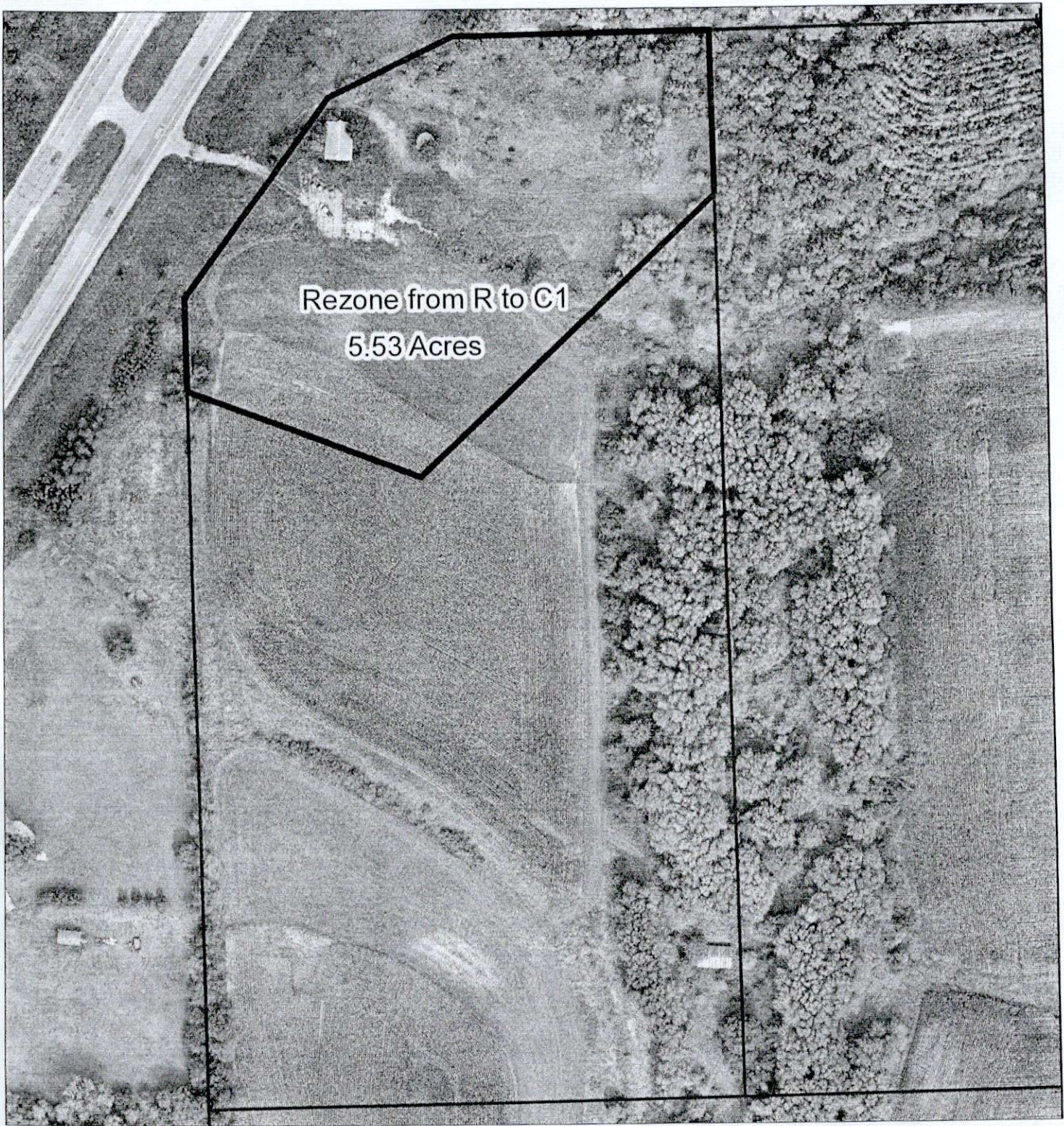
Thence N69°28'43"W a distance of 309.39 feet to a point on the West line of said NW ¼ SE ¼;

Thence N01°06'40"W along said West line a distance of 115.36 feet to a corner on said Southeasterly Right-of-Way of said U.S. 151;

Thence N35°58'17"E along said Southeasterly Right-of-Way line a distance of 303.32 feet to a corner of said Right-of-Way;

Thence N63°32'32"E along said Southeasterly Right-of-Way line a distance of 177.29 feet to the Point of Beginning;

Said parcel contains 5.53 Acres, more or less.



Rezone from R to C1
5.53 Acres



150 75 0 150 Feet

Proposed Site Plan



5.53 Acres

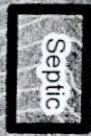


Gazebo



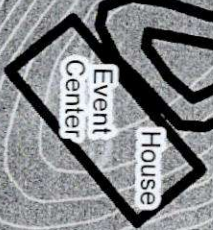
Bldg

Drive



Septic

Drive



House

Event Center

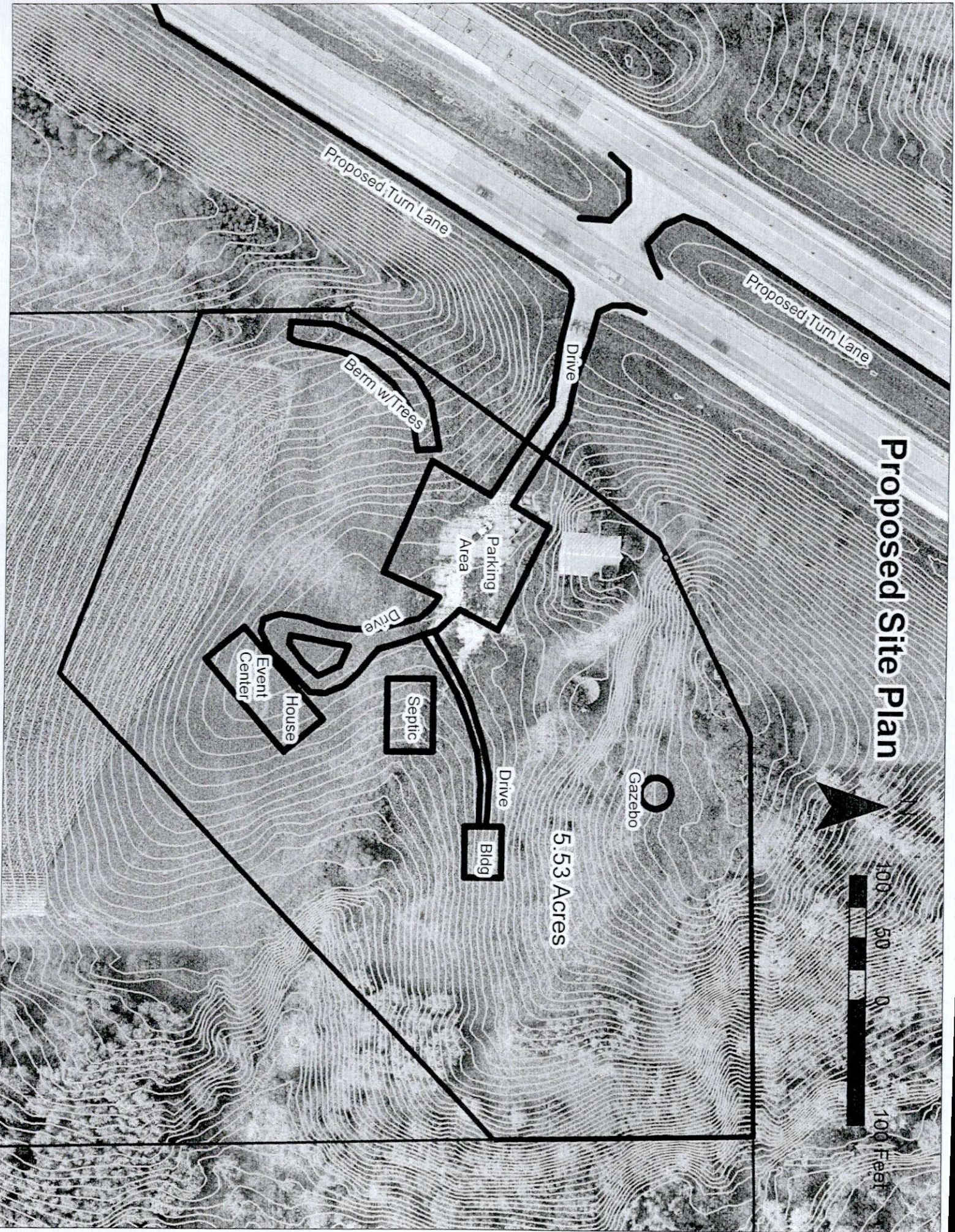
Parking Area

Berm w/Trees

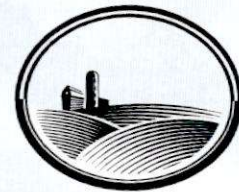
Drive

Proposed Turn Lane

Proposed Turn Lane



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RCVD JONES CO. AUDITOR
 23 SEP 25 PM 1:52

Date Application Filed: 9/25/23 *Cash Pay*

Owner Information

Name on property: <u>Clifford Baker</u>			
Address to receive mail:		House Number & Street: <u>21869 County Road E34</u>	Apartment/Unit
		City: <u>Anamosa</u>	State: <u>Iowa</u>
Phone: <u>(319) 821-1323</u>		E-mail Address: <u>Cliffbaker5283@gmail.com</u>	Zip Code: <u>52205</u>

Applicant Information

Name: (If different from above.)			
Address to receive mail:		House Number & Street:	Apartment/Unit
		City:	State:
Phone: ()		E-mail Address:	Zip Code:

Parcel Information

Township: <u>Fairview</u>	Section: <u>15</u>	Property Address: <u>21869 County rd E34</u>
Zoning District: <u>Residential</u>		County Parcel ID(s), if known: <u>0915103007</u>

Additional information regarding the parcel(s), if any:

Proposed Use

Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.
Attach a copy of the entrance access permit from the County Engineer, if any.
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25/05/11

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QUESTIONS

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Electrical Permits/Inspections	https://iowaelectrical.gov/ – Jay Cress 563-451-3710

0915102002

0915102005

0915101006

0915101007

CH E34

0915103006



0915103007

Water line

0915103008

0915103005

0915103901

0915103004



MT

ARTICLE XI AUXILIARY AND SEASONAL DWELLING UNITS

SECTION 1. AUXILIARY DWELLING UNITS

Auxiliary Dwelling Units are permitted in the A and R districts. To qualify, a unit can be a room addition or a detached structure from the existing primary dwelling unit or garage. For the purposes of Auxiliary Dwelling Units, the definition of family is anyone related by blood, marriage, adoption, legal guardianship, foster parent-children or a domestic partner of said family member. Auxiliary dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

Yes — A. One auxiliary dwelling unit per property.

Single occupant —
Wife's Grand mother — B. The number of occupants is limited to two (2) and one shall be a family member of the primary residential unit as defined in auxiliary dwelling units. There shall be an annual verification that the persons living in the auxiliary dwelling unit are family members as defined herein.

Yes — C. The primary dwelling unit on the property shall be occupied by the legal owner of the property. The auxiliary dwelling unit is established in such a way as to minimize its visibility from adjacent streets and properties.

720 sq ft — D. The gross square footage of the auxiliary dwelling unit, excluding attached covered parking and unenclosed patio covers, shall not exceed one-half the gross square footage of the primary dwelling unit or one thousand (1,000) square feet, whichever number is less.

using existing
secondary access — E. The auxiliary dwelling unit shall be provided with an off-street parking space in addition to any parking requirement for the primary dwelling unit. Any parking provided for the auxiliary dwelling unit shall be served from the same driveway system that serves the parking for the primary dwelling unit.

Yes — F. The auxiliary dwelling unit shall meet the setback requirements of the primary dwelling unit.

Yes — G. The auxiliary dwelling unit permanently built on a property shall be architecturally compatible with and complimentary to the primary dwelling unit. All related aesthetic matters including architecture and landscaping shall be subject to review and approval by the Board of Adjustment.

SECTION 2. SEASONAL DWELLING UNITS

Seasonal Dwelling Units are permitted in the A districts. To qualify, a seasonal dwelling unit can be a building which is temporarily rented or leased and not for year-round occupancy. A seasonal dwelling unit is separate and clearly accessory and incidental to the principal dwelling unit on the same property. Seasonal dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

